



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

August 12, 2013
4:30 P.M.

Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Michael Madrigal, Commissioner
James Velasco, Commissioner
Manuel Zevallos, Commissioner

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

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

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk'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.

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

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Johnston, Madrigal, Velasco, Ybarra, and Zevallos

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the July 8, 2013 Regular Planning Commission Meeting.

**6. PUBLIC HEARING – (Continued from Planning Commission meeting of 07/08/2013)
Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)**

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq. ft. building associated with the MRF, TS and FWPF, on the 3.81-acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Roy Furuto for Universal Waste Systems, Inc.)

7. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 62**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the M-2, Heavy Manufacturing Zone. (Misa Imports)

8. PUBLIC HEARING**Conditional Use Permit Case No. 737**

A request for approval to allow the establishment, operation, and maintenance of a transportation terminal use on property located at 11731-11831 Shoemaker Avenue (APNs: 8026-020-018 & 8026-020-019), in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Chemical Transfer Company, Inc.)

9. PUBLIC HEARING**Conditional Use Permit Case Nos. 743 and 744 and Environmental Document (Mitigated Negative Declaration/Initial Study)**

A request by LeFiell Manufacturing Company, 13700-13750 Firestone Boulevard, Santa Fe Springs, CA 90670, to construct and maintain two billboard signs, (one static and one digital), each face/display area measuring 48' wide x 14' tall, with an overall height of 50 feet, on the 8.33-acre LeFiell Manufacturing property located at 13700-13750 Firestone Boulevard, in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Roy Furuto for LeFiell Manufacturing Company)

10. PUBLIC HEARING**Tentative Parcel Map No. 72209**

A request to subdivide/consolidate three (3) assessor parcels (APN: 8069-011-021 of 5.14-acres, APN: 8069-011-017 of ±9.12-acres, APN: 8169-012-006 of ±0.465-acres) and a cul-de-sac of ±0.495-acres (cul-de-sac to be vacated), into one (1) parcel with a combined net area ± 15.22-acres, on the properties located at 15305 Valley View Avenue and 15215 Bona Vista Avenue, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Shaw Industries)

11. PUBLIC HEARING**Tentative Parcel Map No. 72288**

A request to subdivide/consolidate two existing and improved parcels (APN: 8168-001-015 of 2.05-acres and APN: 8168-014-014 of ±1.76-acres), into one (1) parcel with a combined net area of ±3.797-acres on the property located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Universal Waste Systems, Inc.)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

August 8, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 8, 2013**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Johnston called upon Commissioner Velasco to lead the Pledge of Allegiance.

3. ROLL CALL was taken, with the following results:

Present: Vice Chairperson Johnston
Commissioner Madrigal
Commissioner Velasco
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Steve Skolnik, City Attorney

Absent: Frank Ybarra, Chairperson

Council: Councilmember Rios

4. ORAL COMMUNICATIONS

There being no one else wishing to speak, Oral Communications were closed.

5. APPROVAL OF MINUTES

The minutes of the June 10, 2013 meeting were unanimously approved and filed as submitted.

6. ELECTION OF OFFICERS FOR 2013-14

The bylaws require the election of Commission Officers.

The Planning Commissioners voted that Chairperson Ybarra and Vice Chairperson Johnston continue as Planning Commission Officers.

7. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

Commissioner Zevallos requested that he be appointed to the Heritage Arts Advisory Committee. Commissioner Velasco moved to approve Commissioner Zevallos' appointment and Commissioner Madrigal seconded the appointment which was unanimously approved.

9. PUBLIC HEARING – NEW BUSINESS

Tentative Parcel Map No. 71888

A request to subdivide an existing one parcel commercial shopping center of 8.63-acres, into six parcels: Parcel 1 of 0.74-acres; Parcel 2 of 0.48-acres; Parcel 3 of 0.19-acres; Parcel 4 of 0.24-acres; Parcel 5 of 0.36-acres and Parcel 6 of 6.62-acres. The 8.63-acre commercial shopping center (APN: 8008-004-086), known as the Promenade Shopping Center, with an address of 11452 Telegraph Road, is located on the south side of Telegraph Road, between Orr and Day Road to the west and Jersey Avenue to the east, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone. (Stan Morse for Milan Capital)

Vice Chairperson Johnston declared the Public Hearing for Item No. 9 open at 4:35 p.m.

Director of Planning Wayne Morrell presented Item No. 9. Present in the audience were Stan Morse, Project Engineer, and Landon Wright, Director of Acquisitions, representatives for property owner SFS Promenade, LLC.

Landon Wright addressed the Planning Commissioners. He wanted to clarify that the reasoning behind Tentative Parcel Map No. 71888 was so that the divided parcels can be sold in the future, if desired.

Promenade resident Denise Roman also addressed the Planning Commissioners. Her comments and concerns were addressed by Mr. Wright.

Commissioner Madrigal inquired about the 99¢ Store opening date. Director of Planning Wayne Morrell responded that the opening date was scheduled for later in July.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:45 p.m. and requested a motion.

Commissioner Madrigal moved to approve Item No. 9; Commissioner Zevallos seconded the motion, which passed unanimously.

10. NEW BUSINESS

Modification Permit Case No. 1238

Request for a Modification of Property Development Standards to allow the reduction of the minimum rear yard setback requirement from 15'-0" to 1'-6" and allow the construction of a 483 sq. ft. addition (family room, bedroom, bathroom, and laundry room) on a property located at 11344 Davenrich Street, within the R-1, Single-Family Residential, Zone. (Vicente Villa)

Associate Planner Cuong Nguyen presented Item No. 10.

Commissioner Madrigal wished the residents the best with their upcoming construction project.

Having no further questions, Vice Chairperson Johnston requested a motion.

Commissioner Velasco moved to approve Item No. 10; Commissioner Madrigal seconded the motion, which passed unanimously.

8. PUBLIC HEARING - NEW BUSINESS

Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq. ft. building associated with the MRF, TS and FWPF, on the 3.81 acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Roy Furuto for Universal Waste Systems, Inc.)

Vice Chairperson Johnston declared the Public Hearing open for Item No. 8 at 4:51 p.m.

Director of Planning Wayne Morrell informed everyone that although Item No. 8 was scheduled for the Planning Commission to take action, that Item No. 8 had to be continued to the August 12, 2013 Planning Commission meeting due to the State Clearinghouse not receiving timely notice via electronic submittal.

Director of Planning Wayne Morrell gave an informational presentation with regards to Item No. 8. Present in the audience were: Mark Blackburn, President of Universal Waste Systems, Inc.; Roy Furuto, Architect; Mike Mendez, Consultant; Marc Blodgett, Environmental Consultant for City of Santa Fe Springs; Jim Strahovich, Construction Consultant; Dennis Pascua, Traffic Consultant; Chip Clements, Environmental Consultant; Matt Blackburn, General Manager for Universal Waste Systems, Inc.

Both Marc Blodgett, Environmental Consultant for the City of Santa Fe Springs, and Chip Clements, Environmental Consultant for Universal Waste Systems, Inc., gave an overview of the project regarding Universal Waste Systems, Inc.'s operating standards, required permits, government agency roles, CEQA Review, existing environmental conditions, scope of analysis, potential impacts, mitigation measures, and need for project.

Commissioner Velasco inquired about the tonnage being processed at this facility in comparison to other surrounding MRF facilities and requested clarification on the studies done at maximum daily tonnage allowed and about the hours of operation. Chip Clements, Environmental Consultant for Universal Waste Systems, Inc. responded to Commissioner Velasco's inquiries. Mr. Clements indicated that this facility will begin small and process about 500 tons daily but that there are a handful of facilities in the surrounding area that are processing 5,000 tons or more daily. Mr. Blodgett responded that the third shift is primarily for cleaning, maintenance and preparation for the next day peak hours.

Wayne Morrell indicated that one of the conditions of approval is to abide by the City's noise ordinance.

Commissioner Velasco also inquired about violating the tonnage thresholds and where would one report such violation. Both City Attorney Steve Skolnik and Director of Planning Wayne Morrell responded by indicating that residents would come to the City to address any concerns with the proposed use and that the Planning Department would bring the CUP back to the Planning Commission for reconsideration should the applicant be in violation with any of the conditions of approval.

Commissioner Zevallos was concerned about the size of the new buildings and being able to handle the tonnage that is being proposed. Chip Clements responded that the

difference between this facility and other facilities is that this property is being built with individual buildings that are appropriately sized for each of its intended function.

Commissioner Zevallos also inquired as to odor control for this facility. Marc Blodgett, Environmental Consultant for City of Santa Fe Springs, indicated that as a mitigation measure the facility will be equipped with deodorizing misters and that the facility doors will not stay open. When the doors do open; however, the air will be sucked into the building through the ventilation and air filtration systems. AQMD has a zero tolerance policy and odor control is a priority.

Commissioner Madrigal discussed the La Puente landfill closure and commented on the traffic study, and inquired about soils testing and the Food Waste Processing Facility. Chip Clements responded that soils testing is not required since no hazardous materials will be accepted for processing. Mark Blackburn, President of Universal Waste Systems, Inc. also responded that he stands by his word that the Food Waste Processing Facility is listed for future development but will be removed if the City finds it unfavorable.

Director of Planning Wayne Morrell informed everyone that all environmental documents in their entirety are available for review on the City's website.

The following citizens spoke about their concerns regarding Item No. 8:

Butch Redman
Larry Patsouras, El Greco
Benjamin Martinez, Jr.
Christina Amira
John Guzman

The citizens brought up the following concerns: potential noise, odor control, pest control, future violations, property values, overall capacity, traffic impacts, and spot zoning.

Having no further questions, Vice Chairperson Johnston continued Item No. 8 to the August 12, 2013 Planning Commission meeting.

11. ANNOUNCEMENTS

Commissioners:
None.

Staff:
None.

12. ADJOURNMENT

Vice Chairperson Johnston adjourned the Planning Commission meeting at 6:55 p.m.

Vice Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING – (Continued from Planning Commission meeting of 07/08/2013)

Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq ft building associated with the MRF, TS and FWPF, on the 3.81-acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing Zone. (Roy Furuto for Universal Waste Systems, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study), and thereafter close the Public Hearing.
2. Find and determine that Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general and that due consideration has been given to the appearance of any proposed structures.
3. Approve and adopt the proposed Mitigated Negative Declaration/Initial Study and Mitigation Monitoring and Reporting Program, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879 will have significant adverse effects that cannot be mitigated to levels of insignificance.
4. Approve Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject properties are located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. According to the Los Angeles County Assessor, the property located at 9010 Norwalk Boulevard (APN: 8168-001-015) consists of $\pm$ 2.05-acres, includes a 30-foot wide private street and is developed with two buildings, one consisting of 28,000 sq. ft. and the other consisting of 10,755 sq. ft. The larger building was constructed in 1963, and the smaller building in 1963. The property at 9016 Norwalk Boulevard (APN: 8168-001-014) located at the rear, consists of $\pm$ 1.76-acres and is also developed with two buildings, one of 4,500 sq. ft. and the other of 3,658 sq. ft. The 4,500 sq. ft. building was constructed in 1966 and the 3,656 sq. ft. building in 1987. The 9016 Norwalk Boulevard address does not have street frontage. A private street easement over the property at 9010 Norwalk Boulevard provides access to the rear parcel at 9016 Norwalk Boulevard.

The owner of both properties, Universal Waste Systems (UWS) Inc., is currently using the properties for an outdoor storage use involving empty trucks and containers associated with a rubbish hauling use. The storage and rubbish hauling uses are entitled under CUP 652. Universal Waste Systems (UWS) Inc. has been providing solid waste collection, transfer and recycling services to cities and unincorporated areas in Los Angeles County since 1986. It is one of the largest local family owned and operated companies in Los Angeles County. UWS has operating facilities in Pomona, Santa Fe Springs, and the City of Los Angeles. UWS is contracted to provide solid waste, recycling, and green waste service to over 15,000 single-family homes and provides multi-family recycling to over 60,000 units per week.

UWS is proposing to relocate its existing collection truck storage and repair facility on the subject properties to another property outside the City of Santa Fe Springs, and establish a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) on the subject properties. To house the MRF, a 20,000 sq. ft. concrete tilt-up building is proposed.

ZONING ORDINANCE REQUIREMENT

Pursuant to Section 155.243(C) et seq. of the Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal activities shall be permitted in the M-2 Zone only after a valid conditional use permit (CUP) has first been issued. Also, pursuant to section 155.735 et seq. of the Zoning Regulation, development plan approval (DPA) is required to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

As a result, UWS applied for a CUP (CUP 733), to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF). UWS has also applied for a DPA (DPA 879), to construct the 20,000 sq. ft. concrete tilt-up building to house the TS. Concurrent with the CUP and DPA is Tentative Parcel Map No. 72288, a request to consolidate the existing parcels (APNs: 8016-001-015 and 8168-001-014) into one parcel of 3.81-acres.

Definitions:

Material Recovery Facility (MRF): A material recovery facility or MRF (pronounced "Murf") is a processing facility designed to remove recyclables and other valuable materials, usually by hand or by use of machinery, from the waste stream.

Transfer Facility (TF): A transfer station is a facility which receives, handles, separates, converts, or otherwise processes solid waste. Such facilities typically transfer solid waste directly from one container to another or from one vehicle to another for transport, or temporarily store solid waste prior to final disposal at a permitted landfill.

Food Waste Processing Facility (FWPF): A food waste processing facility is a facility that collects food waste and converts it into materials that can be used as a source of energy, or into soil amendment, typically through dehydration.

Community Outreach:

Public outreach and public input regarding development proposals in the City of Santa Fe Springs is a very important component to the planning process. On March 14, 2013, the City provided a bus and took members of the Planning Commission, City Council and members from various advisory committees to visit the Signals Hills Transfer Facility, at 950 27th Street, Signal Hills, CA 90755. After visiting the Signals Hills facility, the locations of the proposed Project on Norwalk Boulevard were visited.

On May 3, 2013, Staff sent notices to everyone within a 500 foot radius of the subject properties informing them that on May 13, 2013, at a regularly scheduled Planning Commission meeting, there would be an informational/educational presentation regarding the proposed Project. The notice was also posted at the subject properties, the Santa Fe Springs City Hall, the City Library, and Town Center on May 3, 2013. Although not required, notices were also sent to all property owners on both sides of Perkins Avenue, outside of the 500 foot radius. Identified key stakeholders in the community were also notified telephonically and by mail. The notice further stated that no action by the Planning Commission was required because the meeting was for informational/education purposes only.

At the May 13, 2013 meeting, a PowerPoint presentation was given by Staff and the Project's proponents. Commissioners asked questions regarding traffic impacts, resident dump fees, site comparisons, permitted tonnage, odor concerns, State storage standards, difference between enclosed and open MRF and TS, machinery involved, and recycling trends. Several residents also addressed the Planning Commission. One of the residents invited Staff and the project's proponents to present the informational/educational presentation at the next Los Angeles County More Advocates for Safe Homes (MASH) meeting.

The MASH meeting occurred on May 16, 2013 at the Los Nietos Community and Senior Center located at 11640 East Slauson Avenue, Whittier, CA 90606. Following a presentation by the owners of the proposed Project and comments by one of the City's Planning Commissioners, Staff gave a brief overview of the Project. Most of the audience was against the project and raised concerns related to traffic, odor, noise, vectors and general maintenance. The owner of the proposed Project invited several of the members in attendance to visit the Signal Hills Transfer facility and offered to provide transportation. Although more than 40 individuals attended the meeting, less than 10 visited the Signal Hills Transfer Facility.

Supervisor Don Knabe and his field officer were informed of the proposed project, since Supervisor Knabe represents the unincorporated area north of the project. Contact was also made with the school superintendent of the school district that is represented by the area of the proposed project.

Legal Notice of the Public Hearing for the proposed Project and the MND was sent by first class mail on June 27, 2013 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 property. The legal notice was also posted at the property, at the Los Nietos Community and Senior Center, Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on June 27, 2013. Furthermore, it was published in a newspaper of general circulation (Whittier Daily News) on June 27, 2013. Notices were also sent to all property owners on both sides of Perkins Avenue outside of the 500-ft radius. The Notices specified that the Planning Commission at its regularly scheduled meeting on July 8, 2013, will hold a public hearing on CUP 733, DPA 879 and the environmental document (MND).

At the July 8, 2013 meeting, the Public Hearing was opened. Staff and the project's proponent gave a presentation and comments from the audience were taken. Because the minimum 30-day public review period of the proposed MND would not end until July 22, 2013, the Planning Commission could not act on the proposed Project nor certify the environmental document prepared for the proposed Project before the review period has elapsed. As a result, the Public Hearing was continued to the Planning Commission Meeting of August 12, 2013.

CUP Case No. 733

The proposed project is a request by UWS to obtain a CUP to operate a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) at their existing collection truck storage and repair facility located at 9010 and 9016 Norwalk Boulevard in the City of Santa Fe Springs. The proposed project, if approved, will provide a full range of solid waste processing and recycling activities within the project site.

OVERVIEW OF OPERATIONAL CHARACTERISTICS OF THE PROJECT

As indicated previously, the proposed project is a request by UWS to obtain a CUP to operate a MRF, TS and FWPF at their existing collection truck storage and repair facility. Once operational, the proposed project will provide a full range of solid waste processing and recycling activities. The maximum permitted processing capacity will be 2,500 tons per day, though initially, the facility will most likely average no more than 500 tons per day. However, the maximum capacity of 2,500 tons per day was analyzed in the Initial Study to provide a "worst-case" analysis of the facility's environmental impacts. Key elements of the proposed MRF are summarized below:

1. Building "A" – 28,096.7 Sq. Ft. Material Recovery Facility 5,692.5 Sq. Ft. Office Space

This existing concrete tilt-up building will be retrofit as a Material Recovery Facility (MRF). The building will also be given a façade treatment. Curbside recyclables and other source separated recyclable material will be tipped inside the building. This material will include: cardboard, newspaper, mixed paper, junk mail, HDPE and PET plastic containers, film plastic, glass bottles, ferrous and aluminum cans, and other metals and plastics. The mixed material will be fed to an automated sorting system where machines and workers will sort the material into various commodity grades. The processing system will include: conveyors, screens, magnets, classifiers, and a baler.

Sorted materials will be stored in bunkers, bins and roll-off containers. All commodities except glass will be baled and the bales will then be transported to the existing 10,606 square-foot tilt-up building (Building B) for staging prior to loading into trucks or shipping containers. Typically, the recyclable materials will be moved out of the MRF on an hourly basis. Residual, non-recyclable waste remaining after the sorting process will be loaded continually into roll-off containers and hauled to the new transfer building (Building C) as the containers fill.

It is anticipated that the sorting operation will be conducted over one shift initially, expanding to two shifts as the volume of material grows. Normal operations within

the building will be conducted from 6:00 AM to 10:00 PM, Monday through Saturday; however, the owner needs the flexibility to operate 24 hours per day, seven days per week if conditions warrant. Approximately 20-25 workers per shift will operate the MRF.

The building will be fully sprinkled per fire department requirements. Incoming collection trucks with curbside recyclables or clean commercial loads will enter the site from Norwalk Boulevard, weigh in, and back into the MRF building where loads will be tipped. Most collection trucks will have their TARE weights on file and will not need to weigh out. These trucks will leave the MRF building and exit the site by making a right-hand turn onto Norwalk Boulevard.

2. Building "B" – 10,605.5 Sq. Ft. Food waste Processing and 2,202 Sq. Ft. Canopy

This existing concrete tilt-up building will be retrofit as a bale storage and food waste dehydration facility and a new 2,202 sq. foot enclosed loading dock addition is proposed. Bales from the MRF will be stacked according to fire department regulations related to height of the bales and aisle widths in between. Bales will be comprised of: cardboard, paper, plastic and metal. As bales accumulate throughout the day, they will be loaded by forklift into semi-trucks at the adjacent loading dock to be covered by a new canopy. Bale storage will seldom exceed two or three days.

The other function housed in the building will be a food waste dehydration and recycling operation. Source-separated food waste will be tipped inside the building, cleaned of contamination, and shredded. This shredded material will then be pressed hydraulically to separate the solids from the liquid.

The de-watered solid material will then be further dehydrated by a fully-sealed heater to kill harmful, odor-producing bacteria while still retaining nutrients and microelements from the original food products. Meanwhile, the liquid that had been extracted by the hydraulic press and evaporated in the heater will be collected in a separate tank with a heating element and turning agitator. This treats the liquid and kills harmful, odor producing bacteria.

The dried, solid material will then be loaded either in bulk or bagged into roll-off containers or transfer trucks and hauled to composting operations, feedlots or other beneficial recycling operations. This material will remain on site no longer than 24 hours. Periodically, the water in the tank will be pumped into a tank truck for sale as fertilizer to composting facilities or agricultural operations.

The building will be fully-sprinkled per fire department regulations.

3. Building "C" – 20,100 Sq. Ft. Solid Waste Transfer Station

Building "C" is a new 20,100 sq. ft. tilt-up concrete building to be constructed within the eastern portion of the property. Inside the transfer station building, various materials will be tipped in designated areas and these materials will consist of municipal solid waste (MSW), green waste and construction and demolition (C&D) debris. Within this new building, the waste will be consolidated into large vehicles for transport to landfills, chip and grind/compost facilities, commodities markets and end users. Public customers will have their own designated tipping area, separate from the large collection trucks. The key operational elements of the new waste transfer station include the following:

Sorting of the C&D materials will be accomplished inside the transfer building by employees working in tandem with a wheeled loader. Inert materials, wood waste, bulk metal, old corrugated cardboard (OCC), drywall (gypsum board), and other recyclables will be separated and loaded into roll-off containers or transfer trucks for hauling to an end user, a processor, or to the commodities markets. These materials will be transferred out on a daily basis.

Green waste will be staged in a certain area of the tipping floor and loaded into transfer trucks for haul to chipping and grinding or composting operations. This material will be loaded out on a daily basis and in all cases within 48 hours per State regulations. MSW will be tipped by collection trucks in a designated area of the transfer building adjacent to the load out area where bulk recyclable materials such as metal, cardboard and wood will be removed for recycling. The remaining residual MSW, as well as non-salvageable material from the MRF sorting operation, will be consolidated into transfer trucks for transport to local landfills. Front end loaders will utilize a push wall to efficiently load residual waste over the side of transfer trucks that will sit on axle scales to ensure that the trucks do not exceed the legal limits. Two transfer trucks can be loaded simultaneously. Once loaded, the transfer trucks use the outbound by-pass lane and exit to Norwalk Boulevard. Residual waste and recyclables will be loaded out within 24 hours, and in some cases, within 48 hours.

The building will be fully-sprinkled per fire department regulations and will also be fitted with a deodorizer-containing misting system to control dust and odor.

4. Building "D"- Existing 2-Story Office Building

This building is an existing two-level office building with a total floor area of 5,376 sq ft. A portion of this existing floor area will be converted to offices associated with the management and oversight of the truck scale.

5. Building "E"- Existing Shop Building

This building is a 5,400 square-foot structure that is presently being used as a truck repair shop for vehicles operated by UWS. This building will be demolished to accommodate on-site parking and circulation requirements.

6. Truck Scale - Vehicle weighing (both in and out)

All incoming vehicles with loads of MSW, recyclables, C&D material, green waste and food waste, pull onto the inbound truck scale and are weighed before proceeding to the appropriate areas of the facility to tip their loads. Empty commodity vehicles will use the incoming bypass lane and proceed to the transfer building or loading dock. After unloading, collection vehicles with TARE weights on file will use the exit bypass lane and proceed directly to Norwalk Boulevard. Empty vehicles without TARE weights and vehicles with commodities will weigh out, pay any required fees or pick up weight tickets, and proceed onto Norwalk Boulevard.

7. Hours/Days of Operation

The facility will be open to the public from 7:00 AM to 7:00 PM, Monday through Saturday, for tipping of food waste, recyclables, green waste, C&D debris and MSW. Additionally, the following operations may be conducted 24 hours per day, seven days per week:

- Delivery of commercial collection truck loads containing food waste, recyclables, green waste, C&D debris, and MSW;
- Processing of food waste;
- Sorting and baling of recyclables in the MRF;
- Loading commodity trucks for transfer of recyclables to markets and end users;
- Loading of transfer trucks inside the transfer station building for transport of MSW to landfills, green waste to composting facilities, and C&D debris to processing facilities;
- Trucks leaving the facility with commodities or residual waste; and,
- General site maintenance and housekeeping functions.

Operations within the facility will be conducted from 6:00 AM to 10:00 PM, Monday through Saturday. The facility will be closed on Sundays and some National holidays.

8. Number of Employees

This proposed operation will employ one scale attendant, six administrative staff, and 24 workers per shift in Building "A", two workers in Building "B", 13 workers in Building

"C" (including transfer truck drivers), and two maintenance workers for a total of approximately 48 workers per shift. The number of shifts will depend on the tonnage being processed.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

For the following reasons, Staff believes 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:

1. All refuse shall be removed from the facility within 48 hours of delivery.
2. All facility operations shall be conducted within the buildings and no outdoor storage of any materials, including green waste, shall be permitted.
3. Green waste and MSW shall not be stored onsite for longer than 48 hours. All waste is required to be transferred in a "first in - first out" manner to minimize the potential for odor generation.
4. The owner is required to construct and maintain a misting system that shall include water and/or odor neutralizers. Said system shall be kept on during operational hours, except for routine maintenance.
5. All fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the SCAQMD's Rules and Regulations.
6. The owner is required to comply with all SCAQMD Rules and Regulations for the operation of a transfer station. These rules include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers.
7. The owner is required to implement daily litter pick-up on Site, along adjacent properties, adjacent streets, and where feasible, along the designated Routes, such that any litter resulting from the operation of the proposed project (including customers delivering waste to the Site) will be removed. The owner is also obligated to clean up debris in the public right-of-ways and/or Routes regardless of whether such debris was inadvertently spilled or intentionally dumped.

8. The site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleaning of litter and debris on the property and along roads near the site, at a minimum, daily, or, as frequently as necessary. The owner is also required to develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the site on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, the owner/developer is required to implement vector control measures sufficient to remedy the vector nuisance.
9. The owner is required to conduct a daily waste load checking program, approved by the County Health Department, to prevent the receipt of incidental hazardous wastes at the station.
10. All waste collection vehicles to and from the MRF/TS must be adequately covered to eliminate spillage.
11. The owner-owned vehicles are not allowed to park overnight on City streets or on private property, not owned by the owner.
12. All collection, transfer and commodities trucks are required to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact Report that was prepared for the proposed Project and as illustrated in *Figure 4, 5 and 6* on pages 12, 13 and 14 of said report.
13. The City noise standards shall be complied with during construction and operation and noise levels generated at the Site shall not exceed the decibel levels set forth within the Noise Level Table.
14. The property shall be fenced and secured during all non-operating hours to prevent unauthorized dumping. Security cameras shall also be installed at the property frontage to aid in the prevention and prosecution of criminal activity.
15. Spotters are required to be employed throughout the site to direct customer traffic and ensure safe and efficient use of the facility.
16. The subject site is adequate in size and shape to accommodate the proposed use as evident by the circulation exhibits provided by the applicant. (See attachment.)

Other Considerations: Issues raised during the public meetings.

1. How do you control noise?

Staff's Response: The City noise standards shall be complied with during construction and operation of the MRF/TS. Noise levels generated at the Site shall not exceed the decibel levels set forth within the City Noise Level Table. If the City receives more than one complaint that noise levels exceed such limit, the City may hire a certified acoustical engineer to measure Site related noise levels. The owner/developer shall be responsible to suspend or mitigate non-compliant noise if a violation is documented and shall reimburse the City for acoustical engineering costs. The owner/developed shall cooperate with the Planning Director to address other substantiated noise complaints which can be mitigated through reasonable business efforts. Also, all processing of materials will occur within fully-enclosed buildings.

2. How do you control odors?

Staff's Response: The use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. Pursuant to said section, *"Any process which involves the creation or emission of any odors, gases or other odorous matter shall at all times comply with the standards set by the South Coast Air Quality Management District. In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one volume of odorous air to four volumes of clean air. The point of measurement shall be at the lot line or at the point of greatest concentration if further than the lot line."* If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.

The use shall comply with all SCAQMD Rules and Regulations for operation of a transfer station. These rules shall include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers.

All processing of materials will occur within fully-enclosed buildings. No materials shall be stored outside buildings. The MRF and TS building will also be equipped with misters and negative air flow pressure to prevent air from escaping the buildings.

3. How do you control flies?

Staff's Response: All processing of materials will occur within fully-enclosed buildings. No materials shall be stored outside buildings. The site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleaning of litter and debris on the property and along roads near the Site, at a minimum, daily, or as frequently as necessary to comply with this condition. The owner/developer shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic

basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, owner/developer shall implement vector control measures sufficient to remedy the vector nuisance.

4. What happens if the use is in violation of the conditions of approval?

Staff's Response: The Planning Commission, at a duly noted public hearing can revoke the CUP.

5. Where will the waste stream come from?

Staff's Response: The waste stream will come from West Whittier (Los Nietos area), South Whittier, parts of La Mirada, commercial areas in L.A. County (from the 605 to 60 to Santa Fe Springs), from areas currently served, and from parts of Long Beach, Montebello, Bell Gardens, Commerce and Vernon.

6. Why did the City only notify within a 500 foot radius?

Staff's Response: Generally, only a 300 foot radius is required; however, the City's Municipal code specifies a 500 foot radius. Staff also notified residents beyond the 500 foot radius.

7. Will odors be mitigated through biofilters?

Staff's Response: No. Other methods will be used.

8. Will there be testing of soils?

Staff's Response: A Phase I and II study has been performed on the site.

9. Will trucks entering the site be able to make a right turn without going into the adjacent lane?

Staff's Response: With some difficulty, trucks can make a right turn into the property without going into the adjacent lane. The owner, however, has agreed to widen the driveway to accommodate trucks simultaneously entering and exiting the site. This will require removing a portion of the front building.

10. How long can the materials be stored onsite?

Staff's Response: Residual waste will typically be transported out of the MRF within 24 hours, and in all cases, within 48 hours.

11. What about the wear and tear on the roads?

Staff's Response: The owner pays a fee to the Public Works Department to reconstruct/resurface the street. According to the traffic analysis, in opening year 2014, the trucks are projected to contribute less than 1% of the total traffic.

12. Will there be a host fee?

Staff's Response: Yes, there will be a host fee that will be negotiated through a Developer Agreement. The Agreement will be presented at Public Hearings before the Planning Commission and City Council at future meetings.

13. How will the proposed use affect property values?

Staff's Response: The Mitigated Negative Declaration/Initial Study does not nor is required to analyze property value impacts. However, the remodel of the buildings, construction of a new building, and the installation of new landscaping and sidewalk will ultimately increase the value of the property and possibly that of the surrounding properties.

14. Will UWS need to find an outlet to Dice Road?

Staff's Response: Staff originally required that the owner maintain the existing access road agreement with the Railroad and that the owner enter into an agreement with the Railroad to construct a new access road connecting the proposed development with Dice Road. The railroad is unwilling to enter into such an agreement or to sell the property; consequently, the condition was removed.

15. Will UWS trucks add to the congestion on Norwalk Boulevard?

Staff's Response: As aforementioned in the traffic analysis, in opening year 2014, the trucks are projected to contribute less than 1% of the total traffic. Based on the Existing plus Project LOS analysis, and the significance criteria of the City, the proposed project would not create any significant impacts to the study area intersections. Most of the intersections are forecast to continue to operate with satisfactory LOS (at LOS D or better) in the weekday AM and PM peak hours. The delays at the two project driveways would improve as the left turn movements into, and out of the project site would be restricted (i.e., right turn in/out only access).

16. Will the site be able to accommodate the 2,500 tons?

Staff's Response:

UWS performed a detailed analysis of the capability of the proposed MRF/TS facility

to receive, process, and ship out up to 2,500 tons per day of recyclables, greenwaste, construction and demolition debris, food waste and municipal solid waste. The analysis included an assessment of the following key operations:

- Incoming truck queuing space and weigh in on the scales
- Tipping area evaluation including number of trucks that can unload simultaneously, unloading time, and volume of material that can be staged
 - MRF building
 - Food waste building
 - Transfer building
- Processing capability in tons per hour and per day
 - MRF
 - Food waste
 - Transfer
- Bale storage capacity and load out of recyclables
- Load out of MSW in transfer trucks

The conclusion of the study was that the facility could handle 2,500 TPD of material in a safe and effective manner. A detailed analysis is included as an attachment to this staff report.

17. Concern of Spot Zoning

Staff's Response: Spot zoning is a provision in a general zoning plan which benefits a single parcel of land by creating an allowed use for that parcel that is not allowed for the surrounding properties in the area. Because of implications of favoritism, spot zoning is not favored practice. The proposed use is allowed as a conditional use permit activity within the M-2, Heavy Manufacturing, Zone.

DPA CASE NO. 879

Development Proposal:

Site Plan (Sheet ST-1): The owner/developer is proposing the construction of a new 20,000 sq. ft. building within the rear south west portion of the subject property.

STREETS AND HIGHWAYS

The subject properties are located on the east side of Norwalk Boulevard at 9010 and 9016 Norwalk Boulevard, respectively. Within the Circulation Element of the City's General Plan, Norwalk Boulevard is classified as a Major Highway.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property and the surrounding properties is M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, general plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (business type/category)
North	M-2 (Heavy Manufacturing)	Industrial	Union Pacific Railroad
South	M-2 (Heavy Manufacturing)	Industrial	AMB Los Nietos Business Center
East	M-2 (Heavy Manufacturing)	Industrial	Distributor of fiberglass, thermoset plastic resins, glass, carbon and aramid reinforcements, fillers, and accessories
West	M-2 (Heavy Manufacturing)	Industrial	Manufacturers' representative firm, specializing in construction, industrial, and energy management products for the electrical industry

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of the Public Hearing for proposed Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879 was sent by first class mail on August 1, 2013 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 property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center on August 1, 2013, and published in a newspaper of general circulation (Whittier Daily News) on August 2, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

To date Staff has received one e-mail regarding the proposed project as a result of the notice.

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the following:

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

Finding 1: The City's Zoning Ordinance is the primary implementation tool for the goals and policies contained in the Land Use Element (General Plan Land Use Element). The General Plan designation that is applicable to the project site is Industrial and the site is zoned M-2 (Heavy Manufacturing). The proposed project is consistent with the City's General Plan in that with the project, the General Plan Land use designation of Industrial and zoning designation of M-2, Heavy Manufacturing, will not change. The project site is located in the midst of an industrial district located in the northern portion of the City. Industrial development abuts the site on the east, south, and north. A railroad ROW extends along the site's northern side and industrial uses are located adjacent to the project site on the south and east. Norwalk Boulevard extends along the site's west side. Industrial uses are located further west, along the west side of Norwalk Boulevard. Smaller commercial and industrial uses are located northwest of the project site, along both sides of Norwalk Boulevard.

UWS's proposed project conforms with the overall objectives of the City's zoning regulations in that UWS use of the property as a MRF, TS, and FWPF is an allowable use with a Conditional Use Permit in the M-2 zone district. Additionally, the proposed improvements, including remodel of several buildings and the construction of a new building, new sidewalks, and landscaping have been designed to adhere to the development standards of the M-2 zone district. No variance from the developments standards is being proposed.

Staff is recommending that Finding No. 1 be made.

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

Finding 2: The proposed improvements will represent significant enhancements to the appearance of the Site. The Site is characterized by buildings constructed in the 1960's and 80's, minimal landscaping, poor internal circulation, a non-conforming corrugated metal building and a parcel without frontage on a public street. The proposed façade improvement and the new building are characterized by articulated façade, new color scheme, reveals and fenestration. The existing non-conforming corrugated metal building will be demolished. These and other design details will result in a pleasant and pleasing aesthetic presence to visitors and the public.

Staff is recommending that Finding No. 2 be made.

- (C) That the proposed structures be considered on the basis of their suitability for

their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

Finding 3: The proposed improvements are completely suitable for all of sites intended uses, as a MRF, TS, and FWPF. Each building, existing and proposed is designed for specific purposes. For example, Building "A" is designed to accommodate a MRF, Building "C" for a TS and Building "B" for storage and FWPF.

Staff is recommending that Finding No. 3 be made.

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

Finding 4: UWS has met extensively with City staff regarding the proposed project, and the current design incorporates numerous design elements that were directly suggested by the City to achieve conformance with the objectives of the zoning regulations. Specifically, the project provides extensive landscaping, decorative trees, shrubs, groundcover, and sidewalks that are off-set from the curb. Additionally, the southerly driveway will be widened to 70 feet and a portion of the Building A will be cut back to accommodate truck ingress and egress. New fences and gates are proposed to provide security screening and screening of the interior of the site from Norwalk Boulevard. Additionally, the non-conforming corrugated metal building will be demolished.

Staff is recommending that Finding No. 4 be made.

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

Finding 5: A specific architectural design was not imposed upon UWS; rather, the architect and Staff worked together to design buildings that are both functional and architecturally pleasing. Accordingly, the design characteristics of the façade and proposed building were of UWS's choosing, but are also in harmony with the design principles that appear elsewhere in the City.

Staff is recommending that Finding No. 5 be made.

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

Finding 6: UWS's design plans for the proposed improvements were not significantly restricted or curtailed by the requirements of the City's zoning code;

rather, as described above, the City has suggested design principles and presented options for LeFiell's architects to select when designing the proposed improvements. Accordingly, the new proposed project is both a functional facility for UWS operational needs and promotes the architectural design principles seen as important by the City.

Staff is recommending that Finding No. 6 be made.

Land Use Element Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

It is projected that the proposed use will result in an additional 48 individuals being added to the workforce. Construction of the new building will result in additional employment, provide for a stable business presence, and contribute to the City's tax base.

Land Use Element Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.

- **Policy 9.3: Assist, to the greatest extent possible, the transition of existing buildings to contemporary building standards.**

See response under Finding 2.

ENVIRONMENTAL DOCUMENTS

ENVIRONMENTAL DOCUMENT- Mitigated Negative Declaration/Initial Study Prepared.

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts on the environment; therefore, the City caused to be prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett and Associates.

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

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA.
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.

3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect, a Negative Declaration, or Mitigated Negative Declaration if no significant effects will occur.

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

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigation measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance.

To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect." However, CEQA Guidelines Section 15382 generally defines a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. *City Staff and Blodgett-Baylosis Associates determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.*

Phase 3: A Mitigated Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. *City Staff and Blodgett-Baylosis Associates determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent that would reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.*

DRAFT MND REVIEW

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of Blodgett-Baylosis Associates and the City as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 30-day public review and comments which began on June 6, 2013 and ended July 22, 2013. The Notice of Intent to Adopt a Negative Declaration was also posted with the Los Angeles County Clerk.

Generally, when reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should: (a) identify the specific effect; (b) explain why they believe the effect would occur, and; (c) explain why they believe the effect would be significant.

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

Potentially Affected Environmental Factors

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include aesthetics, air quality, hazardous materials, and water quality and hydrology. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. This staff report briefly discusses these factors and identifies recommended mitigation measures for ease of discussion and reading. A more detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring Program.

Aesthetics – The aesthetics section focuses on the projects' ability to create substantial adverse effects on a scenic vista, damage scenic resources, degrade the existing visual character of the site and its surroundings, and create new sources of substantial light or glare.

The analysis determined that the following mitigation measures would be required to address potential aesthetic impacts:

Mitigation Measure No. 1 (Aesthetic Impacts). The exterior building walls and any fencing must be maintained free of graffiti at all times.

Mitigation Measure No. 2 (Aesthetic Impacts). The parkway area along Norwalk Boulevard must be maintained free of debris at all times.

Mitigation Measure No. 3 (Aesthetic Impacts). All signage and advertising must comply with the City's Zoning requirements (refer to Section 155.259 of the City of Santa Fe Zoning Ordinance).

Mitigation Measure No. 4 (Aesthetic Impacts). The stockpiled and baled materials that will be processed will not be permitted to be visible from the Norwalk Boulevard public right-of-way and all shall be stored inside the buildings.

Air Quality – The air quality section focuses on the projects' ability to conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people.

While the operational impacts will be less than significant, the following mitigation measures will further reduce the potential for odors:

Mitigation Measure No. 5 (Air Quality Impacts). All fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the SCAQMD's Rules and Regulations.

Mitigation Measure No. 6 (Air Quality Impacts). Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.

Mitigation Measure No. 7 (Air Quality Impacts). All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Mitigation Measure No. 8 (Air Quality Impacts). The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage must be posted on the scale house and in the tipping and loading areas.

Mitigation Measure No. 9 (Air Quality Impacts). The facility operators will be required to obtain and maintain any required permit required by the SCAQMD.

Mitigation Measure No. 10 (Air Quality Impacts). All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements.

Mitigation Measure No. 11 (Air Quality Impacts). The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open.

Hazardous Materials - The air hazardous section focuses on the project's ability to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or the location of the site on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

The following measures are required to ensure that any hazardous materials encountered during the interior improvements are properly handled and the facility's operations do not result in any adverse impacts:

Mitigation Measure No. 12 (Hazardous Materials Impacts). An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.

Mitigation Measure No. 13 (Hazardous Materials Impacts). Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.

Mitigation Measure No. 14 (Hazardous Materials Impacts). During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.

Mitigation Measure No. 15 (Hazardous Materials Impacts). The operator shall conduct a daily waste load checking program approved by the County Health Department to prevent the disposal of hazardous wastes at the station.

Mitigation Measure No. 16 (Hazardous Materials Impacts). The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.

Mitigation Measure No. 17 (Hazardous Materials/Vector Control). As a means to control vectors (rodents, insects, etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented.

Water Quality and Hydrological - The Water Quality and Hydrological section focuses on the projects' ability to violate any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with groundwater recharge; substantially alter the existing drainage pattern of the site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems; substantially degrade water quality; place housing within a 100-year flood hazard area; place within a 100-year flood hazard area structures which would impede or redirect flood flows; or expose people or structures to a significant risk of loss, injury or death involving flooding

As indicated previously, the site's hydrological characteristics will not substantially change due to the extent of the existing hardscape surfaces within the project site. The following mitigation is required as a means to ensure that water quality impacts are mitigated:

Mitigation Measure No. 18 (Hydrology Impacts). The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan.

Mitigation Measure No. 19 (Hydrology Impacts). Stockpiles of waste materials shall be properly contained within an enclosed building to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act.

Transportation Impacts - The Transportation Impacts section focuses on the projects' ability to cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, to exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways, or to change air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks, or substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

The analysis of potential impacts related to traffic and circulation indicated that the proposed project may result in localized, site specific impacts in the absence of mitigation. As a result, the following mitigation will ensure that impacts due to the proposed project will remain at a level of insignificance:

Mitigation Measure No. 20 (Traffic Impacts). Southbound project truck traffic on Norwalk Boulevard will not be permitted to make left turns across Norwalk Boulevard onto the site. The operators will provide designated routes for ingress and egress to the facility to all truck drivers.

Mitigation Measure No. 21 (Traffic Impacts). Left-turn exits from the facility onto Norwalk Boulevard will be prohibited. Signage must be posted at the project driveways indicating left-turns are prohibited.

Mitigation Measure No. 22 (Traffic Impacts). No truck parking or idling will be permitted in the Norwalk Boulevard public right-of-way. No on-street parking will be permitted on the Norwalk Boulevard frontage.

Mitigation Measure No. 23 (Traffic Impacts). The landscaping and any signage must be installed and maintained in such a manner so as not to obstruct the line of sight of vehicles exiting the facility onto Norwalk Boulevard.

MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 of the Mitigation and Monitoring Program.

Responses to Mitigated Negative Declaration/Initial Study:

As previously mentioned, a copy of the Initial Study/Mitigated Negative Declaration, including the Executive Summary, was mailed to the State Clearinghouse that submitted the documents to selected state agencies for review.

Reviewing Agencies (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse): Resources Agency; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; **Resources, Recycling and Recovery**; California Highway Patrol; Caltrans, District 7; Air Resources Board, Major Industrial Projects; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission.

Within the review period, and via E-mail, Staff received a Comment letter from the following agency at the conclusion of the review period: CalRecycle, California Environmental Protection Agency, Department of Resources Recycling and Recovery. Mr. Martin Perez, Permitting and Assistance Branch (South Unit), Waste Permitting, Compliance and Mitigation Division, 1001 I Street, Sacramento, California 951812. The letter was dated July 18, 2013.

The letter and response are included with the Mitigated Negative Declaration/Initial Study packet.

On July 10, 2013, Staff received an email from the Local Enforcement Agency (Los Angeles County Health Department (LEA)) who functions as the local arm of CalRecycle. The LEA will actually draft the Solid Waste Facility Permit that is required before the MRF, TS, and FWPF can operate. Without approval of the Solid Waste Facility Permit the project cannot proceed. It was agreed that the Los Angeles County Health Department would be given until August 9, 2013 to submit comments on the MND/Initial Study.

Follow-up conversations with the Los Angeles County Health Department revealed that they were concerned that only one State agency commented on the MND/Initial Study. Typically, these types of projects generate more than one comment. At a minimum, the State agencies would provide a letter, if only to acknowledge receipt of the MND/Initial Study with no comments. They wondered if the State agencies received the MND/Initial Study and suggested that Staff follow up with the State Clearinghouse. Staff followed up with the State Clearinghouse and confirmed that all the listed agencies were sent a copy of the MND/Initial Study and only one agency responded.

Summary of Findings:

The proposed use will not have a negative impact on either the subject site or neighboring properties given that the applicant has been required to comply with conditions that will help to protect the health, safety and welfare of the public. No negative impacts on water or traffic were identified in the environmental review of this project. Potentially significant impacts to noise, air quality and health/safety will be

mitigated to a less than significant level with the implementation of mitigation measures and conditions of approval for this project.

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the General Plan; its compatibility with surrounding uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described within this report and by the accompanying environmental assessment. Upon consideration of this evaluation, Staff is recommending approval of DPA 879, CUP 733 and the adoption of the MND/Initial Study and Mitigation Monitoring and Reporting Program, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562.868-0511 x7611)

1. That the owner/developer shall pay a flat fee of \$19,864.50 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. That the owner/developer shall construct New Driveways per City standards.
3. That the owner/developer shall design and construct an offset five (5) foot-wide sidewalk along the Norwalk Boulevard street frontage.
4. That street right-of-way dedication on Norwalk Boulevard along the existing street frontage shall be dedicated to the City of Santa Fe Springs.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
6. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of one street light on Norwalk Boulevard. The City will design and cause construction of said street light(s).
7. That fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.

8. 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.
9. That all existing buildings shall be connected to the sanitary sewers.
10. 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. 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.
11. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system, if any.
12. That the landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
13. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
14. The owner/developer shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
15. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

16. 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, 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.
17. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
18. That the owner/developer shall pay \$12,382.50 (based on 3.81 acre site) for the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
19. 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.
20. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
21. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
22. 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 infiltrate 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.

23. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Michael Crook 562.868-0511 x3701)

24. 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.
25. 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.
26. That to prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. That if 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. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
29. 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.

30. That prior to submitting plans to the Building Department 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.
31. 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.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3715)

33. 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.
34. 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, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
35. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
36. That the owner/operator shall reimburse the City for all costs associated with investigating and responding to odor complaint resulting from inadequate or faulty odor control equipment.
37. That the owner/operator shall comply with all South Coast Air Quality Management Districts Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility.
38. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site

shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rouse at x3319)

39. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than ninety (90) days from the date of approval by the Planning Commission.
40. 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 owner/developer or their representative any time, 24 hours a day.
41. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The owner/developer shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
42. That the proposed building and all improvements, 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.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

43. That the owner/developer shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Owner/developer shall renew said permit on an annual basis through the Police Services Center. Please contact Phillip De Rouse, Management Assistant, at (562) 409-1850 for said application.
44. That the owner/developer shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97
45. That the owner/developer shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition 34.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Wayne Morrell 562.868-0511 x7362)**

46. That a Developer Agreement between the owner/developer and the City shall be required prior to the operation of the proposed project. Said agreement, which must be approved by the City Council, shall include provisions regarding the operation of the proposed use, including Host Fees.
47. That the inclusion of the FWPF with the MRF and TS is for the purposes of facilitating the owner/developer obtaining a Solid Waste Facility Permit from the Los Angeles County Health Department. The FWPF shall require Planning Commission approval prior to operations.
48. That the owner/developer shall hire a consultant to update the City's Nondisposal Facility Element (NDFE). Pursuant to Section 41730 et. Seq. of the California Public Resource Code (PRC), every California city and county is required to prepare and adopt a Nondisposal Facility Element (NDFE) for all

new nondisposal facilities, and any expansion of existing nondisposal facilities. The City's existing NDFE must be amended to include the proposed project.

49. That the owner/developer shall require all collection trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in *Figure 4 Collection Trucks Trip Distribution and Assignment*, on page 12 of said report.
50. That the owner/developer shall require all commodities trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in *Figure 5 Transfer Trucks Trip Distribution and Assignment*, on page 13 of said report.
51. That the owner/developer shall require all collection trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in *Figure 6 Commodities Trucks Trip Distribution and Assignment*, on page 14 of said report.
52. That the owner/developer shall create a plan that includes measures to ensure that the designated Routes are utilized in connection with the operation of the proposed project. Prior to operations, said plan shall be submitted to the Director of Planning for review and approval.
53. That the owner/developer shall implement daily litter pick-up on Site, along adjacent properties, adjacent streets and where feasible, along the designated Routes, such that any litter resulting from the operation of the proposed project (including customers delivering waste to the Site) will be removed. The owners/developer obligation to cleanup debris in public right-of-ways and/or Routes shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped.
54. That all waste collection vehicles entering or leaving the MRF, TS and FWPF shall be fully covered to prevent materials from escaping and littering the roadways.
55. That all mitigation measures as written in the Mitigation Monitoring and Reporting Program which is part of the Initial Study/Mitigated Negative (State Clearinghouse No. 2013061045 shall be made part of the conditions of approval for Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879.
56. That the City noise standards shall be complied with during construction and operation of the MRF/TS. Noise levels generated at the site shall not exceed

the decibel levels set forth within the City Noise Level Table. If the City receives more than one complaint that noise levels exceed such limit, the City may hire a certified acoustical engineer to measure Site related noise levels. The owner/developer shall be responsible to suspend or mitigate non-compliant noise if a violation is documented, and shall reimburse the City for acoustical engineering costs. The owner/developed shall cooperate with the Planning Director to address other substantiated noise complaints which can be mitigated through reasonable business efforts.

57. That the Site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleanup of litter and debris on the property and along roads near the Site, at a minimum, daily, or as frequently as necessary to comply with this condition. The owner/developer shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, owner/developer shall implement vector control measures sufficient to remedy the vector nuisance.
58. That the proposed use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. Pursuant to said section, *"Any process which involves the creation or emission of any odors, gases or other odorous matter shall at all times comply with the standards set by the South Coast Air Quality Management District (SCAQMD). In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one volume of odorous air to four volumes of clean air. The point of measurement shall be at the lot line or at the point of greatest concentration if further than the lot line."* If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
59. That the owner/developer shall comply with all SCAQMD Rules and Regulations for operation of a transfer station. These rules shall include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers.
60. That the proposed use, including loading, unloading and any compaction or bailing of materials shall be conducted entirely within fully-enclosed buildings.
61. That all materials shall be stored within buildings. No outdoor storage shall be allowed.

62. That all fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the SCAQMD's Rules and Regulations.
63. That ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.
64. That all trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads.
65. That the owner/developer shall be required to obtain and maintain any required permit required by the SCAQMD.
66. That all equipment that is designed and installed as a means to control odors must be maintained in good working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements.
67. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.
68. That during the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.
69. That the owner/developer shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the receipt of incidental hazardous wastes at the station.
70. That the owner/developer shall establish a procedure to track items turned away from the site. At a minimum, the facility must track the person's name and the vehicle license plate of all persons bringing items to the facility that are not accepted at the facility.
71. That the owner/developer shall maintain a log of special/unusual occurrences. This log shall include but is not limited to: fires, the discharge and disposition of hazardous or unpermitted waste, and significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log on-site so as to be available at all times to site personnel and the Enforcement Agencies' personnel.

72. That the owner/developer shall implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan.
73. That stockpiles of waste materials shall be properly contained to eliminate or reduce sediment transport from the site to the streets, adjacent facilities and properties via runoff, vehicle tracking, or wind.
74. That a construction and demolition (C&D) debris recycling plan shall be approved by the City prior to the issuance of building permits.
75. That a parcel map shall be required to merge the two parcels.
76. That the owner/developer shall provide evidence of project acceptance from the South Coast Air Quality Management District prior to operations.
77. That the owner/developer shall file the necessary forms and information as required by the City of Santa Fe Springs Fire Department/Certified Unified Program Agency (CUPA) related to the storage and use of any hazardous materials and waste onsite.
78. That a right-turn only sign shall be located at the truck egress driveway.
79. That a Notice of Intent (NOI) shall be filed with the State Water Resources Control Board prior to the issuance of a certificate of occupancy for the facility and a Storm Water Pollution Prevention Plan (SWPPP) and Mitigation Program Plan (MPP) shall be prepared and kept on file at the facility in compliance with the General Industrial Permit requirements for storm water.
80. That a Solid Waste Facility Permit shall be obtained from the California Department of Resources Recycling and Recovery prior to operations.
81. That green waste and MSW shall not be stored onsite for longer than 48 hours. All waste shall be transferred in a "first in - first out" manner to minimize the potential for odor generation.
82. That prior to the issuance of any demolition permits, the developer shall comply with AQMD Rule 1403, which establishes Survey Requirements, notification and work practice requirements to prevent asbestos emissions.

83. That the property shall be fenced and secured during all non-operating hours to prevent unauthorized dumping and removal of materials. Security cameras shall also be installed at the property frontage to aid in the prevention and prosecution of criminal activity.
84. That signage shall be posted at the entrance to the facility indicating the name and phone number of the facility operator, the materials accepted, rules, policies, operating hours and fees.
85. That the volume of any exterior loudspeakers shall be set to minimize impacts to adjacent businesses and property owners.
86. That per State regulations, the owner/developer shall prohibit trucks with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs or heavier from idling for more than five minutes while waiting to be weighed or during loading and unloading. Signage shall be posted on the scale house and in the tipping and loading areas.
87. That spotters shall be employed throughout the site to direct customer traffic and insure safe and efficient use of the facility.
88. That the owner/developer shall file and obtain approval for a Report of Station Information (RSI) from the Local Enforcement Agency (LEA). The operator shall also file amendments to the Report whenever necessary to keep the information contained therein current.
89. That the owner/developer shall maintain records of weights or volumes handled in a manner and form approved by the Local Enforcement Agency. Such records shall be sufficiently accurate for overall planning and control purposes including diversion by local jurisdiction in compliance with AB 939.
90. That a SCAQMD permit shall be obtained for all transfer station equipment requiring such a permit and the equipment shall utilize the control technology required in the said permit.
91. That all employees shall be trained on the use of the odor monitoring protocol, complaint response protocol, load check and training programs, and maintenance and litter control programs. Training shall be documented and training records are to remain available for inspection by all appropriate government agencies.
92. That the owner/developer shall be required to obtain from the Department of Toxic Substance Control (DTSC) an identification number as a hazardous waste generator.

93. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; **however, the area in front of the OS and Y valves shall not be screened.** The screening shall also only be applicable to the double-check detector assembly and **shall not** include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
94. 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, Teresa Cavallo at (562) 868-0511 x7309.
95. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
96. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street 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 or designee. The height of the screening shall be as high, or higher, than the top of the mechanical equipment. The screening may be provided by an architecturally designed screen wall of solid material surrounding the equipment, or by the building wall parapet and shall clearly show that no portion of mechanical equipment or duct work projects above the screen wall or building wall.
97. 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, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
98. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control

valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**

99. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
100. That any electrical plans that show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
101. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
102. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
103. 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 or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
104. That the owner/developer shall not allow collection trucks, transfer trucks, commodities trucks and/or any other types of vehicles, including automobiles,

trucks and/or truck tractors to queue on Norwalk Boulevard or to use Norwalk Boulevard as a staging area, or to backup from Norwalk Boulevard into the subject property. This requirement shall be applicable to streets surrounding the Site.

105. That the owner/developer shall provide a system to prevent the queuing of trucks onto Norwalk Boulevard from the southerly driveway. The system shall be capable of issuing an alarm or notice to personnel if it appears that they will be a backup onto Norwalk Boulevard. There shall be a contingency plan in place for the rerouting of trucks onsite that will be enacted in the event that trucks begin to queue onto Norwalk Boulevard."
106. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
107. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
108. That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - 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 owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. 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 owner/developer 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 owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, 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 owner/developer to comply with such regulatory requirements.

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

110. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.

111. That prior to occupancy of the property/building, the owner/developer, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
112. 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. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
113. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
114. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Minor modifications may be administratively approved by the Director of Planning.
115. 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.
116. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
117. That Development Plan Approval Case No. 879 and Conditional Use Permit Case No. 733 shall be subject to a Compliance Review in one (1) year from the date of approval by the Planning Commission. Approximately three (3) months before August 12, 2014, the owner/developer shall request, in writing,

an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

118. That the owner, Universal Waste Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA, or any actions or operations conducted pursuant thereto. 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.
119. That unless otherwise specified in the action granting a conditional use permit and or development plan approval, said approval which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
120. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



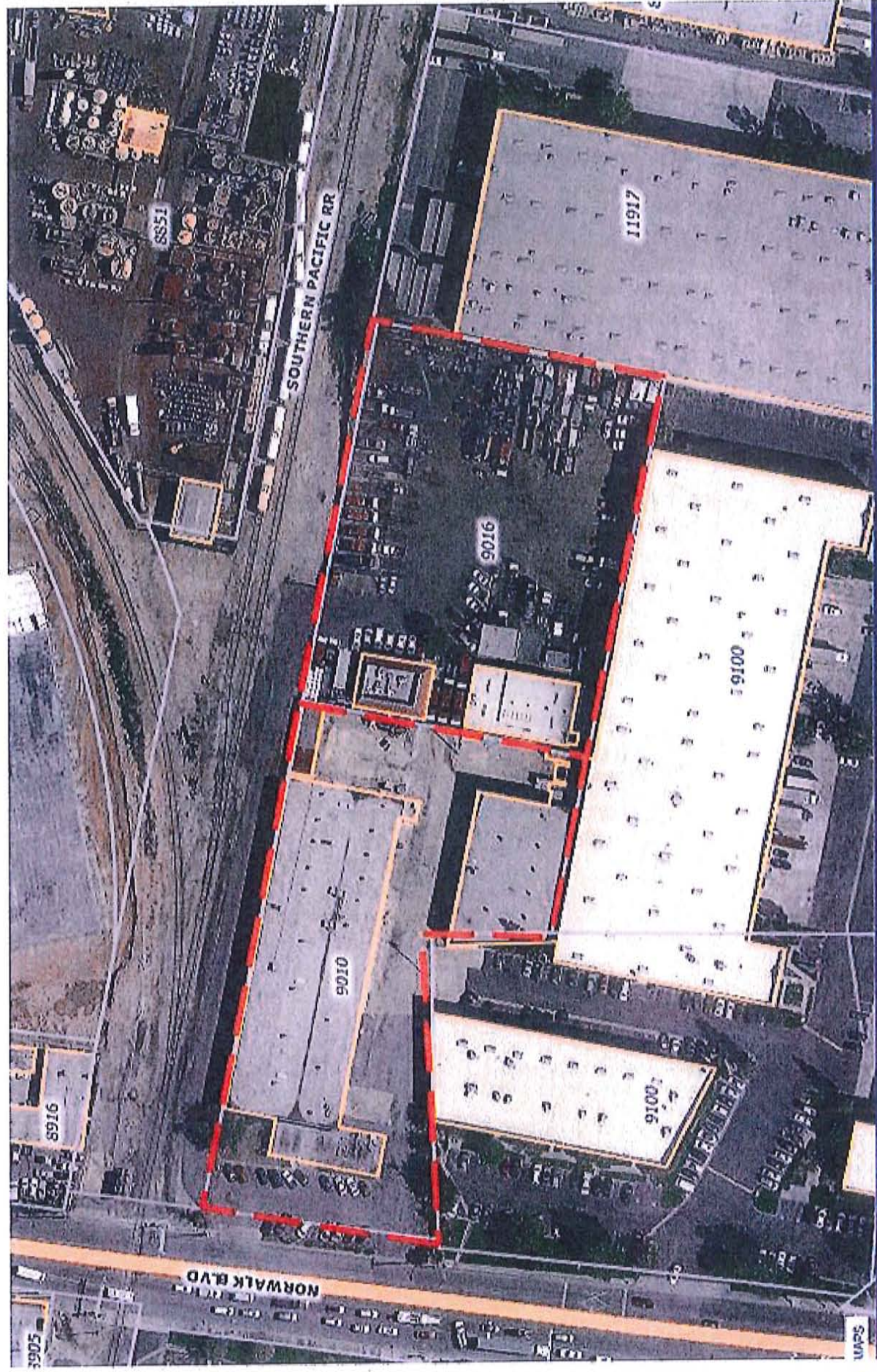
Wayne M. Morrell
Director of Planning

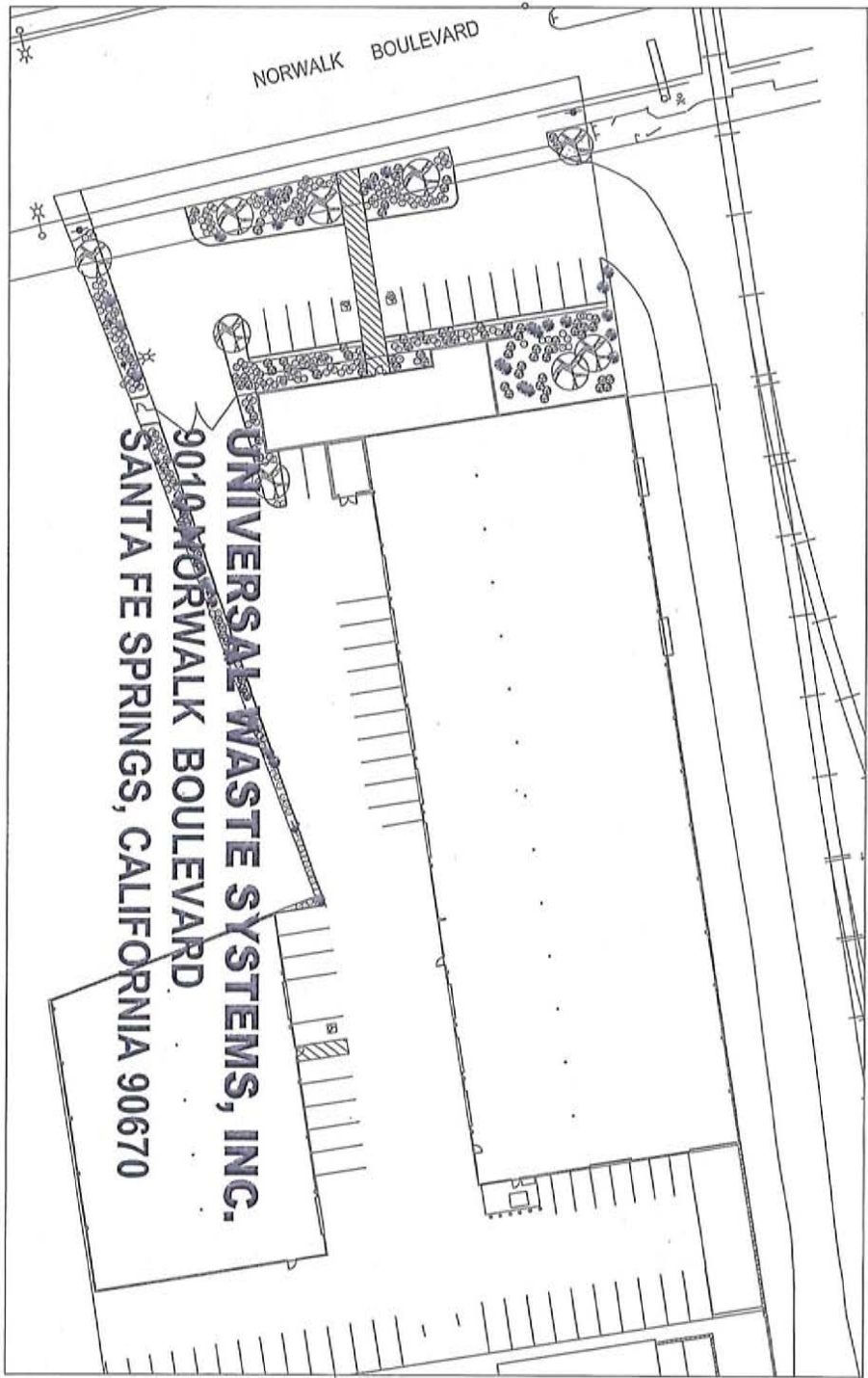
Attachments:

1. Location Aerial
2. Site/Building Plan (ST-1)
3. Site Photos (SP-1)
4. Floor Plan (A-A1)(A-A2)
5. Building A Equipment Plan (A-A3)
6. Elevations (A-A4)
7. Building B Floor Plan (A-B1)
8. Building B Elevations (A-B2)
9. Building C Floor Plan (A-C1)
10. Building C Elevations (A-C2)
11. Truck Internal Circulation
12. Traffic-2012 compared to opening 2014 at 500 and 2500 TPD
13. Transfer Truck with Template
14. Analysis of Tonnage Capacity

Development Plan Approval Case No. 879 &
Conditional Use Permit Case No. 733

9010 and 9016 Norwalk Boulevard-Universal Waste Systems Inc.

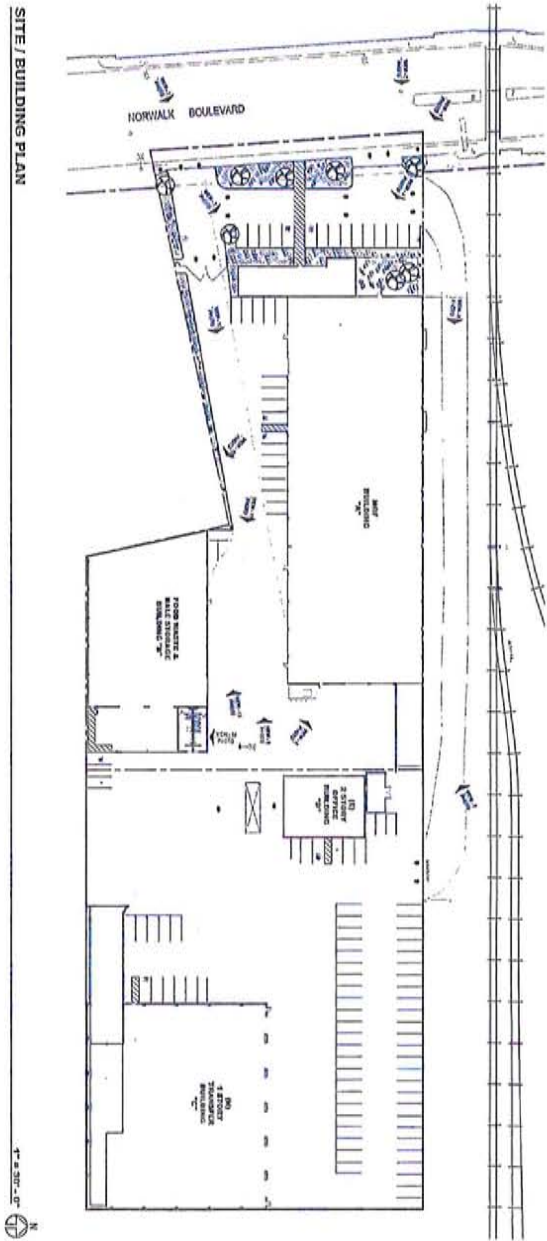
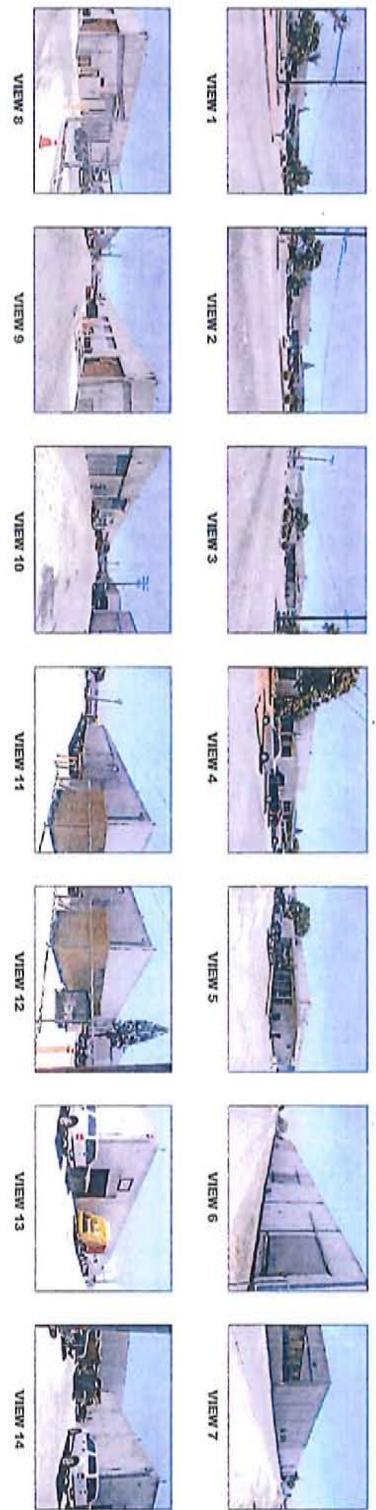




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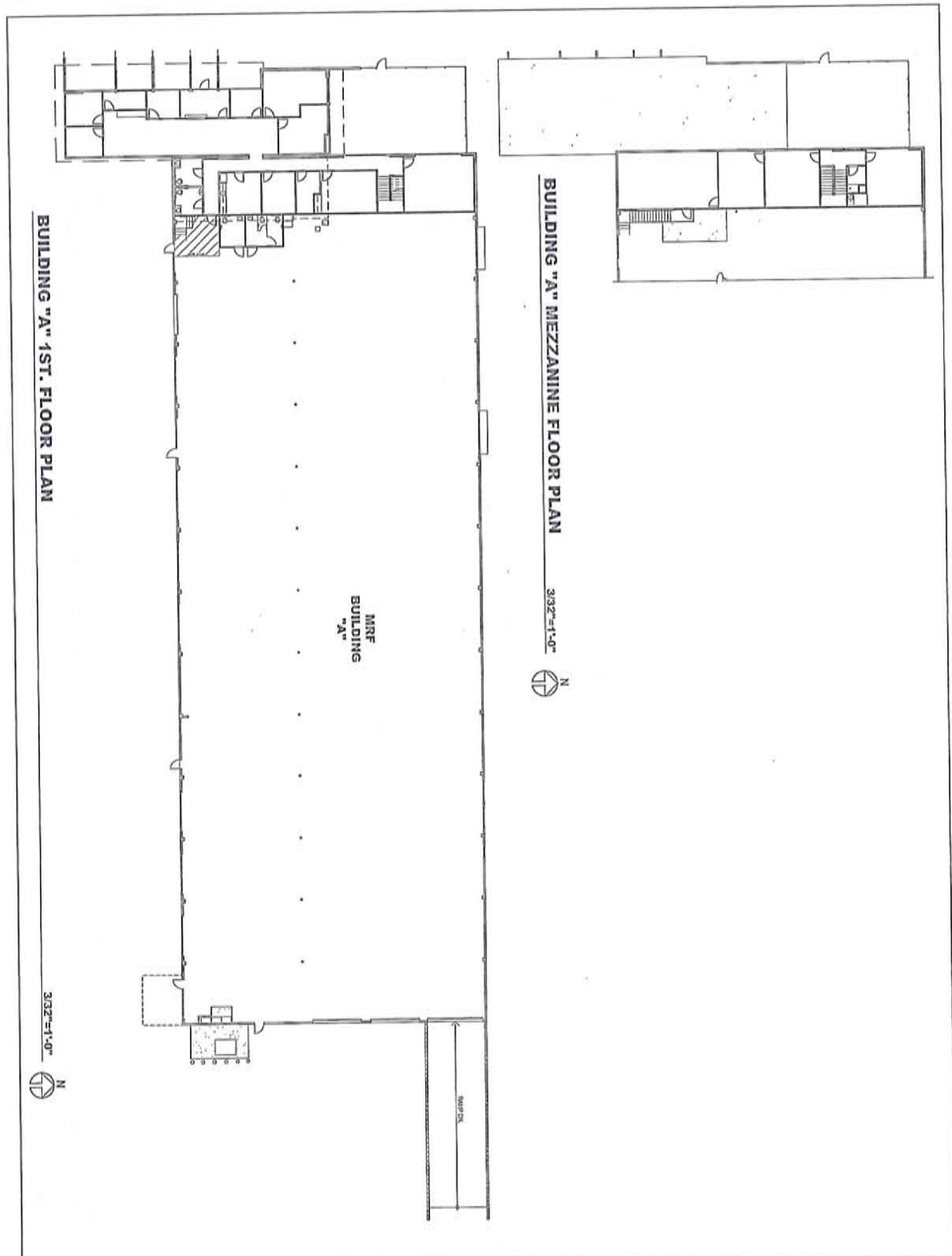


SITE / BUILDING PLAN

SP-1 Drawing No.	DATE	2/2/02	DRAWN BY	SP-1	DATE	2/2/02	PROJECT	UNIVERSAL WASTE SYSTEM, INC.
	SCALE	1"=30'-0"	DATE	2/2/02	PROJECT	UNIVERSAL WASTE SYSTEM, INC.	ADDRESS	1110 NORWALK BLVD.
	DATE	2/2/02	PROJECT	UNIVERSAL WASTE SYSTEM, INC.	ADDRESS	1110 NORWALK BLVD.	CITY	SAN JOSE, CA 95128
	SCALE	1"=30'-0"	PROJECT	UNIVERSAL WASTE SYSTEM, INC.	ADDRESS	1110 NORWALK BLVD.	CITY	SAN JOSE, CA 95128

Furuto Rubio & Associates
 Architecture | Planning | Design
1250 Bush Street, Mountain View, CA 94035 | Tel: 650.961.8720 | Fax: 650.961.8721

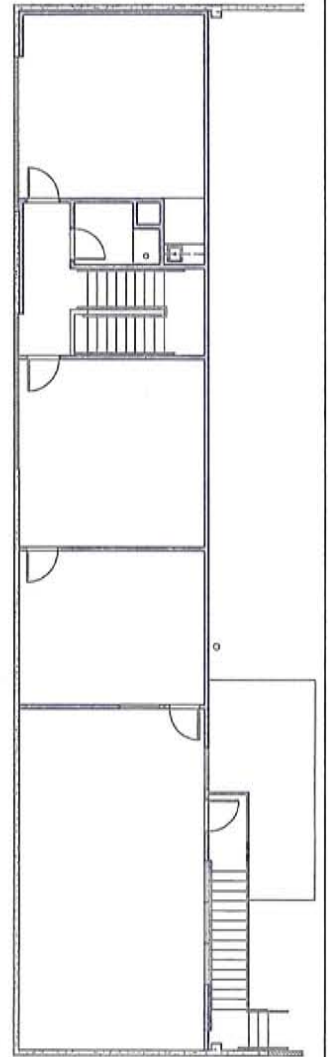
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A-A1	DATE: 03/11		DRAWING TITLE: BUILDING 'A' FLOOR PLAN		REV. DATE: 03/11	REV. DATE: 03/11
	SCALE: 3/32"=1'-0"		JOB TITLE: UNIVERSAL WASTE SYSTEMS, INC.			
	DRAWN BY: TJ		JOB ADDRESS: 5519 KORTVILLE BLVD, SANTA FE SPRING, CA 90670			

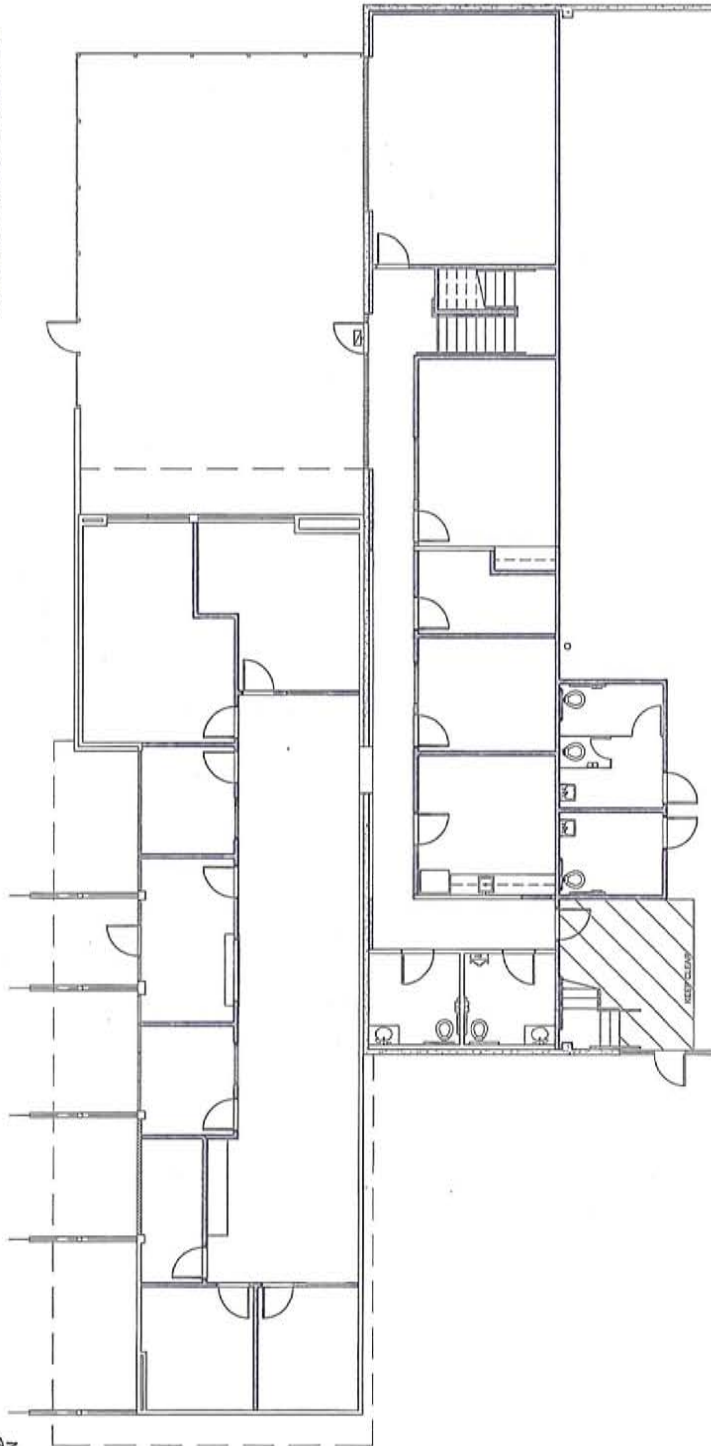
Furuto Rubio & Associates
 Architecture / Planning / Design
 5519 KORTVILLE BLVD, SUITE 100, SANTA FE SPRING, CA 90670
 (714) 941-1111

Universal Waste Systems, Inc. is a registered professional engineering firm in the State of California, License No. 45678. The project is located at 1234 Main Street, San Francisco, CA 94102. The project is a 100,000 sq. ft. building. The project is a 100,000 sq. ft. building.



PROPOSED MEZZANINE FLOOR PLAN

1/8"=1'-0"



PROPOSED 1ST. FLOOR PLAN

1/8"=1'-0"



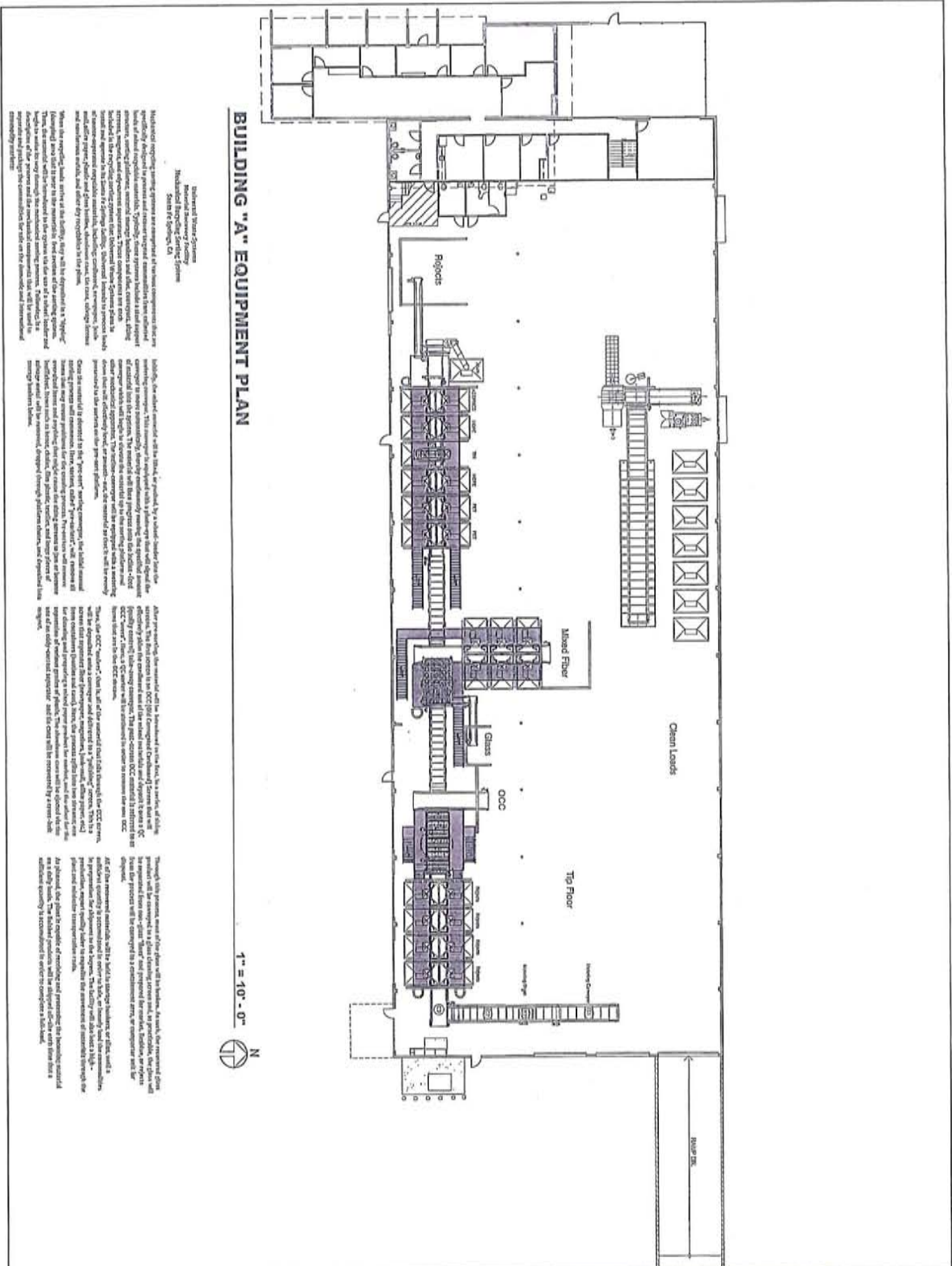
A-A2

DATE	BY	REVISION
02/11/11	JS	PROPOSED 1ST. & MEZZANINE FLOOR PLANS
02/11/11	JS	UNIVERSAL WASTE SYSTEMS INC.
02/11/11	JS	3315 INDUSTRIAL BLVD.
02/11/11	JS	SANTA CLAYTON, CA 94568

NO.	DATE	REVISION
1	02/11/11	PROPOSED 1ST. & MEZZANINE FLOOR PLANS
2	02/11/11	UNIVERSAL WASTE SYSTEMS INC.
3	02/11/11	3315 INDUSTRIAL BLVD.
4	02/11/11	SANTA CLAYTON, CA 94568

Furuto Rubio & Associates
Architecture | Planning | Design
1234 Main Street, San Francisco, CA 94102
415.555.1234

10/10/2013 10:10:10 AM C:\Users\Public\Documents\Building A\A3\A3.dwg



BUILDING "A" EQUIPMENT PLAN

Universal Waste System
Building "A" Equipment Plan
Scale: 1" = 10'-0"

This drawing is a plan view of the building "A" equipment system. It shows the layout of the equipment and the flow of materials. The equipment is shown in a simplified manner, with the most important components labeled. The flow of materials is indicated by arrows. The drawing is a technical representation of the building's equipment layout.

The building "A" equipment system is a complex system that involves the handling of hazardous waste. The equipment is designed to handle the waste in a safe and efficient manner. The drawing shows the layout of the equipment and the flow of materials. The equipment is shown in a simplified manner, with the most important components labeled. The flow of materials is indicated by arrows. The drawing is a technical representation of the building's equipment layout.

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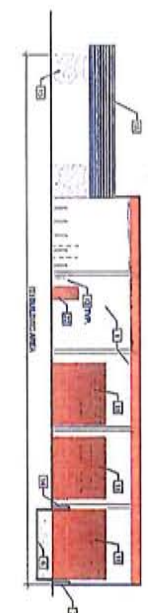
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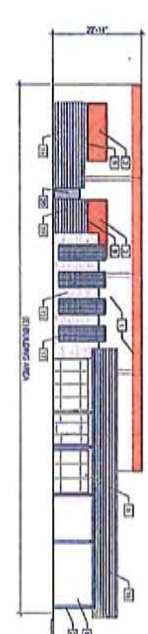
Drawing Title		Building "A" Equipment Plan	
Drawing No.		UNIVERSAL WASTE SYSTEM ENG.	
Drawing Date		01/10/2013	
Drawing By		A-A3	
Drawing Check			
Drawing Appr.			
Drawing Scale		1" = 10'-0"	
Drawing Notes		See notes on sheet A-A1.	

Forinto Rubio & Associates
Architecture • Planning • Design
10100 N. 10th Ave., Suite 100, San Diego, CA 92121
Tel: 619.594.1000 Fax: 619.594.1001

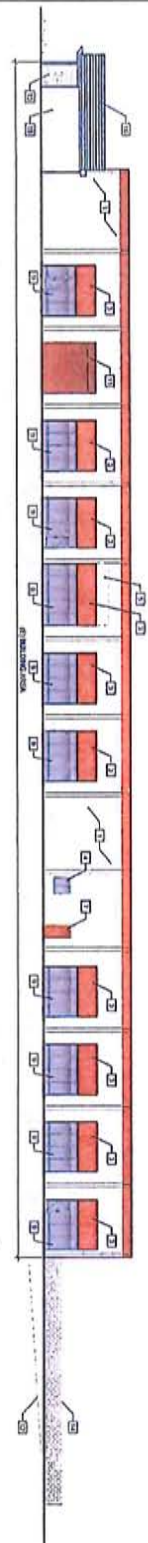
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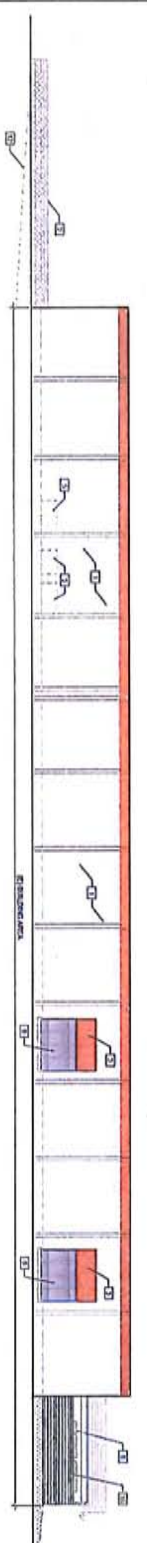
EAST ELEVATION
31'2" x 1'-0"



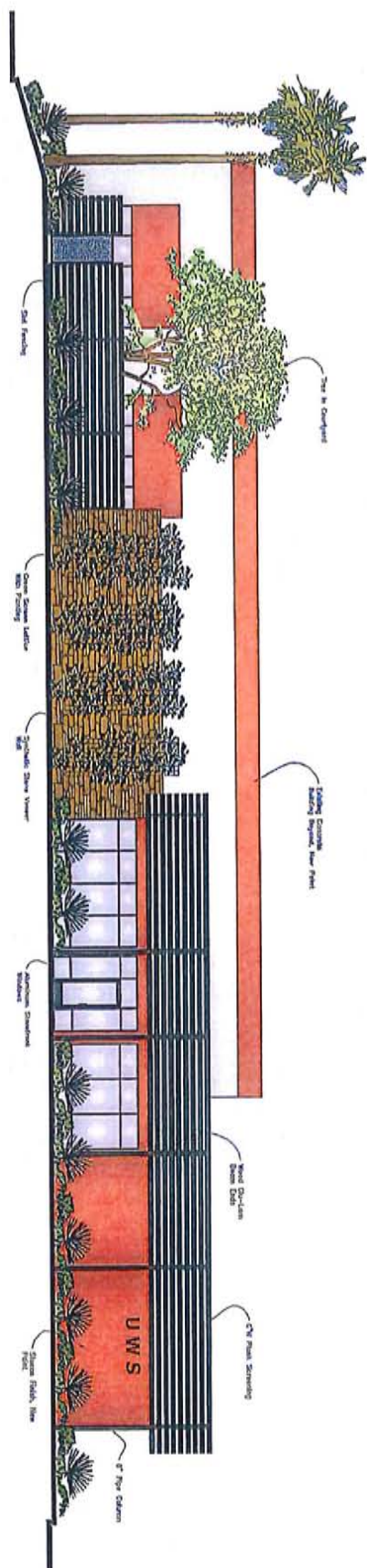
WEST ELEVATION
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SOUTH ELEVATION
31'2" x 1'-0"



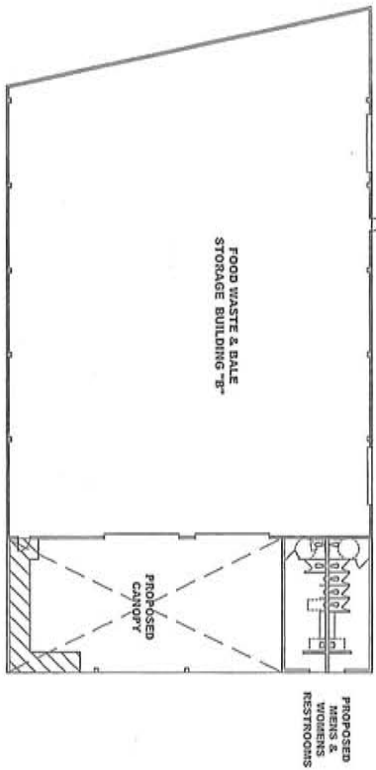
NORTH ELEVATION
31'2" x 1'-0"



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BUILDING "B" FLOOR PLAN

1" = 10' - 0"



A-B1

DATE

STATUS

SCALE

DRAWN BY

PROJECT NAME

ADDRESS

UNIVERSAL WASTE EXTENDING, INC.
5510 HORTONVALE BLVD.
SANTA FE SPRING, CA 90670

NO.

DATE

REVISION

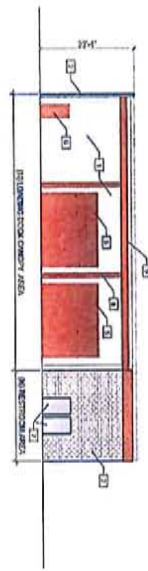
NO.

DATE

REVISION

Farruto Rubio & Associates
Architects | Planning | Design

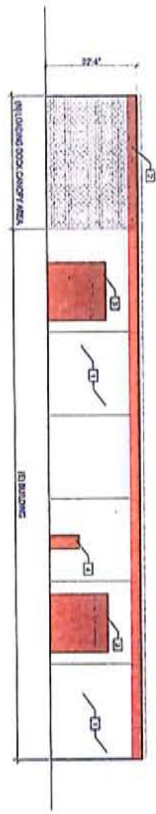
1000 PASEO DE LA MAR, SUITE 200, SAN ANTONIO, TEXAS 78205



EXISTING BLDG. "B" EAST ELEVATION
1'-10'-0"



EXISTING BLDG. "B" SOUTH ELEVATION
1'-10'-0"



EXISTING BLDG. "B" NORTH ELEVATION
1'-10'-0"



EXISTING BLDG. "B" WEST ELEVATION
1'-10'-0"

SYMBOL	DESCRIPTION	DATE
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Furuto Rubio & Associates
Architecture / Planning / Design
1230 10th Street, Modesto, CA 95811 / 202-555-1234 / 202-555-1234

DATE	12/15/11
BY	TL
CHECKED	TL
APPROVED	TL
PROJECT	EXISTING BLDG. CONCRETE AREA
CLIENT	UNIVERSAL WASTE SYSTEM INC.
LOCATION	5515 10TH AVENUE, SANTA FE SPRING, CA 95070
SCALE	1"=10'-0"
DATE	12/15/11
BY	TL
CHECKED	TL
APPROVED	TL
PROJECT	EXISTING BLDG. CONCRETE AREA
CLIENT	UNIVERSAL WASTE SYSTEM INC.
LOCATION	5515 10TH AVENUE, SANTA FE SPRING, CA 95070
SCALE	1"=10'-0"

A-B2

(N) 4 STORY
YEHANES
BUILDING "C"

RAMP UP 200 FEET LONG

FLAT LOADING AREA FOR
65 FEET LONG

FLAT LOADING AREA FOR
65 FEET LONG

BUILDING "C" FLOOR PLAN

$$\underline{1'' = 10' - 0''}$$


A-C1	DATE	DRAWING TITLE	LOG DATE	REVISED	LOG DATE	REVISED	 Furuto Rubio & Associates <i>Architecture Planning Design</i> 1000 N. 10th Street, Suite 200, San Jose, CA 95128 (408) 281-1111
	05/01/12	BUILDING "C" FLOOR PLAN					
	SCALE	NOTES					
	1"=16'10"	UNIVERSAL WASTE SYSTEMS INC.					
	DRAWN BY	PROJECT ADDRESS					
	TJ	1010 NORWALK BLVD. SANTA FE SPRING, CA 92673					

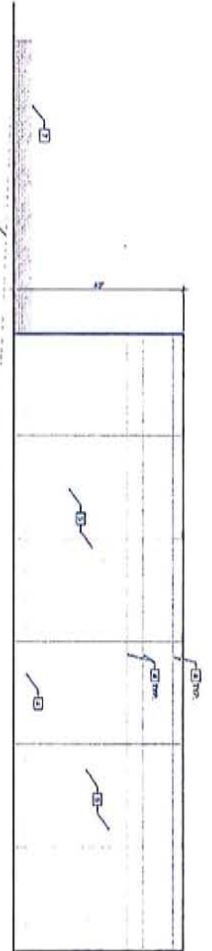
NO.	DESCRIPTION	DATE
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KEYNOTES

1

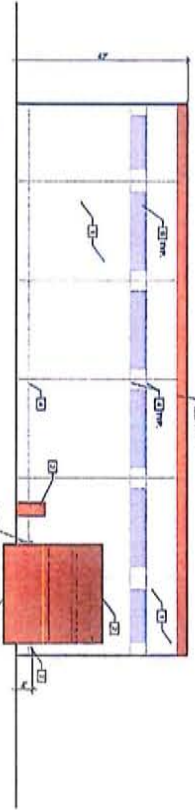
SOUTH ELEVATION

1"=10'-0"



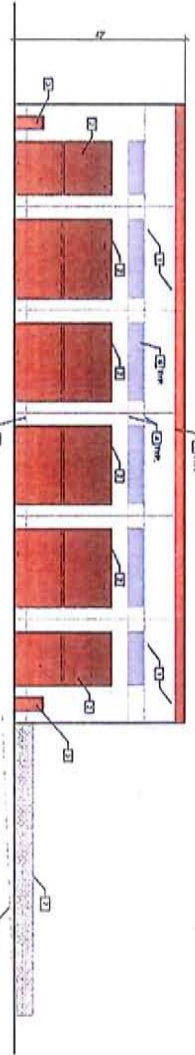
WEST ELEVATION

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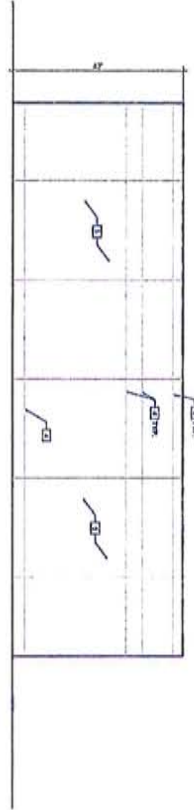
NORTH ELEVATION

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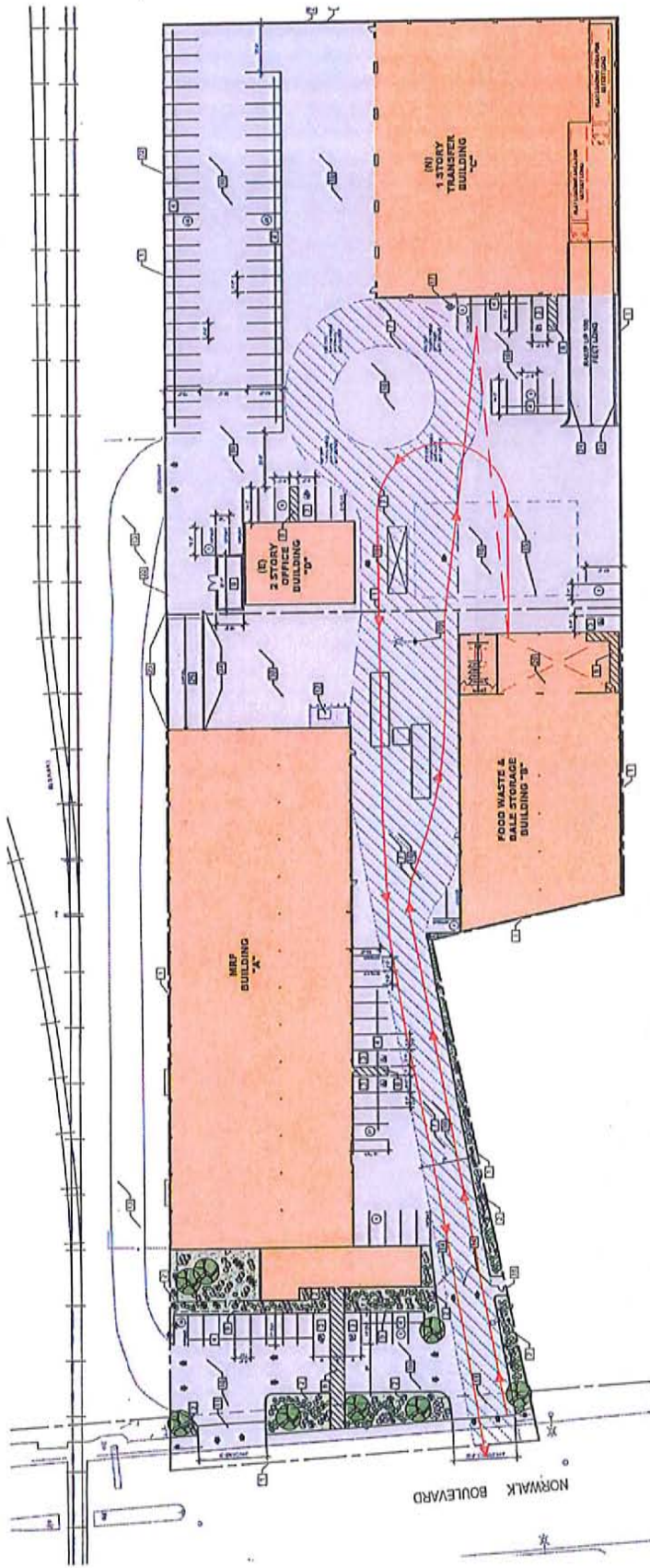
EAST ELEVATION

1"=10'-0"



Furuto Rubio & Associates
Architecture | Planning | Design
1220 Doby Street, Suite 100, Santa Fe, NM 87501 | 505.461.1311 | 505.461.1312 | 505.461.1313

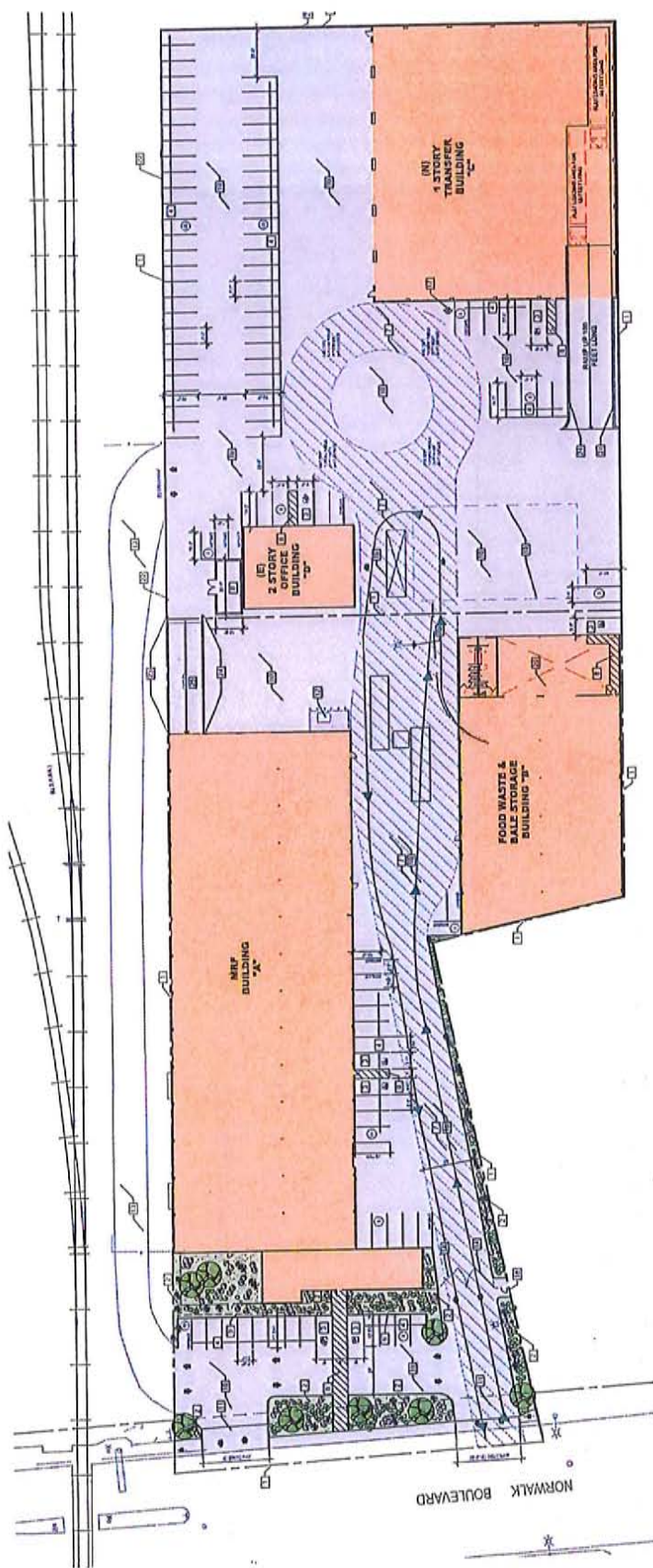
A-C2



LEGEND:



 COMMODITY TRUCKS

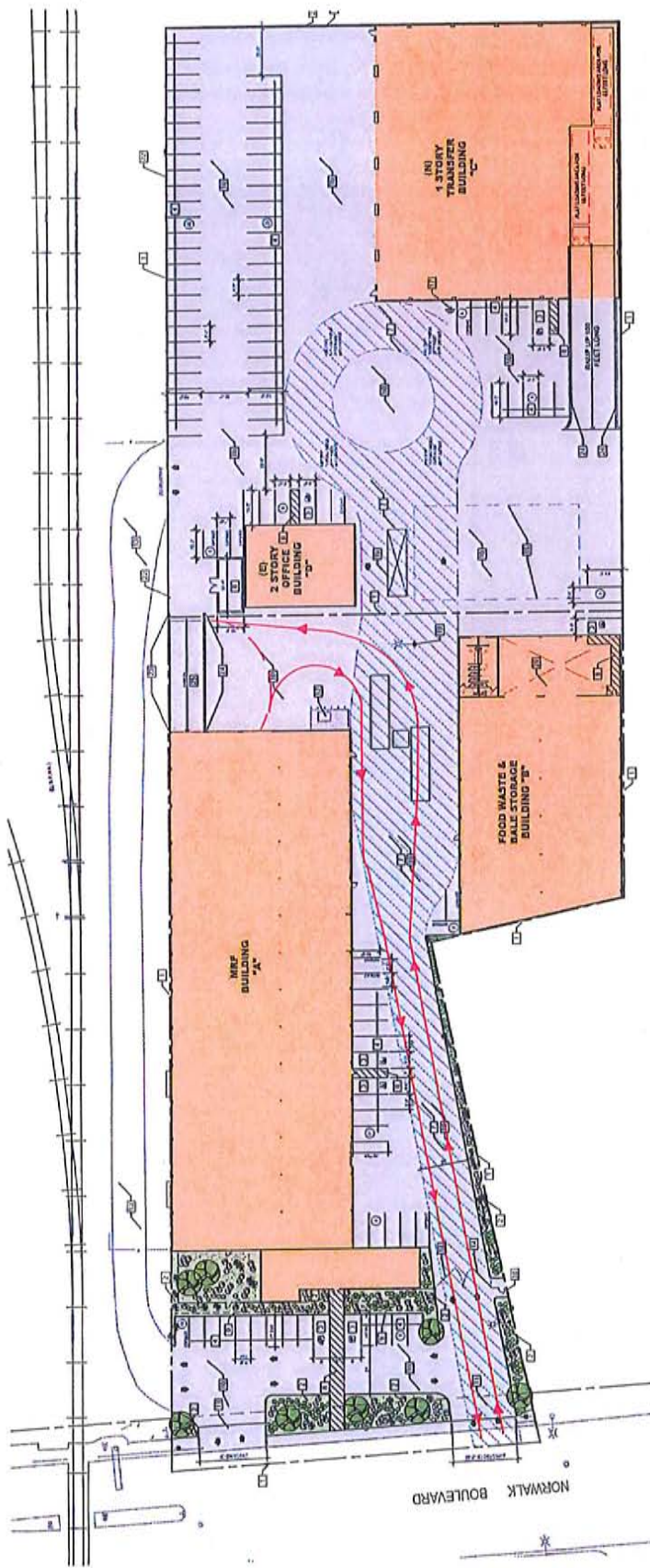


LEGEND:



FOOD WASTE TRUCKS



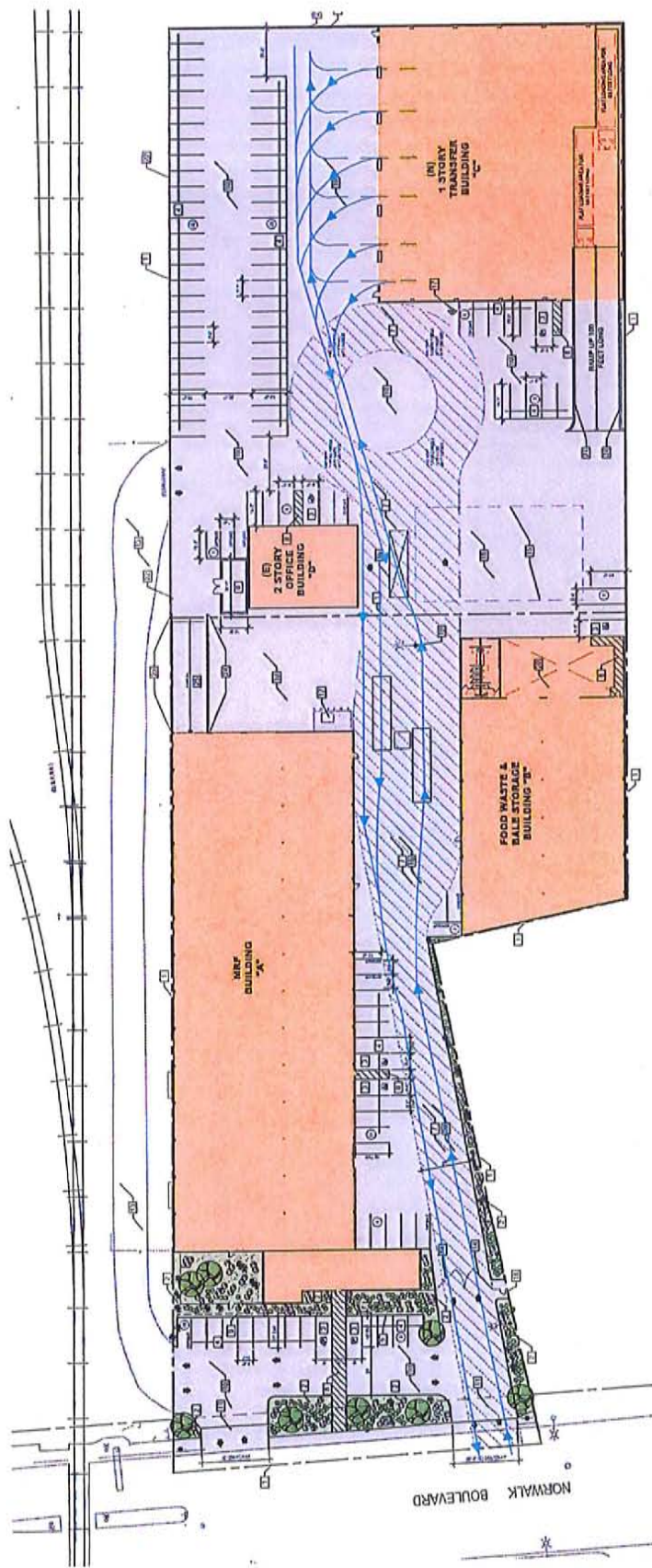


LEGEND:



RECYCLABLES TRUCKS

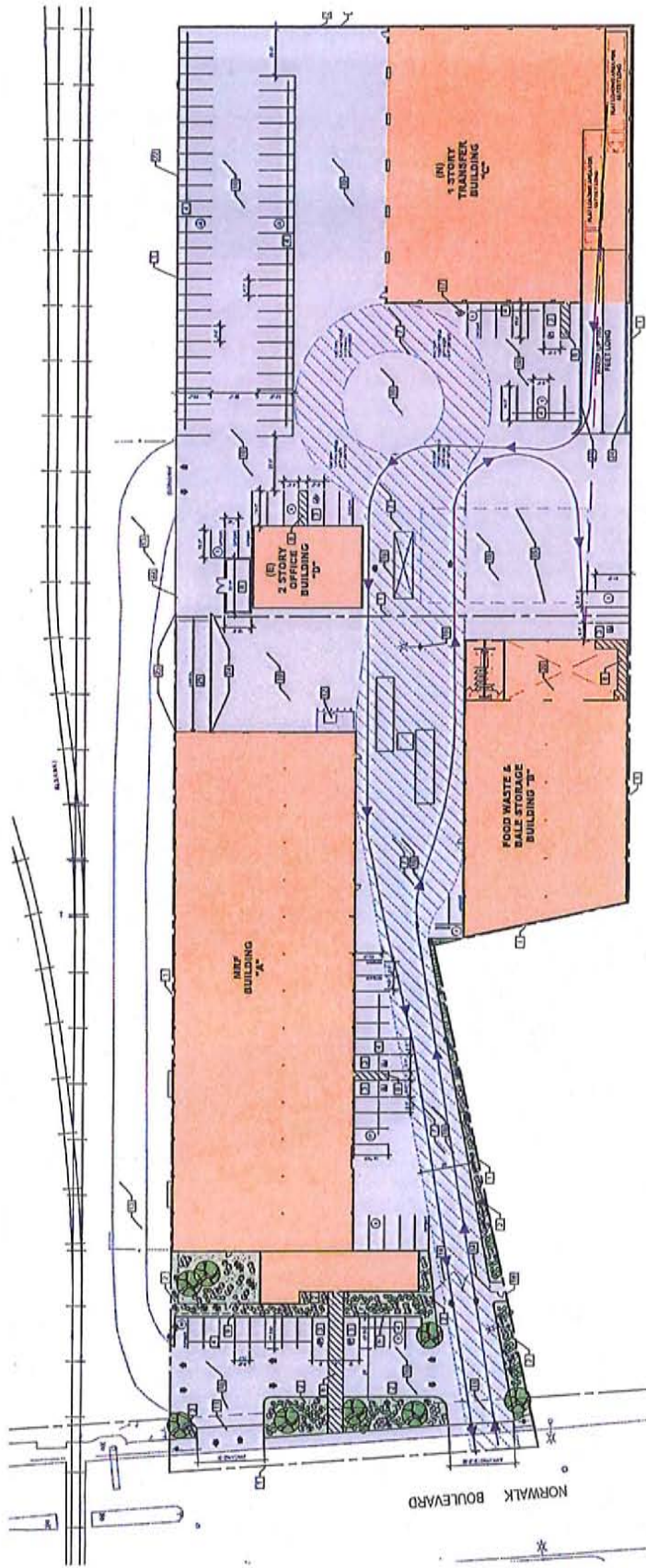




LEGEND:



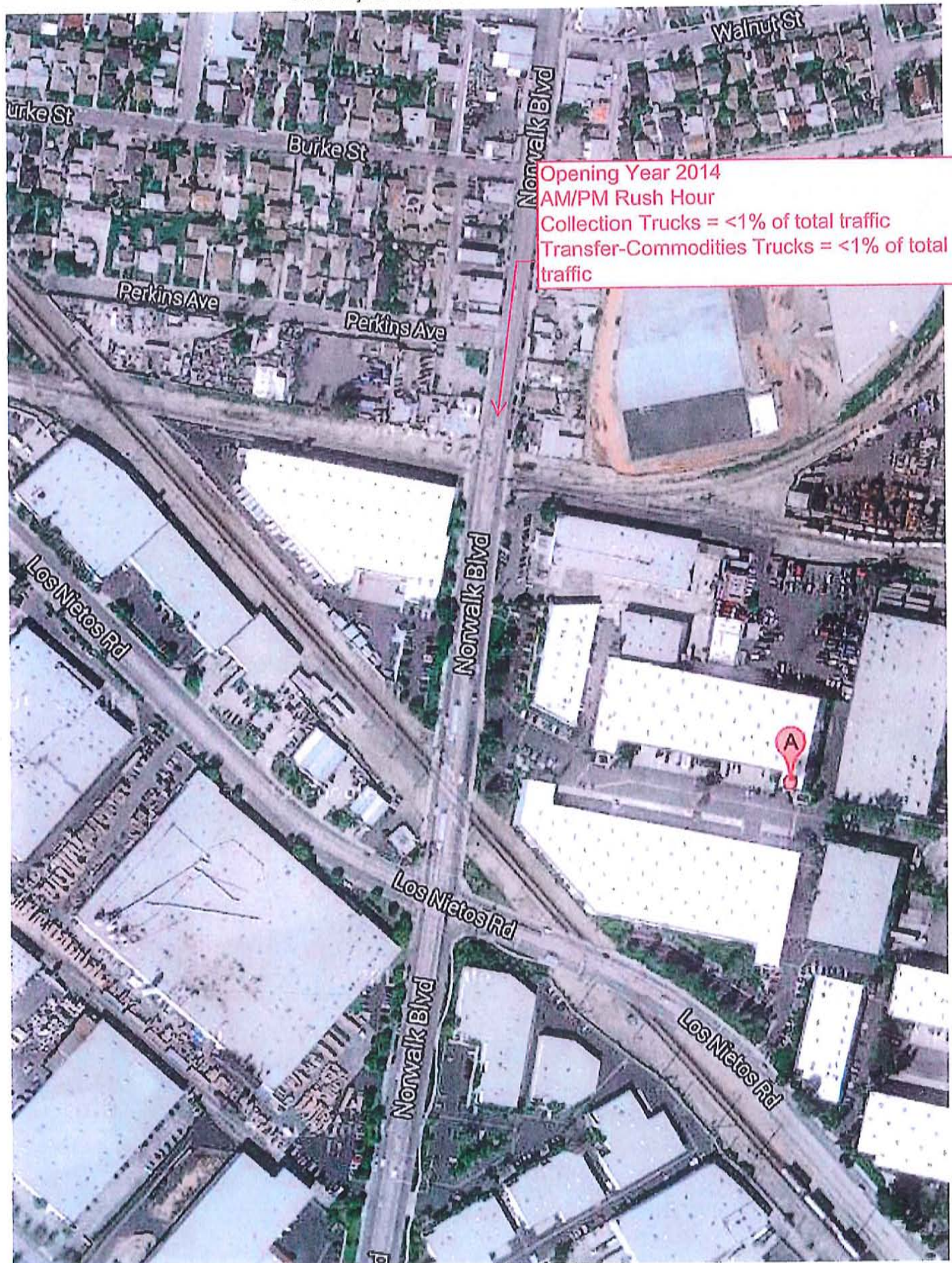
MSW TRUCKS/SELF HAUL



LEGEND:







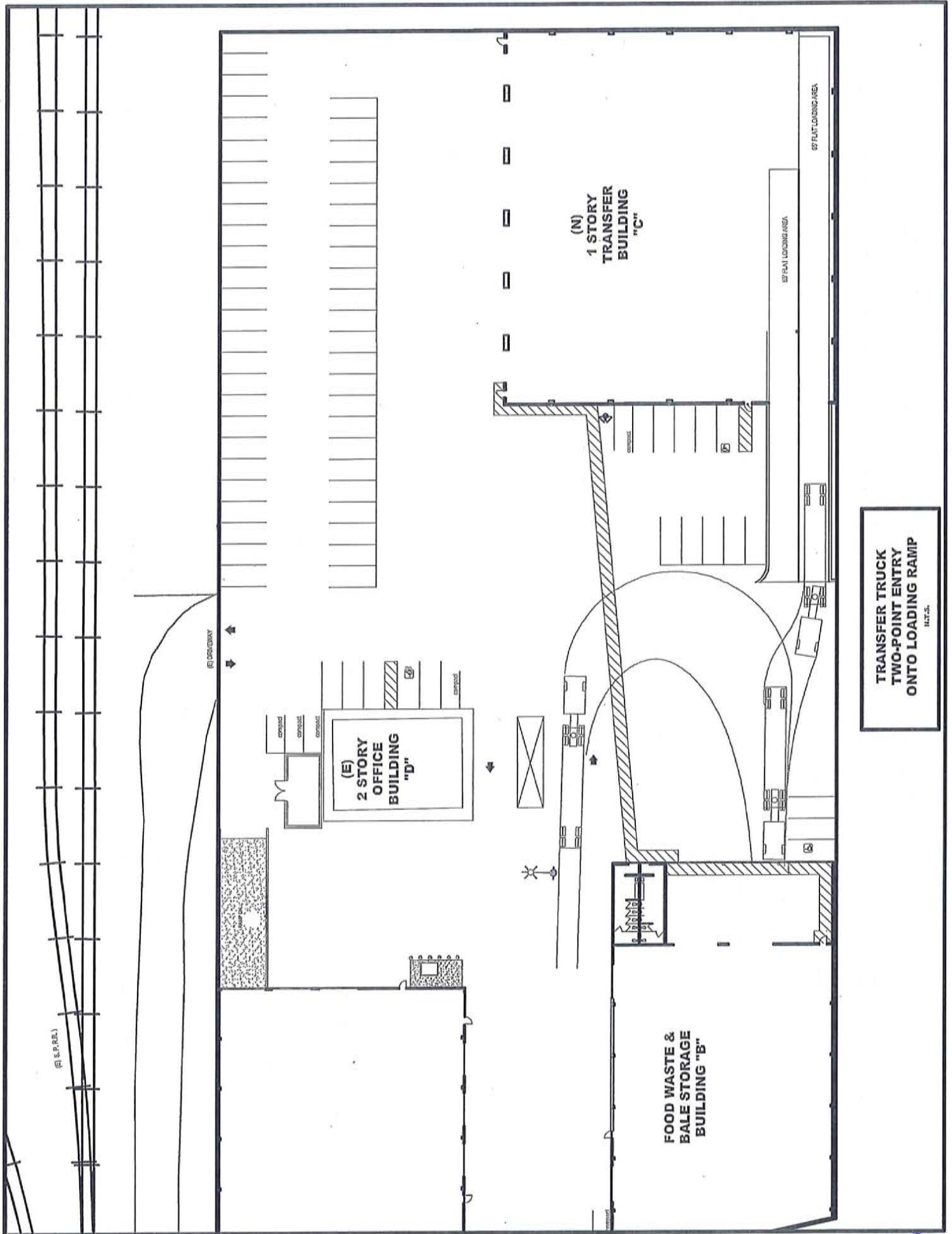
Opening Year 2014

AM/PM Rush Hour

Collection Trucks = <1% of total traffic

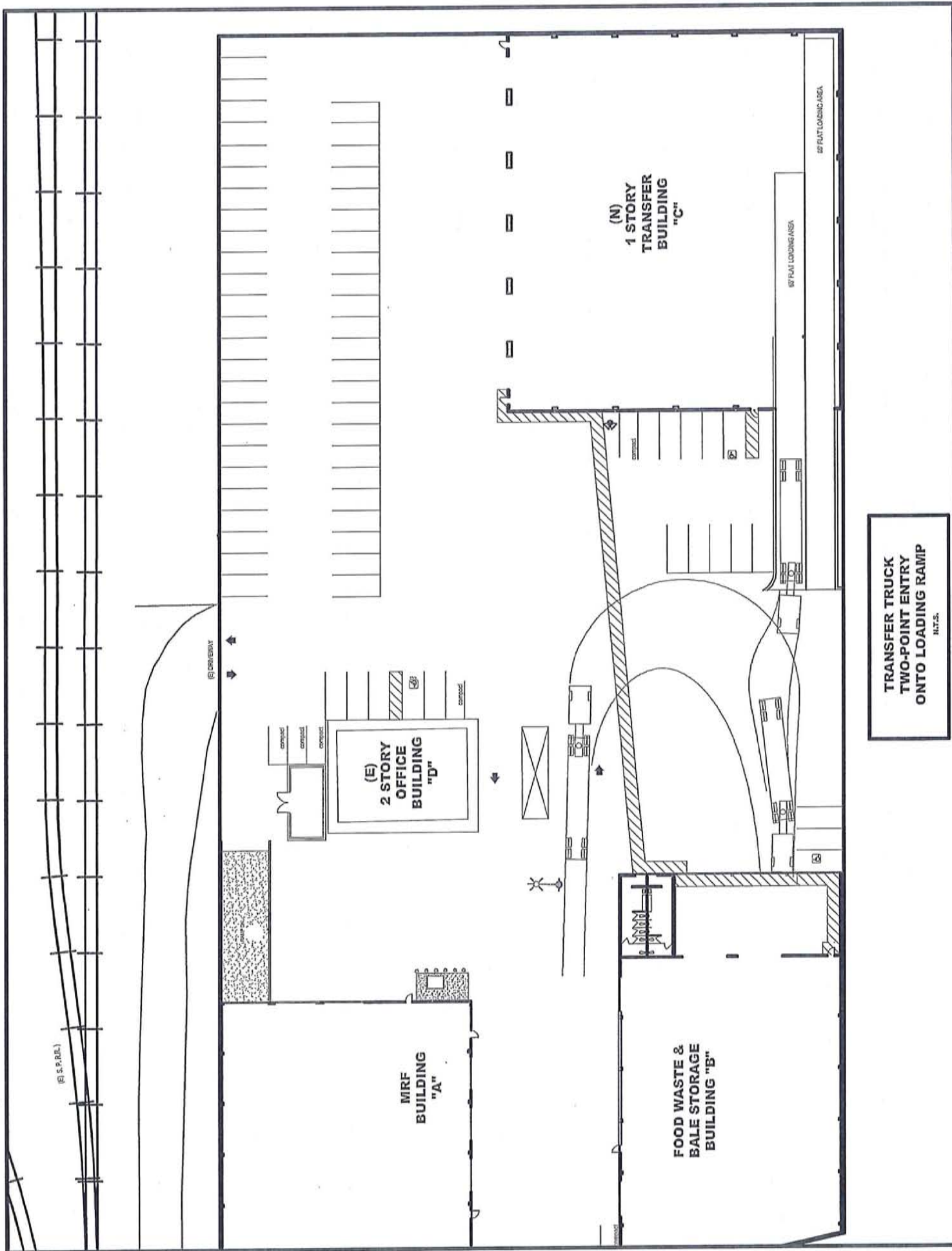
Transfer-Commodities Trucks = <1% of total traffic



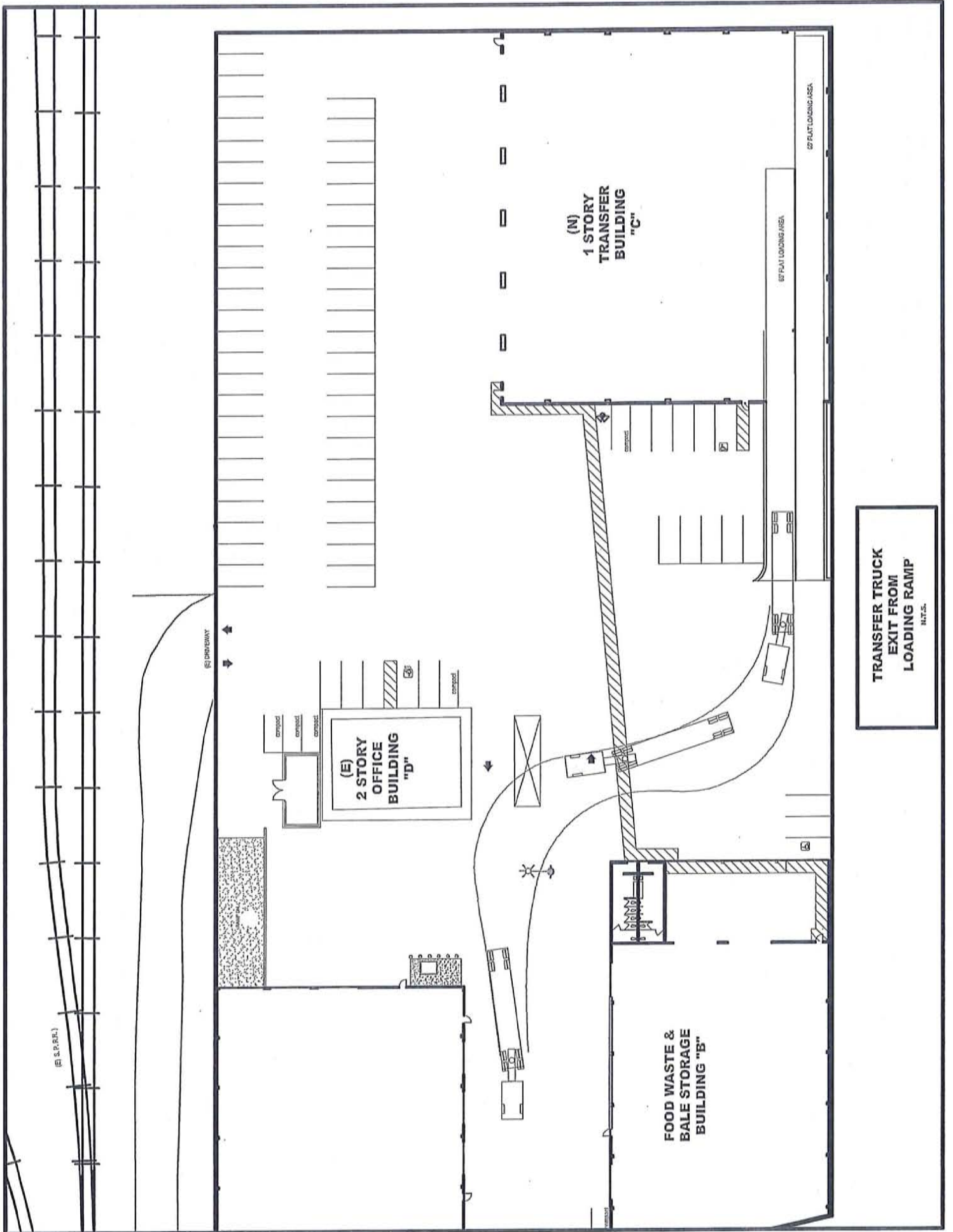


TRANSFER TRUCK
TWO-POINT ENTRY
ONTO LOADING RAMP

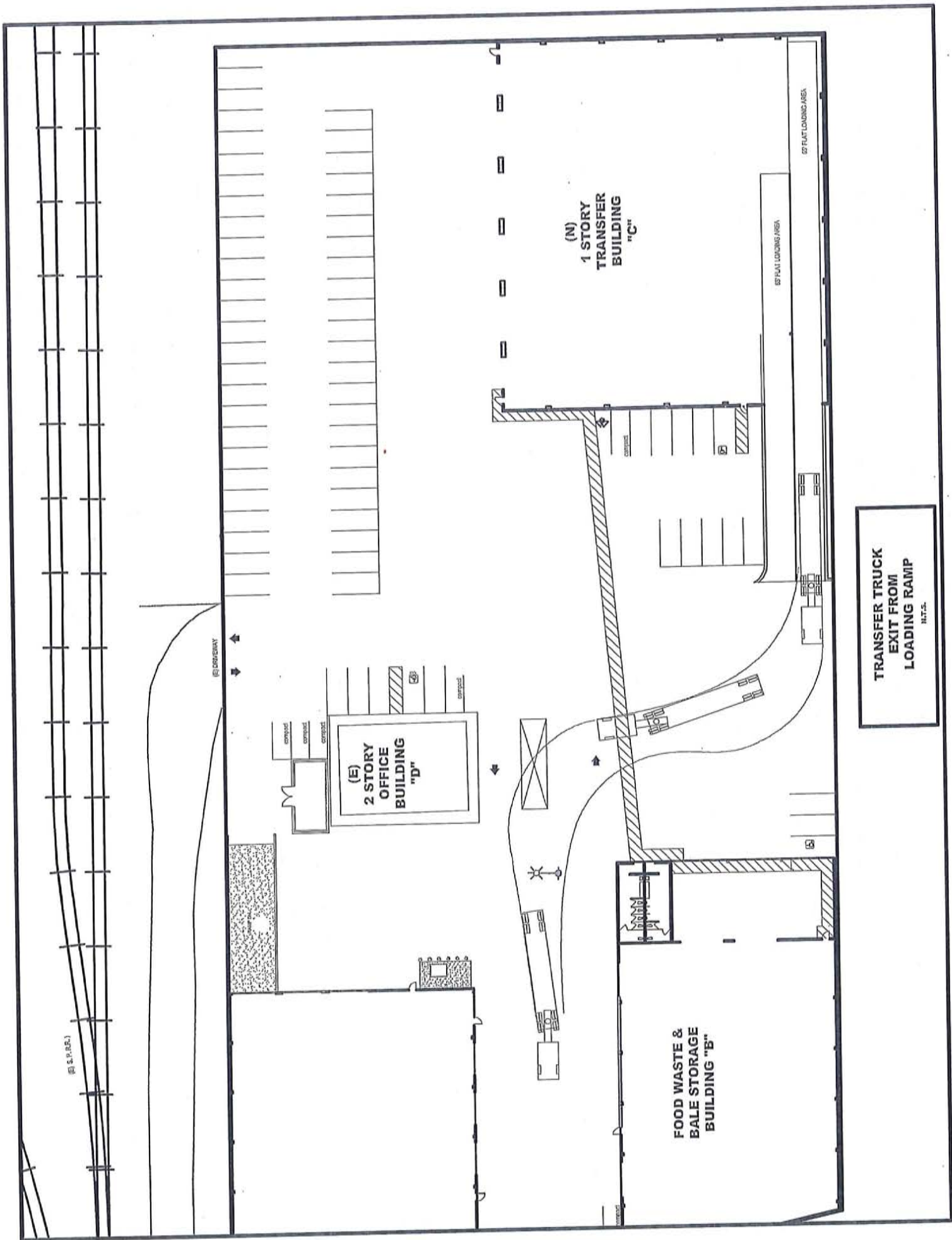
11.7.55



TRANSFER TRUCK
TWO-POINT ENTRY
ONTO LOADING RAMP
N.T.S.



TRANSFER TRUCK
EXIT FROM
LOADING RAMP
N.T.S.



TRANSFER TRUCK
EXIT FROM
LOADING RAMP
N.T.S.

NATURE AND QUANTITY OF WASTES

Waste Types

The following types of materials are accepted at the facility: non-hazardous select commercial loads; clean loads of cardboard; loads of single-stream; comingled, recyclable materials; C&D debris; green waste; food waste; and MSW. No designated special medical or hazardous wastes are accepted at the facility.

Waste Quantities

At maximum capacity, the facility will receive and process 2,500 TPD of material consisting of approximately 1,600 TPD of MSW, C&D debris and green waste; 400 TPD of select commercial loads; 400 TPD of single stream recyclables and 100 TPD of food waste. Calculations substantiating the capacity and throughput of those quantities are contained below.

TYPES AND NUMBERS OF VEHICLES

The following types of vehicles may use the facility:

- Collection trucks delivering select commercial loads, single stream recyclables, food waste, green waste and MSW;
- Roll-off trucks, end-dumps and self-haul vehicles delivering CDI material, green waste, recyclables and MSW;
- Roll-off trucks, tractor trailers end dumps and flat bed trucks removing outgoing commodity materials (for transport to commodities markets or end users);
- Transfer trucks taking outgoing MSW to landfills; and,
- Employee and visitor vehicles;

Table 1 summarizes the anticipated traffic volume at a maximum permit capacity of 2,500 TPD. The types, number and payloads of trucks accessing the facility were estimated using historical data as well as industry standards. The number of trucks will be less at smaller waste volumes. The level of diversion and numbers of recovered commodities trucks versus waste materials trucks will fluctuate based on type and composition of material received.

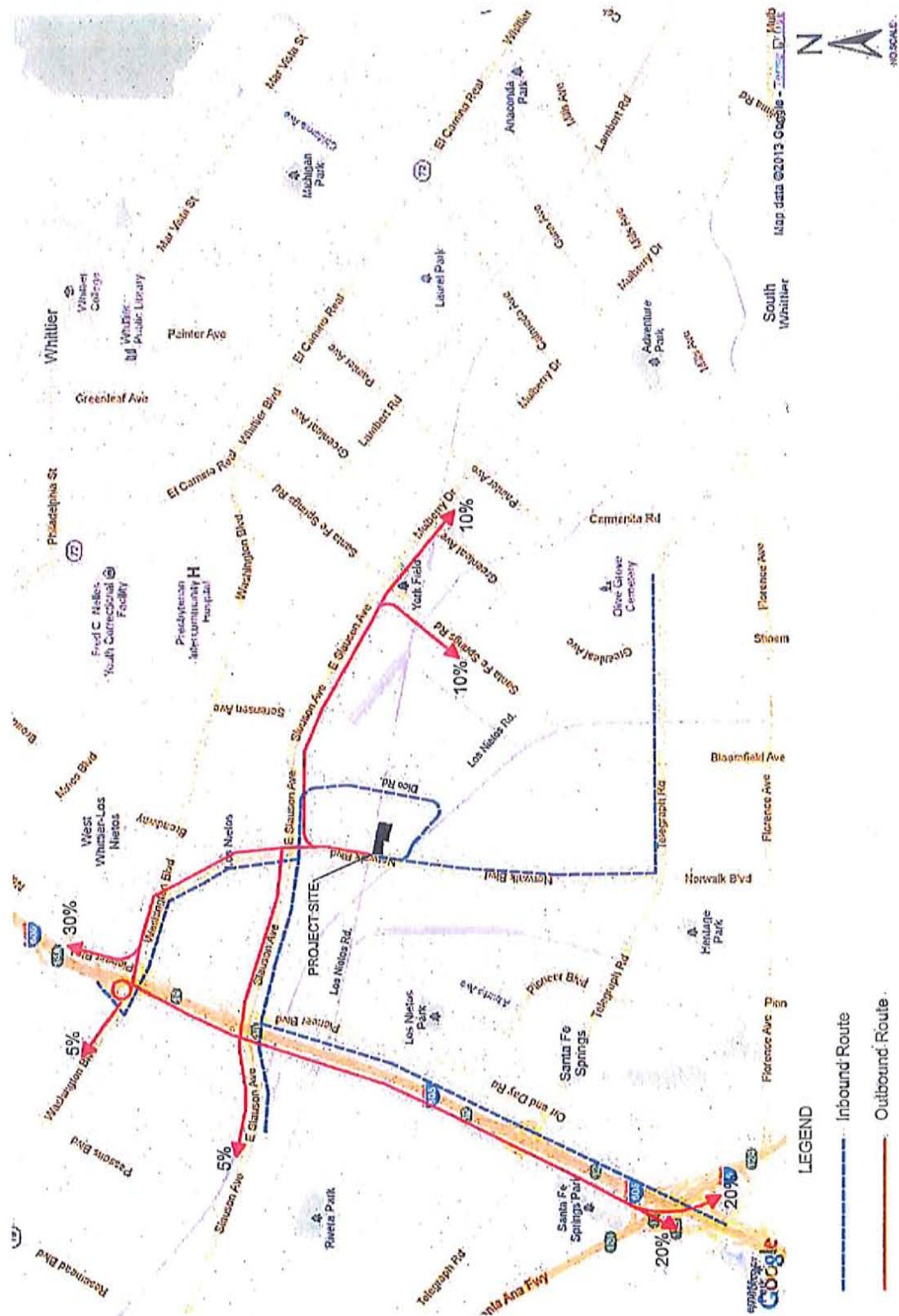
The circulation patterns for each of the vehicles accessing the site are shown in **Figures 1 through 4**. As reflected in circulation patterns for each user group, there are no left turns from southbound Norwalk Boulevard into the project site, and no left-hand turns from the project site onto southbound Norwalk Boulevard.

SELF HAUL AND EMPLOYEE TRIP DISTRIBUTION



FIGURE 1

COLLECTION TRUCKS TRIP DISTRIBUTION



TRANSFER TRUCKS TRIP DISTRIBUTION

FIGURE 2



COMMODITIES TRUCKS TRIP DISTRIBUTION

FIGURE 3

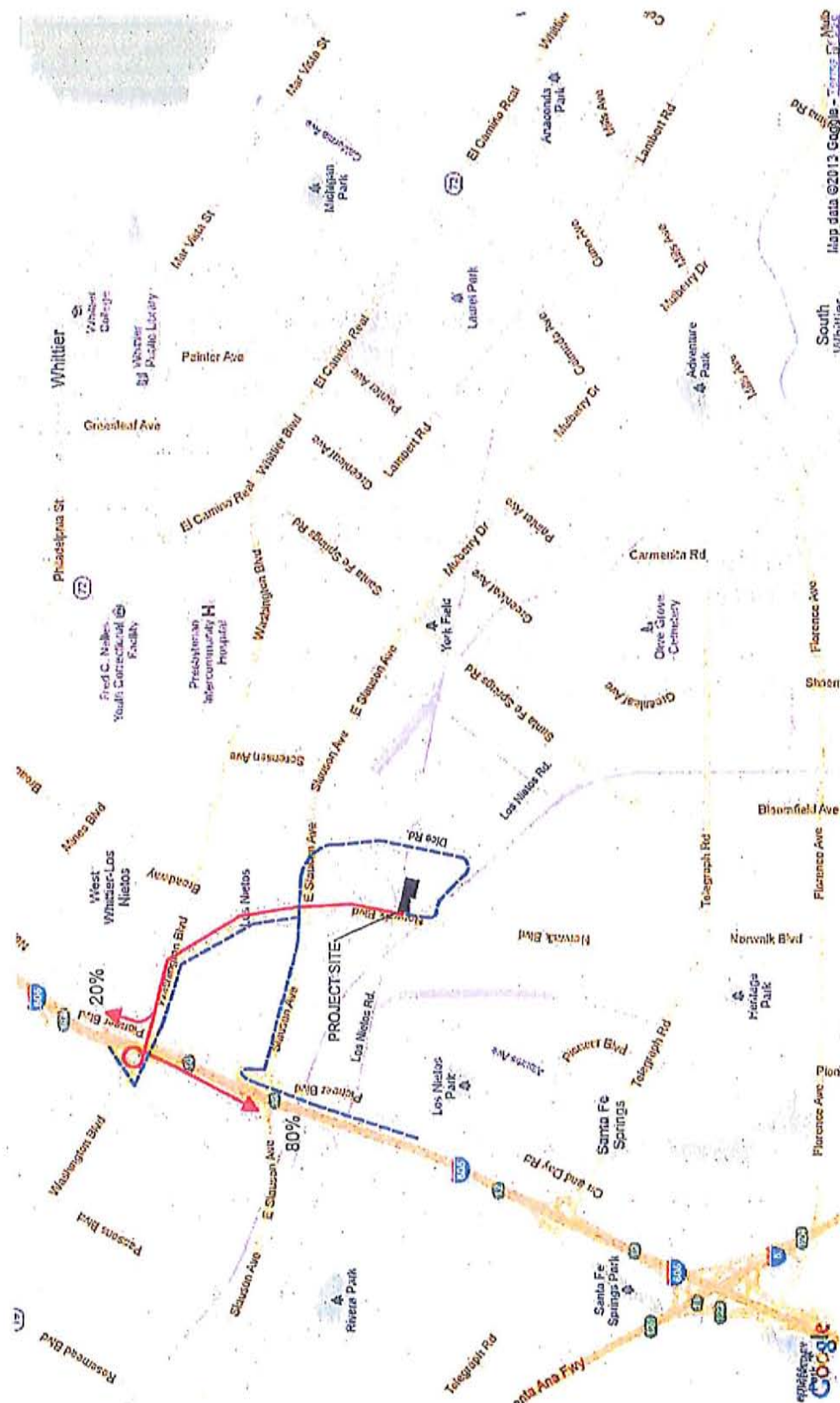


FIGURE 4



TABLE 1
ANTICIPATED PEAK DAILY VEHICLES
(2,500 TPD)

VEHICLE TYPE	TOTAL
Inbound Vehicles	
	303
Collection Trucks/Roll-off Trucks and Dump Trucks (2,420 TPD @ 8 tons/truck)	80
Self-Haul (80 TPD @ 1 ton/vehicle)	
Outbound Vehicles	
	82
Transfer Trucks with MSW (1,880 TPD @ 23 tons/truck)	27
Transfer Trucks with Commodities (620 TPD @ 23 tons/truck)	
Employees	96
Visitors	10
TOTAL VEHICLES PER DAY	598

DESIGN CALCULATIONS

Hours of Operation

The facility will be open to the public from 7:00 AM to 7:00 PM Monday through Saturday. Operations within the facility will be conducted from 6:00 AM to 10:00 PM Monday through Saturday. The facility will be closed on Sundays and some national holidays.

Station Capacity

The purpose of this analysis is to substantiate that the UWS facility can handle the throughput capacity of 2,500 TPD which could include up to 1,600 TPD of MSW, 400 TPD of select commercial waste, 400 TPD of single stream recyclables, and 100 TPD of food waste.

Receiving

At 2,500 TPD of waste material, approximately 383 incoming collection trucks and self-haul vehicles per day will enter the facility over the inbound truck scale. The facility will be open to the public from 7:00 AM to 7:00 PM Monday through Saturday. Operations within the facility will be conducted from 6:00 AM to 10:00 PM Monday through Saturday. The facility will be closed on Sundays and some national holidays.

Each vehicle using the facility can weigh in within one minute. With one incoming scale, the facility could weigh in 60 vehicles per hour, or 720 vehicles per 12 hour operating day. The scale has sufficient capacity to process the anticipated peak hour traffic of 56 vehicles as well as the anticipated daily incoming traffic of 383 vehicles. Most vehicles that are repeat visitors will have their tare weights and I.D. numbers pre-recorded in the scale house computer, facilitating a quick weigh-in, and eliminating the need to weigh out. All new customers and users have their vehicle tare weights entered into the scale software database during their first visit. Should a user operate multiple vehicles, an appointment will be scheduled to tare these vehicles into the system during off or low volume hours.

There is one inbound lane for scale queuing, one inbound by-pass lane for transfer and commodity trucks and one outbound lane (there is an outbound by-pass lane adjacent to the outbound scale for trucks with tare weights on file, but it merges back into the only outbound lane to the Norwalk Bl.). There is approximately 340 feet between the Norwalk Boulevard and the scale, which can accommodate approximately 8 collection trucks, plus one on the scale for a total of 9 collection trucks. If we utilize both inbound lanes, a total of 16 collection trucks could queue plus one on the scale for a total of 17 collection trucks.

Transfer Station Tipping Area

Inside the 20,100 square foot transfer station building there is approximately 10,000 sq. ft. (approximately 70 feet x 143 feet) of tipping area. A 14 foot tall refuse pile, with 1:1 side slopes, would provide enough room to accommodate approximately 3,759 cubic yards (cy) of material on the tipping floor. The tipping floor volume was calculated as follows: $\text{volume} = (A1 + A2 + \sqrt{A1 * A2}) * H/3$. A1 is the area of the base of the pile, A2 is the area of the top of the pile and H is the height of the pile. The calculation is as follows: $10,000 \text{ sq. ft.} + 4,830 \text{ sq. ft.} + 6,950 \times 4.66 = 101,495 \text{ cu. ft.} / 27 = 3,759 \text{ cy}$. At a density of 500 lbs/cy for MSW on the floor and a pile volume of 3,759 cy, approximately 939 tons of MSW material can be stored in the transfer station. An additional 46 tons of material can be stored in two parked transfer trailers for a total transfer station capacity of 985 tons of material. **Figure 5** shows a schematic of the MSW pile. A sufficient amount of MSW can be stored on the tipping floor so that outbound transfer trucks can be scheduled during non-peak hours.

It is extremely unlikely that the daily capacity would ever be exceeded at the facility. However, in emergency conditions that could cause increased demand for transfer and sorting of materials, due to earthquake or other natural disaster, UWS could add work shifts, increase pile heights or divert trucks directly to the landfill long before reaching this ultimate level of storage.

MRF Tipping Area

The MRF tipping area is approximately 8,000 sf. With this tipping area and a 14 foot tall pile, with 1:1 side slopes, there would provide room to accommodate approximately 1,032 cy of material on the tipping floor. Using the same formula found in Section 3.2.3 above, the MRF tipping floor volume was calculated as follows: $8,000 \text{ sf} + 3744 \text{ sq. ft.} + 5,473 \times 4.66 = 27,871 / 27 = 2,972 \text{ cy}$. At a density of 320 lbs/cy for recycled material on the floor and a pile volume of 1,032 cy, approximately 520 tons of recyclable material can be stored in the MRF tipping area. **Figure 6** shows a schematic of the MRF pile.

Food Waste Tipping Area

Inside the 10,605.5 sf food waste processing and bale storage building there are two tipping areas of approximately 1,600 square feet each (40 feet x 40 feet). Each 3 foot tall food waste pile, with 2:1 side slopes, would provide enough room to accommodate approximately 65 cubic yards (cy) of material on the tipping floor. Each tipping floor volume was calculated using the same formula found in Section 3.2.3 above: $1,600 \text{ sq. ft.} + 784 \text{ sq. ft.} + 1,120 \times 1 = 3,504 / 27 = 130 \text{ cy}$. At a density of 1,000 lbs/cy for food waste on the floor and a combined pile volume of 260 cy, approximately 130 tons of food waste material can be stored in the food waste processing facility. **Figure 7** shows a schematic of the food pile.

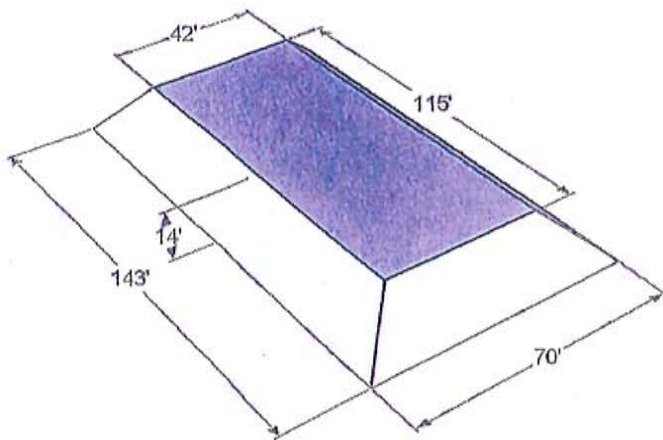


FIGURE 5 – MSW Pile Schematic

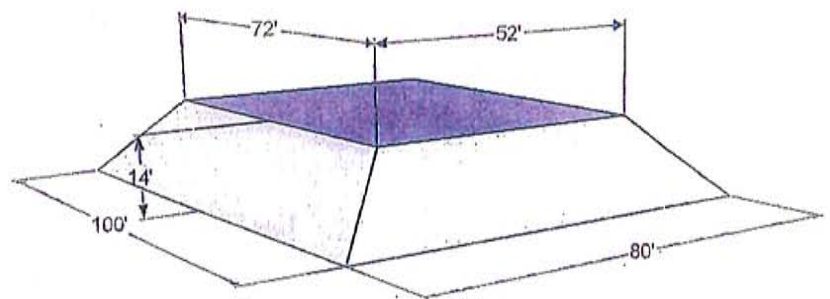


FIGURE 6 –MRF Pile Schematic

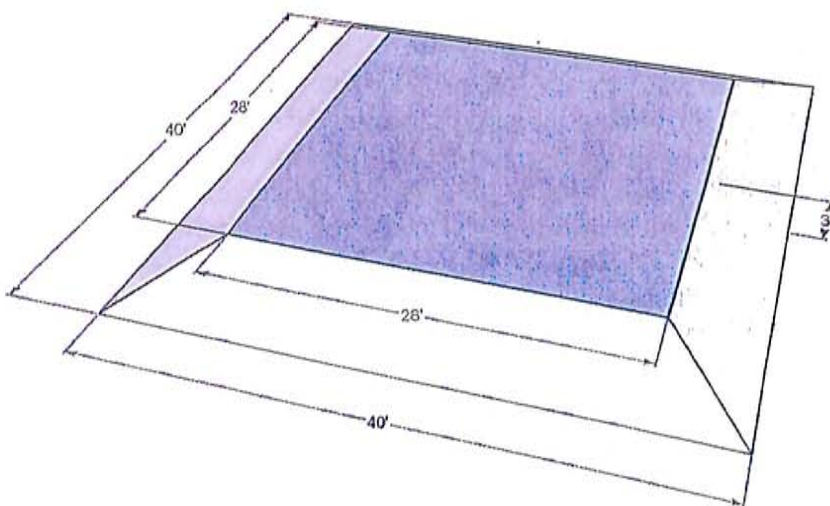


FIGURE 7 –Food Waste Pile Schematic

Transfer Station Processing

The transfer building has been designed to accommodate approximately six vehicles tipping simultaneously. Using an average five-minute tipping time, and room for six vehicles tipping simultaneously, 72 vehicles could unload in a given hour and 864 could unload during a 12 hour operating day. Peak hour traffic for the transfer station is estimated to be approximately 39 vehicles and the daily traffic is estimated to be 270 vehicles. The transfer station tipping areas will therefore be sufficient to accommodate the anticipated peak hour and daily traffic.

Material on the tipping floor will be top loaded into transfer trucks by two loader operators. With two transfer load-out ports, and an average loading time of 12 minutes per truck, a total of ten transfer trucks could be top-loaded per hour. At 23 tons of material capacity per truck, a total of 230 tons of material can be loaded per hour for a total of 2,760 tons per 12 hour processing period. The maximum daily load-out capacity will be sufficient to process the anticipated 1,880 TPD of MSW, green waste, C&D debris, and residuals through the transfer station.

MRF Processing

The MRF tipping area has been designed to accommodate two vehicles tipping simultaneously. Using an average five-minute tipping time, and room for two vehicles tipping simultaneously, 24 vehicles could unload in an hour and 288 could unload during a 12 hour operating day. Peak hour traffic for the MRF is estimated to be approximately 12 vehicles and the daily number of trips is estimated to be 100 vehicles. The MRF tipping area will therefore be sufficient to accommodate the anticipated peak hour and overall daily inbound traffic.

Clean loads of commercial waste paper, cardboard or plastic, estimated at up to approximately 300 TPD will be sent directly to the baler. The baler can process approximately 25 tons per hour of paper or plastic, or approximately 300 tons in 12 hours. Baling of commodities will also be possible during non-receiving hours which will increase the maximum throughput. Approximately 500 tons of select commercial and curbside material will be processed over the sort line which has a capacity of 30 tons per hour. The sort line will need to operate approximately 16 hours per day to process the 500 tons per day of select commercial material anticipated.

It is unlikely that the daily capacity would ever be exceeded. In emergency conditions that could cause the facility capacity to be exceeded (i.e. earthquake or other natural disaster), UWS would likely divert trucks to other area MRFs.

Food Waste Processing

The food waste tipping area has been designed to accommodate two vehicles tipping simultaneously. Using an average five-minute tipping time, and room for two vehicles tipping simultaneously, 24 vehicles could unload in a given hour and 288 could unload in a 12 hour operating period. Peak hour traffic for this portion of the facility is estimated to be approximately two vehicles and the daily number of trips is estimated to be 13 vehicles. The food waste tipping area will therefore be sufficient to accommodate the peak hour traffic.

Traffic

The traffic flow has been designed to reduce cross traffic on-site. The majority of truck traffic will access the facility using major truck arterials, and sufficient truck queuing exists, thereby minimizing impacts on local streets. A traffic study has been completed that shows no significant impact to local traffic circulation.

Storage of Salvaged Materials

Approximately 1,200 bales can be stored on-site, on roughly 5,600 sf of floor area inside Building B as well as under the canopy adjacent to the loading dock. Bale dimensions are roughly 30" high x 42" wide x 60" long, however there are other sized bales onsite. For this calculation, we have assumed that 25% of the space will be reserved for aisles, and the bales can safely be stacked five high. Recyclable material is shipped out on a constant basis, and is staged no longer than 90 days.

The required bale storage area is calculated as follows: **$17.5 \text{ sf/bale} \times 1,200 \text{ bales} \times 1/5 \text{ bales high} \times 1.33 \text{ (for aisles)} = 17.5 \times 1,200 \times 0.2 \times 1.33 = 5,586 \text{ sf required/5,600 sf proposed}$** . In addition, bales can be stored in the MRF Building (Building A).



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2013

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 62

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the M-2, Heavy Manufacturing Zone. (Misa Imports)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
2. Recommend that the City Council approve Alcohol Sales Conditional Use Permit Case No. 62 subject to the Conditions of Approval contained within this report.
3. Recommend that the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 62, subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

BACKGROUND

The applicant, Misa Imports, recently entered into a lease agreement to occupy the 9,829 sq. ft. concrete tilt-up building, located at 9244 Norwalk Boulevard; a five-building development within the southeast corner of Los Nietos Road and Norwalk Boulevard. Misa Imports leased the facility to serve as a storage and distribution warehouse for alcoholic beverages, which includes beer, wine, tequila and distilled spirits. The applicant imports many of its products from France, Italy, and Mexico. The Applicant maintains a website where customers may order merchandise. It should be noted that retail sales will not occur from this location.

The applicant is concurrently applying for a license with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of alcoholic beverages.

In accordance with Section 155.628 of the Zoning Regulations, Misa Imports is applying for an ASCUP to allow the distribution and storage of alcoholic beverages at the above location.

CALLS FOR SERVICE

The site is currently vacant. No calls for service are on file for the location.

ENVIRONMENTAL DOCUMENTS

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

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

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

a. Conformance with parking regulations.

The subject site is part of a multi-building industrial development built in 1986. The development includes five (5) buildings with shared parking and paved access roads. Based on the approved site plan, the property complies with the parking requirements.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with two driveway entries on Norwalk Boulevard; both driveways are commercial type driveways.

c. Hours and days of operation.

The subject location will operate from 8:00am to 5:00pm, Monday – Friday, and

will be closed on weekends.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The subject use is a warehouse activity and will not involve retail sales to the public. Therefore, staff does not believe this use will be incompatible with other land uses or public facilities attended or utilized by minors. The location is approximately two driving miles, or more from Aeolian Elementary, Los Nietos Middle School and St. Paul High School.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The subject use is a warehouse activity and is simply a wholesale distributor. No on-site retail sales or consumption is permitted; therefore, proximity to another alcohol beverage use is not a concern.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other industrial facilities in the area.

h. Control of littering, including litter mitigation measures.

The premises is generally a warehouse with all activity conducted indoors. Staff does not foresee an issue with littering; however, as a standard condition of approval, the Applicant is required to keep the property free of litter and debris.

i. Property maintenance.

The subject property, and the surrounding area, is currently in compliance with the Property Maintenance Ordinance.

j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

The applicant's sales are wholesale; therefore, the negative impacts normally encountered by retail uses involved in alcohol beverage sales are not foreseen at the site. Nevertheless, Staff has generated the attached conditions of

approval to address foreseeable impacts should they become apparent.

SURROUNDING ZONING AND LAND USE

The subject property, as well as the surrounding properties, are within the M-2, Heavy Manufacturing Zone, and developed with warehouse/industrial type buildings.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 1, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of August 7, 2013, Staff has not received any inquiries regarding the proposal.

STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the establishment is in compliance with the City's Codes and Regulations. Based on its findings, staff is recommending approval of an Alcohol Sales Conditional Use Permit subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

CONDITIONS OF APPROVAL

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.

5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be directly sold to the general public from the subject site at any time. Internet and mail orders are exempt from this condition.
7. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
9. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
10. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan that, within sixty (60) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, security cameras, and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

- (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 12. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
 13. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
 14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 15. That this Permit shall be subject to a compliance review in one year, no later than August 22, 2014, to ensure that the alcohol warehouse/distribution activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
 16. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
 17. That ASCUP Case No. 62 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

18. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Application



City of Santa Fe Springs

Location Map

9244 Norwalk Boulevard

Alcohol Sales Conditional Use Permit Case No. 62

City of Santa Fe Springs Department of Police Services

11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854

Supplemental Application for an Alcohol Sales Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: Bassam Assaad

Doing Business As: Misa Imports, Inc

Business Address: 9244 Norwalk Blvd. Santa Fe Springs Phone: 972-235-3834

Mailing Address: 1921 Record Crossing Rd. Dallas, TX 75235

Residence Address: 15415 Leavelley Dallas, TX 75248 Phone: 972-503-3687

<u>5'4"</u>	<u>M</u>	<u>5'11"</u>	<u>192</u>	<u>BROWN</u>	<u>Brown</u>	<u>04/21/1959</u>	<u>Damascus, Syria</u>	<u>10200047</u>
Age	Sex	Ht.	Wt.	Eyes	Hair	Date of Birth	Place of Birth	Drivers Lic. #

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes No

If yes, complete the following:

Court _____ Date _____

Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:

Sami Properties, LLC

1921 Record Crossing Rd

Dallas, Tx 75235

3. Describe the type or nature of the business:

Wholesaler and distributor of wines and spirits

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: Rami Naaman

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) ☒ Yes ☐ No

If yes, complete the following for each business:

Business Name	Address	Dates of Operation	Type of Permit
1. <u>Misc. Imports, Inc.</u>	<u>1921 Recond Cassing Rd Dallas, TX 75235</u>	<u>1999 - Present</u>	
2. <u>Texas Alcoholic Beverage Commission - Wholesaler Permit</u>			
3. _____			
4. _____			

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) ☒ Yes ☐ No

If yes, explain by giving the type of action and name of regulatory agency:

Department of Alcoholic Beverage Control

Applying for Beer and Wine Importer (#9), Distilled Spirits Importer (#12),

Beer and Wine Wholesaler (#17), and Distilled Spirits Wholesaler (#18)

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes ☐ No ☒

If yes, explain: No

8. Will minors be permitted on the premises? (Circle one) Yes ☐ No ☒

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:

Red & White Wines

Distilled Spirits: Tequila / Vodka / Bourbon

10. Give days and hours during which alcohol sales are to be conducted:

Monday - Friday

8:00am - 5:00 pm - No alcohol sales. These are hours of operation.

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes ☐ No ☒

If yes, give location and license number: _____

12. Will there be other activities conducted at your place of business? (Circle one)

If yes, please explain: No

13. Describe any Department of Alcoholic Beverage Control actions now pending:

Applying for 4 different licenses with the ABC: Beer & Wine Importer, Distilled Spirits Importer, Beer & Wine Wholesaler, Distilled Spirits Wholesaler

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

9244 Norwalk Blvd. Santa Fe Springs, CA 90670

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: Sami Properties, LLC

Name: Bassam Assad Phone No. 972-235-3834

Mailing Address: 1921 Record Crossing Rd

Date of Purchase: 6/4/2013

Is this application being filed by the record owner? Yes

(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to file this application:

Name: _____ Phone No. _____

Mailing Address: _____

Describe any easements, covenants or deed restrictions, controlling the use of the property:

The conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.) Wholesaler and distributor of wines and distilled spirits

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.

X

Applicant's Signature

13 June 2013
Date



PUBLIC HEARING

Conditional Use Permit Case No. 737

A request for approval to allow the establishment, operation, and maintenance of a transportation terminal use on property located at 11731-11831 Shoemaker Avenue (APNs: 8026-020-018 & 8026-020-019), in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Chemical Transfer Company, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed transportation terminal use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
2. Find that the proposed transportation terminal use is pursuant to and in furtherance of the existing Program EIR and Final Subsequent EIR for the Consolidated Redevelopment Project; therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
3. Approve CUP 737, subject to a compliance review after one (1) year, to ensure the transportation terminal use is still operating in strict compliance with the conditions of approval as stated within the staff report.

BACKGROUND

The subject site is located on the west side of Shoemaker, approximately 950' north of Sunshine at 11731-11831 Shoemaker Avenue. The site is made up of eight (8) separate parcels totaling approximately 3.67-acres and currently developed with five (5) buildings measuring approximately 11,825 total square feet. The site is dual zoned: the first 300± ft. from Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The subject site is located within the Consolidated Redevelopment Project Area and is also located within a Methane Zone.

In September of 2008, the applicant (Chemical Transfer) obtained approval of a Conditional Use Permit (CUP 685) to allow the establishment, operation, and

maintenance of a transportation terminal at 11910 Greenstone Avenue (immediately southwest of the subject site). Based on the original approval, the storage capacity was limited to a maximum of 15 trucks and 40 empty trailers. The transportation terminal on Greenstone Avenue is now nearing capacity so the applicant has been looking for opportunities to expand the existing terminal. Coincidentally, the subject site, which is immediately adjacent to the existing terminal on Greenstone Avenue, became available. The applicant purchased the site with the intent of using the rear portion as overflow parking for their terminal.

Since a transportation terminal is a conditional use activity in the M-2 zone, Chemical Transfer has therefore submitted an application for a CUP to allow the establishment, operation and maintenance of a transportation facility on the rear .81-acre portion of the subject site (APNs: 8026-020-018 & 8026-020-019 – see *attached aerial photo*). Although the new terminal is on a separate site and will have a separate CUP, it should be noted that Chemical Transfer is planning to use it as an extension of their existing transportation terminal.

PROJECT DESCRIPTION

Company Background

Chemical Transfer Company Inc. has been in business since 1976. The company hauls bulk liquid products (resins, latex, and water treatment plant solutions). They currently have three (3) transportation terminals: one terminal in Stockton, California; one in Portland, Oregon; and one in Santa Fe Springs, California. In an effort to expand the existing terminal, Chemical Transfer recently purchased the subject site and is planning to utilize the rear portion (APNs: 8026-020-018 & 8026-020-019) as an extension of their existing transportation terminal on Greenstone Avenue. Said area contains two (2) parcels totaling approximately 35,420 sq. ft. (.81-acres) and was developed with a dilapidated shed that Chemical transfer had recently demolished to provide room for 18 oversized parking stalls for the storage of trucks and/or empty trailers.

Proposed Improvements

To ensure trucks do not track dirt and debris onto the adjacent street, Chemical Transfer is planning to chip seal the entire area where the trucks and/or empty trailers will be parked and thereafter stripe the property as shown in the proposed site plan. Chip seal is a surface treatment in which the ground is sprayed with asphalt (generally emulsified – liquid) and then immediately covered with aggregate and rolled, thus preventing the tracking of materials from the property. Chemical Transfer has used this process at their other facilities with excellent results. It should be noted that the applicant is also planning to install a 10' high cyclone fence with grey slats approximately 170' setback from Shoemaker Avenue. Said screen will help conceal the truck storage area and ensure that trucking activity will not be visible from Shoemaker Avenue.

As with the existing site on Greenstone Avenue, trucks will be departing and arriving throughout the day and night, seven (7) days a week as they have no set schedule. However, at no time will all trucks arrive or depart at the same time. Although the company hauls bulk liquid products, it should also be noted that there will be no storage of hazardous materials on-site. Residual material inside the trailer, if any, will consist of only adhesive and cleaning compounds. Additionally, although the subject site fronts onto Shoemaker Avenue, ingress and egress will be limited to Greenstone Avenue. The two existing driveways along Shoemaker Avenue will only be utilized for Fire Department access only. The new terminal will be accessed through the existing northerly alley or from the existing terminal on Greenstone Avenue which will have a new 30' wide opening between the two sites.

Details of Proposed Use

As mentioned previously, Chemical Transfer is proposing to utilize the rear portion (APNs: 8026-020-018 & 8026-020-019) of the subject site as overflow parking for their existing transportation terminal on Greenstone Avenue which currently has the capacity for 10-15 trucks and 30-40 trailers. The subject property will provide an additional 18 oversized parking stalls for the storage of trucks and/or empty trailers.

Although the company hauls bulk liquid products, it should be noted that there will be no storage of hazardous materials on the subject site. Residual material inside the trailers, if any, will consist of only adhesive and cleaning compounds.

It should also be noted that, similar to their existing facility on Greenstone Avenue, trucks will be departing and arriving throughout the day and night, seven days a week as they have no set schedule. However, at no time will all trucks arrive or depart at the same time.

ZONING CODE REQUIREMENT

The City's Zoning Regulations requires that transportation facilities first obtain approval of a Conditional Use Permit (CUP) prior to commencement of such activities (*see Section 155.656 below*).

City of Santa Fe Springs – Zoning Regulations

Section 155.656 – Trucking; Transit and Transportation Facilities.

- (A) ***A conditional use permit shall be required for the establishment or enlargement of any trucking, transit or transportation facility, including facilities for repair and storage, except where such uses are listed as permitted uses in this chapter and except where such uses are incidental to a permitted use, servicing only such permitted use and located on the same premises as such permitted use.***

As mentioned previously, the transportation terminal activities will occupy on an approximately .81-acre area, thus Chemical Transfer Company, Inc., is therefore

requesting approval of the subject CUP to allow the establishment, operation, and maintenance of a transportation terminal use on the subject site.

STREETS AND HIGHWAYS

The subject site is located on the west side of Shoemaker Avenue, approximately 700' north of Sunshine Avenue at 11731-11831 Shoemaker Avenue. Shoemaker Avenue is classified as a Secondary Highway within the Circulation Element of the City's General Plan. Sunshine Avenue is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of industrial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	11688 Greenstone Avenue – Vacant/Not Yet Occupied (New Concrete Tilt-Up Building)
South	M-2, Heavy Manufacturing	Industrial	11910 Greenstone Avenue – Chemical Transfer Company/Rod's Truck Repair (Transportation Terminal/Truck Repair)
East	M-2, Heavy Manufacturing	Industrial	11831 Shoemaker Avenue – Roadway Construction Services (Contractor's Shop);
West	M-2, Heavy Manufacturing	Industrial	11808 Greenstone Avenue – Chuck's Rooter and Plumbing (Contractor's Shop)

ENVIRONMENTAL DOCUMENTS

Because the proposed project is located within the Consolidated Redevelopment Project Area for which an Environmental Impact Report (EIR) and Final Subsequent EIR was previously prepared as required by law, further environmental documents are not required if it is determined that the operation and maintenance of the proposed transportation terminal use is:

1. Pursuant to and in furtherance of the adopted Redevelopment Plan;
2. Within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan; and
3. That no new significant effects would occur.

Staff finds that the proposed transportation terminal use meets the aforementioned criteria. Although the proposed use will potentially allow up to 18 additional empty trucks and/or trailers, the additional truck traffic is viewed as insignificant. In a 24-hour period, the additional truck traffic is less than 1 truck per hour (.75/hr). Additionally, the proposed truck terminal is serving as overflow parking for an

existing transportation terminal (also operated by Chemical Transfer) that is immediately adjacent to the subject property. It is unlikely that all 18 spaces will be constantly utilized since Chemical Transfer is only planning to use the subject property when the existing terminal is full. Staff therefore finds that the proposed transportation terminal use would still be within the scope of the Program EIR and Final Subsequent EIR; consequently, no further environmental documents are required.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed conditional use permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on Thursday, August 1, 2013. On the same day, the legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center as required by the State Zoning and Development Laws and the City's Zoning Regulations.

As of August 7, 2013, Staff has received only one inquiry regarding the proposal. It was a phone inquiry from a resident located northeast of the subject property. The property owner was simply seeking additional details and did not express any objection to the proposed use.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.656 of the Zoning Regulations, states that trucking, transit, and transportation facilities shall be allowed only after a valid conditional use permit has first been obtained.

Additionally, the Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit. The reasons for the findings are as follows:

1. That the proposed transportation terminal use will not be detrimental to persons or property in the immediate vicinity for the following reasons:

Staff finds that the proposed use will not be detrimental for the following reasons:

- The subject property is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A transportation terminal use would be consistent with the current zoning and land use designation.
- Chemical Transfer is proposing to park up to 18 trucks and/or empty trailers on the subject property. As evident in the site plan, the site may accommodate the proposed quantities and still maintain adequate on-site circulation. Furthermore, ingress and egress from Shoemaker is limited to only Fire and other emergency vehicles.
- Chemical Transfer is planning to chip seal the entire area where the trucks and/or empty trailers will be parked to ensure trucks do not track dirt and/or debris onto the adjacent street.
- Although the company hauls bulk liquid products, conditions (#12 and #25) are in place to ensure that there will be no storage of hazardous materials in the trailer and/or on the subject site.
- As noted in condition #23, the subject transportation terminal use is strictly limited to the rear .81-acre portion of the subject site (APNs: 8026-020-018 & 8026-020-019). Nevertheless, as recommended by staff, the applicant is planning to install a 10' high cyclone fence with grey slats approximately 170' setback from Shoemaker Avenue. Said screen will help conceal the truck storage area and ensure that trucking activity will not be visible from Shoemaker Avenue.

2. That the proposed transportation terminal use has been designed to preserve the general appearance and welfare of the community for the following reasons:

Staff finds that the general appearance and welfare of the community will be preserved for the following reasons:

- Chemical Transfer is planning to chip seal the entire area where the trucks and/or empty trailers will be parked to ensure trucks do not track dirt and/or debris onto the adjacent street.
- There is adequate yard space to accommodate the proposed truck and

trailer storage quantities and still maintain adequate on-site circulation.

- The subject transportation terminal use is strictly limited to the rear .81-acre portion of the subject site (APNs: 8026-020-018 & 8026-020-019). Nevertheless, as recommended by staff, the applicant is planning to install a 10' high cyclone fence with grey slats approximately 170' setback from Shoemaker Avenue. Said screen will help conceal the truck storage area and ensure that trucking activity will not be visible from Shoemaker Avenue.

STAFF CONSIDERATIONS:

For the reasons mentioned, staff finds that if the proposed transportation terminal use operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is therefore recommending that an initial one (1) year approval be granted, subject to a compliance review after one (1) year to ensure the transportation terminal use is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
2. A reciprocal access easement Agreement for the alley way between Greenstone Avenue and Shoemaker Avenue covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
3. 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.
4. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.

5. That upon completion of any public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
6. 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 infiltrate 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.
7. The owner and/or developer shall remove and thereafter re-construct a twenty foot portland cement concrete driveway and drive approach located on Greenstone Avenue at the Alley to the City Standard.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3716)

8. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
9. That the applicant shall maintain a standard aisle width for onsite emergency vehicle maneuvering of 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.
10. That the applicant shall ensure that all entry gates and doors shall be equipped with Knox boxes or Knox key switches for power-activated gates.

11. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

12. That no vehicles or trailers on-site, either in transit or storage, may contain any RCRA or non-RCRA hazardous waste or industrial waste at any time.
13. That the owner/operator shall not wash the exterior or interior of any trailer on-site.
14. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rouse at x3319)

15. That the applicant shall submit to the Department of Police Services, for review and approval, a lighting (photometric) and security site plan. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, new exterior lighting shall be designed and installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than thirty (30) days from the date of approval by the Planning Commission. All lighting shall be fully operational per the approved plan prior to the commencement of subject transportation terminal use.
16. That the applicant 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.

17. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
18. That the subject site 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.
19. That the applicant shall not allow their vehicles/trucks to queue on the streets, use streets as a waiting area, or to backup onto the street from the subject property.
20. That adequate lighting shall be provided throughout the site.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

21. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
22. 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, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Cuong Nguyen 562.868-0511 x7359)**

23. That the subject transportation terminal use is strictly limited to the rear .81-acre portion of the subject site (APNs: 8026-020-018 & 8026-020-019).
24. That a maximum of 18 trucks and/or empty trailers shall be parked on the subject site at any given time.

25. That residual material inside the trailers, if any, shall only consist of adhesive and cleaning compounds.
26. That all vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
27. That any new fences, walls, gates and similar improvements on the subject site shall be subject to the approval of the Fire Department and the Department of Planning and Development.
28. That the proposed transportation terminal shall otherwise be substantially in accordance with the plot plan submitted by the applicant and on file with the case.
29. That any addition or alteration to the use of the site, other than what has been outlined in the staff report, shall require approval by the Planning Commission for an amendment to the subject Conditional Use Permit.
30. That the subject truck parking area shall not be subleased, sublet, rented or otherwise assigned for use by any other entity other than the applicant's subject business without prior written approval from the Director of Planning and Development.
31. That the Department of Planning and Development shall first review and approve all sign proposals for the subject use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and City's Sign Guidelines.
32. That prior to commencement of activities related to the transportation terminal use, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).

33. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
34. That this Conditional Use Permit shall allow for a transportation terminal use for property located in an M-2, Heavy Manufacturing, Zone. Said Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months.
35. That Conditional Use Permit Case No. 737 shall be valid for a period of one (1) year, until August 12, 2014. Approximately three (3) months before August 12, 2014, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
36. That the applicant, Chemical Transfer, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit Case No. 737, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
37. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP.

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



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Site Plan
3. CUP Application

C:\Cuong\Cases\Aug.12-Aug.13\CUP 737 - Chemical Transfer\CUP737_PCRPT.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 11731-11831 Shoemaker Avenue

PROJECT: Conditional Use Permit (CUP) Case No. 737

REQUEST: To establish, operate and maintain a transportation facility on the rear .81-acre portion of the subject site (APNs: 8026-020-018 & 8026-020-019).

APPLICANT: Chemical Transfer Company, Inc.

PROPOSED

EXISTING

LEGEND

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2011	ISSUED FOR PERMIT
2	02/15/2011	REVISED PER COMMENTS
3	03/15/2011	REVISED PER COMMENTS
4	04/15/2011	REVISED PER COMMENTS
5	05/15/2011	REVISED PER COMMENTS
6	06/15/2011	REVISED PER COMMENTS
7	07/15/2011	REVISED PER COMMENTS
8	08/15/2011	REVISED PER COMMENTS
9	09/15/2011	REVISED PER COMMENTS
10	10/15/2011	REVISED PER COMMENTS
11	11/15/2011	REVISED PER COMMENTS
12	12/15/2011	REVISED PER COMMENTS
13	01/15/2012	REVISED PER COMMENTS
14	02/15/2012	REVISED PER COMMENTS
15	03/15/2012	REVISED PER COMMENTS
16	04/15/2012	REVISED PER COMMENTS
17	05/15/2012	REVISED PER COMMENTS
18	06/15/2012	REVISED PER COMMENTS
19	07/15/2012	REVISED PER COMMENTS
20	08/15/2012	REVISED PER COMMENTS
21	09/15/2012	REVISED PER COMMENTS
22	10/15/2012	REVISED PER COMMENTS
23	11/15/2012	REVISED PER COMMENTS
24	12/15/2012	REVISED PER COMMENTS
25	01/15/2013	REVISED PER COMMENTS
26	02/15/2013	REVISED PER COMMENTS
27	03/15/2013	REVISED PER COMMENTS
28	04/15/2013	REVISED PER COMMENTS
29	05/15/2013	REVISED PER COMMENTS
30	06/15/2013	REVISED PER COMMENTS
31	07/15/2013	REVISED PER COMMENTS
32	08/15/2013	REVISED PER COMMENTS
33	09/15/2013	REVISED PER COMMENTS
34	10/15/2013	REVISED PER COMMENTS
35	11/15/2013	REVISED PER COMMENTS
36	12/15/2013	REVISED PER COMMENTS
37	01/15/2014	REVISED PER COMMENTS
38	02/15/2014	REVISED PER COMMENTS
39	03/15/2014	REVISED PER COMMENTS
40	04/15/2014	REVISED PER COMMENTS
41	05/15/2014	REVISED PER COMMENTS
42	06/15/2014	REVISED PER COMMENTS
43	07/15/2014	REVISED PER COMMENTS
44	08/15/2014	REVISED PER COMMENTS
45	09/15/2014	REVISED PER COMMENTS
46	10/15/2014	REVISED PER COMMENTS
47	11/15/2014	REVISED PER COMMENTS
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51	03/15/2015	REVISED PER COMMENTS
52	04/15/2015	REVISED PER COMMENTS
53	05/15/2015	REVISED PER COMMENTS
54	06/15/2015	REVISED PER COMMENTS
55	07/15/2015	REVISED PER COMMENTS
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59	11/15/2015	REVISED PER COMMENTS
60	12/15/2015	REVISED PER COMMENTS
61	01/15/2016	REVISED PER COMMENTS
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77	05/15/2017	REVISED PER COMMENTS
78	06/15/2017	REVISED PER COMMENTS
79	07/15/2017	REVISED PER COMMENTS
80	08/15/2017	REVISED PER COMMENTS
81	09/15/2017	REVISED PER COMMENTS
82	10/15/2017	REVISED PER COMMENTS
83	11/15/2017	REVISED PER COMMENTS
84	12/15/2017	REVISED PER COMMENTS
85	01/15/2018	REVISED PER COMMENTS
86	02/15/2018	REVISED PER COMMENTS
87	03/15/2018	REVISED PER COMMENTS
88	04/15/2018	REVISED PER COMMENTS
89	05/15/2018	REVISED PER COMMENTS
90	06/15/2018	REVISED PER COMMENTS
91	07/15/2018	REVISED PER COMMENTS

Conditional Use Permit (CUP) Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

RECEIVED

NOV 15 2012

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 11801 Shoemaker Avenue Santa Fe Springs, CA 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) SEE Supplemental Sheet

Record Owner of the property: El Dorado Land Holdings LLC
 Name: Allen Genetti Phone No: 709-482-0079
 Mailing Address: P.O. Box 6036 Stockton, CA 95206 Date of Purchase: _____
 Fax No: 209-466-1855 E-mail: AGE@CALTANK.COM
 Is this application being filed by the Record Owner? Yes
 (If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
 Name: Allen Genetti Phone No: 209-466-3554 x322
 Mailing Address: P.O. Box 6036 Stockton, CA 95206
 Fax No: 209-466-1855 E-mail: AGE@CALTANK.COM
 Describe any easements, covenants or deed restrictions controlling the use of the property: None

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
SEE Proposed Business Operations Letter

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CUP Application (Cont.)**CHEMICAL TRANSFER COMPANY, INC.****TANK TRUCK TRANSPORTATION
RAIL TRANSFER FACILITIES**

PHONE (209) 466-3554

FAX (209) 466-1855

RAIL TRANSFER (209) 943-2639

RAIL TRANSFER FAX (209) 943-1440

POST OFFICE BOX 6036

• STOCKTON, CALIFORNIA 95206 •

PROPOSED BUSINESS OPERATIONS (BUSINESS HISTORY)

Chemical Transfer Co., Inc. (Chemical Transfer) has been in business since 1976. Currently the company has three transportation terminals, (Stockton, CA, Santa Fe Springs, CA and Portland, OR). The company hauls bulk liquid products, (resins, latex, water treatment plant solutions).

We are requesting the use of the Santa Fe Springs property as an extension of our current transportation terminal to park our empty trailers. This increased parking would allow us to centralize our trailers so that we can reduce the miles traveled over the roads and better utilize our equipment. We would not need to make any improvements to the property. Chemical Transfer would park thirty (30) empty trailers at the facility. They would depart and return throughout the day and night seven days a week as they have no set schedule. At no one time would they all be departing or returning to the facility. We would employ an additional three (3) employees in addition to the twenty-three drivers (23) we already employ at the facility.

We feel this property would be a perfect fit for our operations and would like to thank the City of Santa Fe Springs for giving us an opportunity to be a part of their City.

Yours truly,
Chemical Transfer Co., Inc.

A handwritten signature in black ink, appearing to read "Allen L. Genetti", is written over a horizontal line.

Allen L. Genetti, CPA, CFO

CUP Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT (SEE ATTACHMENT)

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

CUP Application (Cont.)**CHEMICAL TRANSFER COMPANY, INC.***TANK TRUCK TRANSPORTATION**RAIL TRANSFER FACILITIES*

PHONE (209) 466-3554

FAX (209) 466-1855

RAIL TRANSFER (209) 943-2639

RAIL TRANSFER FAX (209) 943-1440

POST OFFICE BOX 6036

• STOCKTON, CALIFORNIA 95206

•

JUSTIFICATION STATEMENT

1. Expanding our trailer parking in Santa Fe Springs will greatly shorten the miles we have to travel to pick up our trailers (which are parked at various locations in the Los Angeles area) thus reducing the fuel we burn and emissions of harmful green house gases.
2. The use of the property would be consistent with the other types of business in the area.
3. We will have thirty (30) empty (residual material will be adhesives and cleaning compounds) trailers parked at the facility. There will be no storage of hazardous materials on site. We will chip seal the yard where the trailers will be parked. Chip seal is surface treatment in which the ground is sprayed with asphalt (generally emulsified - liquid) and then immediately covered with aggregate and rolled, thus preventing the tracking of materials from the property. We have used this process at our other facilities with excellent results.
4. We have terminals in Stockton, California and Portland, Oregon that are used in the same capacity as this terminal will be used. We have had no problems with the adjoining properties nor the cities at these facilities and would not expect to have any at this facility.
5. We are only adding trailer parking. There will not be an increase in traffic the only difference is when the trucks leave the property they will have a trailer attached to them. Our trucks will be departing and arriving throughout the day and night. At no one time will all of our trucks depart or arrive.
6. Chemical Transfer Co., Inc. Attention: Allen Genetti, CPA, CFO P.O. Box 6036 Stockton, CA 95206. Email ag@caltank.com Phone 209.482.0079

CUP Application (Cont.)**Legal Description**

All that certain real property in the County of LOS ANGELES, State of California, described as follows:

PARCEL 1: 8026-020-18

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAND COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT NORTH 0° 31' 30" EAST THEREON 2,283.94 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89° 50' 53" WEST 730.00 FEET OF THE WESTERLY LINE OF THE EASTERLY 730.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WESTERLY LINE 171.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 50' 53" EAST 98.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 89° 50' 53" WEST ALONG SAID NORTHERLY LINE, 98.00 FEET TO THE SAID WESTERLY LINE OF THE EASTERLY 730.00 FEET TO SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: 8026-020-19

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT NORTH 0° 31' 30" EAST THEREON 2283.94 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89° 50' 53" WEST 730.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 730.00 FEET OF SAID SOUTHWEST QUARTER, THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 171.00 FEET; THENCE SOUTH 89° 50' 53" EAST 98.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 89° 50' 53" EAST ALONG SAID NORTHERLY LINE, 12.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 620.00 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE EASTERLY 620.00 FEET OF SAID SOUTHWEST QUARTER TO A LINE THAT BEARS NORTH 89° 50' 53" WEST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 53" WEST 110.00 FEET TO THE TRUE POINT OF BEGINNING,

CUP Application (Cont.)CUP Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): El Dorado Land Holdings, LLC
 Mailing Address: PO Box 6036
 Phone No: 209-466-3554 x 322
 Fax No: 209-466-1855 E-mail: AG@CALTANK.COM
 Signature: _____

Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

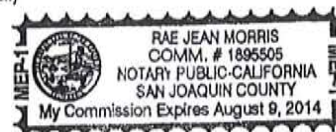
Signed: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On Oct 11, 2012 before me, Rae Jean Morris,
 Personally appeared Michael Ellis
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Rae Jean Morris
 Notary Public



FOR DEPARTMENT USE ONLY	
CASE NO:	<u>CUP 737</u>
DATE FILED:	<u>11/15/2012</u>
FILING FEE:	<u>1</u>
RECEIPT NO:	
APPLICATION COMPLETE?	

CUP Application (Cont.)

		DISTRIBUTION					
		FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
City of Santa Fe Springs		110	717	4110	P.000		\$ 2,253.
							4,140.
							\$3,393.

Chemical Transfer Company, Inc.
(NAME)

P.O. Box 6036
(ADDRESS)

Stockton, CA 95206
(CITY AND STATE)

CUP & PUBLIC HEARING FEE (CUP 737)
(DESCRIPTION)

RECEIPT

11-15-12 1CL3939 CHECK 3393.00



PUBLIC HEARING

Conditional Use Permit Case Nos. 743 and 744 and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request by LeFiell Manufacturing Company, 13700-13750 Firestone Boulevard, Santa Fe Springs, CA 90670, to construct and maintain two billboard signs, (one static and one digital), each face/display area measuring 48' wide x 14' tall, with an overall height of 50 feet, on the 8.33-acre LeFiell Manufacturing property located at 13700-13750 Firestone Boulevard, in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Roy Furuto for LeFiell Manufacturing Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case Nos. 743 and 744, and thereafter close the Public Hearing.
2. Find and determine that Conditional Use Permit Case Nos. 743 and 744, will not be detrimental to persons or properties in the surrounding area or to the City in general and that due consideration has been given to the appearance of any proposed structures.
3. Find that a Developer Agreement between the owner/developer and the City shall be required prior to the operation of the proposed project. Said agreement, which must be approved by the City Council, shall include provisions regarding the operation of the proposed use, including any fees.
4. Approve and adopt the proposed Mitigated Negative Declaration/Initial Study and Mitigation Monitoring and Reporting Program, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Conditional Use Permit Case Nos. 743 and 744 will have significant adverse effects that cannot be mitigated to levels of insignificance.
5. Approve Conditional Use Permit Case Nos. 743 and 744, subject to the conditions of approval as contained within this staff report

BACKGROUND/DESCRIPTION OF REQUEST

During the October 22, 2012, Planning Commission meeting, the Planning Commission recommended that the City Council adopt Ordinance No. 1036, relating to the standards for the installation of billboards on certain properties in the City (properties adjacent to Interstate 5 (I-5), between Valley View Avenue to the east and Bloomfield Avenue to the west, approximately $\pm 13,000$ lineal feet). The Commission's findings and recommendations were incorporated in Resolution 33-2012.

At a duly noticed hearing, before the City Council, on November 8, 2012, Ordinance No. 1036 was introduced. The second reading of Ordinance No. 1036 occurred on November 20, 2012. It became effective thirty (30) days after its second reading. Pursuant to Section 155.384(A), of Ordinance No. 1036, billboards are allowed only after a valid conditional use permit has first been obtained and a development agreement has been approved. As a result, the first digital billboard in the City and the first static billboard within the past 23 years were approved for Platinum Billboards, LLC. The billboard, to be constructed on the properties located at: 13833 Freeway Drive (APN: 8069-014-007) and 15300 Marquardt Avenue (APN: 8011-006-010), were entitled under CUP 739 and 740 and Development Agreement No. 01-2013.

LeFiell Manufacturing, located across the freeway from 13833 Freeway Drive (APN: 8069-014-007) and 15300 Marquardt Avenue (APN: 8011-006-010), is similarly seeking approval for a digital and static billboard on the property they own at 13700 and 13750 Firestone Boulevard. Both the LeFiell and the Platinum Billboard sites are zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone with a general plan land use designation of Freeway Commercial.

Pursuant to section 155.384(A), LeFiell Manufacturing is requesting conditional use permit approval to construct and maintain two billboard signs, (one static and one digital), with each face measuring 48' wide x 14' tall, and with an overall height of 50 feet. The conditional use permit is subject to a development agreement which will be presented to the Planning Commission and City Council at a future meeting.

Development Proposal:

Sheet BB-ST-1: According to the plan, two billboards (one static and one digital) are proposed. The static billboard is identified as Static Billboard #1 Plan and the digital billboard is identified as Digital Billboard #2. The distance between the billboards is 674'-8". The Static Billboard is proposed in an area between building B, with an address of 13770 Firestone Boulevard and Building D, with an address of 13750 Firestone Boulevard. The column, not centrally located, of the static billboard is 25'-9" from the exterior wall of Building D, 32'-8" from the westerly property line of Building B and 34'-5" from the property line along Firestone Boulevard. The northerly

edge of the display area of the static billboard is 5'-0" from the northerly property line along Firestone Boulevard. No portion of the billboard extends over any property lines.

The Digital Billboard is proposed in an area between Building M, with an address of 13658 Firestone Boulevard and Building HL, with an address of 13700 Firestone Boulevard. The column, not centrally located, of the digital billboard is setback a minimum distance of 25'-0" from the exterior wall of Building M, 53'-11" from the exterior wall of Building HL and 25'-0" from the Firestone Boulevard property line. The northerly edge of the display area of the static billboard is also 5'-0" from the northerly property line along Firestone Boulevard. No portion of the billboard extends over any property lines.

Elevations-Digital Billboard-CUP 743 (Sheet BB-ST1): According to the elevations, the display area of the billboard measures 14'-0" high x 48'-0" wide. A cornice frames the top and bottom of the billboard and the column is designed to incorporate several architectural elements of the new buildings; however the sides are not framed. The height of the billboard is 50'-0". The east elevation faces Building HL and the west faces Building M, which is a two-story parking structure. The billboard is perpendicular to Firestone Boulevard and the Interstate 5 (I-5) Freeway.

Elevations-Static Billboard-CUP 744 (Sheet BB-ST1): According to the elevations, the display area of the billboard measures 14'-0" high x 48'-0" wide. A cornice frames the top and bottom of the billboard and the column is designed to incorporate several architectural elements of the new buildings, though the sides are not framed. The height of the billboard is 50'-0". The east elevation faces Building B and the west faces Building D. The billboard is perpendicular to Firestone Boulevard and the Interstate 5 (I-5) Freeway.

Conditional Use Permit – Required Findings

Pursuant to Section 155.384 in addition to the required findings for a conditional use permit (Section 155.716), the Planning Commission or City Council, as applicable, shall not approve a conditional use permit for any billboard project unless it can make a finding that the billboard will not constitute a hazard to the safe and efficient operation of vehicles upon a street or freeway.

Section 155.716 Commission's Consideration

Before granting a conditional use permit, the Commission shall satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. The Commission shall 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 proposed billboards will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

Finding No. 1:

None of the billboards will display any statement or words of an obscene, indecent, or immoral character.

Finding No. 2:

None of the billboards will display any advertising of: Any drugs, including but not limited to marijuana; or tobacco products; or adult-type uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs, or tapes.

Finding No. 3:

None of the billboards will display flashing, shimmering, glittering, intermittent, or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four (4) second intervals.

Finding No. 4:

None of the billboards will include any illumination or message change that is in motion or that change or expose a message for less than four seconds. Additionally, continuous motion, including full motion video, is not permitted.

Finding No. 5:

All utilities for the billboards will be underground.

Finding No. 6:

The digital billboard will be tied into the National Emergency Network and will provide emergency information, including child abduction alerts (i.e., "Amber Alerts").

Finding No. 7:

Both billboards will comply with all applicable federal, state, and local laws and regulations, including but not limited to the Highway Beautification Act of 1965 (23 U.S.C. 131), the California Outdoor Advertising Act (Cal. Bus. & Prof. Code, 5200 et seq.), and the California Vehicle Code.

Finding No. 8:

The digital billboard will be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions, so that on overcast or poor weather days, the sign would automatically adjust to the ambient light level.

Finding No. 9:

The digital billboard will be designed to either: freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.

Finding No. 10:

None of the billboards will utilize technology that would allow interaction with drivers, vehicles, or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device.

Finding No. 11:

None of the billboards will emit audible sound, odor, or particulate matter.

Finding No. 12:

None of the billboards will simulate or imitate any directional, warning, danger, or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."

Finding No. 13:

None of the billboards shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Section 21466.5 of the Vehicle Code.

Finding No. 14:

None of the billboards will be located on or will encroach over the public right-of-way.

Finding No. 15:

The distance between the billboards, as measured from the vertical centerline of each billboard, is more than five hundred feet.

Finding No. 16:

Each column support of the billboards is designed to incorporate several architectural elements of the new buildings, and the sides of the billboards will consist of cornices. No portion of the billboards will project over the width of any street, highway, or other public right-of-way.

Finding No. 17:

Regarding the aesthetics, the columns are designed to incorporate several architectural elements of the new buildings, and the sides of the billboards will consist of cornices. No scaffolding will be placed along the base (workers will access the signs via bucket lifts).

SUMMARY OF FINDINGS:

Staff finds that the proposed project will not be detrimental to persons or properties in the immediate vicinity and will not adversely affect the city in general, and that care and consideration have been given to the appearance of the billboard structures. Staff is therefore recommending approval of CUP Case Nos. 743 and 744 subject to the conditions of approval as contained within this staff report.

STREETS AND HIGHWAYS

The subject property has frontage on Firestone Boulevard, a local street.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property is M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone, with a General Plan Land Use designation of Industrial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of the Public Hearing for Conditional Use Permit Case No. 743 and 744 was sent by first class mail on August 1, 2013, to all property owners whose names and addresses appeared on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2013, and published in a newspaper of general circulation (Whittier Daily News) on August 2, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Surrounding Zoning, General Plan Designation, Zoning District			
Direction	Zoning District	General Plan	Land Use
North	M-2	Industrial	Corporate offices for grocery store; trucking facility, corrugated and fiber box company
South	M-2-FOZ	N/A	Union Pacific Railroad
East	M-2-FOZ	Industrial	Truck and car Rental (Avis/Budget Truck and car Rental)
West	M-2-FOZ	Industrial	Vacant Land

CEQA: ENVIRONMENTAL DOCUMENT-INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

On the basis of the Initial Study/Mitigated Negative Declaration that was prepared for the proposed project, City staff concluded that although the proposed project could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation measures pertaining to air quality, hazardous materials, and water quality. The City, therefore, prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed Project.

CONDITIONAL APPROVAL:

The Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Robert Garcia 562-868-0511 x7545)

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3319)

2. That the Applicant 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 owner/developer or their representative any time, 24 hours a day.

3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards 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.
4. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow individuals to scale the billboards.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

5. That the Applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
6. 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, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Wayne Morrell 562.868-0511 x7362)**

7. That the billboards shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City.
8. That approval of Conditional Use Permits Nos. 743 and 744 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations.
9. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans).
10. That Conditional Use Permits Nos. 743 and 744 shall not become effective, unless the City Council and property owner enter into a Development Agreement regarding the operation of the billboards.
11. That the maximum area of the billboards shall be seven hundred square feet per sign area (e.g., 14 feet x 48 feet).

12. That the maximum height of the billboards shall be fifty feet, measured from the finished grade at the base of the sign.
13. That there shall be no more than two billboards, either digital or static, but not both of the same type, on the subject property.
14. That the minimum distance between the two billboards shall be five hundred feet as measured from the vertical centerline of each billboard.
15. That the minimum distance from either of the two billboards from another billboard on the same side of the freeway shall be one thousand feet, as measured from the vertical centerline of each billboard.
16. That the minimum setback distance of the column support post of the two billboards shall be at least 25 feet from any property line and at least 25 feet from any building. Notwithstanding, no portion of the billboards shall project over the width of any street, highway, or other public right-of-way.
17. That the minimum size of any property on which a billboard can be located shall be five acres, unless a variance is granted to allow a billboard on a smaller property.
18. That none of the billboards shall have more than two (2) faces. (A face shall be considered the display surface upon which an advertising message is displayed). (No V-shape billboards shall be allowed).
 - a. The two faces of two-sided billboards shall be identical in size.
 - b. The two sign faces shall be attached directly and be parallel to each other.
 - c. The top, bottom, and sides of the two sign faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face.
19. That none of the billboards shall have more than one (1) face (display surface) oriented in the same vertical plane.
20. That each billboard shall plainly display the name of the person or company owning or maintaining it and the identifying number of the billboard.
21. That all billboards, if projecting over a driveway or driving aisle, shall have a minimum clearance of sixteen feet (16') between the lowest point of the sign and the driveway grade.

22. That all billboards, if projecting over a pedestrian walkway shall have a minimum clearance of eight feet (8') between the lowest point of the sign and the walkway grade.
23. That all billboards shall have a minimum clearance of eight feet (8') between the lowest point of the sign and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
24. That the back or rear portions of each billboard, when visible from a public right-of-way or other public or private property, shall be screened, encased, or otherwise suitably covered. The screening shall cover all structural members of the sign, not including the pole supports.
25. That prior to issuance of a building permit for the billboards, the Applicant shall provide the following:
 - a. The telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.
 - b. Proof of lease demonstrating a right to install the billboard on the subject property.
 - c. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on a map. The intent of this requirement is to facilitate analysis of the proposed billboard's compliance with the spacing and location requirements.
26. That the billboards shall be designed to have a single (steel) cylindrical column support post. Said support shall be designed to integrate the architectural features of the adjacent building.
27. That the billboard structures shall be free of any bracing, angle iron, guy wires, cables, microwave dishes, etc.
28. That the installation of the billboards shall not require the removal of trees or other on-site landscaping or the reduction of any required on-site parking spaces.
29. That the proposed billboards shall be constructed within a landscape planter area, where applicable.

30. That each billboard shall be constructed to withstand a wind pressure of 20 pounds per square feet of exposed surface.
31. That none of the billboards shall display any statement or words of an obscene, indecent, or immoral character.
32. That none of the billboards shall display any advertising of: Any drugs, including but not limited to marijuana; or tobacco products; or adult-type uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs, or tapes, or other content that contains any obscene or profane language.
33. That none of the billboards shall display flashing, shimmering, glittering, intermittent, or moving light or lights. Exceptions to this restriction include time, date, temperature, weather, and smog index units, provided the frequency of change does not exceed four (4) second intervals.
34. That none of the billboards shall include any illumination or message change that is in motion or that change or expose a message for less than four seconds. (Messages are to remain static for a minimum of 4 seconds prior to next message appearing (no blank in-between messages)); Continuous motion, including full motion video, shall not be permitted. Message transition shall be instantaneous or 1-2 seconds if fading.
35. That all utilities for the billboards shall be installed underground.
36. That each billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
37. That the billboards shall comply with all applicable federal, state, and local laws and regulations, including but not limited to the Highway Beautification Act of 1965 (23 U.S.C. 131), the California Outdoor Advertising Act (Cal. Bus. & Prof. Code, 5200 et seq.), and the California Vehicle Code, Section 21466.5.
38. That the digital billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions, so that on overcast or poor weather days, the sign would automatically adjust to the ambient light level.
39. That lighting levels on the digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to

standards of the Outdoor Advertising Association of America (OAAA).

40. That brightness shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits.
41. That the digital billboard shall be designed to either: freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
42. That none of the billboards shall utilize technology that would allow interaction with drivers, vehicles, or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device.
43. That walls or screens at the base of the billboards shall not create a hazard to public safety or provide an attractive nuisance.
44. That none of the billboards shall emit audible sound, odor, or particulate matter.
45. That none of the billboards shall simulate or imitate any directional, warning, danger, or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."
46. That none of the billboards shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Section 21466.5 of the Vehicle Code.
47. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Section 21466.5 of the Vehicle Code. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant.
48. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909, if applicable.
49. That the Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, etc. Additionally, the conditions of approval contained herein, shall be made

part of the construction drawings. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***

50. That the Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
51. That all plans, such as, but not limited to, the site plan, elevations, landscape, and civil drawings, submitted to the Building Department for permits shall be coordinated for consistency by the Applicant prior to the issuance of any permits. Any change or modification to one particular plan shall require the corresponding revisions on all other applicable plans. The Applicant shall be responsible for correcting any inconsistencies that may occur through error or omission during plan preparation or construction.
52. That the billboards shall be installed substantially in accordance with the site plan and elevations submitted by the Applicant and on file with the case; however, the Director of Planning is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
53. That Conditional Use Permit Case Nos. 743 and 744 shall be subject to a compliance review in ten (10) years, until August 12, 2023.
54. That in the event Conditional Use Permit Case Nos. 743 and 744 are not utilized within a period of 12 consecutive months following the issuance of this approval, this approval shall become null and void pursuant to Sections 155.745 of the City Zoning Regulations, unless an extension is granted per City code and ordinances.
55. That the final site plan and elevations for the proposed billboards and all other appurtenant improvements, shall be subject to the final approval of the Director of Planning or his designee.

56. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
57. That LeFiell Manufacturing Company agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit Case Nos. 743 and 744, or any actions or operations conducted pursuant thereto. 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.
58. It is hereby declared to be the intent that if any material provision of this Approval is adjudicated to have been violated or held to be invalid, this Approval shall be void and the privileges granted hereunder shall lapse.



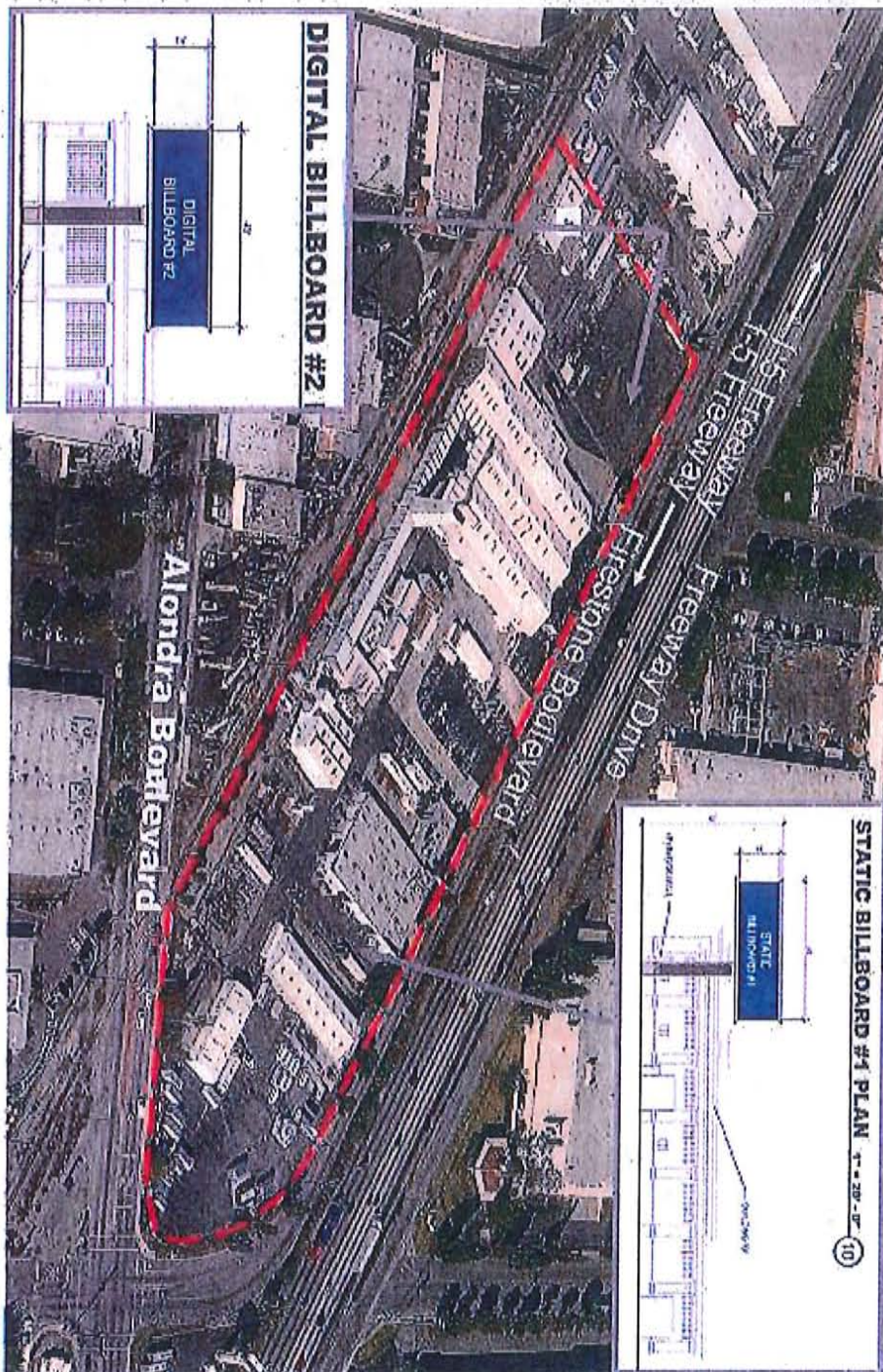
Wayne M. Morrell
Director of Planning

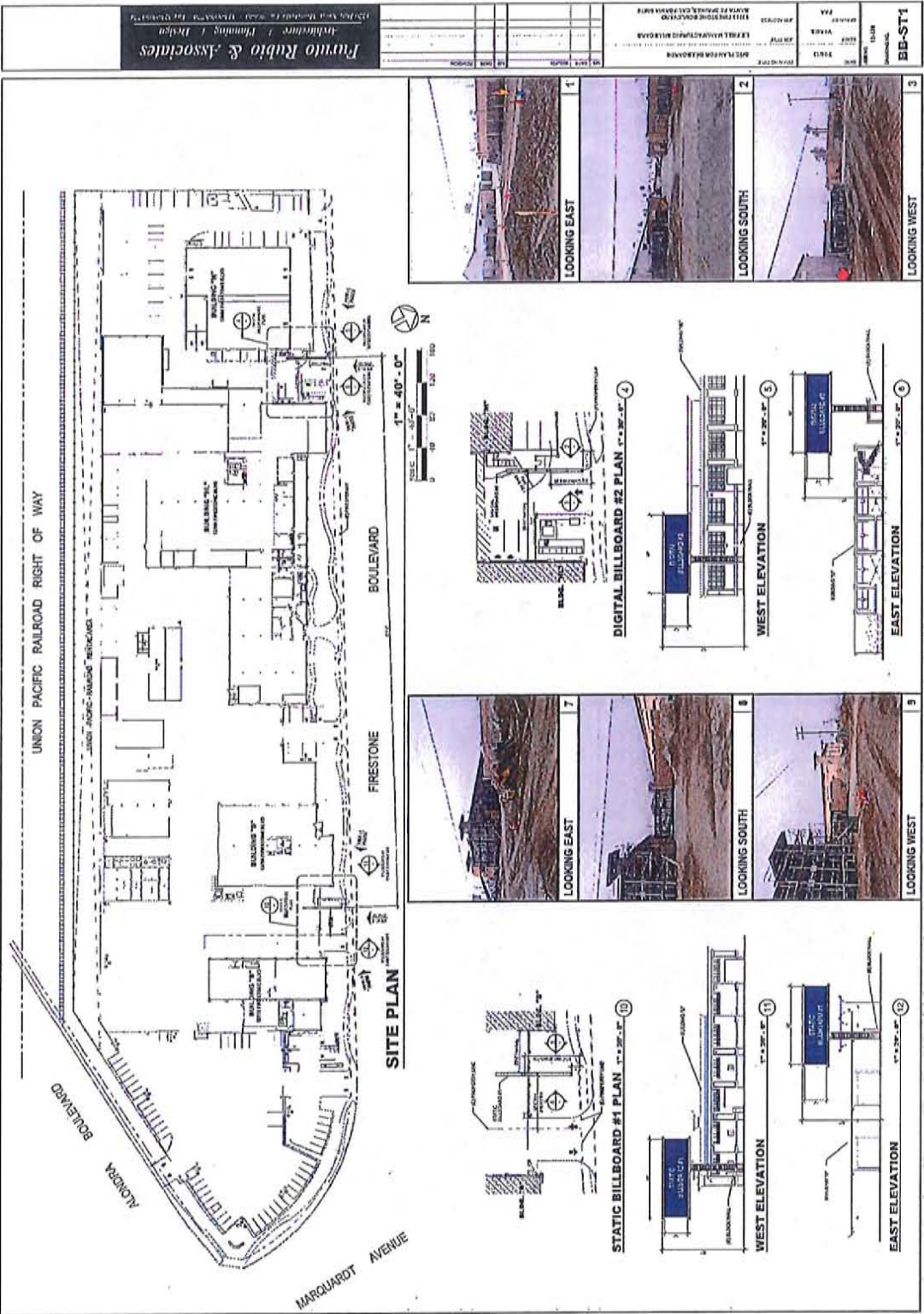
Attachments:

1. Location Aerial
2. Site Plan with Elevations
3. Applications

C:\Users\wmorrell\Documents\CUP\CUP 743 LeFiell Billboards-13700 Firestone Boulevard/ CUP 743 and 744 LeFiell Billboards Pc Report Draft to Teresa/8/5/2013 4:43 PM/WM

LOCATION AERIAL
Conditional Use Permit Case Nos. 743 & 744
LeFiehl Manufacturing – 13700-13750 Firestone Boulevard





Re

1, 2013



City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

RECEIVED
MAR 20 2013
Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13700 & 13750 Firestone Boulevard, Santa Fe Springs, California 90670

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) _____

Please see attachment

Record Owner of the property: Le Fliell Manufacturing Company

Name: _____ Phone No: 562-921-3411

Mailing Address: 13700 Firestone Boulevard, Santa Fe Springs, Ca. 90670 Date of Purchase: _____

Fax No: 562-921-5480 E-mail: _____

Is this application being filed by the Record Owner? No by representative

(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:

Name: Roy Furuto (Furuto Rubio & Associates, Inc.) Phone No: 323-890-8770

Mailing Address: 1220 Date Street, Montebello, California 90640

Fax No: 323-890-8774 E-mail: furutorubioaia@msn.com

Describe any easements, covenants or deed restrictions controlling the use of the property: _____

Please see Vesting Parcel map No. 71304

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): _____

See attachment

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

See attachment

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

See attachment

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

See attachment

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

See attachment

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

See attachment

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

See attachment

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): Le Fiehl Manufacturing Company
 Mailing Address: 13700 Firestone Boulevard, Santa Fe Springs, California 90570
 Phone No: 562-921-3411
 Fax No: 562-921-5480 E-mail: _____
 Signature: *Roy Furuta*

Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, Roy Furuta, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(s.c.c.)

On _____ before me, _____
 Personally appeared _____
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

 Notary Public

FOR DEPARTMENT USE ONLY:	
CASE NO:	<u>CUP 743</u>
DATE FILED:	<u>3/20/13</u>
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	

03-20-13 161.0825 CHECK 2253.00
 03-20-13 161.0825 CHECK 653.00

The Conditional Use Permit is requested for the following use *(Describe in detail the nature of the proposed use, the building and other improvements proposed)*

The applicant is requesting approval of a Conditional Use Permit for the addition of (2) two billboards on the site including a comprehensive site plan, billboard elevations and all other related improvement plans pursuant to the City's Zoning Ordinance No. 1036.

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

The Le Fiell Manufacturing Company was established in the early 1960's at their present location. During the next 52 years, Le Fiell's business expanded to successfully include military and aerospace contracts with the Federal government. In order to satisfy the business contracts with the various federal agencies, Le Fiell acquired additional land and buildings on Firestone Boulevard. Presently, Le Fiell is developed with a variety of industrial / manufacturing buildings on approximately 10 acres of land.

As can be ascertained from above, Le Fiell Manufacturing Company has a long and established history on the site and has made substantial investments in the property with land, buildings, machinery, and people. It is an industrial business investment that cannot be duplicated elsewhere at a reasonable cost. Furthermore, the existing industrial use is considered by many other cities, including Santa Fe Springs, as a desirable manufacturing use that provides good paying jobs in the area as opposed to general warehousing uses that provides limited employment opportunities and pay. The addition of the (2) two billboard signs would provide the full potential available for development of the site with its desirable freeway exposure.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

First, it is unlikely that the proposed project will not have a significant environmental impact on the surrounding properties and people in the area. This is based on the fact that the property to the north, across Firestone Boulevard, is the I-5 freeway, the property to the south is the Southern Pacific Railroad, the property to the east, across Firestone Boulevard, is a small lot used by Mike Thomson RV for the storage of RV's and the property to the west is a currently occupied by Ryder Truck. In essence, Le Fiell does not have many neighbors in the immediate area that will be impacted by the proposed project in general.

Secondly, approval of the billboards project would not result in any growth inducing impacts on the environment in general because the project does not involve adding more industrial space or employees on the site. Therefore, the use will not have any significant effects or result in a significant increase relative to traffic, noise, air quality, water quality or greenhouse gas emissions.

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

The Le Fiell Manufacturing Company has been and will continue to operate the business in accordance with all the various environmental protection agencies, including South Coast Air Quality Management District, the City's Fire and Public Works Departments, Sanitation District and so forth.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

If the CUP is approved to add the (2) two billboard signs as proposed, the entire site will be brought into compliance with the current development standards (Ordinance No. 1036) of the zone and appear similar to the billboard signs constructed in the area.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

As stated previously, the project will not have growth inducing impacts that may affect the local streets in the area in that the project will not be adding more building areas or employees to the site. Furthermore, the project has been reviewed by the City's Traffic Engineers and Public Works Department relative to traffic hazards and street improvements.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Not Applicable.



PUBLIC HEARING

Tentative Parcel Map No. 72209

A request to subdivide/consolidate three (3) assessor parcels (APN: 8069-011-021 of 5.14-acres, APN: 8069-011-017 of ± 9.12 -acres, APN: 8169-012-006 of ± 0.465 -acres) and a cul-de-sac of ± 0.495 -acres (cul-de-sac to be vacated), into one (1) parcel with a combined net area ± 15.22 -acres, on the properties located at 15305 Valley View Avenue and 15215 Bona Vista Avenue, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Shaw Industries)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding TPM No. 72209, and thereafter close the Public Hearing.
2. Find and determine that TPM No. 72209 is a categorically exempt project pursuant to Section 15315-Class 15 (Subdivision of certain properties in urban areas into four or fewer parcels) of the California Environmental Quality Act (CEQA).
3. Find that TPM No. 72209, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that TPM No. 72209, together with the provisions for its design and improvement, meets the standards as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map.
5. Approve TPM No. 72209, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The subjects of the proposed entitlement consist of three (3) Assessor Parcels, APN: 8069-011-021, APN: 8069-011-017, APN: 8169-012-006 and a cul-de-sac (Bona Vista Avenue). APN: 8069-011-021 is located at the terminus of the Bona Vista Avenue cul-de-sac, on the west side, with an address of 15215 Bona Vista Avenue. It is developed with an 85,000 sq. ft. building constructed in 1974. APN 8069-011-017, is also located at the terminus of the Bona Vista Avenue cul-de-sac, but on the east side, has frontage on Valley View Avenue, with an address of 15305 Valley View Avenue.

It is developed with a 135,000 sq. ft. building constructed in 1971. APN: 8069-012-006 is located directly south of APN: 8069-011-021 and is undeveloped and as a result does not have an address.

In summary, three (3) assessor parcels and a cul-de-sac currently exist. After the proposed subdivision, the area of the parcels and the cul-de-sac will be combined into one (1) parcel. All utilities and infrastructure necessary to serve the existing parcels are in place. No new utilities or infrastructure are planned or are necessary.

The following tables: Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs	No. of Lot	Size of Area
8069-011-021	15215 Bona Vista Ave.	1	1	±224,109 sq. ft.
8069-011-017	15305 Valley View Ave.	1	1	±397,267 sq. ft.
8169-012-006	N/A	N/A	1	±20,922 sq. ft.
N/A:	Bona Vista Cul-de-sac	N/A	N/A	±21,605 sq. ft.
Total	3	2	3	±663,903 sq. ft.

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs	No. of Lot	Size of Lot
New APN*	15215 Bona Vista Ave.	2	1	±663,903 sq. ft.
	15305 Valley View Ave.			
Total	1	2	1	±663,903 sq. ft.

*NOTE: A new APN will be assigned by the Los Angeles County Assessor

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:**1. Consistency with the General Plan**

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan as required by §66473.5 of the Subdivision Map Act.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR DENIAL:

The Planning Commission shall deny approval of a tentative map if it makes any of the following findings, as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be equivalent to ones previously acquired by the public.

8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such Board, it may disapprove the tentative map or maps of the subdivision.

TENTATIVE TRACT MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the subdivision will not change the General Plan Land Use designation of Industrial or the Zoning designation of M-2, Heavy Manufacturing.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The land use element designates the site as "Industrial" and states that the City's development standards for industrially zoned property should "create and protect property values, foster an efficient, wholesome and aesthetically pleasant industrial district, attract and encourage the location of desirable industrial plants, and provide proper safeguards and land uses while emphasizing managed and reasonable growth."

The proposed project conforms to the land use element's requirements, and directly supports several important goals and policies of the general plan, as more fully described below.

Land Use Element Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

Consolidating the three (3) parcels, including the area of the vacated Bona Vista cul-de-sac, would create one parcel of 15.241-acres. This would allow Shaw Industries to provide parking within the cul-de-sac and to redesign the parking lot area to provide more efficient vehicle circulation and more efficient parking. Shaw Industries was contemplating moving their facilities out-of-state. The subdivision, vacation of the cul-de-sac and redesign of the parking lot area is one of the reasons Shaw has chosen to remain within the City instead of moving out of state. For now, Shaw has chosen to do a modest addition to one of the buildings, with the intention of a larger addition in the future. By remaining and consolidating in Santa Fe Springs, Shaw has chosen to bring additional employment to the City.

Land Use Element Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.

One of the three (3) lots is oddly configured and does not have frontage on a public street. Pursuant to Section 155.451 of the City's Zoning Regulations, each industrial lot shall have direct frontage on a public street. By combining the three (3) parcels and the cul-de-sac, the newly created parcel will have frontage on a public street and thus, Policy 9.4 would be satisfied.

2. The site is physically suitable for the type of development and proposed density of development.

Aside from a 2,304 sq ft office addition, no other development is proposed. The existing industrial buildings are consistent with the purpose of the Heavy Manufacturing (M-2) zoning district, which allows for manufacturing, warehouse and distribution activities, and related office uses up to 15% of the gross building area. Additionally, pursuant to Section 155.246 of the Zoning Regulations: (Population Density), *no residential uses shall be permitted in the M-2, Zone*. No residential uses are proposed.

All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the existing buildings and proposed office addition, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readily available. Water lines (12-inch asphalt concrete pipe) and sewer lines (18-inch vitrified concrete pipe) on both Valley View Avenue and Bona Vista Avenue currently provide service to the properties. There is also an 18-inch gas line on Valley View Avenue.

3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by industrial land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #; 2005011096)

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Preliminary Title Report provided by National Title Insurance Company identified several easements. These easements are shown under the heading "EASEMENTS" and symbolized with a number within a circle or a square.

Table III

Easement	Purpose
Easements Per Fidelity National Title Insurance Company, Title Report No. 98-01-0095, Dated October 1, 1999. Note: Number In Circles Are Items Per Said Report.	
6	An Easement Granted to the City of Santa Fe Springs for Drainage and Storm Drain, Recorded June 29, 1970, as Instrument No. 3542 in Book D-4755, Page 761, Official Records.
7	An Easement Granted to the City of Santa Fe Springs for Drainage and Appurtenant structures Recorded August 25, 1972, as Instrument No. 4136 In Book D-5581, Page 549, Official Records.
9	An Easement Granted To Southern California Edison Company For Public Utilities, Recorded December 11, 1973, as Instrument No. 2155, Official Records.

1 Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.

2 Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.

3 Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

Easements Per Fidelity National Title Insurance Company, Title Report No. 98-01-0096, Dated October 1, 1999. Note: Number In Squares Are Items Per Said Report.	
6	An Easement Granted To Santa Fe Land Improvement Company, A Corporation For Storm Drain, Recorded July 22, 1971, as Instrument, No. 140 In Book D-5132, Page 446, Official Records.
8	An Easement Granted To City Of Santa Fe Springs For Drainage And Appurtenant Structures, Recorded August 25, 1972, in Book D-5581, Page 549, as Instrument No. 4136, Official Records.
9	An Easement Granted To City Of Santa Fe Springs, A Municipal Corporation For Water Meter, Recorded August 28, 1978, as Instrument No. 78-950840, Official Records.
10	An Easement Granted To Southern California Gas Company, A Corporation For Public Utilities, Recorded February 28, 1979, as Instrument No. 79-233559, Official Records.
11	An Easement Granted To Southern California Edison Company, A Corporation For Public Utilities, Recorded March 5, 1979, as Instrument No. 79-248545, Official Records.
12	An Easement Granted To Southern California Edison Company, A Corporation For Public Utilities Recorded June 12, 1987, as Instrument No. 87-937805, Official Records.

Pursuant to several conditions of approval, the vacated street area is to be held under a non-exclusive blanket easement for the various existing utilities within the subject area as long as these utilities continue to exist, except for the street lighting system and existing 18-inch storm drain system. Ground surface use is allowed but no building or structure can be erected in a way to impede the use of said easements by the various utilities. The easements or portion thereof can be discontinued if the existing utilities are discontinued, or arrangement for utility relocation to a satisfactory location is approved by the utility owners.

The existing storm drain system, consisting of a catch basin inlet and 18-inch reinforced concrete pipe is to be converted to private use for ownership and maintenance by the owner/developer. The City and owner/developer will work together on quitclaiming the easement and showing this on the Final Map.

Aside from the aforementioned, all other easements will remain in place.

5. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board.

The existing 18-inch sanitary sewer line, running parallel to the property on Valley View Avenue, and the existing 18-inch sanitary sewer line on Bona Vista Avenue are of sufficient capacity to handle discharge of waste from the existing development and the proposed minor office addition. As a result, there will be no violation of the requirements prescribed by the Regional Water Quality Control Board.

6. That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivision to provide for Future Passive or Natural Heating and Cooling Opportunities."

Although no development is proposed in conjunction with the proposed map, a minor office addition is proposed for one of the buildings. The addition will adhere to the California Green Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental quality

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that TPM No. 72209 meets the standards as set forth in Sections 66474 and 66474 et seq. of the Subdivision Map Act, and is therefore recommending approval of TPM No. 72209.

STREETS AND HIGHWAYS

The subject parcels have frontage on Bona Vista Avenue and Valley View Avenue. Within the Circulation Element of the City's General Plan, Valley View Avenue is classified as a Major Highway. Bona Vista Avenue is a local street.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table III

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (business type/category)
North	M-2 (Heavy Manufacturing)	Industrial	Manufacturing facility for tortillas, wraps, chips, sweet breads and rolls; Mexican Restaurant;
South	N/A	N/A	Los Angeles County Flood Control Channel (La Mirada Creek)
East	M2*	Industrial	Mattress Factory; Medical Center
West	N/A	N/A	Los Angeles County Flood Control Channel (Coyote Creek)

*Note: City of La Mirada

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 66451.3 of the State Subdivision Map Act, Section 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 Tentative Parcel Map No. 72209 was sent by first class mail on August 1, 2013, to all property owners whose names and addresses appeared on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2013, and published in a newspaper of general circulation (Whittier Daily News) on August 2, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENTS

The proposed map is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315-Class 15 (Minor Land Divisions) of the CEQA Guidelines. Staff will file a Notice of Exemption with the County Clerk of the Los Angeles County Registrar-Recorder office within five (5) days of approval by the Planning Commission of the proposed tentative map.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Noe Negrete 562-868-0511 x7611)

1. That Final parcel map checking of \$4,852 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. That the owner/developer shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
3. That the vacated street area shall be held under a non-exclusive blanket easement for the various existing utilities within the subject area as long as these utilities continue to exist, except for the street lighting system and existing 18-inch storm drain system. Therefore, ground surface use shall be allowed but no building or structure shall be erected in a way to impede the use of said easement by the various utilities.
4. That this easement or portion thereof can be discontinued if the existing utilities are discontinued, or arrangement for utility relocation to a satisfactory location is approved by the utility owners.
5. That the existing street lighting system within the vacated area shall be converted to private use. Electrical service point shall be reconnected to onsite private electrical system. Arrangements with Southern California Edison Company shall be made by the owner/developer.
6. That the existing storm drain system, consisting of a catch basin inlet and 18-inch reinforced concrete pipe shall be converted to private use for ownership and maintenance by owner/developer. The City and owner/developer will work together on quitclaiming the easement and showing this on the Final Map.

7. That the owner/developer shall pay \$2,252 for the street vacation to the City. Any other costs associated with the street vacation (public hearing) shall also be covered by the owner/developer.
8. That the owner/developer shall reimburse the City for the actual cost for the installation, replacement, removal or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
9. That the owner/developer shall remove the existing most northerly driveway on the west side of Bona Vista Avenue and construct full width sidewalk/parkway improvements in its place as not to interfere with proposed gate across Bona Vista Avenue.
10. That the owner/developer shall construct a gate south of the railroad tracks to limit access to the public into the private street. Said gate design and material shall be approved by the City Engineer and Director of Planning prior to fabrication and installation. The gate shall not encroach into the Railroad right-of-way.
11. That the owner/developer will provide for the gate to be "manned" during normal business hours of operation.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne M. Morrell 562.868-0511 x7362)

12. That Tentative Parcel Map No. 72209 shall expire 24 months after Planning Commission approval, on August 12, 2015, except as provided under the provisions of California Government Code Section 66452.6. During this time period, the final map shall be presented to City Council for approval. The subdivision proposed by Tentative Parcel Map No. 72209 shall not be effective until such time that a final map is approved by the City Council and recorded with the County Recorder's Office.
13. That currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer/surveyor shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

14. That as condition for approval for Tentative Parcel Map Case No. 72209, Shaw Industries, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
15. 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.



Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Tentative Parcel Map No. 72209
3. Tentative Parcel Map Application

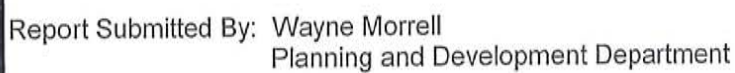
C:\Users\wmorrell\Documents\Parcel Maps\TPM 72209 Shaw-15215 Bonavista and 15305 Valley View\ TPM 72209 Shaw Industries Pc Report Draft to Teresa/



CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH







City of Santa Fe Springs

SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filling the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

PROPERTY LOCATION:

Address: 15305 VALLEY VIEW AVE. / SFS / CA / 90670

Assessor's Parcel Number:

8069-011-017/021 AND 8069-012-006

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

SUBDIVIDING INTO ONE PARCEL
LEGAL DESCRIPTION SEE ATTACHED MAP

PROJECT AND LAND USE DATA:

Existing Land Use:

Zoning Classification:

Intended Land Uses of Lots within the Subdivision:

INDUSTRIAL

General Plan Land Use Classification:

Surrounding Land Uses:

North: B.N. & S.F. R.R. AND LIGHT INDUSTRIAL
South: LA MIRADA CREEK AND LIGHT INDUSTRIAL
East: VALLEY VIEW AVE AND LIGHT INDUSTRIAL
West: COYOTE CREEK AND LIGHT INDUSTRIAL

Existing No. of Lots:

2 AND BONAVISTA AVE

Proposed No. of Lots:

1 AND TO INCLUDE PORTION OF BONAVISTA AVE AS SHOWN

Page 1

Lot Area-per Parcel (S.F./Acres): 663,903 S.F. / 15.241 ACRES WITH STREET VACATION (BONA VISTA AVE.)

Building (Footprint) Area-per Parcel:

EXISTING OF 2 BUILDINGS 227,626 S.F. AT VALLEY VIEW AND 112,835 S.F. AT BONA VISTA AVE. BOTH AREAS MEASURED OF EXTERIOR WALLS AND ADJACENTS.

Are dedications or public improvements required?

NO

PROJECT FINDING:

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	☒	☐	
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?	☒	☐	
Is the site physically suitable for the proposed density and type of development?	☒	☐	
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage of likely to injure fish or wildlife or their habitat?	☐	☒	
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?	☐	☒	
Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision?	☐	☒	

UTILITIES:

Grading: Is any grading of lots contemplated? NONE (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? AT THIS TIME WATER EXISTS IN BONA VISTA AVE. AND VALLEY VIEW AVE.

Sewers: What provisions are being made to provide an adequate sewer system? SEWER EXISTS IN BONA VISTA AVE. AND VALLEY VIEW AVE.

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property? UTILITIES EXIST.

Streets: Will each resulting parcel or lot front on a dedicated and improved street? YES

Have you discussed street improvement requirements with the Department of Public Works? N/A

Deed Restrictions: State nature of deed restrictions, existing and proposed: NONE KNOWN

RESPONSIBLE PARTIES:

Gas Agency:	_____	Water Agency:	_____
Address:	_____	Address:	_____
E-Mail:	_____	E-mail:	_____
Contact Person:	_____	Contact Person:	_____
Phone Number:	_____	Phone Number:	_____
Sewer Agency:	_____	Electric Agency:	_____
Address:	_____	Address:	_____
E-Mail:	_____	E-Mail:	_____
Contact Person:	_____	Contact Person:	_____
Phone Number:	_____	Phone Number:	_____

THE APPLICATION IS BEING FILED BY:

____ Record Owner of the Property

☒ Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): ENGINEER

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: David M. [Signature]

(If signed by other than the Record Owner, written authorization must be attached to this application.)

OWNER AGENT

Name: SAMIR ASIN ENGINEER

Contact: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

E-Mail: _____

RECORD OWNER

Name: SHAW INDUSTRIES, INC.

Contact: JIM CUSICK

Address: 15304 VALLEY VIEW AVE.

City: SANTA FE SPRING

State: CA

Zip Code: 90670

Phone: (562) 483-8262

E-Mail: JIM.CUSICK@SHAWINC.COM

ENGINEER LICENSE SURVEY

Name: COOPY ENGINEERING

Contact: SAMIR M. HADJAY

Address: 1718 N. NEVILLE ST.

City: ORANGE

State: CA

Zip Code: 92665

Phone: (714) 207-8700

E-Mail: SHIRLEY@COOPYENGINEERING.COM

FOR DEPARTMENTAL USE ONLY	
TRACT/PARCEL MAP NO.:	<u>72209</u>
DATE FILED:	<u>08/08/2013 *</u>
FILING FEE:	_____
RECEIPT NO.:	_____
APPLICATION COMPLETE?	<u>NO</u>



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2013

PUBLIC HEARING

Tentative Parcel Map No. 72288

A request to subdivide/consolidate two existing and improved parcels (APN: 8168-001-015 of 2.05-acres and APN: 8168-014-014 of ± 1.76 -acres), into one (1) parcel with a combined net area of ± 3.797 -acres on the property located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.
(Samir Khoury for Universal Waste Systems, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding TPM No. 72288, and thereafter close the Public Hearing.
2. Find and determine that TPM No. 72288 is a categorically exempt project pursuant to Section 15315-Class 15 (Subdivision of certain properties in urban areas into four or fewer parcels) of the California Environmental Quality Act (CEQA).
3. Find that TPM No. 72288, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that TPM No. 72288, together with the provisions for its design and improvement, meets the standards as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map.
5. Approve TPM No. 72288, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject properties are located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. According to the Los Angeles County Assessor, the property at 9010 Norwalk Boulevard (APN: 8168-001-015) consists of ± 2.05 -acres, (includes a 30" wide private street) and is developed with two buildings, one consisting of 28,000 sq. ft. and the other consisting of 10,755 sq. ft. The larger building was constructed in 1963, and the smaller building in 1963. The property located at 9016 Norwalk Boulevard (APN: 8168-001-014) is located at the rear consists of ± 1.76 -acres, and is developed with two buildings: one consisting of 4,500

sq. ft., constructed in 1966, and the other consisting of 3,658 sq. ft., constructed in 1987. The 9016 Norwalk Boulevard address does not have street frontage. A private street easement over the property at 9010 Norwalk Boulevard provides access to the rear parcel at 9016 Norwalk Boulevard.

The owner of both properties, Universal Waste Systems (UWS) Inc., is currently using the properties for an outdoor storage use involving empty trucks and containers associated with a rubbish hauling use. Universal Waste Systems (UWS) Inc., has been providing solid waste collection, transfer, and recycling services to cities, and unincorporated areas in Los Angeles County, since 1986. It is one of the largest local family owned and operated companies in Los Angeles County. UWS has operating facilities in Pomona, Santa Fe Springs, and the City of Los Angeles. UWS is contracted to provide solid waste, recycling, and green waste service to over 15,000 single-family homes and over 60,000 multifamily units per week.

UWS is proposing to relocate its existing collection truck storage and repair facility on the subject properties to another property outside the City of Santa Fe Springs, and establish a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) on the subject properties. To house the MRF, a 20,100 sq. ft. concrete tilt-up building is being proposed.

Pursuant to Section 155.243(C) et seq. of the Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal activities shall be permitted in the M-2 Zone only after a valid conditional use permit (CUP) has first been issued. Also, pursuant to section 155.735 et seq. of the Zoning Regulation, development plan approval (DPA) is required to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

As a result, UWS applied for a CUP (CUP 733), to establish, operate and maintain a MRF, TS and FWPF. UWS also has applied for a DPA (DPA 879), to construct the 20,000 sq. ft. concrete tilt-up building to house the TS. Concurrent with the CUP and DPA is Tentative Parcel Map No. 72288, a request to consolidate the existing parcels (APNs: 8016-001-015 and 8168-001-014) into one (1) parcel of 3.81-acre.

In summary: Two (2) assessor parcels currently exists, each parcel is developed with two buildings. After the proposed subdivision, the two parcels will be combined into one parcel with four buildings.*

*Note: A future 20,000 sq. ft. building is planned; thus, the total building count will be five buildings on one parcel.

The following tables: Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs.	No. of Lot	Size of Area
8069-001-015	9010 Norwalk Boulevard	2	1	2.05 acres
8069-001-014	9016 Norwalk Boulevard	2	1	1.76 acres
Total 2	2	4	2	3.797 acres*

Note: * Net

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs.	No. of Lot	Size of Lot
New APN**	9010 Norwalk Boulevard	4	1	3.797 acres*
	9016 Norwalk Boulevard			
Total 1	2	4	1	3.797 acres

****NOTE:** A new APN will be assigned by the Los Angeles County Assessor

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:

1. Consistency with the General Plan

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan as required by §66473.5 of the Subdivision Map Act.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR DENIAL:

The Planning Commission shall deny approval of a tentative map if it makes any of the following findings, as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such Board, it may disapprove the tentative map or maps of the subdivision.

TENTATIVE TRACT MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

- 1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.**

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the subdivision will not change the General Plan Land Use designation of Industrial or the Zoning designation of M-2, Heavy Manufacturing.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The land use element designates the site as "Industrial" and states that the City's development standards for industrially zoned property should "create and protect property values, foster an efficient, wholesome and aesthetically pleasant industrial district, attract and encourage the location of desirable industrial plants, and provide proper safeguards and land uses while emphasizing managed and reasonable growth."

The proposed project conforms to the land use element's requirements, and directly supports several important goals and policies of the general plan, as more fully described below.

Land Use Element Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

Consolidating the 2 parcels would create one parcel of 3.797-acres. The consolidation is part of a larger development proposal to establish a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) on the subject properties. Additionally, a 20,100 sq. ft. concrete tilt-up building is proposed.

It is projected that the proposed use will result in an additional 48 individuals being added to the workforce. Construction of the new building will result in additional employment, provide for a stable business presence, and contribution to the City's tax base.

Land Use Element Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.

One of the two lots does not have frontage on a public street. Pursuant to section 155.451 of the City's Zoning Regulations, each industrial lot shall have direct frontage on a public street. By combining the two (2) parcels, the newly created parcel will have frontage on a public street and thus, Policy 9.4 would be satisfied.

2. The site is physically suitable for the type of development and proposed density of development.

The proposed use is allowed as a conditional use permit activity. The existing industrial and proposed industrial building is consistent with the purpose of the Heavy Manufacturing (M-2) zoning district, which allows for reclamation, recycling, wrecking, storage and disposal activities, and manufacturing, warehousing and distribution activities, and related office uses up to 15% of the gross building area. Additionally, pursuant to Section 155.246 of the Zoning Regulations: (Population Density), no residential uses shall be permitted in the M-2, Zone. No residential uses are proposed.

All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the existing buildings and proposed new building, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readily available. Within Norwalk Boulevard are the following utilities: (1) 6-inch San Gabriel water line; (2) 16-inch reclaimed water line; (3) 3-inch gas line, and (4) an 8-inch vitrified concrete sanitary sewer line.

3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by industrial land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #: 2005011096)

1 Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.
2 Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.
3 Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Preliminary Title Report provided by Chicago Title Company identified several easements. These easements are shown under the heading "EASEMENT LIST" and symbolized with a number within a circle.

Table III

Easement	Purpose
Easements Per Chicago Title Company, Title Report No. 606048138-H31, Dated January 10, 2007.	
1	A Maintenance Agreement Concerning The Roadway Located In The Following Easement As Recorded January 2, 1968, as Instrument No. 201, In Book D-3873 Page 695, Official Records.
2	An Easement For Roadway And Utility Purposes To Southern Pacific Company As Recorded January 2, 1968, as Instrument No. 201, In Book D-3873 Page 695, Official Records.
3	An Easement For The Purpose Of Right-Of-Way For Street, Public Utilities, And Municipal Purposes To The City Of Santa Fe Springs As Recorded July 28, 1972, as Instrument No. 4830, Official Records.

The proposed map will not result in any changes to the aforementioned easements.

5. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board.

The existing 8-inch vitrified concrete sanitary sewer line, running parallel to the property on Norwalk Boulevard, is of sufficient capacity to handle discharge of waste from the existing development. A sewer study will be completed for the proposed new building. As a result, there will be no violation of the requirements prescribed by the Regional Water Quality Control Board.

6. That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivision to provide for Future Passive or Natural Heating and Cooling Opportunities."

For the existing buildings, there is limited, if any opportunity, to provide for future passive or natural heating and cooling opportunities. However, this is not the case for the new 20,000 sq. ft. building which will be required to adhere to the California Green

Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental quality

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that TPM No. 72288 meets the standards as set forth in Sections 66474 and 66474 et seq. of the Subdivision Map Act, and is therefore recommending approval of TPM No. 72288.

STREETS AND HIGHWAYS

The subject parcels have frontage on Norwalk Boulevard, which is classified as a Major Highway within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table IV

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (business type/category)
North	M-2 (Heavy Manufacturing)	Industrial	Union Pacific Railroad
South	M-2 (Heavy Manufacturing)	Industrial	AMB Los Nietos Business Center
East	M-2 (Heavy Manufacturing)	Industrial	Distributor of fiberglass, thermoset plastic resins, glass, carbon and aramid reinforcements, fillers and accessories
West	M-2 (Heavy Manufacturing)	Industrial	Manufacturers' representative firm, specializing in construction, industrial, and energy management products for the electrical industry

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 66451.3 of the State Subdivision Map Act, 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 Tentative Parcel Map No. 72288 was sent by first class mail on August 1, 2013, to all property owners whose names and addresses appeared on the latest County Assessor's Roll within 500'* of the exterior boundaries of the property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2013, and published in a newspaper of general circulation (Whittier Daily News) on August 2, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

*NOTE: Notices were also sent to everyone that commented on the proposed use and provided either a mailing or e-mail address or requested to be notified of future action on the project.

ENVIRONMENTAL DOCUMENTS

The proposed map is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315-Class 15 (Minor Land Divisions) of the CEQA Guidelines. Staff will file a Notice of Exemption with the County Clerk of the Los Angeles County Registrar-Recorder office within five (5) days of approval by the Planning Commission of the proposed tentative map.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Robert Garcia 562-868-0511 x7545)

1. That street right-of-way dedication on Norwalk Boulevard along the existing street frontage shall be dedicated to the City of Santa Fe Springs.

2. That final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
3. That the owner/developer shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne M. Morrell 562.868-0511 x7362)

4. That Tentative Parcel Map No. 72288 shall expire 24 months after Planning Commission approval, on August 12, 2015, except as provided under the provisions of California Government Code Section 66452.6. During this time period, the final map shall be presented to City Council for approval. The subdivision proposed by Tentative Parcel Map No. 72288 shall not be effective until such time that a final map is approved by the City Council and recorded with the County Recorder's Office.
5. That currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer/surveyor shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
6. That as condition for approval for Tentative Parcel Map Case No. 72288, Universal Waste Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

7. 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.



Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Tentative Parcel Map No. 72288
3. Tentative Parcel Map Application

C:\Users\wmorrell\Documents\Parcel Maps\TPM 72288 UWS 9010 and 9016 Norwalk Boulevard\TPM 72288 UWS Pc Report
Draft to Teresa\8/7/2013 2:59:54 PM\WMM

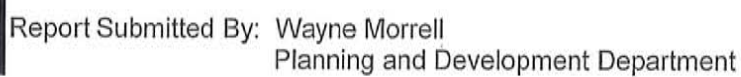


CITY OF SANTA FE SPRINGS

LOCATION AERIAL-TENTATIVE PARCEL MAP NO. 72288

9010 and 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670







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

SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete upon submission to the Planning and Development Department. Instructions for filing the application are attached to this document which contains general information, definitions, application filing instructions, public hearing requirements, processing procedures, and fees that constitutes a complete application. In addition, further supporting documents maybe required upon the discretion of the Planning and Development Department. If application is determined to be incomplete a letter of "incompletion" will be written and mailed to the applicant's address requiring that the missing document(s) be provided. Incomplete application will impede and prolong the application process.

Property Location:

Address: 9010 and 9016 Norwalk Blvd., Santa Fe Springs, CA 90670

Assessor's Parcel Number: 8168-001-014 & 8168-001-015

Purpose of Parcel Map & Legal Description: Subdividing into one parcel (lot merger).
Being a subdivision of a part of the Colima Tract, in the Rancho Santa Gertrudes as
shown on a map recorded in book 2, page 345 of patents in the office of Los Angeles County
recorder.

Project and Land Use Data:

Existing Land Use: Manufacturing

Zoning Classification: M-2

Intended Land Uses of Lots within the Subdivision: Industrial

General Plan Land Use Classification: _____

05-03-13 1013431 CHECK \$137.00

Surrounding Land Uses:North: Union Pacific RailwaySouth: Light IndustrialEast: Light IndustrialWest: Norwalk Blvd. with commercial and west of Norwalk Blvd is residentialExisting No. of Lots: 2 LotsProposed No. of Lots: One ParcelLot Area-per Parcel (S.F./Acres): 165,402 S.F. (Net) and 3.797 (Net)Building (footprint) Area-per Parcel: Existing - stated on Tentative MapAre dedications or public improvements required? Yes at Norwalk Blvd.**Project finding:**

After submittal of the completed application Planning and Development staff will review all document prior to scheduling a public hearing at the earliest agenda before the City's Planning Commission. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below. Please provide support for the required findings below and additional comments. If comments

PROJECT FINDING	YES	NO	COMMENTS
Is the project within the scope of the General Plan?	Yes		
Is the design and/or improvement of the proposed subdivision within the scope of the General Plan?	Yes		
Will the subdivision project conflict with easements on the property land use?		No	
Is the proposed subdivision likely to create environmental impairment and fish or wildlife ecology?		No	
Is the proposed subdivision likely to impair public health?		No	

AREA:

What is the total area of the land to be divided? 165,402 S.F. (Net)Number of lots proposed? One Parcel

USE:

Proposed use of lots: Industrial

GRADING:

Is any grading of lots contemplated? Yes / Minor (If yes, show details on the tentative map)WATER: What provisions are being made to provide an adequate water system? Existing Water system at Norwalk Blvd.SEWERS: What provisions are being made to provide an adequate sewer system? Existing Sewer system at Norwalk Blvd.GAS and ELECTRICITY: Are the appropriate utility companies being contacted to insure service to the subject property? All Utilities Exist

STREETS:

Will each resulting parcel or lot front on a dedicated and improved street? YesHave you discussed street improvements requirements with the Department of Public Works? No

DEED RESTRICTIONS:

State nature of deed restrictions, existing and proposed: None known

THE APPLICATION IS BEING FILED BY:

 Record Owner of the Property X Authorized Agent of the Owner (Written authorized must be attached to application)STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.) Engineer

I HERBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: JRP

(If signed by other than the Record Owner, written authorization must be attached to this application)

RECORD OWNER

Name: Universal Waste Systems Inc.
Contact Person: Mark Blackburn
Address: P.O. Box
City: Whittier
State: CA Zip: 90605
Phone: (562) 695-8236

OWNER'S AGENT

Name: John R. Price, P.E.
Contact Person: John R. Price, P.E.
Address: 1718 N. Neville Street
City: Orange
State: CA Zip: 92865
Phone: (714) 202-8700

ENGINEER OR LICENSED SURVEYOR

Name: John R. Price, P.E.
Contact Person: John R. Price
Address: 1718 N. Neville Street
City: Orange
State: CA Zip: 92865
Phone: (714) 202-8700

FOR DEPARTMENT USE ONLY

TRACT/PARCEL MAP NO: _____
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

05-03-13 1013431

CHECK 5137.00