



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

March 10, 2014
4:30 P.M.

Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Louie González, Commissioner
Michael Madrigal, Commissioner
Joe Angel Zamora, 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 González, Johnston, Madrigal, Ybarra, and Zamora.

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 February 11, 2014 Adjourned Planning Commission Meeting.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE**7. PUBLIC HEARING – (Continued from Planning Commission meeting of 01/21/2014)
Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN: 8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

8. PUBLIC HEARING**Conditional Use Permit Case No. 749**

A request for approval to allow the establishment, operation and maintenance of a food processing use involving vinegar on property located at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Otafuku Foods, Inc.)

9. PUBLIC HEARING**Conditional Use Permit Case No. 753**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 75,500 sq. ft. freestanding industrial building, located at 12405 Los Nietos Rd. (APN: 8168-009-034), in the M-2, Heavy Manufacturing zoning district within the Consolidated Redevelopment Project Area. (United Alloys & Metals)

10. CONSENT AGENDA

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

A. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 34-2**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 34-2 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution use at 13409 Orden Drive located within the Golden Springs Business Park Development, zoned M-2, Heavy Manufacturing (Nishimoto Trading, LTD)

11. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

12. 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

March 4, 2014

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
February 11, 2014**

1. CALL TO ORDER

Commissioner Madrigal called the meeting to order at 4:31 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Zamora led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
Vice Chairperson Johnston

Staff: Cuong Nguyen, Associate Planner
Steve Skolnik, City Attorney
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Teresa Cavallo, Planning Secretary
Richard Kallman, Environmental Protection Specialist

Absent: Frank Ybarra, Chairperson
Wayne Morrell, Director of Planning
Luis Collazo, Code Enforcement Officer

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:35 p.m. There being no one wishing to speak, Oral Communications were closed at 4:35 p.m.

5. APPROVAL OF MINUTES

Minutes of the January 21, 2014 Adjourned Planning Commission Meeting

The minutes of the January 21, 2014 meeting were approved and filed as submitted.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

The Planning Commissioners requested this matter be continued to the next meeting.

**7. PUBLIC HEARING – (Continued from Planning Commission meeting of 01/21/2014)
Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

Vice Chairperson Johnston, upon staff's recommendation, continued this matter to the next Planning Commission meeting of March 10, 2014.

8. PUBLIC HEARING

Conditional Use Permit Case No. 746

A request for approval to allow the establishment, operation and maintenance of a truck service and repair facility on property located at 11831 Shoemaker Avenue (APN: 8026-020-036), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (West Coast Tank Repair, Inc.)

Vice Chairperson Johnston called the Public Hearing open at 4:34 p.m. for Item No. 8.

Cuong Nguyen, Associate Planner, presented Item No. 8. Present in the audience was company representative, Allen Genetti, CPA, CFO for West Coast Tank Repair, Inc.

Commissioner González inquired about the metal building being visible from Shoemaker. Cuong indicated that the building has a 180 feet set back and it is visible between the gates; however, the building will be reclad within twelve (12) months.

Commissioner González requested clarification on "reclad" and what are the long term plans for metal buildings. Cuong clarified reclad to the Planning Commissioners and indicated that the long term plans for metal buildings was unknown at this time.

Commissioner Madrigal asked about access from the Greenstone route. Cuong informed the Planning Commissioners that staff has restricted access on Shoemaker.

Representative Allen Genetti responded that the building is not visible from Shoemaker and that the company will be providing a Greenstone address for access.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:44 p.m. and requested a motion.

Commissioner González moved to approve Item No. 8; Commissioner Madrigal seconded the motion which passed unanimously.

9. CONSENT AGENDA

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

A. CONSENT AGENDA

Conditional Use Permit Case No. 505-5

A compliance review of a day care and training facility for developmentally-disabled adults located at 12510 Slauson Avenue, Suites H and I, in the M-2, Heavy Manufacturing Zone. (Joyce Williams, Milestone Behavioral Treatment Program, Inc.)

B. CONSENT ITEM

Conditional Use Permit Case No. 552-2

To allow the co-location of 12 antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area located at 8923 Pioneer Boulevard, M-2, Heavy Manufacturing, Zone. (Marilyn Warren for Crown Castle Company/AT&T)

C. CONSENT ITEM

Conditional Use Permit Case No. 592-2

A compliance review of a of drive-through fast food restaurant at 11344 Telegraph Road within the C-4 Community Commercial Zone and within the Consolidated Redevelopment Project Area. (Mike Hansberger, Del Taco Restaurant)

D. CONSENT ITEM

Conditional Use Permit Case No. 614-2

A compliance review of a bleach production and chlorine repackaging plant on property located at 11600 Pike Street in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (John Bilac for Olin Chlor Alkali Products)

City Attorney Steven Skolnik explained a correction to Condition 19 for Item No. 9B.

Steve Skolnik also asked the Planning Commissioners if they required a presentation or if the staff reports were sufficient.

Commissioner Madrigal did not require a presentation for Item No. 9D but did have questions for Richard Kallman, Environmental Protection Specialist for the City of Santa Fe Springs Fire Department.

Commissioner Madrigal inquired about any received calls for bleach spills, how the product is transported, and about various department/agency inspections. Richard Kallman responded that, to his knowledge, he is unaware of any spills and that the bleach is brought via rail inbound and transported by truck outbound. Richard Kallman also indicated that the City's Fire Department conducts random inspections, CUPA inspects annually, Fire Suppression also inspects but is unaware of how many times, and that Homeland Security also conducts inspections.

With no further questions or comments, Vice Chairperson Johnston requested a motion.

Commissioner González moved to approved Item No. 9 in its entirety; Commissioner Zamora seconded the motion, which passed unanimously.

10. ANNOUNCEMENTS

♦ Commissioners:

Commissioner Madrigal wished everyone a Happy Valentines' Day.

Commissioner Zamora announced that two boxers in the City's Boxing Club will be fighting in two different weight classes in upcoming ESPN's Boxing Tournaments.

♦ Staff:

Cuong Nguyen and Steven Skolnik wished everyone a Happy Valentine's Day.

11. ADJOURNMENT

Vice Chairperson Johnston adjourned the meeting at 4:50 p.m.

Vice Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



**PUBLIC HEARING – (Continued from Planning Commission meeting of 01/21/2014)
Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, 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. 747, and thereafter close the Public Hearing.
2. Receive and File the applicant's request to withdraw the CUP application.

BACKGROUND:

The applicant has informed staff that they wish to respectfully withdraw their application requesting approval of a Conditional Use Permit for the establishment, operation and maintenance of a metal recycling facility on the property located at 12113 Lakeland Road.

A handwritten signature in blue ink, reading "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachments:

1. Applicant's Withdrawal Request

rafael garcia

From: Marlene Jimenez <marlene0214@yahoo.com>
Sent: Tuesday, March 04, 2014 2:32 PM
To: rafael garcia
Subject: CUP 747. Sonlar Inc

Dear Mr Garcia,

This is a professional curtesy message to inform the Department of Planning that Sonlar Inc. no longer will like to continue with the process of the CUP 747. Do to circumstances that have come up we will like to stop the process.

Sorry for the Inconvenience this has brought upon.

Thank you very much for your time.

Sincerely

Marlene Jimenez

Sonlar Inc.



PUBLIC HEARING

Conditional Use Permit Case No. 749

A request for approval to allow the establishment, operation, and maintenance of a food processing use involving vinegar on property located at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Otafuku Foods, 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. 749, and thereafter, close the Public Hearing.
2. Find that the proposed vinegar processing 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.
3. Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment.
4. Approve CUP No. 749, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the north side of Molette Street approximately 850 feet east of Shoemaker Avenue at 13117 Molette Street (APN: 7005-007-049). The property measures 0.91-acres and is currently developed with a 16,400 sq. ft. building that was originally constructed in 1976. The property is zoned M-2, Heavy Manufacturing and the General Plan designation is Industrial.

DESCRIPTION OF REQUEST

The applicant, Otafuku Foods, Inc., is a company that specializes in the marketing, development, and sales of various sauces, vinegars, and specialty components to food service, consumers and industrial business. Notable sauces includes: Okonomi Sauce, Yakisoba Sauce, Tonkatsu Sauce, Takoyaki Sauce, Sushi Sauce, etc.

Otafuku has been in the sauce business since 1922 (approx. 92 years). Their parent company, Otafuku Sauce, is based out of Japan. Otafuku Foods, Inc. recently opened a Santa Fe Springs manufacturing facility with the intent of producing the above-mentioned sauces locally. However, since several sauces manufactured by Otafuku will utilize vinegar within its ingredients, a Conditional Use Permit is required.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.243 (D)(8) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the establishment of any food or beverage processing use involving vinegar, yeast, and sauerkraut.

Section 155.243 (D)(8)

Section 155.243

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(D) Animal or food processing of the following kind:

(8) Vinegar, yeast and sauerkraut.

The applicant is, therefore, seeking approval of the subject CUP, to allow the use of vinegar in the various sauces produced at the new Santa Fe Springs facility.

DETAILS OF PROPOSED USE:

As stated previously, Otafuku Foods, Inc. recently opened a Santa Fe Springs facility on the subject property. All manufacturing activities will occur inside the building. Although the use of vinegar does trigger the need for a CUP, it should be noted that Otafuku Foods is not manufacturing vinegar. Vinegar will only be a small ingredient (approximately 6%) within the various sauces that Otafuku will be producing at the Santa Fe Springs facility. In the final product, the vinegar will be in a highly diluted form through a mixture of sauce, water, etc.; the typical fumes and odor normally associated with full strength vinegar should not be present.

Hours of Operation

The typical hours of operation for the proposed facility are as follows:

Monday – Friday: 9:00AM-6:00PM

Saturday & Sunday: Closed

Employee Count

The Santa Fe Springs facility has a total of 19 employees on-site (including the president who resides in Japan and only visits a few times a year).

Site Improvements

The proposed use will remain entirely within the existing building. The equipment used to produce the sauces is already part of the existing facility. No new interior or exterior improvements is proposed and/or required.

STREETS AND HIGHWAYS

The subject site is located on the north side of Molette Street, approximately 850 feet east of Shoemaker Avenue at 13117 Molette Street. Shoemaker Avenue is classified as a Secondary Highway within the Circulation Element of the City's General Plan. Molette is a Local Industrial Street.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial.

The zoning, General Plan and land use of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	13100 and 13126 Artic Circle –Bumble Bee Seafoods LLC (Food Processing);
South	M-2, Heavy Manufacturing	Industrial	13012 Molette Street – Shaw Diversified Services, Inc. (Floor Covering Manufacture/ Warehouse/ Distribution);
East	M-2, Heavy Manufacturing	Industrial	13141 Molette Street – All-Power Manufacturing Co. (Metal Fabrication);
West	M-2, Heavy Manufacturing	Industrial	13055 Molette Street – Day-Lee Foods, Inc. (Food Processing)

ENVIRONMENTAL DOCUMENTS

An Initial Study was prepared to determine the project's impact on the environment and necessary supporting environmental document (Environmental Impact Report, Mitigated Negative Declaration or Negative Declaration). Based on the Initial Study, potential impacts were found to be less than significant or having no impact at all; consequently, a Negative Declaration (ND) was prepared. The reasons to support this finding of the ND are contained in the Initial Study which is provided as an attachment to this report.

Additionally, pursuant to Section 15072 of the CEQA Guidelines, a Notice of Intent (NOI) to adopt the draft ND for the proposed project (food processing facility) was posted with the LA County Clerk's office and also at Santa Fe Springs City Hall, the City Library and the City's Town Center on February 14, 2014. The 20-day

public comment period for the draft ND began February 14, 2014 and ends March 6, 2014. To date, the City has not received any letters or phone calls relating to the proposed project or draft ND.

LEGAL NOTICE OF PUBLIC HEARING

In addition to the public review period for the proposed environmental documents, the Conditional Use Permit (CUP) 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 CUP was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 28, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 28, 2014, and published in a newspaper of general circulation (Whittier Daily News) February 26, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.243 (D)(8) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the establishment of any food or beverage processing use involving vinegar, yeast, and sauerkraut.

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 Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. That the proposed vinegar processing use will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:

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

- A vinegar processing use, provided a CUP has been obtained, is consistent with the M-2 zone;
- All manufacturing activities will occur inside the building;
- Vinegar will only be a small ingredient (approximately 6%) within the various sauces that Otafuku Foods produces on-site;
- In the final product, the vinegar will be in highly diluted form through a mixture sauce, water, etc., so the typical fumes and odor normally associated with full strength vinegar should not be present; and
- The vinegar that is mixed into the sauces is poured directly into the machines and therefore it is minimally exposed to the atmosphere.

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

Staff finds that the proposed use will preserve the general appearance and welfare of the community for the following reasons:

- The proposed use will remain entirely within the existing building;
- The equipment used to produce the sauces is already part of the existing facility; therefore, no new interior or exterior improvements is proposed and/or required;
- The average individual passing by the subject site would not notice that a vinegar processing use has been incorporated into the existing manufacturing use.

STAFF CONSIDERATIONS:

For the reasons stated within the report, staff finds that if the proposed vinegar processing 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 approval, subject to a compliance review after one-year to ensure the vinegar processing 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)**STREETS**

1. 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.
2. The owner and/or developer shall pay for the removal, construction of one driveway per City Standard R-6.4A and inspection.

MISCELLANEOUS

3. 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. A professional civil engineer registered in the State of California shall prepare the grading plan. The owner shall pay drainage review fees in conjunction with this submittal.

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

4. 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.
5. 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.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

6. 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.

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

7. This approval allows the applicant, Otafuku Foods, Inc., to establish, operate and maintain a vinegar processing facility at 13117 Molette Street (APN: 7005-007-049).
8. That the proposed vinegar processing use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case.
9. That subject vinegar processing use shall be limited to the following hours of operation: Monday through Friday from 9:00am and 6:00pm. Saturday and Sunday – Closed.
10. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
11. 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.
12. That the proposed vinegar processing use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. 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.
13. 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.
14. That CUP Case No. 749 shall be subject to a compliance review after one (1) year, on or before March 10, 2015. Approximately three (3) months before March 10, 2015, 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 the conditions of approval as stated within the staff report.

15. That the applicant, Otafuku Foods, 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 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.
16. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
17. 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. Site Plan
3. CUP Application
4. Notice of Intent to Adopt a Negative Declaration
5. Proposed Initial Study & Negative Declaration



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

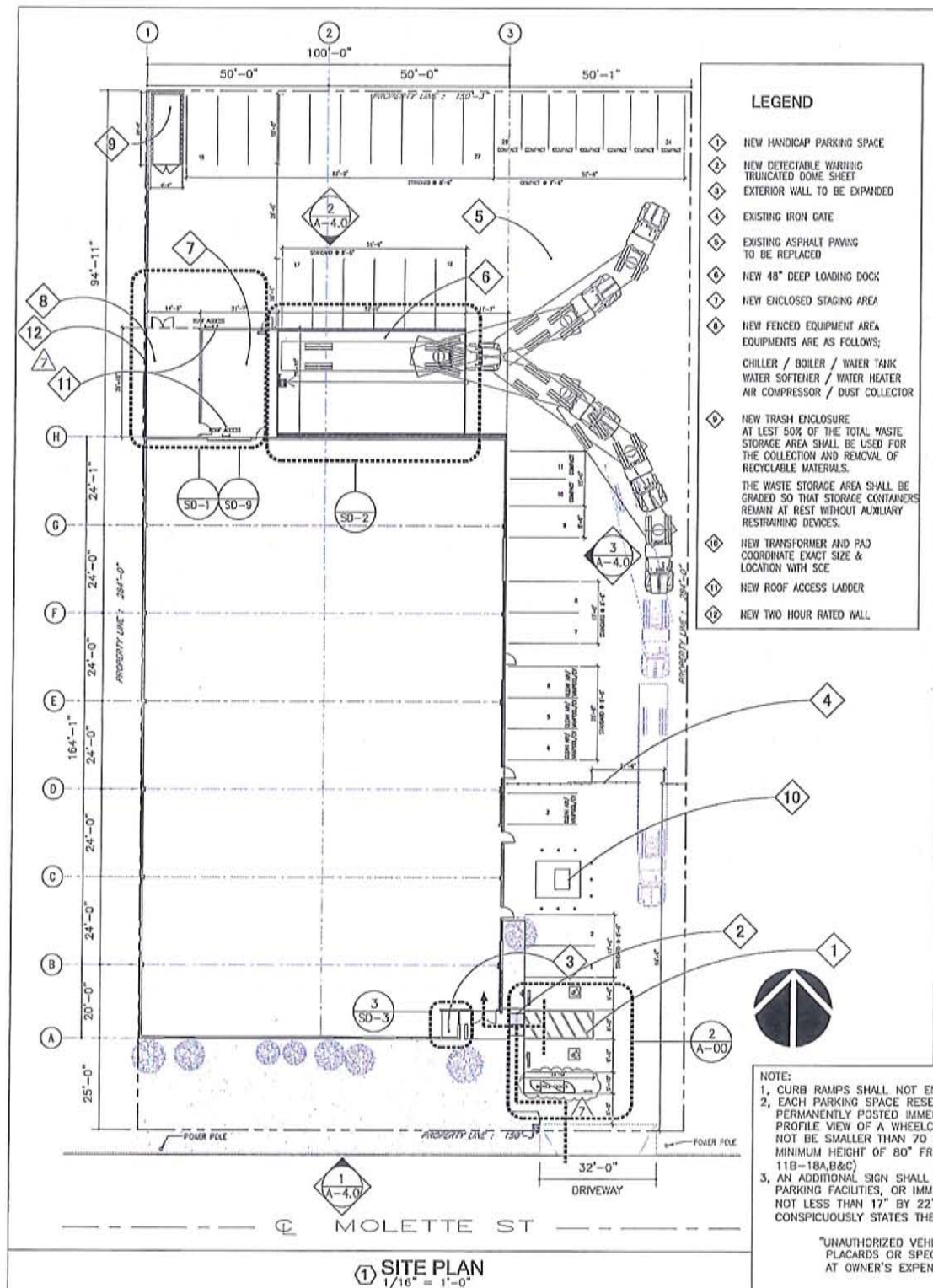


NORTH

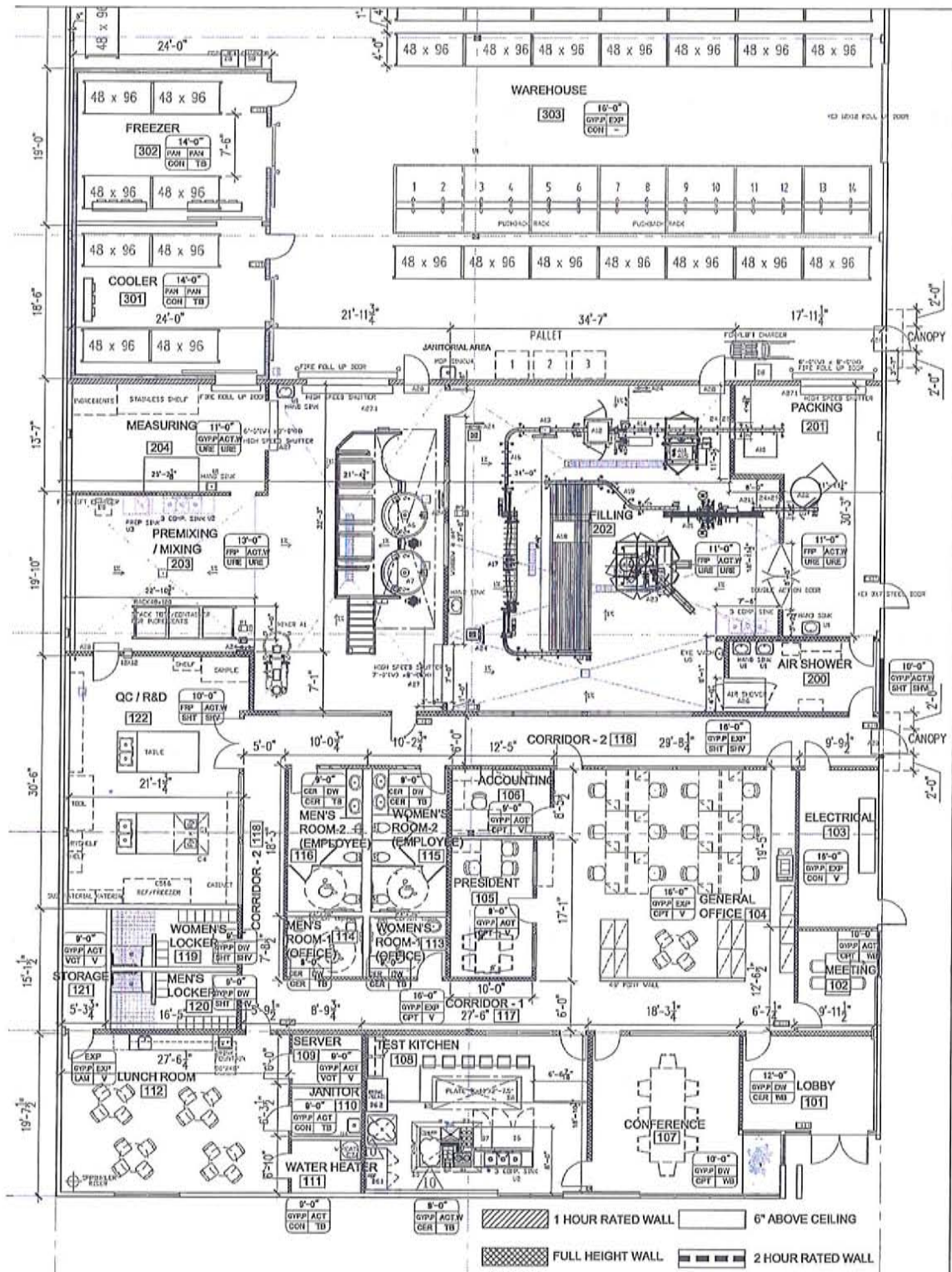
CONDITIONAL USE PERMIT CASE NO. 749

13117 MOLETTE STREET

SITE PLAN



FLOOR PLAN



CUP APPLICATION



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

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): Otafuku Foods, Inc.

13117 Molette Street
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). The property is an approximately

16,400 square foot free standing
industrial building on an approximately
0.91 acre parcel.

Record Owner of the property: Nanyoshi Sasaki, Otafuku Foods, Inc.

Name: Nanyoshi Sasaki Phone No: (562) 404-4700

Mailing Address: 13117 Molette St. Santa Fe Springs, Ca 90670 Date of Purchase: _____

Fax No: (562) 404-4730 E-mail: _____

Is this application being filed by the Record Owner? NO

(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: Takamitsu Ozawa Phone No: (562) 404-4700

Mailing Address: 13117 Molette St. Santa Fe Springs, Ca 90670

Fax No: (562) 404-4730 E-mail: tozawa@otafuku.co.jp

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

correspondence please contact holivier@otafukufoods.com

Primary contact.

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): We will

purchase vinegar

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.)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.
We have a factory all set up in Santa Fe Springs with all the necessary permits, but we would like to produce a sauce by our parent company, which uses vinegar as an ingredient.
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.
There is no danger in using vinegar and we are only using small amounts of already produced vinegar; there won't be any overwhelming smell or other detrimental effect on the surrounding area.
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?
There won't be any dust or noise resulting from the use of vinegar, and we will be diluting the vinegar w/ sauce or water so there won't be a strong smell.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
We aren't working with any hazardous materials and as we've shown above (#2, 3) there won't be any noxious effect on the surrounding areas.
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.
We will only be producing inside the factory and will only have about one truck per two weeks, so there won't be any effect on the surrounding streets.
6. If the operator of the requested conditional use will be someone other than the properly owner, state name and address of the operator.

Taka Orawa
13117 Molette Street
Santa Fe Springs, Ca 90670

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): Naoyoshi Sasaki
 Mailing Address: 13117 Molette St, Santa Fe Springs, CA 90670
 Phone No: (562) 404-4700
 Fax No: (562) 404-4730 E-mail: naoyoshi@otafuku.co.jp
 Signature: Takamitsu Ozawa as attorney in fact for Naoyoshi Sasaki

Name (please print): Takamitsu Ozawa
 Mailing Address: 13117 Molette Street, Santa Fe Springs, CA 90670
 Phone No: (562) 404-4700
 Fax No: (562) 404-4730 E-mail: tozawa@otafukufoods.com
 Signature: [Signature]

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

Naoyoshi Sasaki

I, Takamitsu Ozawa, 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: Takamitsu Ozawa as attorney in fact for Naoyoshi Sasaki
[Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

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:

DATE FILED:

FILING FEE:

RECEIPT NO:

APPLICATION COMPLETE?

CUP APPLICATION (Cont.)**Company Information****U.S. Headquarters**

ADDRESS 13117 Molette Street Santa Fe Springs, CA 90670

PHONE NUMBER 562-404-4700

FAX NUMBER 562-404-4730

OFFICE HOURS Monday – Friday 9:00 am – 5:00 pm (PST)

OUR BUSINESS Marketing, development, and sales of Otafuku sauces, vinegars and specialty components to food service, consumers and industrial business. Development of food outlets highlighting okonomiyaki. Custom sauce development for foodservice and industrial business.

Other Information**Opened in 1998**

Imported products from the parent company (Otafuku Sauce, 1922 to present) and sell them to Japanese retail / wholesale markets for resell, sale to restaurants, and trying to proliferate Japanese food culture through continuing to introduce foods such as okonomiyaki.

Notable sauces: Okonomi Sauce, Yakisoba Sauce, Tonkatsu Sauce, Takoyaki Sauce, Ponzu Sauce, Sushi Sauce, etc.

Current Operations

We have nearly finished building our factory and hope to begin production of the above sauces pending a final inspection.

We will have a filling machine and temperature regulation for sterilization of heat withstanding caps on each bottle; additionally, the filling machine will be connected by the conveyor line to the capper, cooling tunnel, labeler, et cetera. There will be two large mixing tanks where the bulk of the sauces will be made as well as a smaller mixer for smaller batches.

CUP APPLICATION (Cont.)

FUND		G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	371	4110	43000	CUP 749		\$2,253
110	371	4110	13000	Mobile Hearing		1,140
110	371	4110	24000	2nd Survey		653
						4,046.00

City of Santa Fe Springs

OTAFUKU FOODS, INC.

13117 Mollette Street.

Santa Fe Springs, CA 90670

CONDITIONAL USE PERMIT 749 - 13117 Mollette.

RECEIPT

12-10-13 1CL5939 CHECK 4046.00

OTAFUKU FOODS, INC.

012427

12/5/2013

PERMIT120513

4,046.00

0.00

4,046.00

Check: 012427

12/1/2013 City of Santa Fe Springs

12-10-13 1CL5939 CHECK 4046.00

4,046.00

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION



SUBJECT: Notice of Intent to Adopt a Negative Declaration - Environmental Review
(California Environmental Quality Act, CEQA)

LEAD AGENCY: City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, California 90670

PROJECT NAME: Otafuko Foods Conditional Use Permit (CUP), Santa Fe Springs Plant

APPLICANT: Takamitsu Ozawa, Otafuko Foods, Inc., 13117 Molette Street, Santa Fe Springs,
California 90670.

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

LOCATION: The project site is located at 13117 Molette Street in the City of Santa Fe Springs. The
City of Santa Fe Springs is located in the easternmost portion of Los Angeles County.

DESCRIPTION: The City of Santa Fe Springs Planning and Development Department (in its capacity as
the Lead Agency) is reviewing a request by Otafuko Foods, Inc., to obtain a Conditional
Use Permit (CUP) that would allow the business to use vinegar in the manufacturing of
various sauces produced at their existing plant located at 13117 Molette Street. The
City's Zoning Ordinance requires any business that intends to use vinegar to first obtain
CUP. All of the vinegar will be stored inside the existing building. The vinegar will be
mixed into the various food products and sauces inside the building. No new building
improvements or new equipment will be required to accommodate the storage of
vinegar on-site. The proposed use will operate within an existing building located at
13117 Molette Street.

REVIEW: Copies of the Draft Mitigated Negative Declaration and the Initial Study will be available
for public review at the following locations:

City of Santa Fe Springs Public Library
11710 Telegraph Road (next to the City Hall)
Santa Fe Springs, California 90670

and

Department of Planning and Development (Planning Counter)
11710 Telegraph Road
Santa Fe Springs, California 90670

Please send your comments to the attention of Mr. Cuong H. Nguyen, City of Santa Fe
Springs Planning and Development Department, City of Santa Fe Springs, 11710
Telegraph Road, Santa Fe Springs, California 90670. Mr. Nguyen's contact number at
the City is (562) 868-0511. Your responses are requested by March 5, 2014 or not more
than 20-days following your receipt of this notice.

Mr. Marc Blodgett (Consultant to the City)

Date: February 14, 20124

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

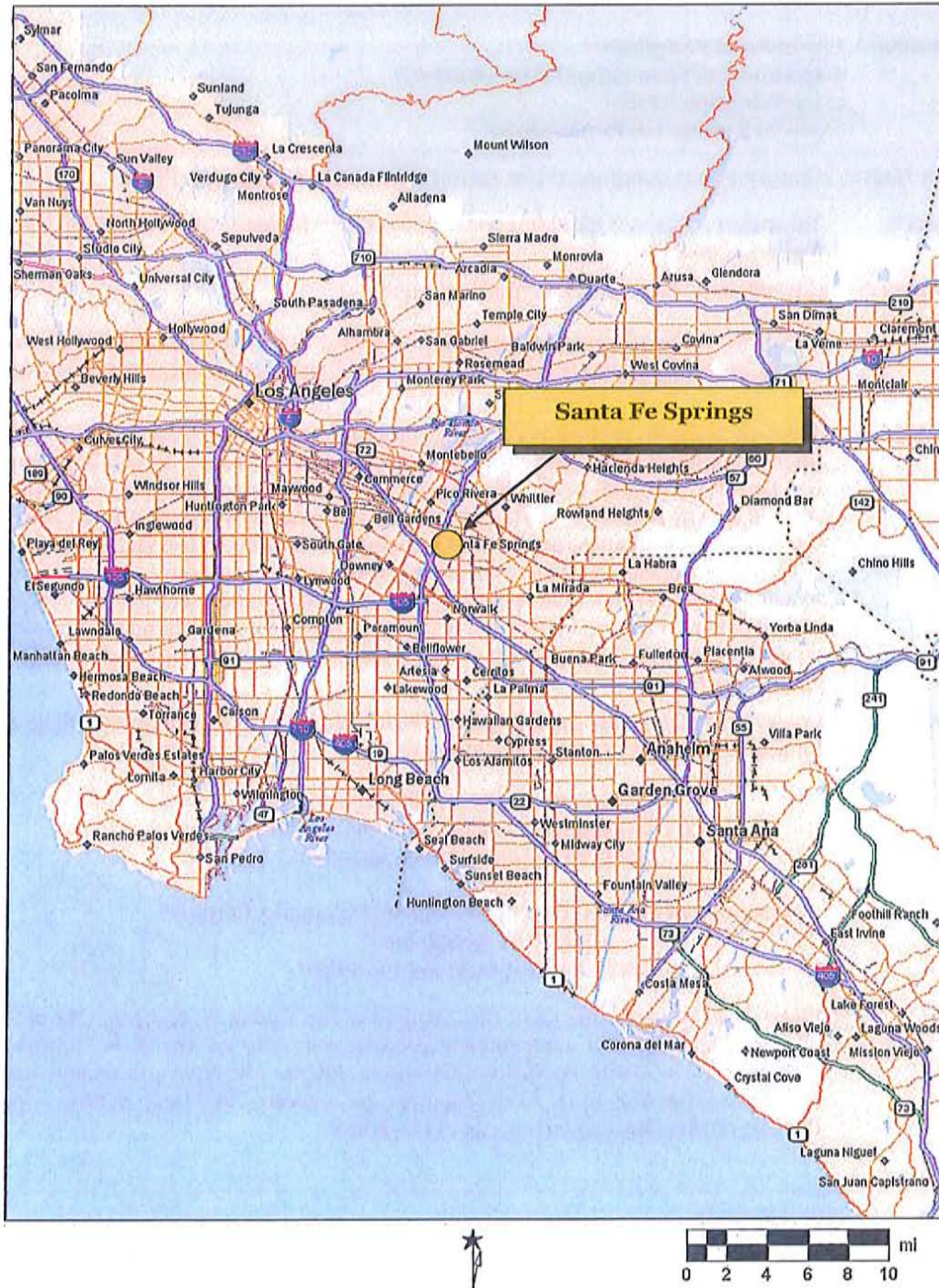


EXHIBIT 1
REGIONAL LOCATION MAP
Source: Delorme Maps 2009

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

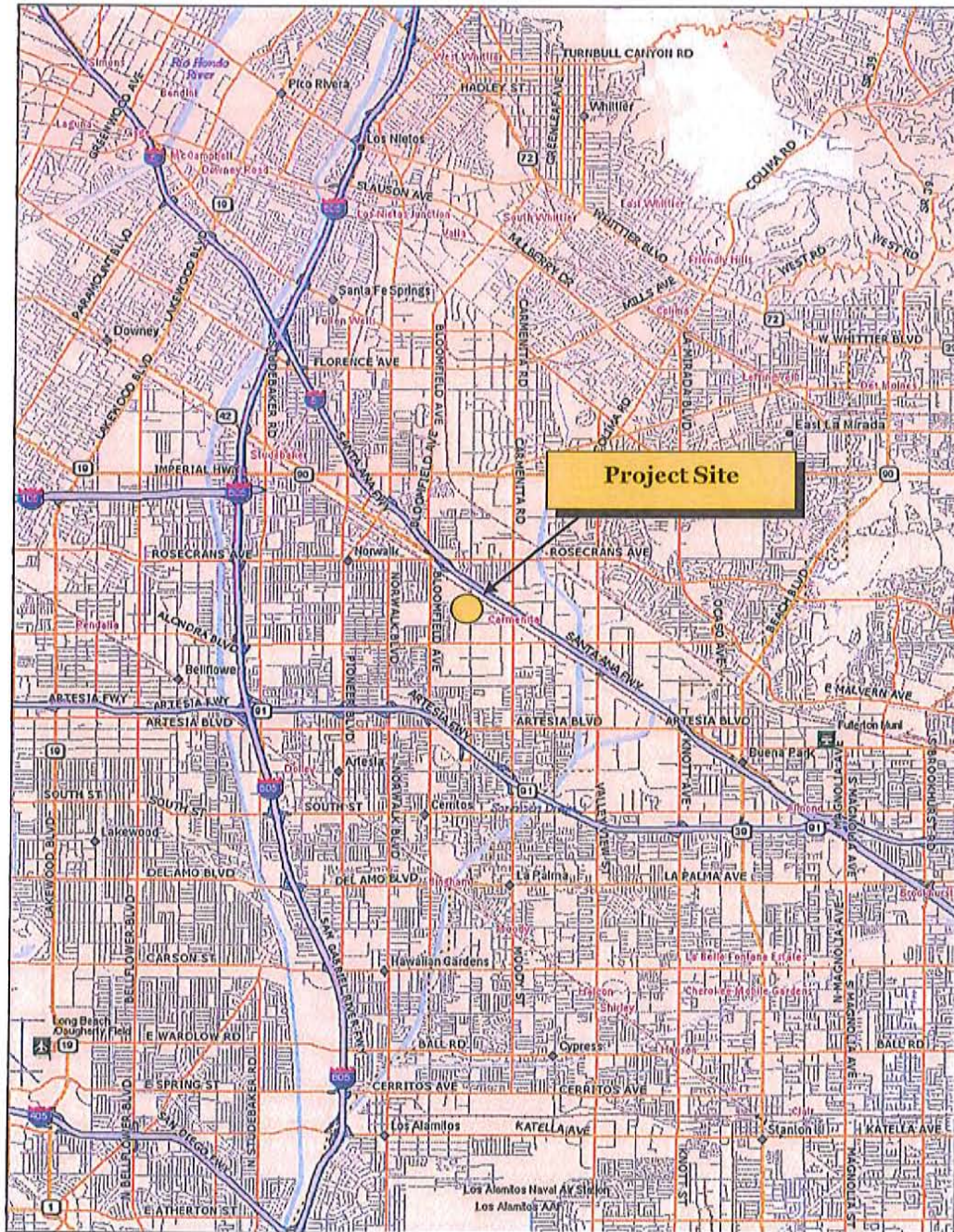


EXHIBIT 2
AREA MAP

Source: Delorme Maps 2009

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

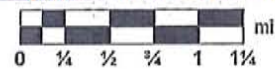


EXHIBIT 3
VICINITY MAP
Source: Delorme Maps 2009

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

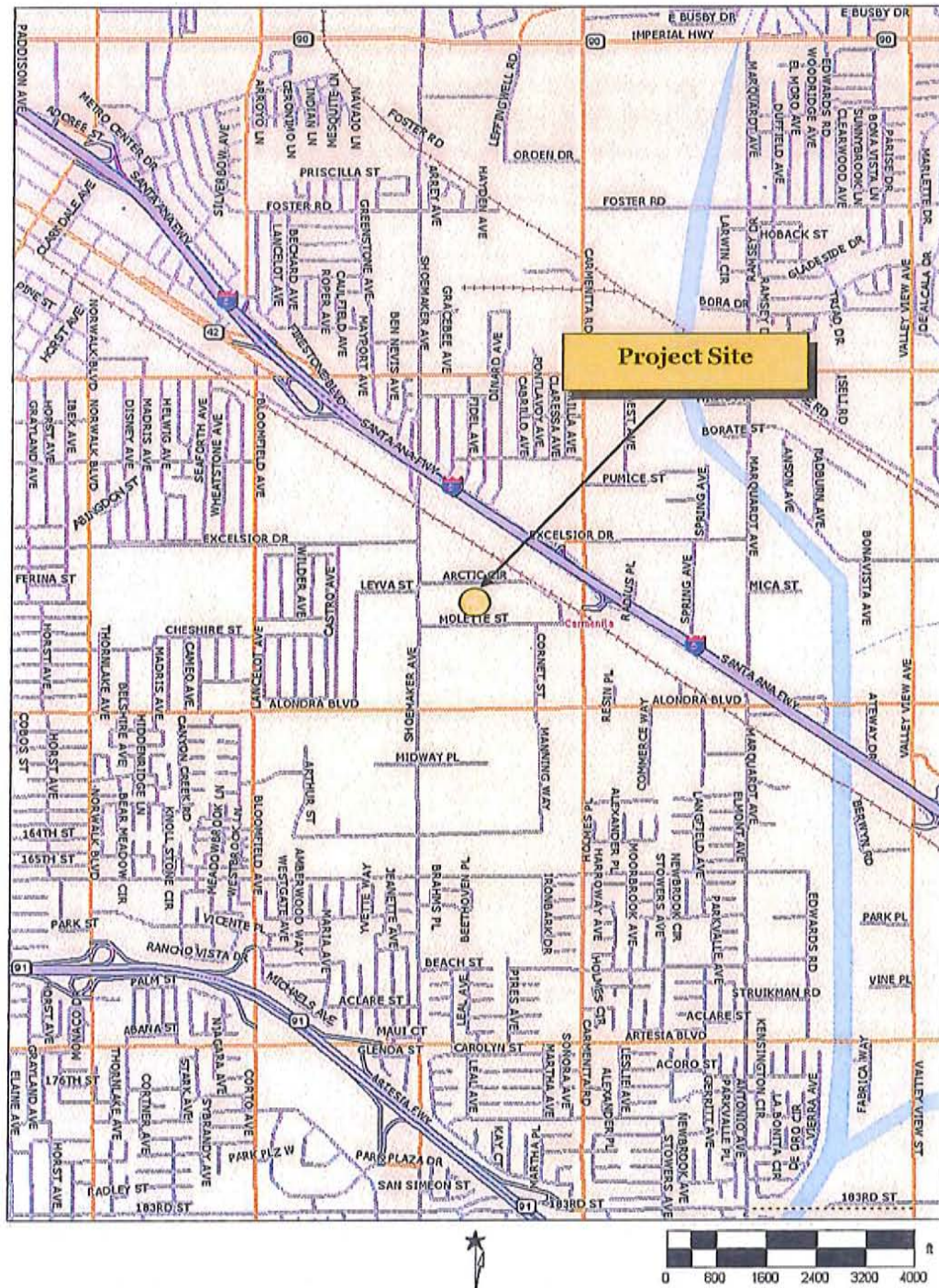


EXHIBIT 4
LOCAL MAP

Source: Delorme Maps 2009

28 ft. 16 ft. 15-1/2 ft. 14 ft.



Jack Nercissian
01/31/2014 UTAS

14 ft.

16 ft.

36 ft.

NEGATIVE DECLARATION AND INITIAL STUDY

**OTAFUKO FOODS
13117 MOLETTE STREET
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

JANUARY 27, 2014

SFSP 016

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TABLE OF CONTENTS

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3. Environmental Setting	12
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NEGATIVE DECLARATION

PROJECT NAME: Otafuko Foods

PROJECT ADDRESS: 13117 Molette Street

CITY AND COUNTY: Santa Fe Springs, Los Angeles County.

APPLICANT: Takamitsu Ozawa, Otafuko Foods, Inc., 13117 Molette Street, Santa Fe Springs, California 90670.

PROJECT DESCRIPTION: The City of Santa Fe Springs Planning and Development Department (in its capacity as the Lead Agency) is reviewing a request by Otafuko Foods, Inc., to obtain a Conditional Use Permit (CUP) that would allow the business to use vinegar in the manufacturing of various sauces produced at their existing plant located at 13117 Molette Street. The City's Zoning Ordinance requires any business that intends to use vinegar to first obtain CUP. All of the vinegar will be stored inside the existing building. The vinegar will be mixed into the various food products and sauces inside the building. No new building improvements or new equipment will be required to accommodate the storage of vinegar on-site. The proposed use will operate within an existing building located at 13117 Molette Street.

FINDINGS: The environmental analysis provided in this Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Santa Fe Springs has determined that a Negative Declaration is the appropriate environmental document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment with adherence to the recommended mitigation.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals with adherence to the recommended mitigation.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with adherence to the recommended mitigation.

The findings of the environmental analysis are summarized in the Initial Study that is attached to this Negative Declaration. The project is described in greater detail in the attached Initial Study.

Signature

Date

Planning Department

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INITIAL STUDY

1. INTRODUCTION TO THIS INITIAL STUDY

The City of Santa Fe Springs Planning and Development Department (in its capacity as the Lead Agency) is reviewing a request by Otafuko Foods, Inc., to obtain a Conditional Use Permit (CUP) that would allow the business to use vinegar in the manufacturing of various sauces produced at their existing plant located at 13117 Molette Street. The City's Zoning Ordinance requires any business that intends to store vinegar to first obtain a CUP.

All of the vinegar will be stored inside the existing building. The vinegar will be mixed into the various food products and sauces inside the building. No new building improvements or new equipment will be required to accommodate the storage of vinegar on-site. The proposed use will operate within an existing building located at 13117 Molette Street. The use is a project pursuant to the California Environmental Quality Act (CEQA) since the CUP application is a *Discretionary Project*. The Applicant is Takamitsu Ozawa, Otafuko Foods, Inc., 13117 Molette Street, Santa Fe Springs, California 90670.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Santa Fe Springs acting in its capacity as Lead Agency. Copies of the Initial Study and the *Notice of Intent to Adopt a Negative Declaration* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the Negative Declaration.

2. PROJECT LOCATION

The project site is located in the southern portion of the City of Santa Fe Springs. The City is located approximately 16.4 miles southeast of downtown Los Angeles and 13.6 miles northwest of downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier), on the east by Whittier, La Mirada and an unincorporated County area (East Whittier), on the south by Cerritos and Norwalk, and on the west by Pico Rivera and Downey.

Major physiographic features located near the City include the San Gabriel River (located approximately 0.45 miles to the west of the site) and the Puente Hills (located approximately five miles to the north of the site). The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A City-wide map is provided in Exhibit 2.

The project site is located within the southernmost portion of the City on the north side of Molette Street. The project site's legal address is 13117 Molette Street. The Los Angeles County Tax Assessors Parcel Number (APN) is 7005-007-049. A vicinity map is provided in Exhibit 3. A local map is provided in Exhibit 4.

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

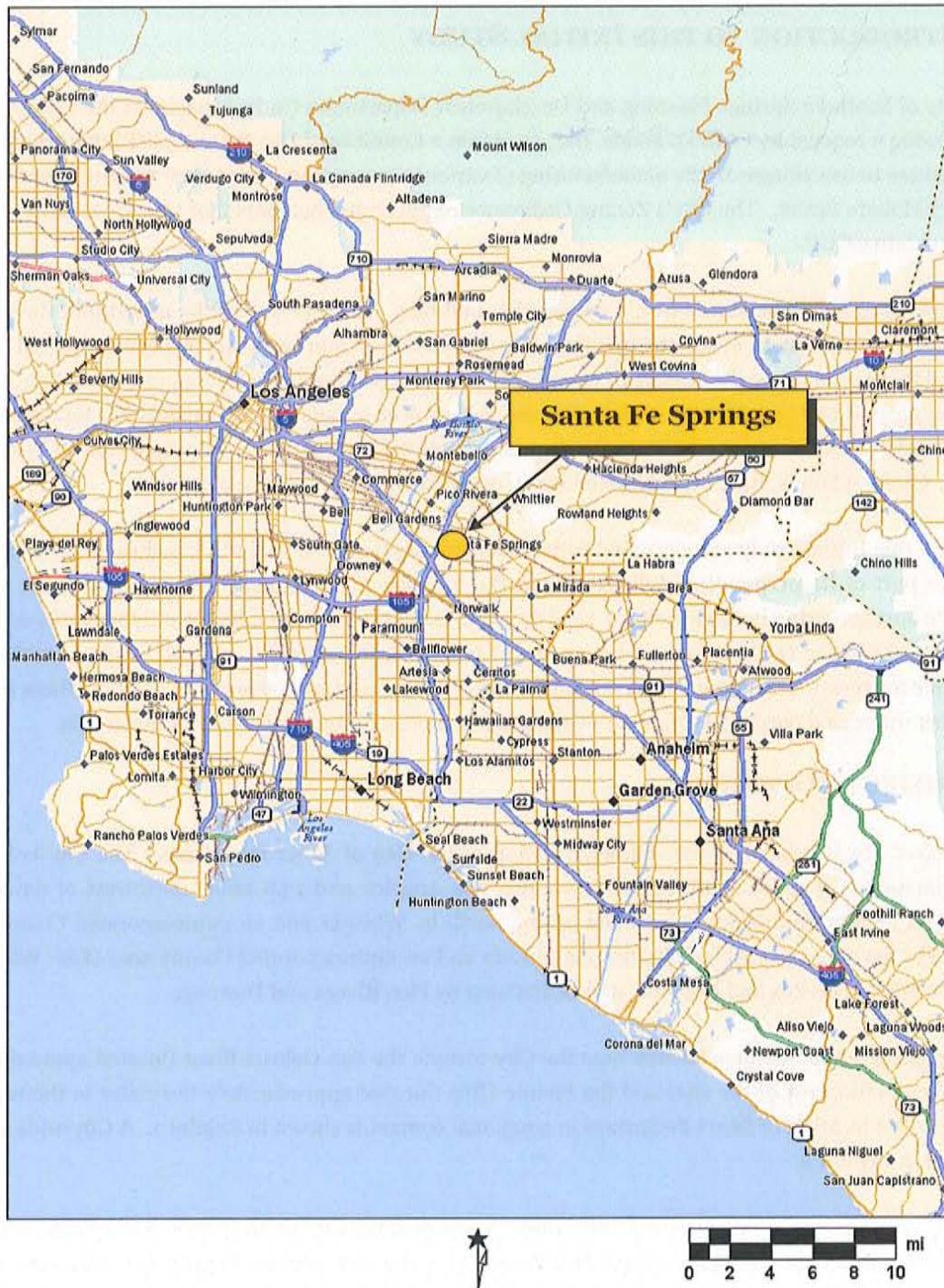


EXHIBIT 1
REGIONAL LOCATION MAP
Source: Delorme Maps 2009

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

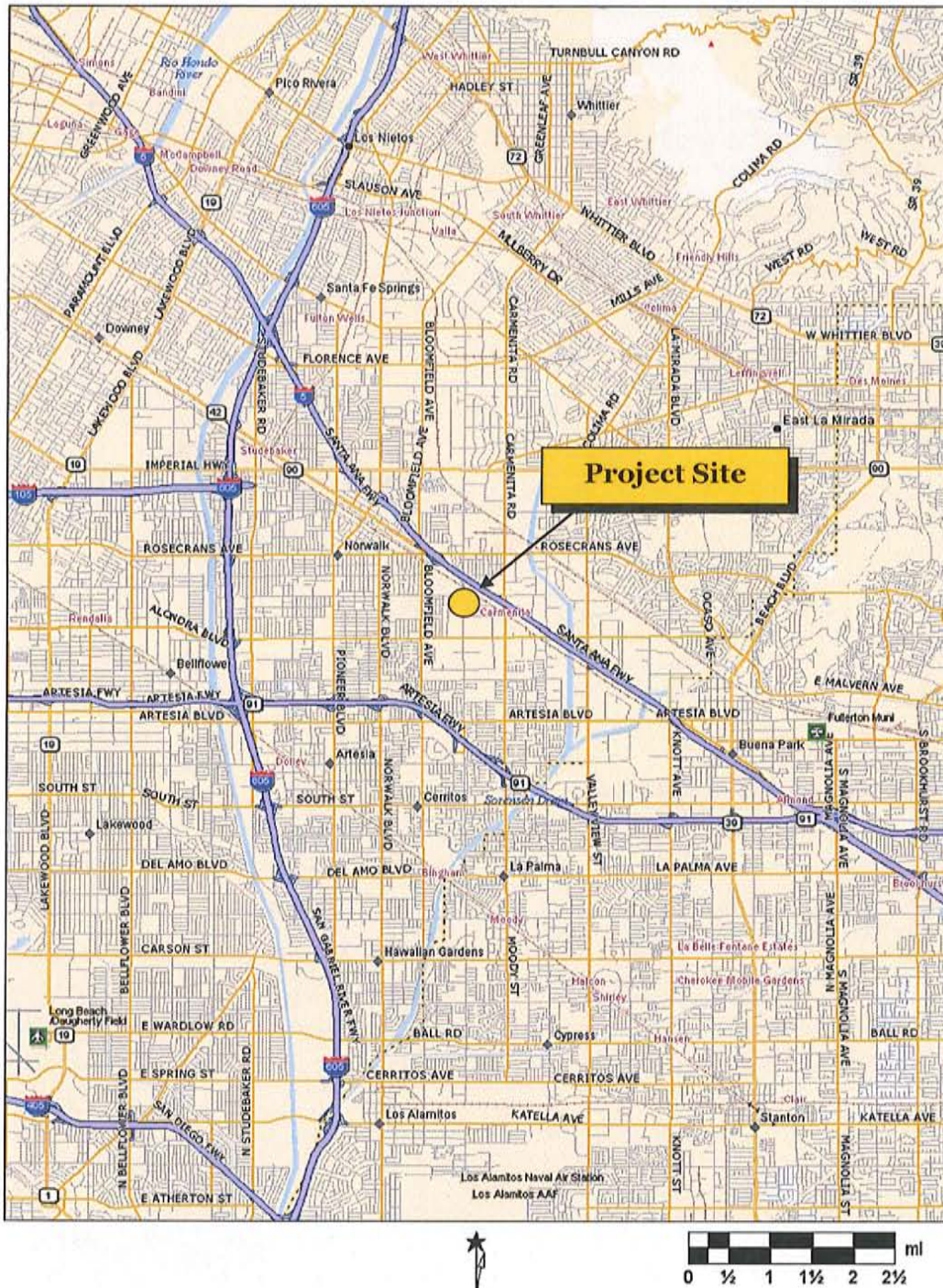


EXHIBIT 2
AREA MAP
Source: Delorme Maps 2009

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

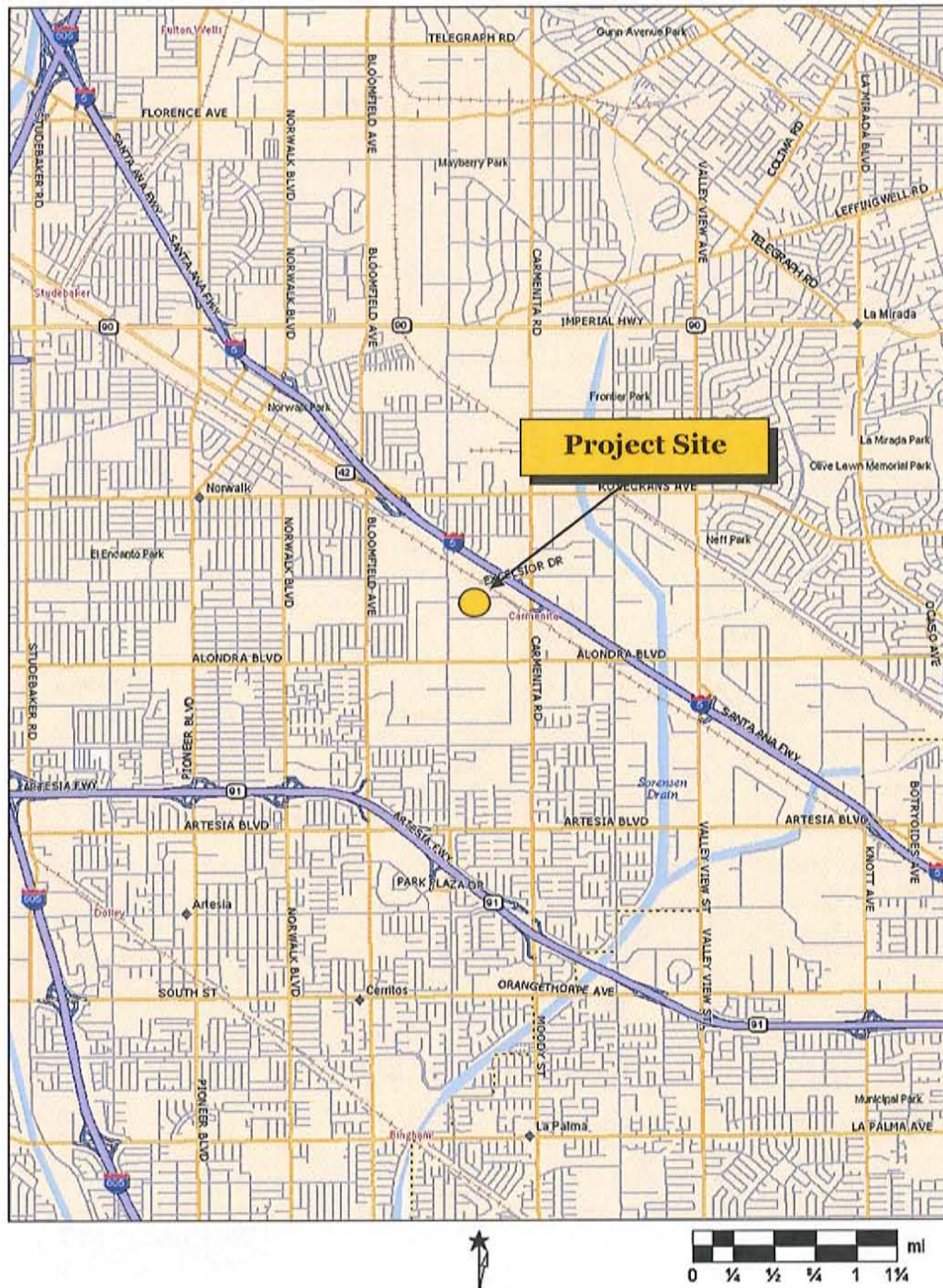


EXHIBIT 3
VICINITY MAP
Source: Delorme Maps 2009

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

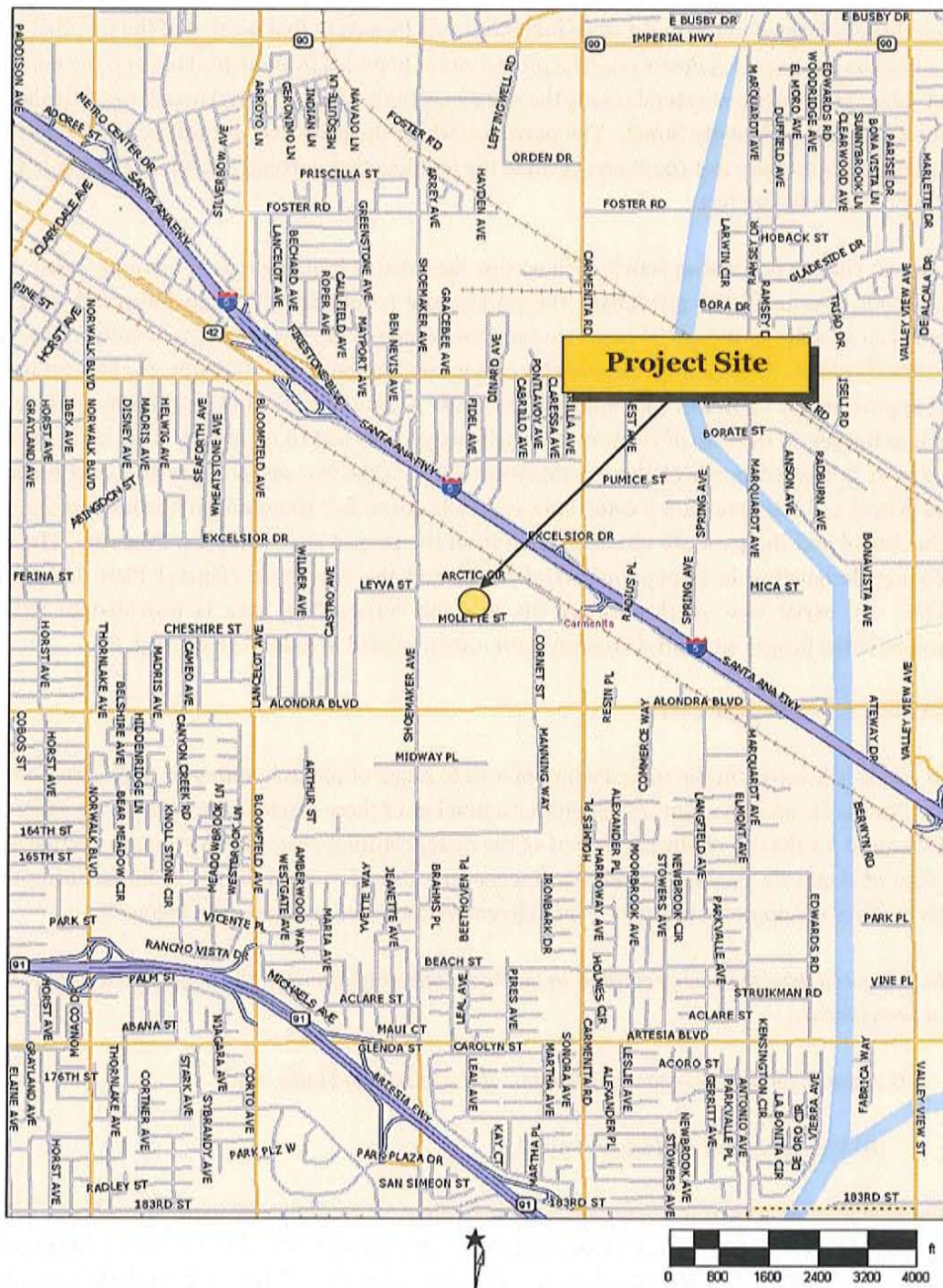


EXHIBIT 4
LOCAL MAP
Source: Delorme Maps 2009

3. ENVIRONMENTAL SETTING

The project site is located in the midst of an industrial area located in that portion of the City that is south of the Santa Ana Freeway (I-5 Freeway). The project site is bounded by industrial uses on the north, west, and east sides. Molette Street extends along the site's south side with industrial uses located further south along the south side of Molette Street. The parcel on which the proposed use will be located has a total land area of 42,600 square feet (0.98 acres) while the building that currently occupies the site has a total floor area of 16,400 square feet.

The proposed vinegar processing activity will occupy the existing building that is currently being used by Otafuko Foods. As indicated previously, the project site is located within an industrial area and is surrounded on all sides by industrial uses. No sensitive receptors are located in the vicinity of the existing Otafuko Foods plant. A residential neighborhood is located in the City of Cerritos, to the west of Castro Avenue, approximately 2,170 feet (0.4 miles) to the west. A second residential neighborhood is located to the north of the site in the City of Norwalk approximately 1,860 feet (0.35 miles). This latter residential neighborhood is located north of the I-5 Freeway. Other sensitive receptors in the area include the Ramona School and Ramona Park located approximately 2,000 feet (0.39 miles) northeast of the project site. The school and the park are also separated from the project site by the I-5 Freeway. The project site's Zoning designation is *Heavy Industrial (M-2)* and the applicable General Plan designation is *Industrial*. An aerial view of the project site and the surrounding area is provided in Exhibit 5. Photographs of the project site and surrounding area are provided in Exhibits 6 through 8.

4. PROJECT DESCRIPTION

Otafuko Foods is involved in the manufacture of a wide range of natural, authentic Japanese sauces and vinegars. Vinegar is an important ingredient for a number of these products and this is the rationale for the CUP request for the use of vinegar as part of the manufacturing process. Pursuant to Section 155.243 of the City of Santa Fe Springs Zoning Ordinance, the use of vinegar in the manufacturing of food products requires the approval of a CUP. The referenced Code sections states the following:

"The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued...

(D) Animal, food or beverage processing of the following kinds...and

(8) Vinegar, yeast and sauerkraut."

Since the business intends to use vinegar as an ingredient in a number of its food products, a CUP is needed. Otafuko Foods, Inc., will not manufacture vinegar on-site. The vinegar will be transported by truck to the site in FDA-approved 55-gallon or 330-gallon containers. The vinegar will then be added to the various products that utilizes the vinegar. The storing and use of the vinegar product will take place inside the existing building.

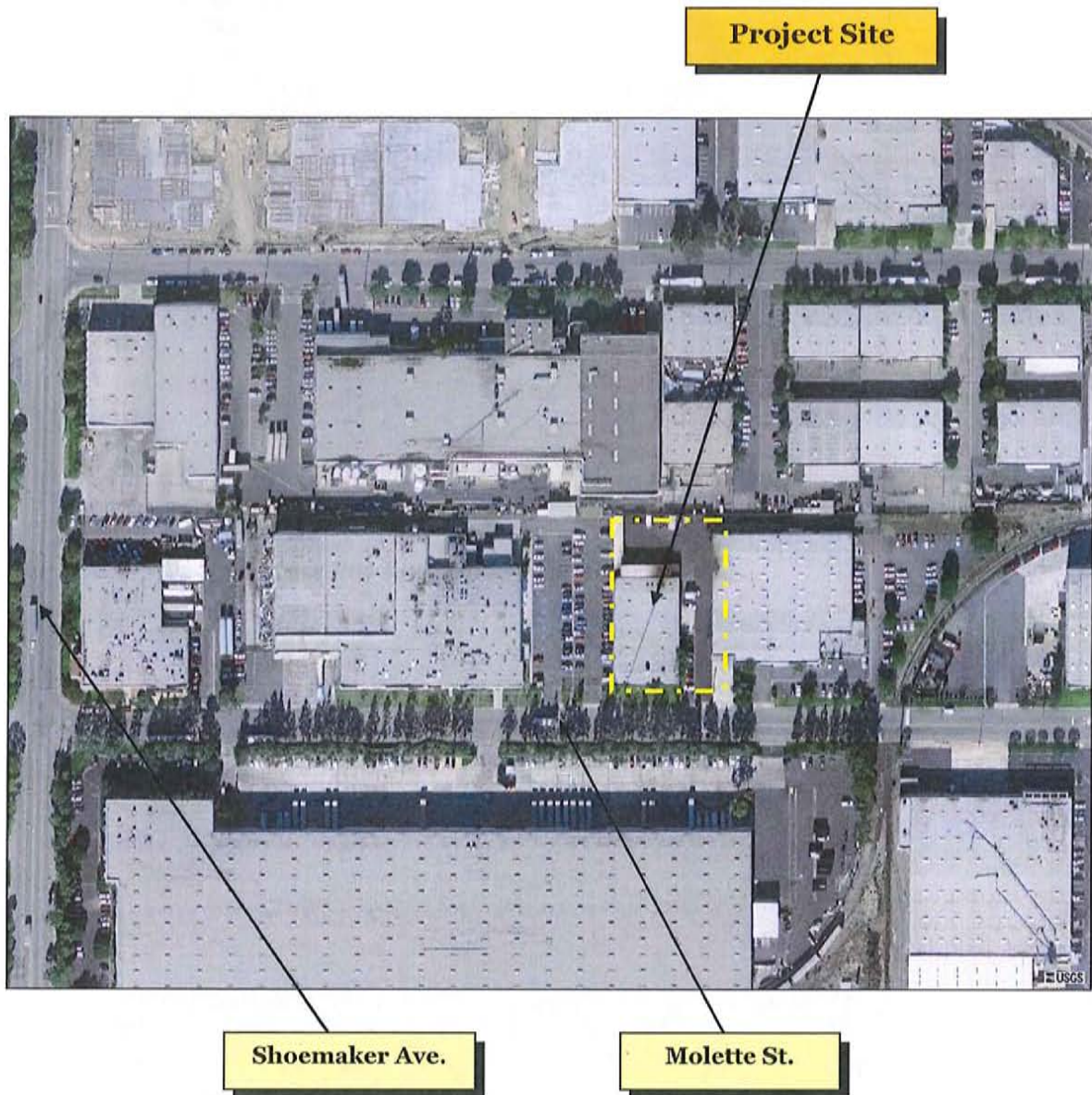


EXHIBIT 5
AERIAL PHOTOGRAPH
Source: Terraserver USA

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)



View looking towards the main public entrance to the Otafuko Foods plant. No modifications will be made to this building.



View looking towards main entry. The Otafuko plant is visible in the left hand portion of the photograph.

EXHIBIT 6
PHOTOGRAPHS OF THE SITE & SURROUNDING AREA
Source: Blodgett/Baylosis Associates



View looking west down Molette Street. The main driveway is visible in the foreground.



View looking east down Molette Street. The main driveway is visible in the foreground.

EXHIBIT 7
PHOTOGRAPHS OF THE SITE & SURROUNDING AREA
Source: Blodgett/Baylosis Associates

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)



View looking northeast towards the business located adjacent to the project site.



View looking across Molette Street towards the Otafuko plant.

EXHIBIT 8
PHOTOGRAPHS OF THE SITE & SURROUNDING AREA
Source: Blodgett/Baylosis Associates

Vinegar is a liquid consisting mainly of acetic acid (CH_3COOH) and water. The acetic acid ingredient for vinegar is produced by the fermentation of ethanol by acetic acid bacteria. Vinegar is now mainly used as a cooking ingredient though historically it had a great variety of industrial, medical, and domestic uses, some of which (such as a general household cleanser) are still promoted today. Commercial vinegar is produced either by fast or slow fermentation processes. In general, slow methods are used with traditional vinegars and fermentation proceeds slowly over the course of months or a year. The longer fermentation period allows for the accumulation of a non-toxic slime composed of acetic acid bacteria.

Table vinegar typically contains acetic acid at a dilution range of 5% to 8%. Solutions at more than 25% acetic acid are handled in a fume hood because of the pungent, corrosive vapor while more diluted forms of acetic acid (such as in the form of vinegar) is harmless. No manufacturing of vinegar will take place on-site. No fermentation tanks or other equipment will be located on-site. The vinegar will be transported to the Otafuko facility where it will then be added to the sauces and other food products.

There will be no new structural improvements to accommodate the storage of vinegar. The proposed use is a "project" pursuant to the California Environmental Quality Act (CEQA) since the requested CUP is a discretionary project.

5. PROJECT OBJECTIVES

The project Applicant and the City seek to accomplish the following objectives with the proposed project:

- To more efficiently use the existing facility;
- To ensure that the proposed use is in conformance with the City of Santa Fe Springs General Plan;
- To ensure that the proposed use is compatible with the surrounding area; and,
- To mitigate any potential environmental effects that may arise as part of the proposed use's implementation.

6. DISCRETIONARY ACTIONS

The proposed project will require the following discretionary approvals from the Santa Fe Springs Planning Commission: the approval of the CUP and the approval of the Negative Declaration.

7. ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- | | |
|--|---|
| <ul style="list-style-type: none">• Aesthetics;• Agricultural & Forestry;• Air Quality;• Biological Resources;• Cultural Resources;• Geology & Soils;• Greenhouse Gas Emissions;• Hazards & Hazardous Materials;• Hydrology & Water Quality; | <ul style="list-style-type: none">• Land Use & Planning;• Mineral Resources;• Noise;• Population & Housing;• Public Services;• Recreation;• Transportation; and,• Utilities. |
|--|---|

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process. Under each issue area, an analysis of impacts is provided in the form of questions and answers. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Santa Fe Springs or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in impacts that are significant.

This Initial Study will assist the City in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

Aesthetic Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse affect on a scenic vista?				X
B. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?				X

Environmental Determination

- A.** No scenic highways or corridors are located in the immediate area. The vinegar will be stored and used within the existing Otafuko Foods building. No new structural improvements will be required. Therefore, the proposed project will not obstruct any significant views or view-sheds in the area.
- B.** The proposed use will occupy an existing building. No new structural improvements will be required. In addition, there are no natural views in the area that would be affected by the proposed use. As a result, no significant adverse impacts on significant views will result.
- C.** The proposed project will not generate any new sources of light and glare in the area. In addition, no light sensitive land uses are located adjacent to the project site. No additional exterior lighting is proposed. As a result, no significant adverse light and glare impacts will result.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- United States Geological Survey. *The National Map [Terra Server USA]*. Santa Fe Springs, California. July 1, 1998.
 - California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov
 - City of Santa Fe Springs. *Santa Fe Springs General Plan. Land Use Element*. August 2007.
 - Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
-

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

Environmental Determination

- A.** No agricultural uses are located on-site or in the vicinity of the site. As a result, no impacts associated with the conversion of farmland to non-farmland are anticipated.
- B.** No *active* agricultural activities are located within the project site nor are any such uses found in the adjacent parcels. In addition, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts will result from the approval and subsequent construction of the proposed project.
- C.** The City of Santa Fe Springs and the project site is located in the midst of a larger urban area and no forest lands are located in the City or within this portion of Los Angeles County. The City's General Plan and Zoning Ordinance do not specifically provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result from the approval of the proposed use.
- D.** No forest lands are found within Santa Fe Springs and no loss or conversion of existing forest lands will result from the implementation of the proposed project. The project site and the surrounding area are developed in industrial uses. As a result, no significant adverse impacts will occur.

Environmental Determination (continued)

- E. No agricultural activities or farmland uses are located in the City. The approval of the CUP will not involve the conversion of any existing producing farmland area to an urban use and no significant adverse impacts are anticipated.
-

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
 - California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.
 - State of California. *The California Land Conservation [Williamson] Act, 2010 Status Report*. November 2010.
 - United States Geological Survey. TerraServer USA. *The National Map. Santa Fe Springs, California*. July 1, 1979.
-

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

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

Environmental Determination

- A. The proposed project will not affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments (SCAG). Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. *Criteria 1* considers whether or not a project results in an increase in the frequency or severity of an existing air quality violation or contributes to the continuation of an existing air quality violation. *Criteria 2* considers whether or not a project will exceed the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation. The proposed project is consistent with the adopted City of Santa Fe Springs General Plan (Consistency Criteria 2) pursuant to the land use designation. No General Plan Amendment or Zone Change is required. The proposed project will not result in any criteria pollutant emissions (Criteria 2). As a result, the project would not be in conflict with, or result in the obstruction of, an applicable air quality plan and no adverse impacts are anticipated.
- B. The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will be required. No measurable change in the stationary or mobile emissions will occur as part of the proposed project's implementation. As a result, no impacts will occur.
- C. The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. No measurable change in the stationary or mobile emissions will occur as part of the proposed project's implementation. As a result, no impacts will occur.

Environmental Determination (continued)

- D. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. No sensitive receptors are located in the immediate vicinity of the existing Otafuko Foods plant. A residential neighborhood is located in the City of Cerritos, to the west of Castro Avenue, approximately 2,170 feet (0.4 miles) to the west. A second residential neighborhood is located to the north of the site in the City of Norwalk approximately 1,860 feet (0.35 miles). This latter residential neighborhood is located north of the I-5 Freeway. Other sensitive receptors in the area include the Ramona School and Ramona Park located approximately 2,000 feet (0.39 miles) northeast of the project site. The school and the park are also separated from the project site by the I-5 Freeway. The project will not generate any significant traffic volumes and, as a result, will not result in the creation of any carbon monoxide (CO) hot-spots that would exceed the State's one-hour or eight-hour standards. As a result, no significant adverse impacts are anticipated.
- E. Table vinegar typically contains acetic acid at a dilution range of between 5% to 8%. Solutions at more than 25% acetic acid are handled in a fume hood because of the pungent, corrosive vapor while more diluted forms of acetic acid (such as in the form of vinegar) is harmless. According to the Applicant, the vinegar will be transported to the plant where it will then be added to the various sauces that are manufactured at the Otafuko plant. All storage and processing will take place inside the existing building. In addition, no other manufacturing or industrial processes that could lead to odors will occur on-site. As a result, no odor-related impacts are anticipated.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.
 - South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.
 - South Coast Air Quality Management District. *AQMD Rules and Regulation Handbook*. Rule 1155 adopted December 4, 2009.
 - South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004. (as amended).
 - Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
-

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

Environmental Determination

- A.** The City of Santa Fe Springs is urbanized and plant life is limited to non-native, introduced, and ornamental species that are used for landscaping. The site does not contain, nor is it located adjacent to, any suitable habitat for any sensitive species. Thus, the proposed use will not have an adverse impact on sensitive plants or animals and no impacts will occur.
- B.** The City does not contain any Federal or State jurisdictional areas. The proposed use will not impact any *Waters of the U.S.* The surrounding area is presently developed, with no natural communities or habitats on-site or in the adjacent properties. No new construction is proposed. As a result, no impacts are anticipated.

Environmental Determination (continued)

- C. No wetland or riparian areas are found on-site or in the adjacent properties. The San Gabriel River is located approximately 3.21 miles to the west of the project site and is concrete lined. Therefore, no impacts on wetlands are expected with the proposed development.
- D. The animal species common to the site and the surrounding area are typical of those found in an urbanized setting. No areas of the City function as a wildlife movement corridor. No locally designated species are located within the City. In addition, no significant mature trees (Heritage Trees) will be impacted since no new construction in the exterior areas will occur. Thus, no impact to local policies and programs related to resource management will result from the project's implementation.
- E. The proposed use will occupy an existing building. No new structural improvements will occur. The project will not result in the removal of any plants or trees. Thus, no impacts on locally-designated species will occur as part of the proposed project.
- F. As indicated previously, the project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or State habitat conservation plans will result from the proposed project's implementation.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources:

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
 - California Department of Fish and Game, *Natural Diversity Database*, 2012.
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
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Cultural Resources Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the project directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?				X
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?				X

Environmental Determination:

- A.** There are no historic structures or objects within the proposed project site or in the adjacent areas. The proposed project will not have an adverse impact on any historic site or other historic structures in the City.
- B.** The project site has been previously developed, and no archaeological resources were reported. In addition, no new construction is required. As a result, no impacts are anticipated.
- C.** No excavation or grading will occur since the proposed use will occupy the existing building. Thus, no impacts on paleontological resources will occur.
- D.** There are no cemeteries located in the immediate area that would be affected by the proposed use. In addition, the project site does not contain any religious or sacred structure. Thus, no impacts on existing religious facilities in the City will occur with the implementation of the proposed use.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- California State Parks, Office of Historic Preservation. www.parks.ca.gov. 2010.
- California Dept. of Conservation. State Office of Historic Preservation. 2010.
- McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.
- United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.

Geology & Soils Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?			X	
B. Would the project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?				X
C. Would the project result in or expose people to potential impacts involving the location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
D. Would the project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?				X
E. Would the project result in or expose people to potential impacts involving soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Determination

- A.** There are a number of active faults located in the surrounding region that could contribute to localized seismic effects. The degree of ground-shaking is dependent on the location of the earthquake epicenter, the earthquake's intensity and a number of other variables. No active faults are known to exist in the City and no areas are included within an Alquist-Priolo Special Studies Zone. Ground motion from local blind thrust faults would potentially affect the City. However, no surface rupture impacts are anticipated to affect the project site. According to the Seismic Zones Hazard Map prepared for the Santa Fe Springs 7½ Minute Quadrangle, the project site is located within an area where there is an elevated risk for liquefaction. For the project site, the degree of impact will not be different from that anticipated for the surrounding areas. In addition, no new building construction will occur. As a result, the potential impacts are less than significant.
- B.** As indicated previously, no excavation will be required since no new building construction will occur. Given the developed character of the project site and the surrounding area, no significant adverse impacts related to expansive soil erosion or loss of topsoil are anticipated.

Environmental Determination (continued)

- C. Recent studies completed by the California Geological Survey (CGS) Seismic Hazard Zones Mapping Program indicate the project area is not located within an area subject to potential slope failure. As indicated previously, the project site is located within an area that may be subject to potential liquefaction risk. The soils that underlie the project site are suitable for development as is evident of the existing development found in the immediate area. In addition, the project site is level. Finally, no new building construction will occur. As a result, no impacts due to potential unstable soils are anticipated.
- D. Given the developed character of the surrounding parcels, no significant adverse constraints related to expansive soils are anticipated. The existing improvements within the surrounding properties also support this conclusion. Furthermore, no new building construction will occur. As a result, no impacts are anticipated.
- E. No septic tanks will be used as part of the proposed project. As a result, no impacts associated with the use of septic tanks will occur with the implementation of the proposed project.
-

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- California Geological Survey. *Preliminary Map of Seismic Hazard Zones*. 2013.
 - U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.
 - United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Rev. 1969.
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Greenhouse Gas Emissions Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X

Environmental Determination

- A.** The State of California requires CEQA documents that include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur as part of the proposed project's implementation. The proposed project will not result in the generation of any significant daily CO₂ emissions. The Applicant has indicated that one truck trip to and from the plant will occur on a monthly basis. In addition, the proposed project is an "infill" use that will occupy an existing building. As a result, no impacts related to additional greenhouse gas emissions will result from the proposed project's implementation.
- B.** AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in business as usual GHG emissions for the entire State. The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no significant adverse impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are anticipated.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.
-

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

Environmental Determination

- A.** Table vinegar typically contains acetic acid at a dilution range of between 5% to 8% and these more diluted forms of acetic acid (such as in the form of vinegar) is harmless. All storage and processing will also take place inside the existing building. In addition, no other manufacturing or industrial processes that could lead to odors will occur on-site. As a result, no significant adverse impacts are anticipated from the proposed use.

Environmental Determination (continued)

- B.** As indicated previously, the vinegar products that will be stored and used on-site are not harmful. As a result, no significant adverse impacts are anticipated from the proposed use.
- C.** Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. No sensitive receptors are located in the immediate vicinity of the existing Otafuko Foods plant. A residential neighborhood is located in the City of Cerritos, to the west of Castro Avenue, approximately 2,170 feet (0.4 miles) to the west. A second residential neighborhood is located to the north of the site in the City of Norwalk approximately 1,860 feet (0.35 miles). This latter residential neighborhood is located north of the I-5 Freeway. Other sensitive receptors in the area include the Ramona School and Ramona Park located approximately 2,000 feet (0.39 miles) northeast of the project site. The school and the park are also separated from the project site by the I-5 Freeway. As indicated previously, the vinegar products that will be stored and used on-site are not harmful. As a result, no significant adverse impacts are anticipated from the proposed use.
- D.** The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area. Four Cortese sites are located in the City and include the following: Neville Chemical Company (12800 Imperial Highway), McKesson Chemical Company (9005 Sorenson Avenue), Waste Disposal, Inc. (12731 Los Nietos Road), and Angeles Chemical Company, Inc. (8915 Sorenson Avenue). The project site is not included on any of these Cortese sites listing nor will it affect any so designated site.
- E.** The project site is not located within two miles of an operational public airport. Fullerton Airport is located approximately 8.4 miles to the southeast of the project site. The Los Alamitos Airfield is located approximately 11.5 miles southwest of the project site. The El Monte Airport is located approximately 10 miles to the north of the site. The Long Beach Airport is located approximately 12.2 miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 19.6 miles to the northwest. As a result, no impacts related to the operation of a public use airport will occur.
- F.** The project site is not located within two miles of an operational private airport or airstrip. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations of a private airstrip to people residing or working in the project area.
- G.** The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. As a result, no impacts on emergency response or evacuation are expected with the implementation of the proposed project.
- H.** The City of Santa Fe Springs is fully developed with no risk of wild fire associated with natural vegetation. The site is covered over by asphalt and the adjacent areas are improved. No areas of native vegetation are found in the surrounding parcels and, as a result, there is no wildfire risk from off-site locations.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
 - California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.
 - United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. www.epa.gov/envirofw/.
 - Green. *Managing Water-Avoiding Crisis in California*. University of California Press. 2007.
 - Blodgett/Baylosis Associates. *Site Survey*. Monday, February 26, 2013.
-

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

Environmental Determination

- A.** The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. No new impervious surfaces will be created by the proposed use. As a result, no impacts will result from the proposed project's implementation.
 - B.** No new impervious surfaces will be created by the proposed project. No new structural improvements will occur. In addition, the use of vinegar as a food additive will not result in significant water consumption. As a result, no groundwater impacts will result.
 - C.** The project site is presently developed and covered over with impervious surfaces. No new impervious surfaces will be created by the proposed use. No new structural improvements will occur. As a result, the proposed project's implementation will not result in any soil erosion or loss of topsoil following development.
 - D.** There are no lakes or streams within the area that would be affected by the proposed project. No natural stream channels remain within the immediate area. In addition, there will not be any increase in storm water surface runoff conveyed to the existing storm drain system. As a result, no impacts will occur as part of the proposed project's implementation.
 - E.** No surface water bodies are found within the adjacent parcels that would be affected by the proposed project. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system will not change from the existing levels. In addition, no water wells will be affected by the proposed project. As a result, no impacts are anticipated.
 - F.** Storm water runoff will not increase from the site or the surrounding area. No new structural improvements will occur. As a result, no impacts from the proposed project will result.
 - G.** The proposed project will not impede or redirect the flows of potential floodwater. Furthermore, the project site is not located within a designated flood hazard area, as defined by FEMA's Flood Insurance Mapping Program (FIRM). Therefore, no impacts related to flood flows are associated with the proposed project's implementation.
 - H.** As indicated previously, the project site is not located within a designated flood hazard area as identified by FEMA. The proposed project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are associated with the proposed project's implementation.
 - I.** The Santa Fe Springs General Plan and the City's Hazard Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The Santa Fe Springs Hazard Mitigation Plan states there is a low risk that the City will experience flooding due to dam failure. In the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City's impacted area. As a result, the potential impacts are less than significant.
 - J.** The City of Santa Fe Springs is located inland from the Pacific Ocean, and thus, the project site will not be exposed to the effects of a tsunami. No reservoirs or volcanoes are located near the City that would present seiche or volcanic hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.
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Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
 - Federal Emergency Management Agency. Intranetix Viewer. [http:// map1.msc.fema.gov /idms/IntraView](http://map1.msc.fema.gov/idms/IntraView)
 - City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.
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NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

Land Use & Planning Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?				X
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X
C. Would the project conflict with any applicable habitat conservation or natural community conservation plan?				X

Environmental Determination

- A. The project site is bounded by industrial uses on the north, west, and east sides. Molette Street extends along the site's south side with industrial uses located further south along the south side of Molette Street. No residential neighborhoods are located in the vicinity of the existing Otafuko Foods plant. A residential neighborhood is located in the City of Cerritos, to the west of Castro Avenue, approximately 2,170 feet (0.4 miles) to the west. A second residential neighborhood is located to the north of the site in the City of Norwalk approximately 1,860 feet (0.35 miles). This latter residential neighborhood is located north of the I-5 Freeway. The proposed use will not involve any new construction that would divide an existing residential community. As a result, no impacts will occur.
- B. The project site's Zoning designation is *Heavy Industrial (M-2)* and the applicable General Plan designation is *Industrial*. The proposed use is conditionally permitted with the approval of a CUP. No change in the general plan or zoning designations will be required to implement the proposed project and no significant adverse impacts will result.
- C. There are no Los Angeles County designated Significant Ecological Areas (SEAs) located within the City of Santa Fe Springs that would be potentially affected by the proposed project's implementation. As a result, no impacts on habitat conservation plans or community conservation plans will occur.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
- Santa Fe Springs, City of. *Santa Fe Springs General Plan*. As amended 2013.
- Santa Fe Springs, City of. *Zoning Ordinance*. 2013.

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

Environmental Determination

- A.** Natural resources that are utilized by development include air, mineral, water, sand and gravel, timber, energy, and other resources used for construction and operation. The site is not located over any oil field or oil wells, though the City does contain numerous oil wells. No significant construction materials will be used since no new building construction will occur. Thus, the project will not result in any significant adverse effects on mineral resources in the region and no impacts will occur.
- B.** The resources and materials used in the proposed project will not include any materials that are considered rare or unique. The proposed project is also relatively small in terms of the affected land area. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
 - California, State of. Department of Conservation. *Oil, Gas, and Geothermal – District 1 Maps*. 2011.
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NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

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

Environmental Determination

- A. The proposed Otafuko Foods use will occupy the existing building located on the project site. No new structural improvements will occur. The project site is bounded by industrial uses on the north, west, and east sides. Molette Street extends along the site's south side with industrial uses located further south along the south side of Molette Street. No residential neighborhoods are located in the vicinity of the existing Otafuko Foods plant. A residential neighborhood is located in the City of Cerritos, to the west of Castro Avenue, approximately 2,170 feet (0.4 miles) to the west. A second residential neighborhood is located to the north of the site in the City of Norwalk approximately 1,860 feet (0.35 miles). This latter residential neighborhood is located north of the I-5 Freeway. The only change in the operation involves the storage and mixing of vinegar food products. All storage and mixing activities will occur inside the existing building. One truck delivery every other week will be required. In addition, no new equipment will be required since the necessary mixing and processing equipment is located within the plant. As a result, no operational noise impacts to sensitive receptors are anticipated.

Environmental Determination (continued)

- B.** Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. The proposed project will not involve any activities that would affect the exterior ambient noise levels. As a result, no significant adverse impacts are anticipated.
- C.** The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. The Applicant has indicated that one truck trip to and from the plant will occur on a monthly basis. In addition, no new equipment will be required since the necessary mixing and processing equipment is located within the plant. The proposed use will not result in any stationary or mobile noise that would affect the surrounding area. As a result, no significant adverse impacts are anticipated.
- D.** The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. The proposed use will not result in any stationary or mobile noise that would affect the surrounding area. The Applicant has indicated that one truck trip to and from the plant will occur on a monthly basis. In addition, no new equipment will be required since the necessary mixing and processing equipment is located within the plant. As a result, no significant adverse impacts are anticipated.
- E.** The project site is not located within two miles of an operational public airport. Fullerton Airport is located approximately 8.4 miles to the southeast of the project site. The Los Alamitos Airfield is located approximately 11.5 miles southwest of the project site. The El Monte Airport is located approximately 10 miles to the north of the site. The Long Beach Airport is located approximately 12.2 miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 19.6 miles to the northwest. As a result, no significant aircraft noise exposure impacts will occur.
- F.** There are no private use airports or airstrips located within two miles of the project site (refer to previous section "E"). As a result, the proposed project will not expose persons to excessive aircraft noise from operations at any private airport in the area.
-

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
 - Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
 - United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California*. July 1, 1979.
 - USEPA, *Protective Noise Levels*. 1971.
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Population & Housing Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Determination

- A.** The proposed Otafuko Foods use will occupy an existing building and no new structural improvements will occur. As a result, no growth inducing impacts that would affect the area's population will occur.
- B.** There are no dwelling units located on, or persons residing within, the project site. The site is currently occupied by an existing manufacturing building that will be occupied by the proposed use. As a result, the proposed project will not involve the removal of any housing units and no housing displacement will occur.
- C.** No housing units will be displaced as part of the proposed project's implementation. As a result, no persons will be displaced as part of the project's implementation and no replacement housing will be required.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.

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

Environmental Determination

- A.** The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The proposed use will be reviewed by the Santa Fe Springs Fire Department. In addition, vinegar is not a hazardous or flammable product. No changes to any fire access will occur. As a result, no impacts on the Fire Department will result from the proposed project's implementation.

Environmental Determination (continued)

- B.** The City of Santa Fe Springs Department of Police Services (DPS) is responsible for the management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers, though the DPS has the ability to request an increased level of service. The proposed project will not involve any activities or facilities that would place any additional demands on law enforcement services. As a result, no impacts on law enforcement services will result from the proposed project's implementation.
- C.** The proposed project will not involve any development and/or uses that could potentially affect school enrollments. No new building construction will occur. As a result, no significant adverse impacts on schools are anticipated to result from the proposed project's implementation.
- D.** No new governmental services will be needed to serve the proposed project. As a result, the proposed project will not result in any impact on existing governmental services.
-

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
 - United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California*. July 1, 1979.
 - City of Santa Fe Springs. www.santafesprings.org/depts/fire/
 - City of Santa Fe Springs. www.santafesprings.org/depts/police/
-

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

Environmental Determination

- A. The project site is privately owned and is not being used for publicly sanctioned recreational activities. The City of Santa Fe Springs Parks and Recreation Services operate six public parks. In addition, there are a number of “parkettes” that are more passive in nature. No parks or related recreational facilities are located in the vicinity of the project site. In addition, the proposed project would not result in any development that would potentially increase the demand for public park facilities and services. Thus, no impacts on park facilities are expected.
- B. The proposed project will not affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. As a result, no impacts upon recreational facilities are anticipated.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts requiring mitigation. As a result, no mitigation measures are required.

Sources

- Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
- United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California*. July 1, 1979.
- City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*. August 2007.

NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

Transportation Impacts	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the project result in inadequate emergency access?				X
F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Environmental Determination

- A.** The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. Approximately one additional truck delivery every month will be required. As a result, no traffic impacts will occur.
- B.** The Los Angeles County *Congestion Management Program* (CMP) indicates that a traffic analysis is required at designated CMP intersections if it is anticipated that a proposed project would contribute 50 or more vehicle trips to the intersection during either the morning or afternoon peak hours. The CMP also indicates that a traffic analysis is required for a freeway if it is anticipated that a project would contribute 150 or more vehicle trips to a designated CMP freeway link. There are no designated CMP intersections in the City. No additional significant amount of traffic will be generated by the proposed use during the AM or PM peak hours. Approximately one additional truck delivery every month will be required. As a result, no impacts are anticipated.

Environmental Determination (continued)

- C. The proposed use would not result in any changes in air traffic patterns. As a result, no significant adverse impacts will result.
 - D. The overall local circulation system will remain unchanged. The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. As a result, no impacts are anticipated.
 - E. Access to the site will not change. The proposed use will occupy an existing building and no new structural improvements will occur. As a result, no impacts are anticipated.
 - F. The Metropolitan Transit Authority (MTA) provides bus service on most of the adjacent arterial roadways in the City. Public transit service in the project vicinity is provided by the Los Angeles County Metropolitan Transportation Authority (MTA). The proposed project will not impact any existing bus stops.
-

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California*. July 1, 1979.
 - City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*. August 2007.
 - Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
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NEGATIVE DECLARATION • INITIAL STUDY
OTAFUKO FOODS • 13117 MOLETTE STREET • CONDITIONAL USE PERMIT (CUP)

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

Environmental Determination

- A.** No additional effluent will be generated by the use of vinegar on-site. As a result, the proposed use will not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. As a result, no impacts will occur.
- B.** No significant quantities of additional effluent will be generated by the proposed use. Thus, no new water or wastewater infrastructure will be required to serve the project, and no impacts are expected.
- C.** The City of Santa Fe Springs is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The proposed Otafuko Foods use will occupy an existing building. No new impervious surfaces will be created by the proposed use. No change in the quantity of storm water runoff will result from the proposed project and no impacts will result.

Environmental Determination (continued)

- D.** The project area is served by the San Gabriel Valley Water Company (SGVWC), a private water purveyor that serves communities throughout the San Gabriel Valley. All of SGVWC supplies are drawn from local groundwater sources while most of the SGVWC service area is supplied by groundwater provided by the Central Basin and the Main San Gabriel Basin. The proposed Otafuko Foods use will occupy an existing building. No new structural improvements will occur. Any change in the water consumption rate will not require any upgrading of existing facilities or the construction of new facilities. As a result, no impacts are anticipated.
- E.** No new structural improvements will occur. No additional treatment capacity will be required as part of the operation of the proposed use. As a result, no significant adverse impacts are anticipated.
- F.** Trash collection is provided by the Consolidated Disposal Service, CR & R Waste and Recycling, and Serv-Well Disposal Company for disposal into the Commerce Incinerator or the Puente Hills Landfill. The proposed use will not result in the generation of significant quantities of solid waste. As a result, no significant adverse impacts are anticipated.
- G.** The proposed project, like all other development in Santa Fe Springs, will be required to adhere to City and County ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent City regulations concerning trash removal and recycling. As a result, no impacts are anticipated.

Mitigation Measures

The analysis determined that the proposed Otafuko Foods use would not result in any significant adverse impacts. As a result, no mitigation measures are required.

Sources

- Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp
 - Blodgett/Baylosis Associates. *Site Survey*. Tuesday, October 29, 2013.
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PUBLIC HEARING

Conditional Use Permit Case No. 753

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 12405 Los Nietos Road (APN:8168-009-034), in the M-2, Heavy Manufacturing zoning district within the Consolidated Redevelopment Project Area. (United Alloys & Metals)

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. 753, and thereafter close the Public Hearing.
2. Find that the proposed metal recycling facility, 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.
3. Find that pursuant to Section 15301, Class 1, (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt.
4. Approve CUP No. 753, subject to the conditions of approval as stated within the staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 12405 Los Nietos Rd. (APN: 8168-009-034), in the M-2 (Heavy Manufacturing) zoning district within the Consolidated Redevelopment Project Area. The property is approximately 3.38-acres and is currently developed within a 75,500 sq. ft. industrial building. The site consists of an existing building which is currently unoccupied, a paved parking lot and a few areas of landscaping throughout the property's frontage.

United Alloys & Metals, Inc. (UAM) is fully owned by Cronimet Holdings (USA), which is owned by Cronimet Holding GmbH, headquartered in Karlsruhe, Germany. Cronimet's holdings include over 50 recycling plants and offices throughout the world.

as well as several mining and related interests. They also own eight stainless steel recycling plants in the U.S. as well as two high temperature alloy recycling plants one of which operates in Los Angeles.

UAM has outgrown its facility based in Los Angeles and is now proposing to relocate its operation to assist with the company's growth within southern California. UAM specializes in processing high temperature alloys, super-alloys, titanium and other related base metals. These alloys typically consist of nickel, cobalt, or titanium based metals. UAM's business operation involves collecting, sorting, grading, and preparing scrap metal in order to redistribute in a packaged format which allows their clients to further process the material in a more efficient manner. As proposed, no scrap will be bought from the general public, individuals or peddlers. All of the recycled material will be obtained from large scrap generating sources in large quantities. The applicant has indicated that they expect 15 to 20 inbound and 10 to 15 outbound truck trips on a weekly basis Monday through Friday.

UAM utilizes several methods and techniques to accurately sort and grade the variety of metals which includes utilizing specialized equipment including, but not limited to handheld x-rays analyzers, grinding wheels for spark testing as well tools used for resistance testing and sampling. The subject property will contain an informational laboratory that will include a spark bed and x-ray spectrometry units to determine major elemental levels within the scrap as well as LECO machines which measure carbon, sulphur, nitrogen and oxygen levels in metals. The facility will also size and breakdown certain scrap in order to further prepare the metal to their customer's specifications. This will include the operation of certain machines and tools such as alligator and guillotine shears, pucking and briquetting machinery, turning crushers, saws and a small cobbler. UAM will also torch and plasma cut certain metals as part of the processing. Once the material is graded, broken down and sorted, it will be packaged into barrels or pallet boxes for shipping. When the process is completed and packaged, the graded metal is typically shipped to one of their many clients located throughout the country.

The business, as proposed, will not accept salvaged metal or materials from walk-in customers and will operate within the building interior only. Minor exterior improvements such as the construction of a new trash and storage enclosure will be required; however, no major building modifications are proposed.

Business Characteristics:

Site Plan (Sheet A-1): The site plan consists of a 75,500 sq. ft. building with a paved parking lot and areas of landscaping throughout. Once all improvements are completed there will be a total of 114 parking spaces, new trash enclosure and small pockets of new landscaping. As indicated earlier the parking lot will be restriped and reconfigured in order to improve on-site circulation.

Floor Plan (Sheet A-2): The floor plan divides the interior space into several areas which includes a shipping and receiving area, weighing area, material storage, an office, break room and restrooms.

Site Improvements:

The project does not involve any new development with the exception of a tenant improvement project to the building interior and minor upgrades to the exterior which will include a new trash enclosure, fenced storage area, parking lot restripe and small areas of new landscaping.

Hours of Operation & Employee Count:

As proposed, the business will operate Monday to Friday from 6:00am to 4:00pm and one to two Saturdays a month. UAM currently employs approximately 40 to 45 employees on-site, however, with the relocation to Santa Fe Springs they expect to have as many as 55 to 60 full-time employees.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243(C) of the Zoning Regulations, states that metal recycling facilities shall be allowed in the M-2 zoning district only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

STREETS AND HIGHWAYS

The subject property is located north east of the Los Nietos Road and John Street intersection. Within the Circulation Element of the City's General Plan, Los Nietos Road is classified as a secondary highway.

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	9520 John Street – Valvoline
South	M-2, Heavy Manufacturing	Industrial	9600 John Street- Multi-tenant Industrial Property
East	M-2, Heavy Manufacturing	Industrial	12441 Los Nietos Road – Multi-tenant Industrial Property
West	M-2, Heavy Manufacturing	Industrial	9601 John Street – Multi-tenant Industrial Property

ENVIRONMENTAL DOCUMENTS

Staff finds that the metal recycling use is consistent with a Categorical Exemption, Class 1, Section 15301, "Existing Facilities" consequently, staff will file a Notice of Exemption with the Los Angeles County Clerk's office. The Notice will be filed within five (5) days of approval by the Planning Commission. If the Notice of Exemption is filed and posted, a 35-day statute of limitation will commence from the date of project approval; if the notice is not filed, a 180-day statute of limitation will apply.

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 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 February 27, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 27, 2014, and published in a newspaper of general circulation (Whittier Daily News) February 28, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS**Conditional Use Permit**

As mentioned previously, Section 155.243(C) of the Zoning Regulations, states that metal recycling facilities shall be allowed in the M-2 Zone only after a valid conditional

use permit has first been obtained.

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 Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed metal recycling facility will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. The metal recycling facility will be consistent with the current zoning and land use designation. Additionally, the proposed use will be completely operated within the building interior with the exception of some minor outdoor storage which will be completely screened from view. As part of this approval, the applicant will be required to rehabilitate and restripe the existing parking lot in order to improve on-site circulation and provide a trash enclosure on-site.

If conducted in strict compliance with proposed conditions of approval and the City's municipal code, staff finds that the recycling facility 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.

2. **That the proposed metal recycling facility has been designed to preserve the general appearance and welfare of the community for the following reasons:**

Since the subject property is existing and no major modifications are proposed within or outside of the existing building staff finds that the site characteristics will remain practically unchanged. As indicated earlier, the site will include only minor exterior improvements. The improvements will enhance the overall exterior appearance of the subject property. For this reason, staff finds that the use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

In summary, staff finds that if the metal recycling facility operates in strict compliance within 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 approval, subject to a compliance review after one-year to ensure the metal recycling facility is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL:**DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:**
(Contact: Tom Hall 562.906-3815)

1. Permits and approvals. That the owner and 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.
2. That the owner and operator 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.
3. That the Owner and Operator shall not receive discarded major appliances and remove Materials that Require Special Handling (MRSH) on site unless the owner/operator is designated as a Certified Appliance Recycler by the Department of Toxic Substances Control Board.
4. That the Owner and Operator are prohibited from accepting any material that does not meet the definition of scrap metal pursuant to section 66260.10 of Title 22 of the California Code of Regulations.
5. That the Owner and Operator are prohibited from accepting any material defined as a hazardous waste pursuant to State of Federal law.
6. That the Owner and Operator must obtain an EPA identification number if any hazardous waste is generated at the facility.

7. That the Owner and Operator must implement storm water runoff best management practices to prevent contaminants from entering the storm drain system.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian J. Reparuk 562.868-0511 x3716)

8. 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.
9. 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.
10. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
11. 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.
12. 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.
13. 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.
14. 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.
15. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
16. Provide two Fire Lane pathways for fire truck access and exit.

17. Provide approved method of fire protection for titanium storage.

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868.0511 x7545)

STREETS

18. 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.
19. The owner and/or developer shall pay for the removal of three existing driveways located at the center of the property, construct full height curb & gutter per City Standard R-6.4A, install landscaping and re-stripe parking lot layout to accommodate northerly and southerly most driveways.

MISCELLANEOUS

20. 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. A professional civil engineer registered in the State of California shall prepare the grading plan. The owner shall pay drainage review fees in conjunction with this submittal.

POLICE SERVICES DEPARTMENT:
(Contact: Margarita Munoz 562.409.1850 x3319)

21. That the applicant vacate the center driveways and re-construct the curb and gutter as required by the City's Public Works standards. That landscaping shall be installed to provide a continuous landscaping frontage along John Street.
22. That the parking stalls adjacent to the street frontage shall be provided with wheel stops. The wheel stops shall be maintained and immediately repaired/replaced if damaged.
23. That all material and merchandise shall not be visible from public view at all times.

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

24. That the applicant 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. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.
25. That the applicant shall not knowingly transport loads containing more than 10% residue.
26. That the applicant 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
27. That the applicant 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 #26.
28. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Rafael Garcia 562.868-0511 x7451)**

29. That this approval shall allow the applicant, United Alloys and Metals, to establish, operate and maintain a 75,500 sq. ft. metal recycling facility at the subject property located at 12405 Los Nietos Rd.
30. That the site or operation shall not operate any objectionable noises and shall operate in accordance with the Santa Fe Springs Municipal Code.

31. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No material or scrap metal shall be stored outside the building with the exception of the designated outdoor storage area referenced in the final approved plans.
32. That all roof mounted equipment, roll up doors exhaust vents shall not be visible or shall be completely screened from view.
33. That all bollards adjacent to vacated driveway approaches shall be removed from the subject property. All potholes shall be properly filled and rehabilitated.
34. No runoff of hazardous materials shall be generated from the business operation or said site.
35. That, at minimum, the landscape area eliminated by the proposed installation of the trash enclosure/ cardboard enclosure area be replaced by an equivalent landscape area. A landscape plan must be submitted to the Planning Department for review and approval immediately.
36. That the empty drum storage and custom bin storage area be provided with slats (color to match the building).
37. That the storage of drums and customs bins shall not exceed the height of the 8' high chain link fence and shall be completely screened from view. The height of the fence shall be measured from the lowest adjacent grade.
38. That the applicant shall provide truck turning radius on site plan to show that a semi-truck can enter and exit the site in a forward manner.
39. That no more than three vehicles (two-24' flatbed trucks as well as one-pickup truck) shall be stored on-site per the approved plan.
40. That the applicant shall provide a note on the T.E. Elevation to clarify that it will be smooth stucco finish and painted to match the building's primary color.
41. That the applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosures remain closed and locked at all times.
42. That the entire site shall be permanently maintained, free of trash, junk, debris, etc., and in an otherwise neat and attractive manner.
43. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human

health and the environment and prevent the facility from being a vector breeding area.

44. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No materials, sorted, baled, or otherwise, shall be stored outside the building (with the exception of the cardboard, empty drum, and custom bins which all have their own designated and fully screened storage areas).
45. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
46. That all vehicles associated with the business 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.
47. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on John Street, use street as a staging area, or to back up onto the street from the subject property.
48. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
49. That the Applicant shall understand, and accept, that this Permit is solely being granted for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any State or regulatory local laws as they apply to the recycling activities.
50. That the Applicant, within thirty days of the approval of this Permit, shall submit and obtain approval for a Recycling Regulatory Permit from the Department of Police Services.
51. That the Applicant shall not accept any salvage material from walk-in customers. Should the Applicant decide to accept salvage material, they should apply and be approved by the State for a Second Hand Dealers License prior to the acceptance of any walk-in material. The Applicant shall also understand that the acceptance of walk-in material without the proper State Licenses may be subject to criminal charges against him if it is found that the material being accepted was obtained in an illegal manner.

52. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. 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.
53. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
54. That CUP Case No. 753 shall be subject to a compliance review after one (1) year, on or before March 10, 2015. Approximately three (3) months before March 10, 2015, 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 the conditions of approval as stated within the staff report.
55. That the applicant, United Alloys and Metals, 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 CUP Case Permit No. 753, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
56. 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
57. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning

Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

58. 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

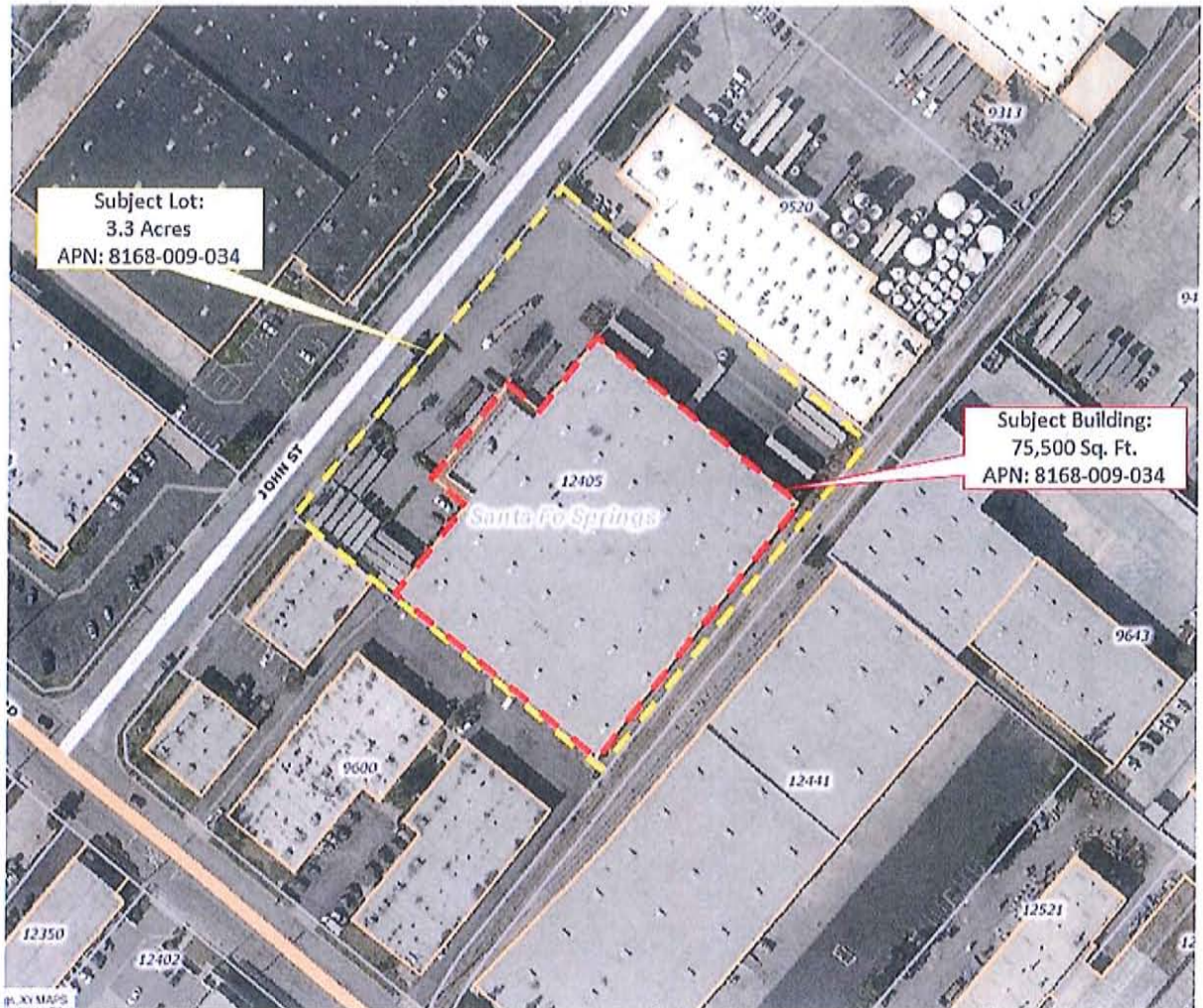
Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. CUP Application



CITY OF SANTA FE SPRINGS

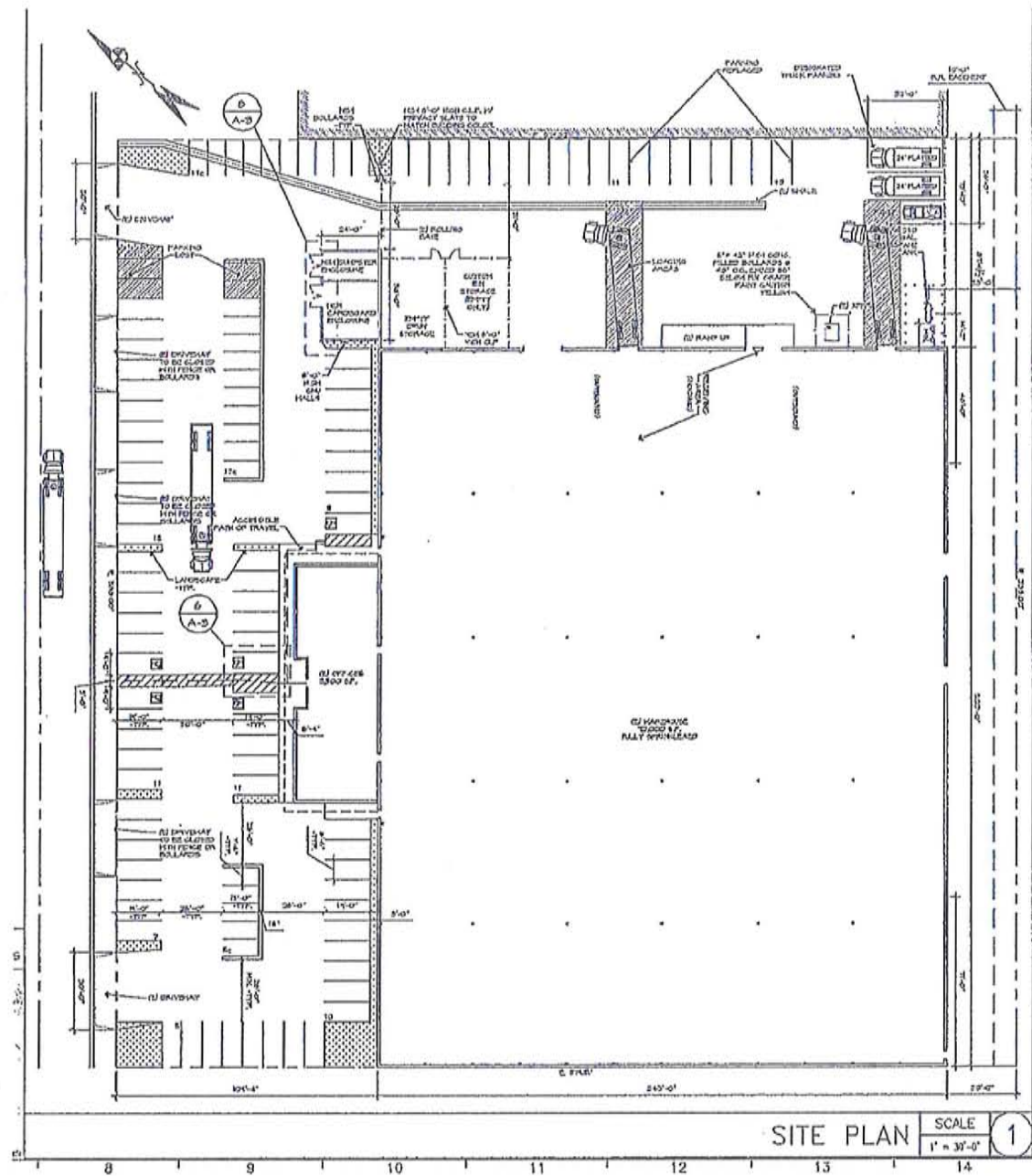
Aerial Photograph



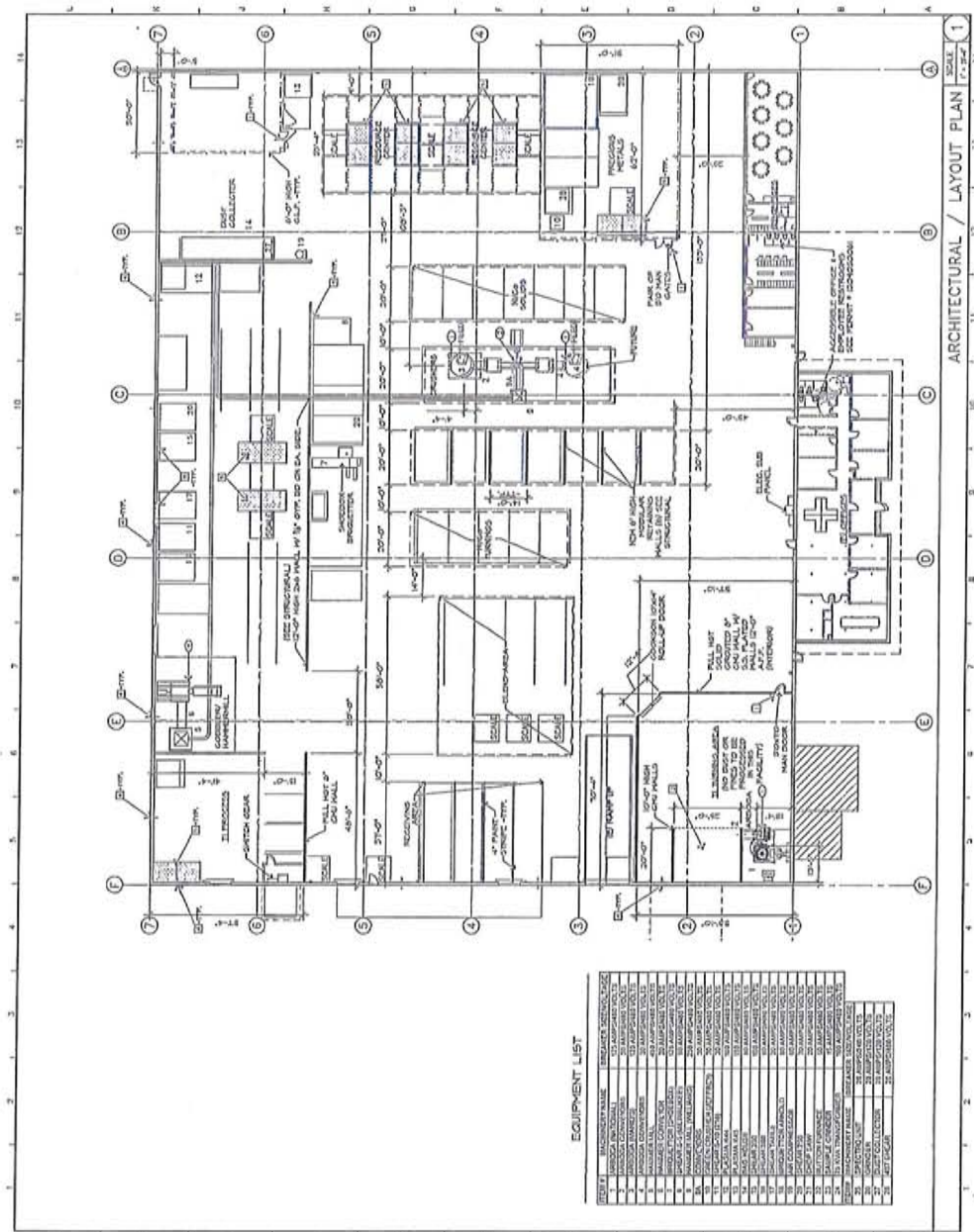
Conditional Use Permit No. 753

12405 Los Nietos Rd. (APN: 8168-009-034)

Site Plan



Floor Plan



RECEIVED

JAN 22 2014

Planning Dept.



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

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): 9600 John Street 12405 Los Nietos
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) Lot 1 of Parcel Map 41-57 in the City
of Santa Fe Springs, County of Los Angeles.

Record Owner of the property: Myron W. Reed LLC
Name: Myron W. Reed, LLC Phone No: 760-723-1212
Mailing Address: 2221 Vista Valle Verde Date of Purchase: March 1, 1990
Fax No: Fallbrook, CA 92028 E-mail: reedmw@roadrunner.com
Is this application being filed by the Record Owner? No
(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: United Alloys and Metals Inc. Phone No: _____
Mailing Address: PO BOX 574 778
Fax No: 323-231-3368 E-mail: kdmedic@uametals.com
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 building and other improvements proposed):
SEE ATTACHED

NOTE

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

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.
This location offers good access to the freeway system, is centrally located in the greater LA area and has good access to the port of LB/LA.
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.
Our operation will be fully indoors and we adhere to all environmental, health, and safety regulations.
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?
*NOISE: noise generated from our operations should not be noticeable outside of our warehouse.
Dust: we use a dust collection system to capture generated dust emissions
ODORS: NO undesirable odors are generated by our operations*
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
Since our operation is fully indoors and since we do not buy/retail our facility will have no detrimental effect to the surrounding 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.
*We average 15-20 inbound trucks/week
10-15 outbound trucks/week
The facility and surrounding area should easily handle this volume.*
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

United Alloy & Metals Inc

900 East Stauson Ave

Los Angeles, CA 90011

Ph 323-235-2156

F 323-231-3368

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): Myron W. Reed, LLC
Mailing Address: 2231 Vista Valle Verde Dr. Fallbrook, CA 92028
Phone No: 260 233-1212
Fax No: - E-mail: reedmw@roadrunner.com
Signature: Myron W. Reed, Manager

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

(seal)

On Sept 14, 2006 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>06-11-16</u>
DATE FILED	<u>9/14/06</u>
FILING FEE	<u>0.00</u>
RECEIPT NO.	<u>06-11-16</u>
APPLICATION COMPLETED	<u>06-11-16</u>

ACKNOWLEDGMENT

State of California

County of San Diego

On 1/6/2014 before me, S. Graham

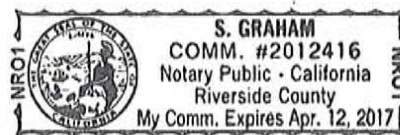
A Notary Public personally appeared Myron W. Reed

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. D. Shcher



(Seal)



United Alloys & Metals, Inc.
Los Angeles

December 19, 2013

City of Santa Fe Springs
Planning and Development Department

To Whom It May Concern:

This letter is intended to provide a better understanding of who we (United Alloys & Metals, Inc) are, what we do and what our intentions are for the property located at 9600 John Street. First I will outline who we are and provide some details as to the industry that we participate in. I will then give specific information to our day to day operations, including an overview of what types of activities will be occurring at the site.

United Alloys & Metals, Inc (hereafter UAM) is fully owned by Cronimet Holdings (USA), which is owned by Cronimet Holding GmbH, headquartered in Karlsruhe, Germany. Cronimet GmbH's holdings include over 50 recycling plants and offices throughout the world as well as several mining and related interests. Cronimet Holdings, based in Aliquippa, PA, owns and operates eight stainless steel recycling plants in the US (Aliquippa, PA; Chicago, IL; Houston, TX; Jeffersonville, IN; Decatur, AL; Pensacola, FL; Philadelphia, PA, Cheyenne, WY) as well as two high temperature alloy recycling plants in Los Angeles, CA and Columbus, OH. The latter two plants operate as UAM.

UAM specializes in high temperature alloys, superalloys, titanium and other related base metals. These alloys are typically Nickel, Cobalt or Titanium based. The main industries that utilize these metals include: aerospace, chemical/petrochemical, industrial gas turbine, military/defense and medical. Our focus is to collect, sort, grade and prepare the scrap metal in order to sell it back to the melters in a package that allows remelting on their side without any further preparation.

Within the metal recycling industry, there are various levels of scrap collectors and processors. We operate at the processing level, which is the highest level. As such, we are a direct supplier to the

United Alloys & Metals, Inc.
Los Angeles
PO Box 514778
Los Angeles, California 90051
900 East Slauson Avenue
Los Angeles, California 90011
P: 323-235-2156
F: 323-231-3368

United Alloys & Metals, Inc.
Columbus
1177 Joyce Avenue
Columbus, Ohio 43219
P: 614-299-0545
F: 614-299-2524

ISO 9001 Certified

melting foundries and mills. We do not buy material on a retail basis- meaning we do not buy from individuals or peddlers, and we do not buy on a cash basis. We only source material from other scrap metal collectors/dealers or from certain larger scrap generating sources. Therefore, we only buy material from established and legitimate businesses. We typically buy in relatively large or truckload quantity. In regards to the material that we buy from collectors, dealers or smaller processors, we source metal from all over the world and import 5-10 sea containers of scrap per month through the Port of Long Beach/LA. In addition to these imports, our Santa Fe Springs site would source from the entire Western US/Canada/Mexico corridor. Most of the generating sources that we deal directly with are larger well known companies, such as Boeing, Pratt Whitney, Precision Castparts and Schlosser Forge (part of Firth Rixson).

Sorting and grading the scrap refers to the process of identifying each piece of metal to determine the type of metal or alloy and then segregating the material to ensure that after sortation each batch is of the same alloy. This process is labor intensive and can be time intensive depending on the type and form of scrap. Currently we employ 10-12 trained sorters, whose primary job is related to this function. We forecast that we will require 6-10 additional sorters upon our transition to Santa Fe Springs. While sorting the metal, the sorters use a variety of analytical and other methods to help determine the alloy grade. Such methods include but are not limited to Fuess Spectro units, handheld x-ray analyzers (Nitons), grinding wheels for spark testing, Acromags for resistance testing and sampling acids for spot testing. The proper sortation of the metals is the critical factor of our business, as many of the alloys that we deal with are melted in a vacuum furnace which does not allow any room for error. In some cases, we provide a guaranteed elemental chemistry with our shipments and in order to obtain such we have a full lab in our Columbus, OH facility. Our Santa Fe Springs facility would have an informational laboratory to include spark bed and x-ray spectrometry units to determine major elemental levels and LECO machines, which measure carbon, sulphur, nitrogen and oxygen in metals.

Preparing the scrap includes all of the functions that are required to take the sorted scrap into a form that it is ready to be melted. The requirements and level of preparation vary vastly depending on the specific alloy, the consumer, the melt method that the consumer utilizes and the consumer's furnace size and/or feed mechanism. Some products that we ship are sized to as small as 1" by down. Others can be as large as 4' by down. In some cases we need to supply a product that is totally free of any surface dust, grease or other non metallic element, while in other cases a general level of cleanliness is required. We utilize a variety of preparation equipment in house and we use outside companies to handle certain functions. In house we operate alligator and guillotine shears, briquetters and puffers, turning crushers, saws and a small cobbler (crusher). We also torch and plasma cut certain materials. We use a dust collection system in order to control dust emissions from the cutting operations. For surface preparation we do a variety of shot and sand blasting (in Columbus this is done in house; in Santa Fe Springs we would use an outside company) and we operate turning wash/degreasing lines at our Columbus facility.

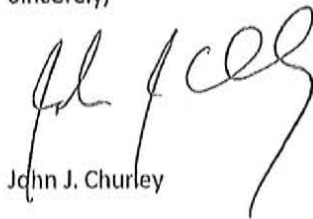
Once the scrap is prepared, we package according to our customers' needs, which typically means packaging in drums or pallet boxes. Almost 100% of our shipments are made in package form (as

opposed to shipping material loose. Approximately 60% of our material is shipped to Midwest or Eastern US based consumers, 20% is exported and 20% is delivered to local customers.

Currently, we handle about a million pounds of scrap metal per month in our LA plant. We employ 40-45 people including plant and office personnel. We have been running one 8-10 hour shift Monday-Friday and work 1-2 Saturdays per month. Our current location does not allow us to grow our operation due to size and efficiency constraints; but we have the supply and demand base to grow our business as much as 100%. We estimate that we can grow our business 20% through efficiency improvement and then beyond that we will be adding additional personnel. We forecast that we will initially higher 4-6 additional personnel and that within a year or so we would be employing 55-60 full time employees. Our plan would be to continue to operate one shift of 8-10 hours (roughly 6:00 a.m. - 4:00 p.m.) with Saturday work as needed. During high volume periods or as growth continues, we might need to operate a second shift.

In addition to this letter, we are submitting a brief power point presentation, which should help to further introduce our company and provide a better visual of what the operation will entail. Should you have any questions or if you need any additional information, please feel free to contact me at (323) 493-7887 or Kevin DeMedici (323) 559-1073.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Churley". The signature is stylized with a large, sweeping "J" and "C".

John J. Churley

President

United Alloys & Metals, Inc.



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 34-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 34-2 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution use at 13409 Orden Drive located within the Golden Springs Business Park Development, zoned M-2, Heavy Manufacturing (Nishimoto Trading, LTD)

RECOMMENDATION

That the Planning Commission, based on Staff's findings and report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before March 10, 2017, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The business Nishimoto Trading Company, in existence over 100 years, is one of the longest existing Asian food distributors in the United States. They maintain branches in Canada, Tokyo, Kobe, and Shanghai. Within the United States, Nishimoto has branches in San Francisco, San Diego and Santa Fe Springs.

In addition to food warehousing and distribution, Nishimoto's business is also involved in the warehousing and distribution of alcoholic beverages, which includes distilled spirits, beer, and wine. In accordance with Section 155.628, Nishimoto Trading Company was granted an Alcohol Sales Conditional Use Permit by the Planning Commission and the City Council at their respective meetings of March 8 and March 11, 2004. The business has been through a previous compliance review on February 13, 2007. A second compliance review, conducted on November 6, 2013, revealed that the applicant is in compliance with all of the conditions of approval.

The applicant maintains a current business license with the City, a Type 17-Beer and Wine Wholesaler, and a Type 18-Distilled Spirits Warehouse license with the bureau of Alcohol Beverage Control (ABC).

CALLS FOR SERVICE

City records indicate that there have been no calls for service related to the storage of alcoholic beverages.

STAFF CONSIDERATIONS

Staff from the Department of Police Services, Fire-Rescue Department, and the Planning Department conducted a walk-through inspection of the premises. Staff believes that if the activities continue to be conducted in accordance with the conditions of approval of this entitlement and all the other related state and local entitlements, the use will not pose a significant risk or nuisance to patrons, neighboring businesses or the general public.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit. No changes were made. Conditions with a strikethrough are no longer applicable.

1. That the applicant shall continue to be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment, or any other related material.
3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles or domestic type personal vehicles.
6. 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 licensee's premises as set forth in Section 25602(a) of the State Business Professions Code.

7. That is shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. That the Applicant shall continue to maintain an alarm system that notifies the Whittier Police Department immediately if a breach occurs. This alarm system shall be kept in working order at all times.
9. 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.
10. 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.
11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
12. That this Permit shall be subject to a compliance review in five years, no later than March 10, 2017, to ensure that the alcohol warehouse/distribution activity is still operating in strict compliance with the original conditions of approval.
13. That all other applicable requirements of the City Zoning Regulations, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
14. ~~That reconsideration of Alcohol Sales Conditional Use Permit Case No. 34-2 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.~~
15. ~~That this Permit shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.~~

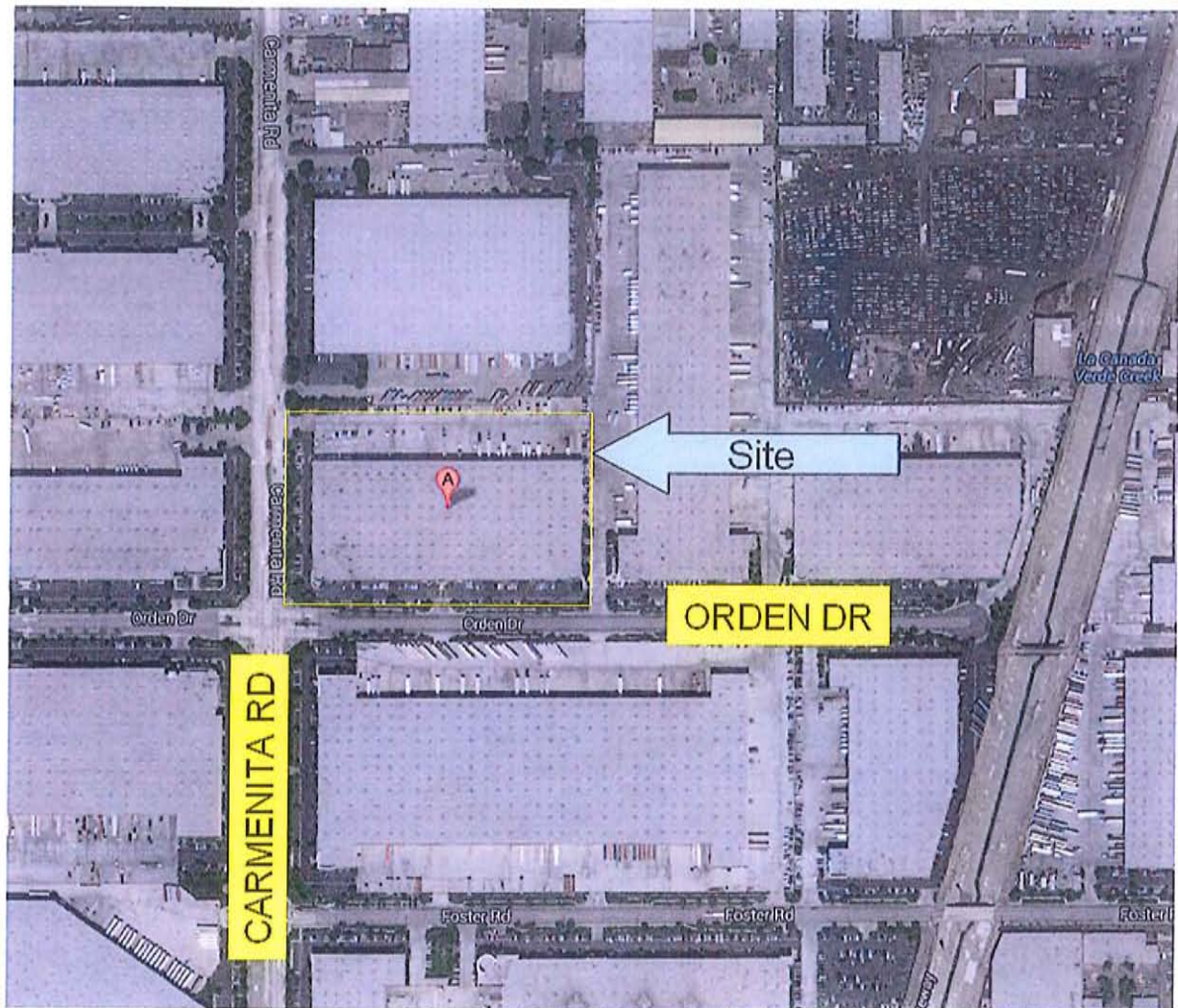
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any condition, law, statute or ordinance is violated, the Permit shall be subject to the revocation process.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map



Santa Fe Springs

Location Map ASCUP 34

13409 Orden Drive

