



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**August 11, 2014
4:30 P.M.**

**Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Louie González, Commissioner
Frank Ybarra, 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 July 14, 2014 Regular Planning Commission Meeting.

**6. PUBLIC HEARING – Continued from July 14, 2014 Planning Commission Meeting
CONDITIONAL USE PERMIT Case No. 750 and Environmental Documents
(Mitigated Negative Declaration/Initial Study)**

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned FOZ, Freeway Overlay Zone. (Bulletin Displays, LLC).

**PUBLIC HEARING – Continued from July 14, 2014 Planning Commission Meeting
ZONE VARIANCE Case No. 76**

A request to allow a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of our zoning regulations for property's with a digital billboard and specifically for property located at 13711 Freeway Drive (APN: 8069-015-055), zoned FOZ, Freeway Overlay Zone. (Bulletin Displays, LLC).

7. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 49**

Revocation of Alcohol Sales Conditional Use Permit Case No. 49, which granted approval to allow the operation and maintenance of a warehouse use involving the storage of alcoholic beverages at RPM located at 13225 Marquardt Avenue, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

8. PUBLIC HEARING**Conditional Use Permit Case No. 748 and Environmental Documents
(Mitigated Negative Declaration/Initial Study)**

A request to allow the establishment, operation and maintenance of a new parcel delivery service / ground distribution facility use on the subject 15.74-acre property located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The site is also located within a Methane Zone. (Pancal 11525 Shoemaker LLC)

9. PUBLIC HEARING**Conditional Use Permit Case No. 756**

A request to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

Development Plan Approval No. 882

A request to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy. (Telegraph 76 Station)

Modification Case No. 1242

A request to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburtis Avenue. (Telegraph 76 Station)

10. PUBLIC HEARING**Conditional Use Permit Case No. 757**

A request for approval to allow the establishment, operation and maintenance of a temporary wireless telecommunications facility and related equipment on property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (Connell Design Group LLC for AT&T Mobility)

Modification Permit Case No. 1245

A request to allow the proposed temporary wireless facility to be designed in a manner that is deem not stealth, as per required in the Wireless Telecommunication Antennas Guidelines. (Connell Design Group LLC for AT&T Mobility)

11. 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. 27**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 27-2 to allow the continued sales and serving of alcoholic beverages for onsite consumption at a family restaurant known as Taco Town located 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Isela Rivero - Owner)

B. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 33**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 33 to allow the continued maintenance and operation an alcoholic beverage sales

use for off-site consumption by Target located at 10621 Carmenita Road and within the Gateway Plaza shopping center. (Target Corporation)

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 44

Compliance review for Alcohol Sales Conditional Use Permit Case No. 44 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic beverages involving Von's Distribution Center located at 12801 Excelsior Drive, in the M-2, Heavy Manufacturing Zone and within the Consolidated Redevelopment Project area. (Safeway, Inc.)

D. CONSENT AGENDA

Conditional Use Permit Case No. 559-3

A compliance review of a use involving the manufacturing, storage and distribution of sodium hypochlorite at 9028 Dice Road, in the M-2, Heavy Manufacturing-Buffer, Zone and within the Consolidated Redevelopment Project Area. (KIK Custom Products)

E. CONSENT AGENDA

Conditional Use Permit Case No. 669-1

A compliance review of a public safety training center located at 11401 Shoemaker Avenue, in the M-2-BP, Heavy Manufacturing-Buffer Parking, and Zone and within the Consolidated Redevelopment Project Area. (Rio Hondo College)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

August 7, 2014

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 14, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Teresa Cavallo to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
Vice Chairperson Johnston
Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary

Absent: None.

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:31 p.m. There being no one wishing to speak, Oral Communications were closed at 4:31 p.m.

5. APPROVAL OF MINUTES

Minutes of the June 9, 2014 Planning Commission Meeting

Commissioner González moved to approve the minutes of the June 9, 2014 meeting; Commissioner Madrigal seconded the motion. The minutes were unanimously approved and filed as submitted.

6. ELECTION OF OFFICERS FOR 2014-2015

The bylaws require the election of Planning Commission Officers.

City Attorney Steve Skolnik explained the process of the election of officers for the Planning Commission and instructed Chairperson Ybarra to open the nominations for Chairperson.

Chairperson Ybarra opened the nominations for Chairperson. Commissioner Madrigal nominated Vice Chairperson Johnston for Chairperson. Vice Chairperson Johnston accepted the nomination and no objections were received. Vice Chairperson Johnston was voted the new Chairperson.

City Attorney Steve Skolnik furthermore instructed Chairperson Johnston to open the nominations for Vice Chairperson.

Chairperson Johnston opened the nominations for Vice Chairperson. Commissioner Zamora nominated Commissioner Madrigal for Vice Chairperson. Commissioner Madrigal accepted the nomination for Vice Chairperson and no objections were received. Commissioner Madrigal was voted the new Vice Chairperson.

7. PUBLIC HEARING – Continued from June 9, 2014 Planning Commission Meeting
ZONING TEXT AMENDMENT – Private Educational and Recreational Uses

Ordinance No. 1058, an ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following zones: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; F-O-Z, Freeway Overlay Zone; and along the Telegraph Road Corridor.

Chairperson Johnston opened the Public Hearing at 4:44 p.m. following the presentation by Jennifer Lilley of Lilley Planning Group.

Commissioner Madrigal inquired if non-profit businesses would be harmed with this code change since private businesses seem to have more funding sources than non-profit businesses.

City Attorney Steve Skolnik responded that this code change is merely designed to include private uses in the various zones indicated within the amendment.

Commissioner Ybarra asked about City events being affected by this code change. Director of Planning Wayne Morrell responded by indicating that PF Zone (Public Uses Facilities Zone) is not affected by this code change.

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

Commissioner Zamora moved to recommend that the City Council approve and adopt Ordinance No. 1058; Vice Chairperson Madrigal seconded the motion, which carried unanimously.

8. PUBLIC HEARING
2013 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

Chairperson Johnston opened the Public Hearing at 4:48 p.m., following the presentation of Item No. 8 by the Director of Planning Wayne Morrell.

Vice Chairperson Madrigal inquired if the Villages were a part of this progress report. Director of Planning Wayne Morrell confirmed that the Villages were a part of this progress report.

City Attorney Steve Skolnik stated that the 2013 General Plan Housing Element Annual Progress Report is a State requirement to update the City's housing statistics.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 4:48 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 8; Vice Chairperson Madrigal seconded the motion, which passed unanimously.

9. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 38

Revocation of Alcohol Sales Conditional Use Permit Case No. 38, which granted approval to allow the operation and maintenance of warehouse and distribution use involving alcoholic beverages at Sun Lee Incorporated located at 12029 Telegraph Road, within the M-2 (Light Manufacturing) Zone. (Sun Lee, Incorporated)

Chairperson Johnston opened the Public Hearing at 4:50 p.m. after the presentation of Item No. 9 by Code Enforcement Officer Luis Collazo.

Having no questions or comments, Chairperson Johnston closed the Public Hearing at 4:50 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 9; Commissioner Ybarra seconded the motion, which was passed unanimously.

10. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 55

Revocation of Alcohol Sales Conditional Use Permit Case No. 55, which granted approval to allow the operation and maintenance of a warehouse and distribution use involving alcoholic beverages at Approved Freight Forwarders located at 11630 Pike Street, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

Chairperson Johnston opened the Public Hearing at 4:51 p.m. after the presentation of Item No. 10 by Code Enforcement Officer Luis Collazo.

Having no questions or comments, Chairperson Johnston closed the Public Hearing at 4:51 p.m. and requested a motion.

Commissioner González moved to approve Item No. 10; Commissioner Ybarra seconded the motion, which was passed unanimously.

11. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 668

Revocation of Conditional Use Permit Case No. 668, which granted approval for the operation and maintenance of a private biodiesel production facility at the property located at 12345 Lakeland Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Doug Bean, Ridgeline Energy Services Inc.)

Chairperson Johnston opened the Public Hearing at 4:54 p.m. after the presentation of Item No. 11 by Planning Consultant Rafael Garcia.

Having no questions or comments, Chairperson Johnston closed the Public Hearing at 4:54 p.m. and requested a motion.

Commissioner González moved to approve Item No. 11; Commissioner Ybarra seconded the motion, which was passed unanimously.

12. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 697

Revocation of Conditional Use Permit Case No. 697, which granted approval for the operation and maintenance of a private non-sectarian school for children with special needs at the property located at 9280 Santa Fe Springs Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Progressive Resources)

Chairperson Johnston opened the Public Hearing at 5:02 p.m. after the presentation of Item No. 12 by Planning Consultant Rafael Garcia.

Vice Chairperson Madrigal asked if this use was anything like WAPADH (Whittier Area Parents' Association for the Developmentally Handicapped). Planning Consultant Rafael Garcia indicated that Progressive Resources still provide one-on-one counseling services just not a school use.

Vice Chairperson Madrigal inquired about the applicant indicating that they are not operating a school use; however, how does having students on site work under this revocation.

City Attorney Steve Skolnik indicated that there are State agencies that regulate these programs.

Director of Planning Wayne Morrell also explained that the City conducted an inspection to ensure that the school use was no longer existent.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 5:02 p.m. and requested a motion.

Commissioner González moved to approve Item No. 12; Commissioner Ybarra seconded the motion, which was passed unanimously.

13. PUBLIC HEARING

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

*** Please See Item No. 14 ***

14. PUBLIC HEARING

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

City Attorney Steve Skolnik indicated that Item Nos. 13 and 14 have been noticed for a Public Hearing and gave instruction to Chairperson Johnston to open the Public Hearing, etc.

Chairperson Johnston opened the Public Hearing at 5:03 p.m. and asked if anyone was present to comment on Item No. 13 and 14.

Moshe Sassover requested to speak before the Planning Commission and express his concerns regarding Item Nos. 13 and 14. Mr. Sassover was concerned about the reduction of the 5-acre minimum size requirement as set forth within the Zoning Regulations. Mr. Sassover also indicated that allowing a reduction would set a precedent to allow more properties that do not meet the 5-acre minimum to build billboard signs and that would lower the value of current billboards within the properties that do meet the requirements. Mr. Sassover also disclosed that he is a business owner whom was recently granted a CUP for a static and digital billboard down the street.

A discussion followed amongst the Planning Commissioners and staff. Commissioner González requested that staff provide a plan to analyze existing and potential billboard locations along Interstate 5 north and south within Santa Fe Springs.

Having no further questions or comments, Chairperson Johnston requested a motion to continue Item Nos. 13 and 14.

Vice Chairperson Madrigal moved to continue Item Nos. 13 and 14 to the August 11, 2014 meeting; Commissioner Zamora seconded the motion, which passed unanimously.

15. PUBLIC HEARING

Conditional Use Permit Case No. 754

A request for approval to allow the establishment, operation and maintenance of a trade school use on property located at 11843 Smith Avenue (APN: 8005-009-005), within the M-L (Limited Manufacturing Administration and Research) Zone. (David Romero of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee)

Chairperson Johnston opened the Public Hearing at 5:16 p.m. after the presentation of Item No. 15 by Planning Consultant Kristi Rojas. Present in the audience was David Romero, Representative on behalf of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee.

Having no questions or comments, Chairperson Johnston requested a motion on Item No. 15.

Commissioner González moved to approve Item No. 15; Vice Chairperson Madrigal seconded the motion, which passed unanimously.

16. PUBLIC HEARING

Development Plan Approval Case No. 883 & Modification Case No. 1244

A request for approval to allow the construction of an 11,378 sq. ft. freestanding building adjacent to the existing warehousing facility as well as two new mezzanines (3,131 & 2,890 sq. ft.) within the interior of the existing beverage distribution facility located at 12065 Pike Street (APN 8002-017-027 & 8002-017-028), in the M-2, Heavy Manufacturing Zone, and within the Consolidated Redevelopment Project Area. (Triangle Distribution Company)

Chairperson Johnston opened the Public Hearing at 5:29 p.m. after the presentation by Planning Consultant Rafael Garcia. Present in the audience on behalf of Triangle Distribution Company were Chris Mann, Regional VP of Primus Builders, Inc., Bruce D. Gillings, AIA, Principal of ATI Architects and Engineers, and Peter Heimark, President of Triangle Distributing Company.

Commissioner Ybarra inquired if any of Triangle's products are transported by railroad, if there are parking restrictions along Pike Street and if there was any method to monitor employee parking.

Vice Chairperson Madrigal also inquired if the new building is being added for more employees.

Both Rafael Garcia and Wayne Morrell responded by indicating that a majority of Triangle's product is transported by truck and that Pike Street does not have any parking restrictions.

Planning Consultant Rafael Garcia further indicated that street parking is not taken into consideration only on-site parking when considering a Development Plan Approval. Also, that no new employees are expected to be hired as a result of the expansion; however, 150 employees are on-site at one point and time, primarily the morning shift, but that this project would not lead to an increase in employee parking.

Planning Director Wayne Morrell noted that Condition 29 is being reworded and all the details have been worked out amongst the City Attorney, the Applicant and staff.

Bruce Gillings, Principal of ATI Architects and Engineers noted that he is grateful for staff on coming up with a solution with regards to this project and thanked everyone involved.

Commissioner González expressed his gratitude to Triangle for all their contributions and support to various organizations within the City.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 5:31 p.m. and requested a motion for Item No. 16.

Commissioner Ybarra moved to approve Item No. 16; Commissioner González seconded the motion, which passed unanimously.

17. 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. 54-1

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54-1 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

B. CONSENT AGENDA

Conditional Use Permit Case No. 625-3

A compliance review of a meat processing facility at 13565 Larwin Circle, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Lawrence D. Whittet, American Relocation & Logistics).

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

With no one requesting a presentation, Chairperson Johnston requested a motion.

Commissioner Ybarra moved to approve Item No. 17A – B; Commissioner González seconded the motion, which unanimously passed.

18. ANNOUNCEMENTS

- ♦ Commissioners
None.
- ♦ Staff
Planning Director Wayne Morrell announced that this Planning Commission meeting would be Planning Consultant Rafael Garcia's last meeting since he has accepted a position with the City of Manhattan Beach.

Planning Consultant Rafael Garcia announced that he appreciated everyone's help and guidance and that it has been a pleasure working with everyone here at the City of Santa Fe Springs. Rafael especially wanted to thank Wayne, Cuong and Teresa.

19. ADJOURNMENT

Chairperson Johnston adjourned the meeting at 5:34 p.m.

Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING (Continued from July 14, 2014 PC Meeting)

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

RECOMMENDATION

Staff is recommending a continuance of Conditional Use Permit Case No. 750 and Zone Variance Case No. 76 to the next regularly held Planning Commission meeting on September 8, 2014.

BACKGROUND/DESCRIPTION OF PROPOSAL

On July 14, 2014, at the applicant's request, the Planning Commission opened and continued the subject CUP and ZV to the next regularly held Planning Commission meeting on August 11, 2014. The continuance was requested by the applicant to allow additional time to work with staff and obtain consensus on the conditions of approval and also finalize the Development Agreement associated with the proposed digital billboard.

Unfortunately, neither items are considered resolved at this time. The applicant is therefore requesting a continuance to the next regularly held PC meeting on September 8, 2014. The applicant is confident, and staff concurs, that an agreement on both items can be achieved prior to the next PC meeting.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachment

1. Continuance Letter from Applicant



August 4, 2014

Mr. Wayne Morrell
Planning Director

Mr. Cuong Nguyen
Planner

City of Santa Fe Springs
Telegraph Road
Santa Fe Springs, CA

Dear Wayne and Cuong,
I am requesting that my case CUP 760 & ZV 76 (Gilbert Blank LLC) being heard before the Planning Commission on August 11th be tabled until the September meeting.

There are two reasons for Bulletin Displays requesting this postponement. The first is that Bulletin Displays and the City of Santa Fe Springs are still negotiating the Development Agreement. We believe that we can come to an agreement prior to the September Planning Commission meeting. This will ensure that the Development Agreement, CUP and Variance will be running simultaneously thru the Planning Commission and City Council.

Bulletin Displays is working with staff in Santa Fe Springs to amend the language in the Conditions of Approval provide by the city. We believe that this will be achieved prior to the next meeting.

Thank you for your understanding, we look forward to meeting with you in the near future.

Thank you

Andy Goodman
Vice President Real Estate
Bulletin Display

bulletindisplays.com



PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 49

Revocation of Alcohol Sales Conditional Use Permit Case No. 49, which granted approval to allow the operation and maintenance of a warehouse use involving the storage of alcoholic beverages at RPM located at 13225 Marquardt Avenue, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

RECOMMENDATIONS

1. That the Planning Commission find that the use involving the warehousing of alcoholic beverages is no longer doing business in the City of Santa Fe Springs and therefore the activities to which Alcohol Sales Conditional Use Permit Case No. 49 was granted have ceased. Consequently, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 49.

BACKGROUND

RPM is a trucking and distribution company that was operating within a warehouse in the Golden Springs Development. Around 2009, RPM was contracted to warehouse excess storage of alcoholic beverages and therefore signed a lease with Golden Springs Development to occupy a warehouse commonly known as Building-Q at 13225 Marquardt Avenue.

Accordingly, the business obtained an ABC License and at their respective meetings of May 28 and June 14, 2009, the Planning Commission and the City Council granted Alcohol Sales Conditional Use Permit Case No. 49 to allow the operation and maintenance of a warehouse storage use involving alcoholic beverages.

In the early part of 2013, the business needed more warehouse space and truck storage room as their business was growing. Unable to use the existing facility, in August 2013 they moved to a new building within the City of Fullerton. The new tenant of the building is involved in the manufacturing of light fixtures and therefore is not interested in maintaining this Permit.

The property owner was contacted to see if they were interested in maintaining the Permit, but also declined.

In accordance with Section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 49 because the use for which approval was granted has ceased to exist.

ZONING ORDINANCE REQUIREMENTS

Section 155.811 provides that any variance, modification, permit or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

- (A) That the approval was obtained by fraud or faulty information.
- (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.
- (C) That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- (D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

Staff finds that Section 155.811(D) applies because the use and business involved in the warehousing and storage of alcoholic beverages, for which approval was granted, has ceased to exist at the subject site.

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.

In accordance with Section 155.813 a letter (copy attached as Exhibit A) was mailed to the business owner via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify ASCUP Case No. 49. The property owner was also notified of the hearing and provided an opportunity to maintain the Permit. However, the property owner chose to decline the opportunity.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 49 was also sent via 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 July 31, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 31, 2014, as required by the State Zoning and Development Laws

and by the City's Zoning Regulations. As of August 6, 2014, Staff has not received any inquiries regarding the proposal, and Applicant did not submit a formal appeal.

A handwritten signature in black ink, appearing to be 'Dino Torres', with a stylized, cursive script.

Dino Torres
Director of Police Services

Attachment: Exhibit A

Exhibit A



July 17, 2014

VIA CERTIFIED MAIL

RPM Consolidated Services
1901 Raymer Avenue
Fullerton, CA 92833

Subject: Alcohol Sales Conditional Use Permit Case No. 49
13225 Marquardt Ave, Santa Fe Springs

The Planning Commission and the City Council, at their respective meetings of May 28 and June 14, 2005, approved your request for Alcohol Sales Conditional Use Permit (ASCUP) Case No. 49 for the property located at 13225 Marquardt Avenue. We recently learned that you are no longer occupying this property and are no longer utilizing the Permit. To avoid any further costs charged to you in regards to the Permit, we will be requesting that the Planning Commission terminate (revoke) ASCUP Case No. 49.

If you feel that this Permit shall not be revoked, please contact us immediately. Otherwise, this matter will be placed on the Planning Commission's agenda for their meeting of August 11, 2014, with a recommendation for termination.

If you have any questions regarding this matter, please do not hesitate to call me at (562) 409-1850, extension 3320.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Collazo', is written over a circular official stamp.

Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Margarita Munoz, Management Assistant
File



PUBLIC HEARING

Conditional Use Permit Case No. 748 and Environmental Documents

A request for approval to allow the establishment, operation and maintenance of a new parcel delivery service / ground distribution facility use on the subject 15.74-acre property located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The site is also located within a Methane Zone. (Pancal 11525 Shoemaker LLC)

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. 748, and thereafter close the Public Hearing.
2. Find that the proposed parcel delivery service / ground distribution 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 the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of Conditional Use Permit.
4. Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the proposed project have a significant adverse effect on the environment.
5. Adopt the proposed Mitigation and Monitoring and Reporting Program (MMRP) for the proposed project in order to mitigate or avoid significant effects on the environment, and that the Planning Commission attach the mitigation measures to the conditions of approval for Conditional Use Permit Case No. 748.
6. Approve CUP No. 748, subject to the conditions of approval as stated within the staff report.

LOCATION / BACKGROUND

The subject site is located between Greenstone Avenue (on the west) and Shoemaker Avenue (on the east), south of Lakeland Road and north of Imperial Highway at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site measures 15.74 acres and is currently developed with a new concrete tilt-up industrial building totaling 327,934 sq. ft. Industrial land uses are located to the north, south, and west. Properties to the east are within the area of the County of Los Angeles known as South Whittier and consist of residential dwellings.

In March of 2012, the Planning Commission approved Development Plan Approval (DPA) Case No. 876 to allow the construction of a 328,378 sq. ft. industrial building; and Modification Permit (MOD) Case No. 1225 to reserve and not provide 226, or 50.1%, of the 451 total required off street parking spaces (225 total spaces to be provided). It should be noted that the original DPA included the approval for a second 36,171 sq. ft. building with the decision to construct the second building being dependent upon the occupant of the larger building and their operational needs. Since the applicant, FedEx Ground, is proposing to occupy the site and they prefer a truck yard over a second building; a second building will not be constructed at this time.

DESCRIPTION OF REQUEST

The applicant, FedEx Ground, is a shipping company that is a subsidiary of the FedEx Corporation. It is a leading provider of ground small-package deliver services, providing services to U.S. and Canada. FedEx Ground was founded in 1985 as Roadway Package System (RPS); the company was purchased by FedEx Corporation and was re-branded as FedEx Ground in 2000 when FedEx re-branded all of its subsidiaries.

FedEx is currently negotiating a long-term lease to occupy the subject site and utilize the 328,378 sq. ft. building as a FedEx Ground parcel delivery service / ground distribution facility. The proposed parcel delivery service / ground distribution facility use will involve the sorting of packages, and both incoming and outgoing freight. This will involve loading trailers (at the exterior loading docks) and loading of delivery vehicles (inside the building).

Hours of Operation

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

- The proposed parcel delivery service / ground distribution facility use is proposing to operate 24-hours a day, seven days a week.

Employee Count

According to the applicant, and based on a 2-year projection plan, FedEx Ground is expecting a total of approximately 410 employees and contractors working at the subject facility. However, at peak employment levels (see *Table 1 below*), FedEx Ground anticipates approximately 230-239 employees (part-time and full-time) and contractors (delivery drivers).

Table 1
Peak FedEx Santa Fe Springs Employments Levels

Employment Description	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 pm	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 pm	9:00 PM	10:00 PM	11:00 PM					
Contractors								144 contractors (delivery drivers)																					
Part-time Employees				75 employees													75 employees			75 employees									
Full-time Employees	11 employees (Shift I)							20 employees (Shift II)							11 employees (Shift III)														
Total Employees On-site	11			86				230	239	164						230				87									

As depicted in the Table above, FedEx is projected to have the following employment levels by the end of year two:

- 42 Full-Time Employees
- 225 Part-Time Employees
- 144 Contractors (delivery drivers)

Parking

Based on the expected employment levels, peak on-site parking demand will occur between 7:00-8:00am where FedEx Ground will need to provide a total of 239 parking stalls. Please note that this is assuming the worst case scenario whereby everyone drives to work alone.

According to the proposed site plan (see *attachment provided – Proposed Site Plan*), a total of 256 automobile parking stalls (207 standard, 9 handicap accessible, 19 carpool/vanpool, and 21 fuel efficient) will be available for employees. However, in addition to automobile parking stalls for employees, FedEx Ground will also provide 125 trailer stalls (17 – 11'-6" x 28'-0" and 108 – 11'-6" x 53'-0") to accommodate the anticipated facility trucking demand.

Future Satellite Parking Sites

Although, the subject property is expected to meet the parking demands for the initial two year projection, the applicant is already seeking to purchase or lease additional properties south of the subject property to provide additional satellite parking to accommodate the anticipated future growth. Currently six potential sites are being considered for acquisition or lease.

The six potential satellite parking sites are as follows:

- 11720 Greenstone Avenue (2.38-acres)
- 11809-11829 Shoemaker Avenue (1.19-acres)
- 11813 Greenstone Avenue (.90-acres)
- 11741 Greenstone Avenue (.29-acres)
- 11735 Greenstone Avenue (.26-acres)
- 12017 Greenstone Avenue (1.84-acres)

If successful, the applicant will secure an additional 6.86-acres for satellite parking purposes. It should be noted that the current conditions of approval for the subject CUP do not address these potential satellite parking sites. Once the sites have been secured by the applicant, they will need to obtain Planning Commission approval to amend the existing CUP and include the new satellite parking sites. The CUP amendment will likely include new conditions to address any potential issues related to the proposed satellite parking sites.

Site Improvements

The new parcel delivery service / ground distribution facility use will involve the installation of a new guard house, a locker shelter, perimeter fencing, the re-striping of the rear parking area, as well as various interior tenant improvements to ensure the building is suitable for a parcel delivery service use.

Terminal Access Route (TAR)

Concurrent with the applicant's request for a CUP to allow their parcel delivery service / ground distribution facility use, the applicant has also requested that Caltrans and the City approve a Terminal Access Route (TAR) which would allow the facility to accommodate certain types of trucks (i.e. STAA trucks) within specifically designated and previously analyzed roadways (*see attachment provided – Truck Route Analysis*).

It should be noted that the TAR designation process is not a discretionary process. The designation of these routes require the City to evaluate the proposed TAR roadway segments and the intersections to ensure that the STAA trucks can be accommodated. The City is then to notify Caltrans of their findings. Final approval of the TAR is ultimately subject to Caltrans approval.

To date, the City's Engineering Department has reviewed the proposed TAR roads and intersections and have found that the proposed terminal access route does meet the geometric criteria for STAA trucks. The City sent our findings to Caltrans on June 25, 2014 (*see attachment provided – Letter from Director of Public Works*).

ZONING CODE REQUIREMENT

In accordance with Section 155.243(J)(20) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a parcel delivery service use when such use is conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles. However, since FedEx Ground will primarily utilize large trucks with trailers, staff is classifying the proposed use as a trucking facility in accordance with Section 155.243(I)(4) of the City's Zoning Regulations. Nevertheless, a Conditional Use Permit (CUP) is still required for the establishment of a trucking facility.

Code Section:	Conditional Uses
155.243 (I)	<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: (I) Trucking, transit and transportation facilities of the following kinds: (4) Trucking facilities, except where incidental to a permitted use servicing only such permitted use and on the same premises of such permitted use.

FedEx Ground is, therefore, seeking approval of the subject CUP, to allow the establishment, operation and maintenance of their parcel delivery service / ground distribution facility use on the subject property.

STREETS AND HIGHWAYS

The subject site has frontage on both Shoemaker Avenue and Greenstone Avenue. Shoemaker Avenue is designated as a "Secondary Highway" within the Circulation Element of the City's General Plan. Greenstone Avenue is a local street.

ZONING AND LAND USE

The subject site is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The entire property, however, has a General Plan Land Use designation of Industrial.

Properties to the north and south are dually zoned in the same manner as the subject site. Properties to the west are zoned M-2 with a Land Use designation of Industrial. Properties to the east are within Los Angeles County and consist of residential dwellings.

ENVIRONMENTAL DOCUMENTS

An Initial Study was prepared to determine the project's impact on the environment and the appropriate environmental document. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration (MND) was prepared. The reasons to support the determination to prepare an MND are contained in the Initial Study which is provided as an attachment to this report. It should also be noted that the MND was prepared through collaborate efforts between the applicant, various staff members from the City of Santa Fe Springs, and the City's environmental consultant – Blodgett Baylosis Environmental Planning.

Potentially Affected Environmental Factors:

Although a separate analysis was done for the proposed parcel delivery service / ground distribution facility use, based on the draft Initial Study/MND, the proposed use is not expected to result in any new impacts that was not already consider in the original Initial Study/MND that was prepared and adopted for the existing 327,000+/- sq. ft. industrial building (11688 Greenstone Avenue distribution center).

The following factors were identified as having a potentially negative effect on the environment, if not properly mitigated: Light and Glare, Air Quality, Hazardous Materials, Hydrology, Noise and Traffic. A detailed analysis of these factors and their respective pertinent issues are discussed and further analyzed within the Initial Study/Mitigated Negative Declaration (see attachment – Proposed Mitigated Negative Declaration and Initial Study).

The Planning Commission should note that the existing cross-dock building was specifically designed for a distribution center, thus the original environmental analysis and mitigation measures had already considered above-average traffic. Nevertheless, the recent IS/MND is recommending that four (4) new mitigation measures be implemented to address potential concerns with access and parking commonly associated with a parcel delivery service use.

Below are the four (4) new mitigation measures recommended as a means to reduce potential parking and access related impacts associated with the proposed parcel delivery service use:

New Mitigation No. 25 (Access Impacts). All access to any future remote parking areas must be limited to Greenstone Avenue. No access (ingress or egress) to Shoemaker Avenue will be permitted.

New Mitigation No. 26 (Access Impacts). The new sidewalk and parking way landscaping must be consistent with that provided for the 11688 Greenstone Avenue development.

New Mitigation No. 27 (Parking Impacts). In the event parking demand is exceeded, FedEx Ground must consider the following strategies to accommodate this additional parking demand.

- The business operator may adjust shift change times so that the parking demand during the peak parking demand periods (shift changes) is lessened.
- A local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- The business operator will purchase bus passes for workers to promote the use of public transit.
- The business operator will not be permitted to use Greenstone or Shoemaker for employee parking at any time.
- The business operator must provide carpool incentives for the employees.

New Mitigation No. 28 (Parking Impacts). The existing alley that will provide access to Greenstone Avenue and the potential new remote surface parking areas must be paved and striped to the satisfaction of the City of Santa Fe Springs.

Mitigation Monitoring:

The monitoring and reporting on the implementation of the 28 project mitigation measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in attached Mitigation Monitoring and Reporting Program (MMRP). Although all former mitigation measures previously included in the original MMRP for the existing industrial building was made part of the current MMRP, it should be noted that mitigation measure no. 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 (as noted on the MMRP document) are no longer applicable since the design and construction phases have been completed.

Draft MND Review:

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

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

Responses to Initial Study/Mitigated Negative Declaration:

The completed draft Initial Study/MND was circulated for the required 30-day public review and comments from July 11, 2014 to August 10, 2014. The Notice of Intent (NOI) to adopt a MND was posted with the Los Angeles County Clerk. Also, pursuant to Section 15072 of the CEQA Guidelines, the notice was posted in Santa Fe Springs City Hall, the City Library, and Town Center Hall Kiosk on July 11, 2014. A copy of the Initial Study/MND, including the NOI was also mailed to surrounding cities for their review and comment. A Notice of Intent (NOI) was also sent to all responsible and trustee agencies.

To date, staff has not received any correspondence nor has anyone called or came to the counter to provide comments or stating concerns relating to the proposed Initial Study/Mitigated Negative Declaration.

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 July 31, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on July 31, 2014, and published in a newspaper of general circulation (Whittier Daily News) on August 1, 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(l)(4) of the Zoning Regulations, states that trucking facilities, except where incidental to a permitted use servicing only such permitted use and on the same premises of such permitted use, 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 parcel delivery service / ground distribution 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-BP (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A parcel delivery service / ground distribution facility use will be consistent with the current zoning and land use designation.
 - The existing cross-dock building was specifically designed for a distribution center or similar type of use.
 - The applicant has demonstrated that adequate on-site parking will be provided to meet the anticipated parking demand for the initial 2-year projection. Additionally, the applicant is committed to either purchasing or leasing nearby properties to provide additional off-street parking to accommodate future growth.
 - As proposed, Greenstone Avenue serves as the only vehicular access to the site. This will help minimize any potential traffic related impacts along Shoemaker Avenue.
 - If conducted in strict compliance with proposed conditions of approval, the City's municipal code, and additional mitigation measures within the proposed CEQA document, staff finds that the parcel delivery service / ground distribution facility use will be harmonious with adjoining properties and surrounding uses in the area and thus will not be detrimental to persons or property in the immediate vicinity.

2. That the parcel delivery service / ground distribution facility has been designed to preserve the general appearance and welfare of the community for the following reasons:
- The existing cross-dock building was developed less than two years ago. No major modification are proposed along the exterior of the building.
 - Aside from a new guard house and a locker shelter, the site characteristics will remain practically unchanged.
 - The proposed guard house and locker shelter, nevertheless, has been designed with colors, materials and architectural features to be consistent with the general appearance of the existing building.
 - For the reason mentioned, staff finds that the proposed parcel delivery service / ground distribution facility has been designed preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

Staff is recommending approval of the CUP request to establish, operate and maintain a parcel delivery service / ground distribution facility on the subject property. However, staff also recommends that it be subject to a CUP amendment, on or before 2-years, to verify and ensure that additional parking for employees and contractors may be accommodated beyond the initial 2-year projection provided by applicant.

CONDITIONS OF APPROVAL:

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

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 (NSAT)." Seven (7) NSAT signs will be posted on the Shoemaker Avenue street frontage. The City will install the offsite signs and the owner shall pay the actual cost of sign installation

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

2. That fire lanes and fire access shall be provided and maintained at all times.
3. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

4. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways. 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3320)

5. That the required off-street parking areas, as approved under the final parking plan, shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
6. That the applicant shall comply with Section 155.483(B) regarding substitute parking should off-site parking be required.
7. That the applicant shall maintain the parking areas and the surrounding landscaping areas in compliance with Section 155.493 of the Zoning Code and 95.03 of the Property Maintenance Ordinance.
8. That the applicant shall submit a Site Photometric plan to the Department of Police Services for review and approval. Said plan shall comply with Section 155.496 of the Zoning Code in regards to reflecting the light away from the residential properties across Shoemaker Avenue.
9. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
10. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
11. That the applicant shall receive written approval by the Director of Public Works and the Director of Police Services for any installation of mailing boxes or similar drop off boxes within the public right-of-way.
12. That the applicant shall receive written approval by the Director of Police Services and all other applicable Departments for the location and installation of any guard shelter(s).
13. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.

14. That the applicant shall not install razor or barbed wire on the any part of walls, fences or other structures.
15. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
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 law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.

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

17. 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.
18. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

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

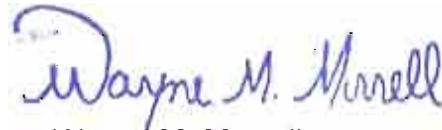
19. This approval allows the applicant, FedEx Ground Package Systems, Inc., to establish, operate and maintain a parcel delivery service / ground distribution facility use at 11688 Greenstone Avenue (APN 8026-018-022).
20. That the applicant understands that all employees and contractors parking will be limited to the project site. This requirement also applies to the number of employees and contractors that will be required at peak operational periods (i.e. holiday).
21. That the proposed distribution facility use shall otherwise be substantially in accordance with the proposed site plan submitted by the applicant and on file with the case.

22. That all new parking stalls shall be striped as shown on the proposed site plan prior to commencement of activities. All truck and van stalls shall be further identified by having the words "truck stall" and "van stall" or comparable wording legibly written on the pavement, wheel stop, on a clearly visible sign, or on a map that is both provided to on-site security personnel and also distributed to all drivers.
23. That truck, trailer, van, and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case.
24. 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 Planning Director, Director of Police Services, and the Fire Marshall.
25. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on either Greenstone Avenue or Shoemaker Avenue and violations to this rule would result in the restriction or revocation of privileges granted under this Permit.
26. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
27. That the applicant understands that the use of WB23 and STAA trucks on the proposed Terminal Access Route (TAR) is subject to prior approval by Caltrans – State of California Department of Transportation.
28. That the applicant understands the proposed truck, trailer, and van storage areas shall be completely screened from public view. Prior to occupancy, the applicant shall provide plans to the Planning Department to demonstrate that said storage areas will be adequately screened.
29. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
30. That the applicant shall provide 24-hour on-site security to monitor the subject property.

31. That the proposed guard station and locker station shall be constructed of quality material and designed with colors and materials to match the existing concrete tilt-up building.
32. That the applicant shall ensure the subject site is continually maintained in a proper, safe, and aesthetically pleasing manner at all times; any such landscape, equipment, structure, parking area, etc. in need of paint, repair, or replacement as determined by the Planning Director (or designee) shall be resolved in a timely manner.
33. That the applicant shall ensure that the site is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
34. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.
35. That the proposed distribution facility use shall comply with Section 155.424 of the City's Zoning Ordinance regarding the permitted noise levels. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to reduce or otherwise eliminate said noise source from the operation immediately.
36. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
37. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
38. 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.

39. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any construction activities associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
40. That CUP Case No. 748 shall be subject to review in two (2) years, on or before August 11, 2016, to verify compliance with the established conditions and also analyze the future satellite parking areas provided for employee and contractors to meet the parking demands beyond the existing 2-year projection provided by the applicant. The applicant understands that future amendments of the subject CUP will be contingent upon the applicant's ability to provide additional parking for employees and contractors, as well as their related vehicles, beyond the 2-year projection.
41. That the applicant, FedEx Ground Package Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or 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.
42. 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. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.

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



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Site Plan
3. Truck Route Analysis
4. Letter from Director of Public Works
5. CUP Application
6. Proposed Mitigated Negative Declaration and Initial Study
7. Proposed Mitigation and Monitoring and Reporting Program (MMRP)

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 11688 Greenstone Avenue



Conditional Use Permit Case No. 748
APPLICANT: FEDEX

[illegible]

TRUCK ROUTE ANALYSIS



SITE EXHIBIT

- ① FLORENCE AVE & BLOOMFIELD AVE INTERSECTION. SEE SHEETS 2B TRUCK TURNING EXHIBIT.
- ② BLOOMFIELD AVE & LAKELAND RD INTERSECTION. SEE SHEETS 3B TRUCK TURNING EXHIBIT.
- ③ LAKELAND RD & GREENSTONE AVE INTERSECTION. SEE SHEETS 4B TRUCK TURNING EXHIBIT.

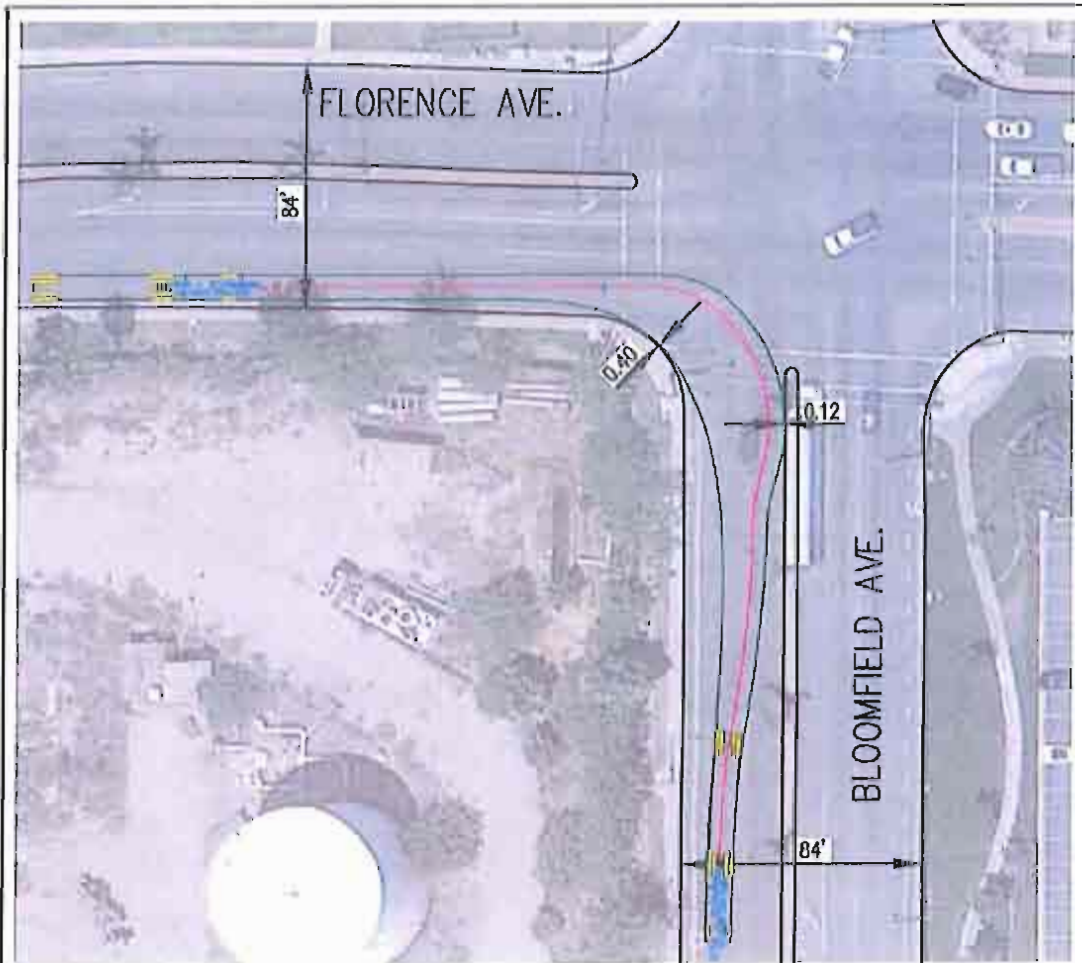


Hall & Foreman, Inc.
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 25152 SPRINGFIELD COURT, SUITE 350 • SANTA CLARITA, CA 91355 • 661-284-7400

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50 Sheets

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TRUCK ROUTE ANALYSIS (Cont.)



FLORENCE AVE. & BLOOMFIELD AVE.
STAA TRUCK TURN EXHIBIT
RIGHT TURN EXHIBIT

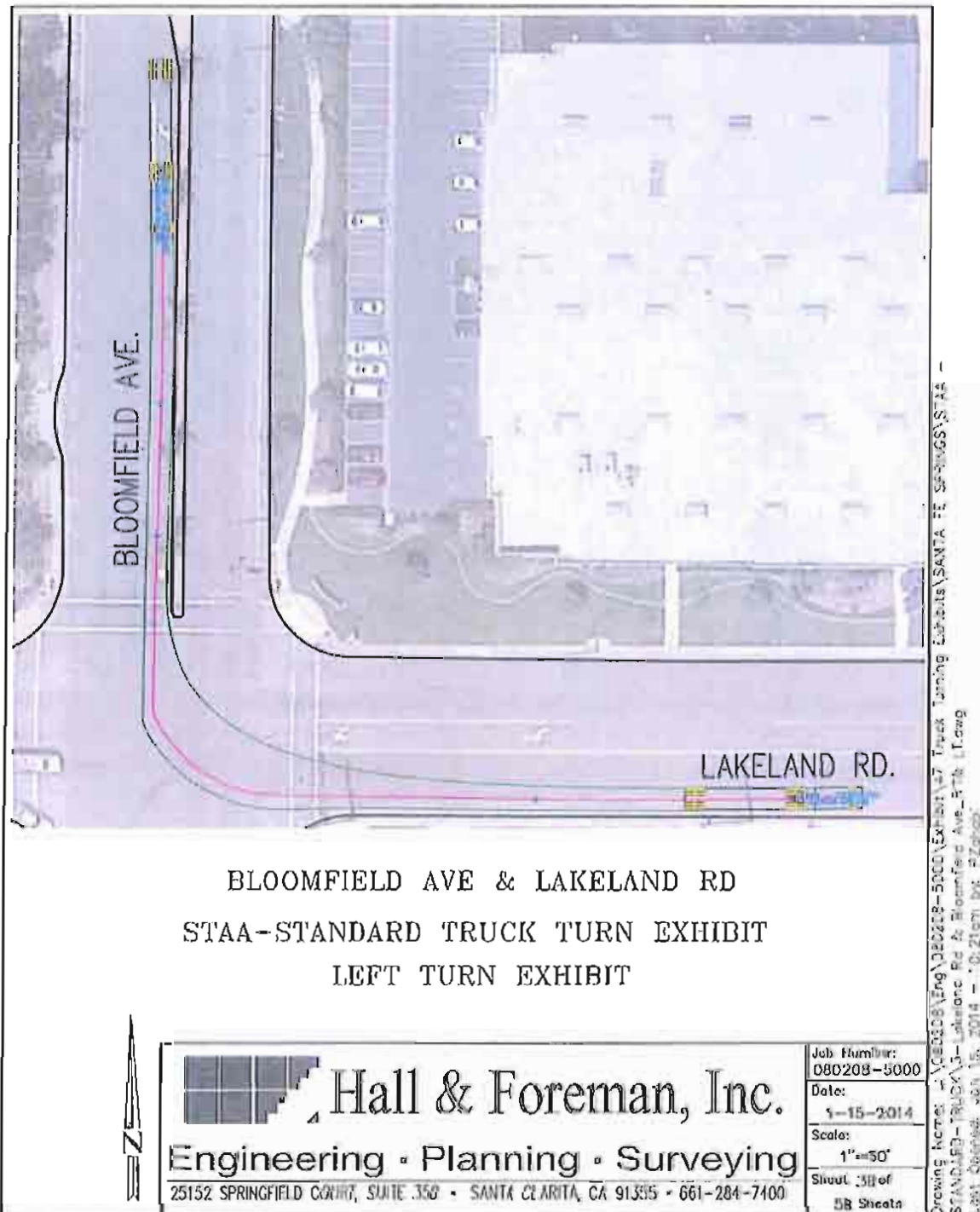


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TRUCK ROUTE ANALYSIS (Cont.)



TRUCK ROUTE ANALYSIS (Cont.)

LAKELAND Rd GREENSTONE AVE
STAA-STANDARD TRUCK TURN EXHIBIT
RIGHT TURN EXHIBIT



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59 Sheets

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TRUCK ROUTE ANALYSIS (Cont.)



LAKELAND RD & BLOOMFIELD AVE.
STAA TRUCK TURN EXHIBIT
RIGHT TURN EXHIBIT



Hall & Foreman, Inc.

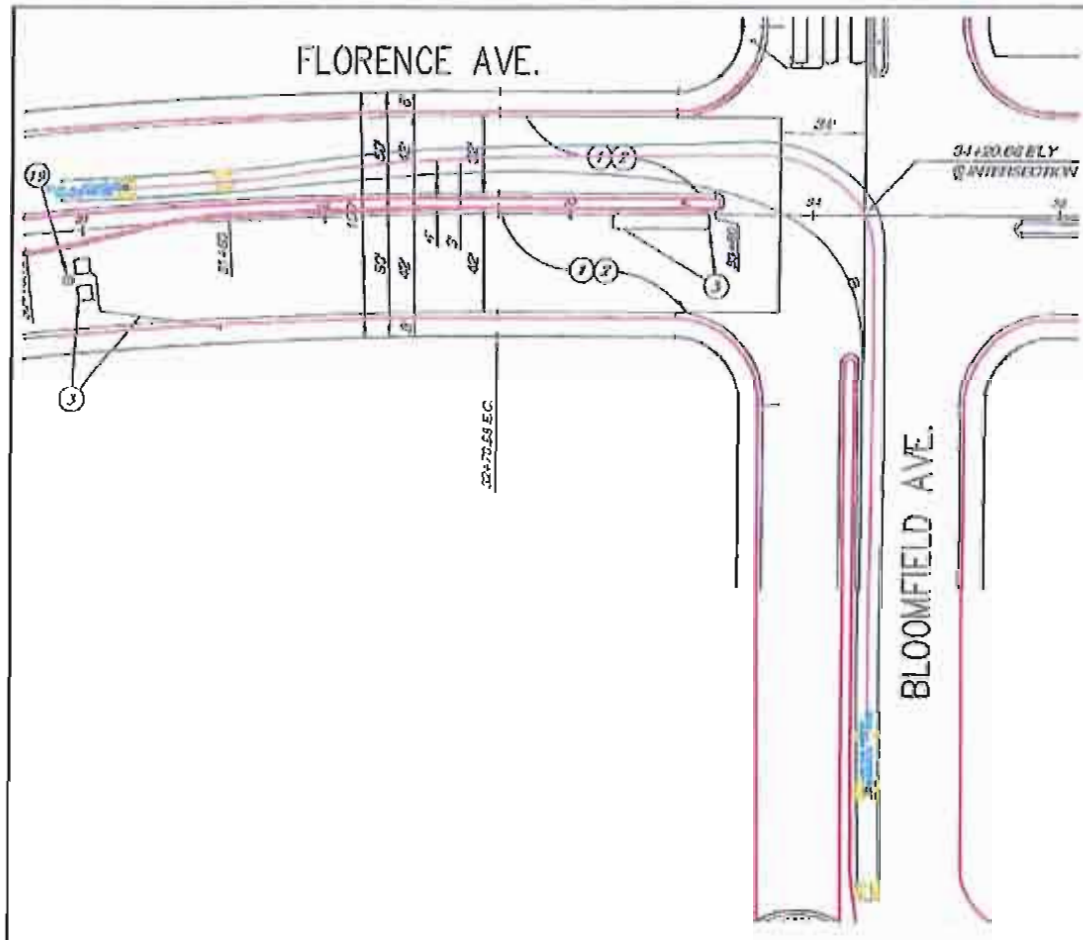
Engineering • Planning • Surveying

25152 SPRINGFIELD COURT, SUITE 350 • SANTA CLARITA, CA 91355 • 661-284-7400

Job Number:	080208-5000
Date:	06-17-14
Scale:	1"=60'
Sheet 5 of	10 Sheets

Drawing Name: L:\080208\Eng\080208-5000\Exhibit\47 Truck Turning Exhibits\SANTA FE SPRINGS\13_STAA vs W223 Florence and Bloomfield\Bloomfield Ave. & Lakeland Rd.dwg
Last Opened: Jun 17, 2014 - 9:51am by: G'rcera

TRUCK ROUTE ANALYSIS (Cont.)



BLOOMFIELD AVE & FLORENCE AVE
STAA-STANDARD TRUCK TURN EXHIBIT
LEFT TURN EXHIBIT



Hall & Foreman, Inc.
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25152 SPRINGFIELD COURT, SUITE 350 • SANTA CLARITA, CA 91355 • 661-284-7400

Job Number:
080208-5000
Date:
1-22-2014
Scale:
1"=60'
Sheet 4 of
5 Sheets

Drawing Name: L:\080208\Eng\080208-5000\Exhibit\47 Truck Turning Exhibit\SANTA FE SPRING\DWG-STA-
STANDARD-TRUCK\DWG for Three Intersections\Bloomfield Ave & Florence Ave-STAA.LT-New.dwg
Last Opened: Jan 24, 2014 - 4:27pm by: PZahedi

LETTER FROM DIRECTOR OF PUBLIC WORKS



11710 Infograph Road CA 90670-3679 Phone (562) 868-0511 Fax (562) 868-7112 www.santafesprings.org

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

June 25, 2014

Caltrans – State of CA Dept. of Transportation
100 S. Main Street, MS #9
Los Angeles, CA 90012

Attention: Tuan Huu

Subject: Terminal Access Route Application

Dear Mr. Huu:

The City of Santa Fe Springs requests that a Terminal Access Route (TAR) be approved for a development site located at Greenstone Avenue in the City of Santa Fe Springs. Note that this approval will be done in coordination with the City of Santa Fe Springs final approval of the development.

All local roads and intersections on the proposed local terminal access route meet the geometric criteria for STAA trucks referred to on page 568 of the 2012 California Manual on Uniform Traffic Control Devices (CA MUTCD).

Attached please see the routes from the I-5 Freeway to and from the subject site along with the truck turning templates. If you have any questions, please contact me at 562-868-0511 extension 7611.

Sincerely,

Noc Negrete
Director of Public Works

cc: Wayne Morrell, Director of Planning and Development

Juanita Trujillo, Mayor • Laurie M. Rios, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Jay Sarno
City Manager
Thaddeus McCormick

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): The site is located between Greenstone Avenue (on the west) and Shoemaker Avenue (on the east). Vehicular access is provided by driveway connections with Greenstone Avenue. The project site's legal address is 11088 Greenstone Avenue. The assessor's parcel number (APN) that is applicable to the site is 8026-010-022. The site is located approximately 1,670 feet south of the intersection of Shoemaker Avenue and Lakeland Road.

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

Record Owner of the property: PANCAI 11525 SHOEMAKER LLC, a Delaware limited liability company

Name: William Bullen, Vice President Phone No: (303) 848-6807
Mailing Address: 7887 E. Bellevue Ave., Suite 475, Denver, CO 80111 Date of Purchase: 6/3/2012
Fax No: (303) 790-4723 E-mail: wbullen@panatoni.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: Mark Payne, Partner, Panatoni Development, as Agent For Owner Phone No: (213) 256-8862
Mailing Address: 20411 SW Birch St, STE 200, Newport Beach, CA 92660
Fax No: (916) 659-4841 E-mail: mpayne@panatoni.com

Describe any easements, covenants or deed restrictions controlling the use of the property:
None known to the best of my knowledge.

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):

Corporate Description: FedEx Ground is a leading North American provider of ground small-package delivery services, providing service to the U.S. and Canada. FedEx Home Delivery, the industry's first ground service dedicated to residential delivery, is available from FedEx Ground and is backed by a money-back guarantee. Founded in 1985 as RPS, the company was purchased by FedEx Corporation and re-branded as FedEx Ground in

CUP APPLICATION (Cont.)

2000. Current revenue is over \$10 billion with a workforce of 70,000 and an average daily volume of 4 million packages.

Use at 11698 Greenstone Property: Primary function is for sortation of packages both incoming and outgoing freight. This will require loading of trailers (exterior) and loading of delivery vehicles (interior).

Employee Count: The facility is estimated to employ 230 employees over 3 shifts.

Shift I: 3:00 AM to 10:00 AM 80 employees

Shift II: 4:30 PM to 8:30 PM 75 employees

Shift III: 9:30 PM to 12:30 AM 75 employees

Hours/Days of Operation

Monday: 5:00 AM to 1:00 PM

Tuesday through Friday: 24 hour operation

Saturday: 3:00 AM to 6:00 PM

Sunday: Closed

Parking Requirements:

- 70 53' Trailers – Standard Trailer parking dimension is fine.
- 30 Tractors - Parking Spaces for Tractors are typically 12'x30'
- 30 HD Vans - Parking spaces for HD vans are typically 10'x22'

NOTE: Misapplication 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.

The proposed use will occupy a recently constructed warehouse distribution building that was designed for facilities such as that being proposed.

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.

The proposed use will occupy a recently constructed warehouse distribution building that was designed for facilities such as that being proposed. The proposed use is conditionally permitted within the M1 and M2 zones. The facility will be involved in package deliveries consistent with the FedEx Ground Package System, Inc. business plan. Trucks will use the Greenstone Avenue access so as to eliminate traffic noise impacts on Shoemaker Avenue.

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?

No manufacturing that would potentially generate fugitive dust emissions or odors will occur on-site. Daily operations will conform to all pertinent City code requirements related to noise control. The facility's operations will also comply with City requirements associated with the previous environmental documents.

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

The project site is self contained and does not require any reciprocal agreement for access and/or parking. All of the facility's operations will be confined to the subject property.

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.

Greenstone Avenue serves as the only vehicular access to the site so as to avoid traffic impacts on Shoemaker Avenue. All parking and truck maneuvering will occur on-site. No truck parking or queuing will be permitted on Greenstone Avenue.

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

FedEx Ground Package System, Inc., 1000 FedEx Drive, Moon Township, PA 15108 USA.

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): William Bullen, Vice President, PANCAL 11525 SHOEMAKER LLC
 Mailing Address: 7887 E. Bellevue Ave., Suite 475, Denver, CO 80111
 Phone No: (303) 846-5807
 Fax No: (303) 790-4723
 E-mail: wbullen@panattoni.com
 signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOSANGELES) ss.

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

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

On _____ before me, _____, 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.)

LEGAL DESCRIPTION
11688 Greenstone Ave., Santa Fe Springs, CA
APN: 8026-018-022

Parcel 1:

The East 10 acres of the North 20 acres of the South 41 acres of the East 65 acres of the South half of the Northwest quarter of Section 8, Township 3 South, Range 11 West, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown upon a map of the Southwestern portion of the Rancho Santa Gertrudes, recorded in Book 1 Page 502 of Miscellaneous Records, in the office of the County Recorder of said County.

EXCEPT one-half interest in all oil, gas and other hydrocarbon substances in and under said land, but with no right of entry upon the surface of said land, as reserved by Dell Yandoll, in Deed recorded June 13, 1950, in Book 33368 Page 361, Official Records.

Parcel 2:

The North 2-1/2 acres of the Westerly 5 acres of the Easterly 10 acres of Southerly 21 acres of the Easterly 65 acres of the Southerly 1/4 of the Northwest 1/4 of Section 8, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on a map of the Southwestern portion of the Rancho Santa Gertrudes, recorded in Book 1 Page 502 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 3:

The North 2-1/2 acres of the East 5 acres of the East 10 acres of the South 21 acres of the East 65 acres of the South half of the Northwest quarter of Section 8, Township 3 South, Range 11 West, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on a map of the Southwestern portion of the Rancho Santa Gertrudes, recorded in Book 1 Page 502 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 4:

The South 2-1/2 acres of the East 5 acres of the East 10 acres of the South 21 acres of the East 65 acres of the South half of the Northwest quarter of Section 8, Township 3 South, Range 11 West, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on a map of the Southwestern portion of the Rancho Santa Gertrudes, recorded in Book 1 Page 502 of Miscellaneous Records, in the office of the County Recorder of said County.

EXCEPTING THEREFROM unto the Grantors herein, their heirs, successors or assigns, all minerals, gas, oil, petroleum, naphtha and other hydrocarbon substances in and under the above-described property, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, including the exclusive right to directionally drill into and through said land from other lands and into the subsurface of other lands, subject to the express limitation that any and all operations for the exploration, development, production, extraction, and taking of any of said substances shall be carried on at levels below the depth of 500 feet from the surface of the above-described property by means of mines, wells, derricks, and/or other equipment from surface locations on adjoining or neighboring land lying outside of the above-described property, and subject further to the express limitation that the foregoing reservation shall in no way be interpreted to include any right of entry in and upon the surface of the above-described land, as reserved in the Deed recorded January 14, 1966 as Instrument No. 724, Official Records.

CUP APPLICATION (Cont.)

PanCal 11525 Shoemaker LLC

July 25, 2013

Mr. Mark D Payne
Partner
Panattoni Development Company
20411 SW Birch Street, Suite 200
Newport Beach, CA 92660

Re: 11688 Greenstone Ave., Santa Fe Springs, CA
APN: 8026-018-022
CONDITIONAL USE PERMIT Application
FedEx Ground Package Systems, Inc.

Dear Mark:

PanCal 11525 Shoemaker LLC is the Record Owner of the above referenced property. Pursuant to our conversation, PANCAL 11525 SHOEMAKER LLC, authorizes you to be the Representative authorized by the Record Owner to file the CONDITIONAL USE PERMIT Application for the potential tenant, FedEx Ground Package Systems, Inc.

Please keep me apprised of your progress and let me know if we can be of any assistance.

Sincerely,



Bill Bullen
Vice President

PANCAL OPPORTUNITY LLC / 7887 E. Belleview Ave. Suite 475. Englewood, CO 80111
Tel 303.790.4737 Fax 303.790.4723

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

**FED EX GROUND DISTRIBUTION FACILITY
11688 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

JULY 11, 2014
SFSP 015

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6. Environmental Analysis.....	15
7. Project Mitigation and Monitoring.....	49
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1. INTRODUCTION TO THIS REPORT

The City of Santa Fe Springs Planning and Development Department (referred to hereinafter as the Lead Agency) is reviewing a request to obtain a Conditional Use Permit (CUP) to operate a Federal Express (Fed Ex) distribution facility in the City of Santa Fe Springs. The proposed use will occupy a recently constructed 327,934 square-foot building located at 11688 Greenstone Avenue.¹ This new building was approved by the City of Santa Fe Springs on March 12, 2012.² The Applicant is now seeking to obtain the approval for the use of the facility as a package processing and delivery facility within the 15.74 acre property. The proposed delivery use is subject to a CUP and thus, is also subject to the requirements of the California Environmental Quality Act (CEQA).³

The Applicant is presently investigating the feasibility of acquiring a number of additional properties located to the south of the main building as a means to provide additional parking for employees and trucks. This additional parking would augment the parking that is presently provided within the 15.74 acre property located at 11688 Greenstone Avenue. The candidate properties being considered include five parcels that are located to the south of the new building that will be occupied by FedEx (11688 Greenstone Avenue). Letters of intent to purchase these additional parcels have been provided though none of the five properties have been acquired. The environmental analysis included in this Initial Study focuses on the potential impacts associated with the use of the aforementioned 11688 Greenstone Avenue facility as a package distribution and delivery facility. The project Applicant is Mark Payne, Panattoni Development, 20411 SW Birch Street, Suite 200, Newport Beach, California, 92660.

2. PROJECT LOCATION

The project site is located within the corporate boundaries 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. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A City-wide map is provided in Exhibit 2.

¹ City of Santa Fe Springs. Draft Application for a Conditional Use Permit (completed by the Applicant). September 2013. The previous address for this property was 11525 Shoemaker Avenue.

² City of Santa Fe Springs. *Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California.* May 15, 2012.

³ Two development scenarios were analyzed in the previous Initial Study and Mitigated Negative Declaration. The first scenario included a single large building with trailer storage with a total floor area of 328,378 square feet. The second scenario included the construction of a larger building and a smaller building with no truck storage with a combined total floor area of 364,549 square feet. The building that was ultimately constructed has 327,934 square feet of floor area which is 444 square feet less than the one-building scenario and 36,615 square feet less than the two-building scenario.

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • 11688 GREENSTONE AVENUE • FED EX GROUND FACILITY



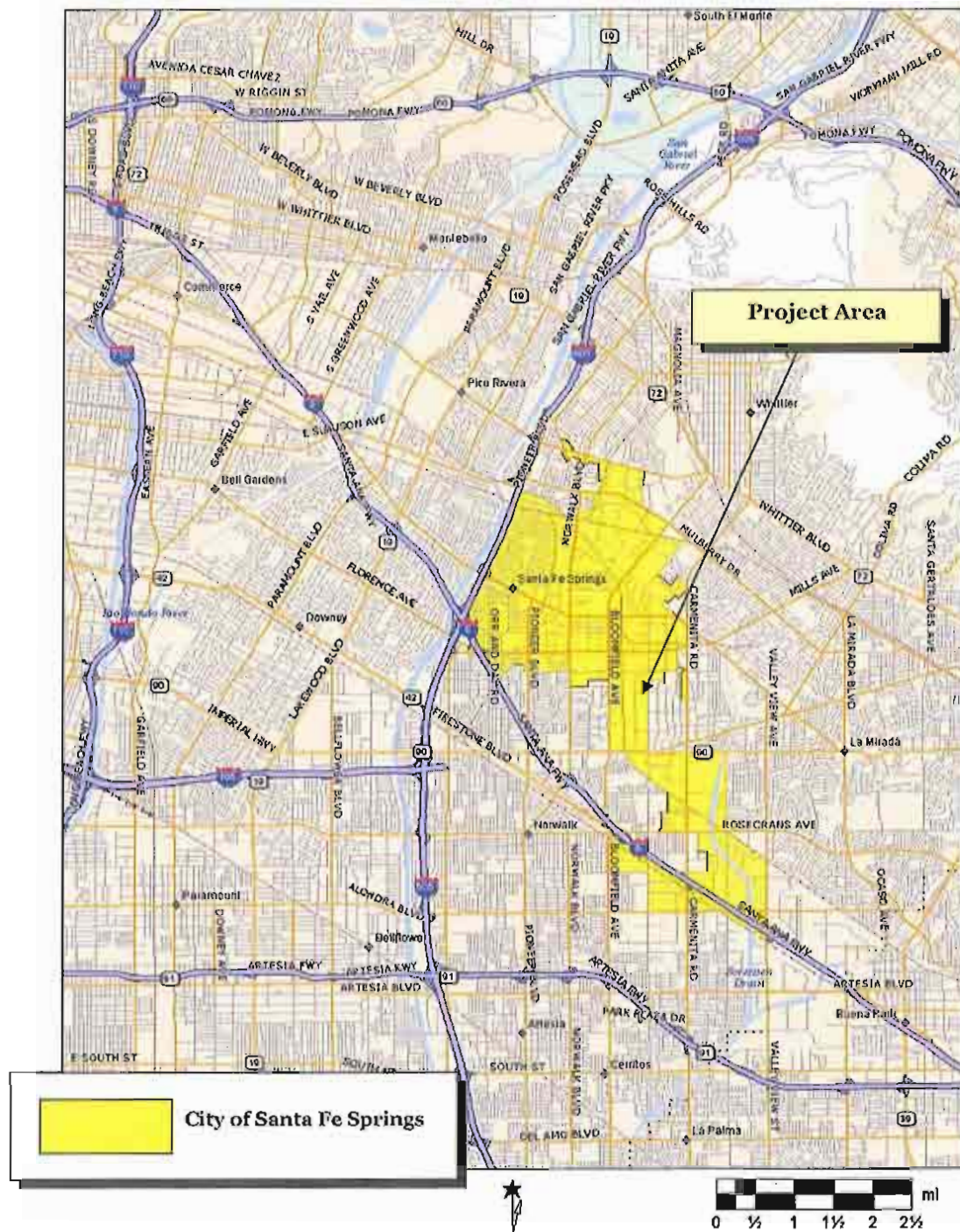


EXHIBIT 2
LOCATION OF SANTA FE SPRINGS
 SOURCE: DELORME MAPS, 2009

A vicinity map is provided in Exhibit 3. The Applicant is presently seeking to purchase or lease additional property to the south of the main building to provide future surface parking. The acquisition or lease of one or more of the nearby parcels will further augment the parking that is presently provided within the 15.74 acre property located at 11688 Greenstone Avenue. The five parcels that are being considered for acquisition or lease are located adjacent to the aforementioned building (on the south) between Greenstone Avenue (on the west) and Shoemaker Avenue (on the east). The five parcels that are being considered for additional surface parking are identified below:⁴

- *11720 Greenstone Avenue.* This potential surface parking area will consist of 102,464 square feet (2.38-acres) of land area.
- *11809-11829 Shoemaker Avenue.* This potential surface parking area will consist of 51,989 square feet (1.19-acres) of land area.
- *11813 Greenstone Avenue.* This potential surface parking area will consist of 39,035 square feet (0.90-acres) of land area.
- *11741 Greenstone Avenue.* This potential surface parking area will consist of 11,250 square feet (0.29-acres) of land area.
- *11735 Greenstone Avenue.* This potential surface parking area will consist of 11,250 square feet (0.26-acres) of land area.

In addition to the above remote surface parking candidates, the following additional parking area is being considered:

- *12017 Greenstone Avenue.* This 1.84 acres has also been identified for a five year lease. The use of this site for remote parking would require a Variance pursuant to Municipal Code Section 155.403 because the site is located more than 400 feet from the primary use.

3. ENVIRONMENTAL SETTING

The predominant land uses in the City, in terms of total land area are manufacturing and industrial uses though residential development in the City provides housing for approximately 17,929 persons.⁵ The project site is located within the central portion of the City within an industrial district that extends southerly from Florence Avenue between Bloomfield Avenue (on the west) and Shoemaker Avenue (on the east). Industrial and distribution land uses are located to the north, south, and west (along the west side of Greenstone Avenue) of the proposed project site. Residential development is located opposite the project site along the east side of Shoemaker Avenue. This residential development is located within the Los Angeles County unincorporated area of South Whittier.

⁴ HPA Architecture. *Greenstone Avenue Project (CUP Submittal) Sheet A1.1.* April 1, 2014.

⁵ State of California. Department of Finance, Demographic Unit. *Table 2, Report E-5. City and County Population and Housing Estimates.* January 2010.

The map displays the Santa Fe Springs area with various streets and landmarks. The FedEx Site is highlighted in orange, located near the intersection of Bloomfield Ave and Sunshine Ave. Potential additional parking areas are indicated by yellow boxes with arrows pointing to specific locations. The map includes a scale bar (0 to 2000 feet) and a north arrow.

Streets shown: Forest St, Emmens Way, Florence Ave, Painter Ave, Sundance Ave, Carver Rd, Virginia Ave, Laurel Ave, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St.

Landmarks and Features: The FedEx Site is located near the intersection of Bloomfield Ave and Sunshine Ave. Potential additional parking areas are indicated by yellow boxes with arrows pointing to specific locations. The map includes a scale bar (0 to 2000 feet) and a north arrow.

SOURCE: DELORME MAPS, 2009

4. PROJECT DESCRIPTION

The City of Santa Fe Springs Planning and Development Department (referred to hereinafter as the Lead Agency) is reviewing a request to obtain a Conditional Use Permit (CUP) to operate a Federal Express (Fed Ex) distribution facility in the City of Santa Fe Springs. The proposed use will occupy a recently constructed 327,934 square-foot building located at 11688 Greenstone Avenue.⁶ This new building was approved by the City of Santa Fe Springs on March 12, 2012.⁷ Nevertheless, the proposed use is a "project" pursuant to the California Environmental Quality Act (CEQA) since the requested CUP is a discretionary project. The proposed use will occupy a recently constructed warehouse distribution building that was designed for uses such as that being proposed. The proposed package distribution use is conditionally permitted within the M1 and M2 zones.

The proposed CUP will permit Fed Ex Ground to occupy and use a recently constructed building located at 11688 Greenstone Avenue in the City of Santa Fe Springs. FedEx Ground is a North American provider of ground small-package delivery services, providing service to the U.S. and Canada. FedEx Home Delivery, the industry's first ground service dedicated to residential delivery, is available from FedEx Ground. Founded in 1985 as RPS, the company was purchased by FedEx Corporation and re-branded as FedEx Ground in 2000.⁸ The proposed Fed Ex Ground facility will be involved in package deliveries consistent with the FedEx Ground Package System, Inc., business plan. The proposed Fed Ex Ground use will involve the sorting of packages both incoming and outgoing freight. This will involve loading of trailers (at the exterior loading docks) and loading of delivery vehicles (inside the building).

No manufacturing activities that would potentially generate fugitive dust emissions or odors will occur on-site. Daily package loading and unloading operations will conform to all pertinent City code requirements related to noise control. The facility's operations will also comply with City requirements associated with the previous environmental documents.⁹ The project site is currently self contained and does not require any reciprocal agreement for access and/or parking. All of the facility's operations will be confined to the subject property. FedEx is seeking to obtain additional parking through purchase or reciprocal access/parking agreements with neighboring property owners to accommodate future growth.

Greenstone Avenue serves as the only vehicular access to the site so as to avoid traffic impacts on Shoemaker Avenue. This was a mitigation measure that was included in the previously prepared Initial Study and Mitigated Negative Declaration. All parking and truck maneuvering will also occur on-site. As a result, no truck parking or queuing will be permitted on Greenstone Avenue.

⁶ City of Santa Fe Springs. Draft Application for a Conditional Use Permit (completed by the Applicant). September 2013. The previous address for this property was 11525 Shoemaker Avenue.

⁷ City of Santa Fe Springs. *Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California.* May 15, 2012.

⁸ City of Santa Fe Springs. Draft Application for a Conditional Use Permit (completed by the Applicant). September 2013.

⁹ Ibid.

For purposes of analysis as it relates to parking demand, a number of independent variables were reviewed. These included the projected on-site employee and contractor projections for the second (2)-year *and* the employee and contractor figures for the existing Pomona and Whittier facilities that will be replaced by the new project in Santa Fe Springs. The employment and contractor characteristics for the two existing facilities that will be replaced by the new Santa Fe Springs facility are described below:

- *Pomona Home Delivery.* This facility employs 6 full-time and 21 part-time personnel. The 21 part time employees work a 4:30 AM to 7:30 AM shift, Tuesday- Saturday. The total employment at this facility is 27.
- *Whittier Ground.* This facility employs 14 full-time and 57 part-time personnel. The first half of the 57 part time employees work a 3:30 AM to 8:30 AM shift, Tuesday-Saturday. The other half of the part time employees work either a 4:30 PM to 12:00 AM shift or an 8:00 PM to 12:00 AM shift, Monday-Friday.

Assuming that all of these positions are transferred to the new Santa Fe Springs facility, a total of 98 persons will transfer to the facility. The on-site parking (256 spaces) is more than adequate to accommodate this employment. Over time, the operation will be anticipated to expand to correspond to the FedEx marketing plan, market conditions, and the advantages provided by the larger more modern Santa Fe Springs facility. According to FedEx's operational projections for the first year and the second year of operations, the following on-site employees and contractors are anticipated:¹⁰

- *Year 1.* Full time employees are projected at 40 persons, part time employees are projected to be 211 persons, and independent contractors are projected to be 135 persons. The total parking need projected for Year 1 is 386 including full-time employees, part-time employees, and contractors.
- *Year 2.* Full time employees are projected at 42 persons, part time employees are projected to be 224 persons, and independent contractors are projected to be 144 persons. The total parking need projected for Year 2 is 410 including full-time employees, part-time employees, and contractors.

The employee and contractor levels per shift are illustrated in Table 1 on the following page for the projected parking need for Year 2. The numbers and types of employee and contractor levels assume the hours identified for the existing facility located in Pomona. As indicated in Table 1, the peak on-site parking demand for 230 vehicles will occur during 7:00 AM morning period and the afternoon and evening period between 4:00 PM and 8:00 PM. Using this methodology, the assumed total parking need is 410 with 42 full-time employees, 224 part-time employees and the 144 independent contractors. The proposed site plan, shown in Exhibit 4, indicates that the following parking demand may be met with the following parking shown: 256 vehicle parking spaces, 108 large (53') trailer stalls, and 17 smaller (25') truck stalls.

¹⁰ The number of full time and part-time employees and independent contractors shown for Year 1 and Year 2 assumed maximum projections.

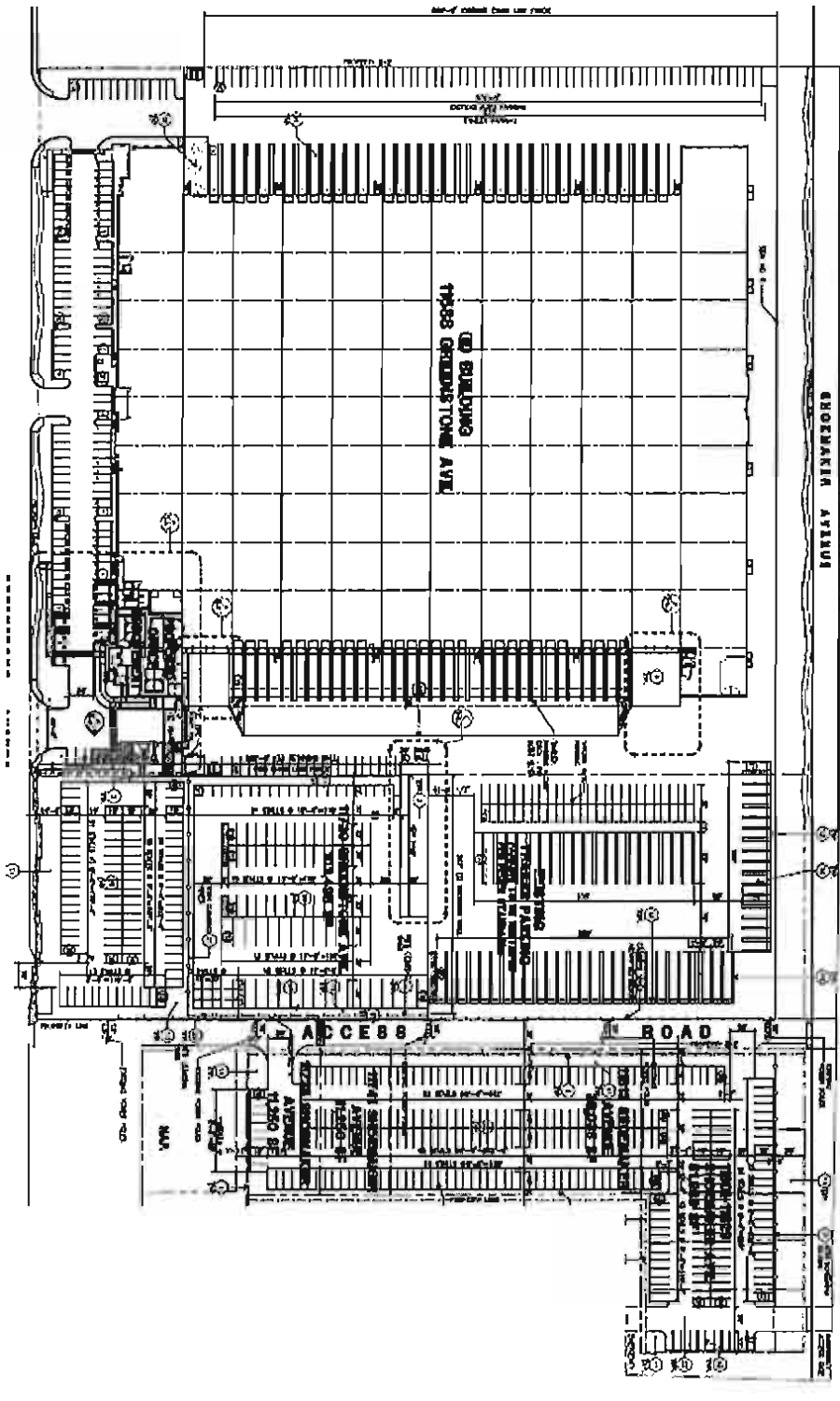


EXHIBIT 4
SITE PLAN WITH ALL OF THE PARKING ALLOCATED ON-SITE
(THIS PARKING LAYOUT SHOWN FOR THE PROJECT SITE WILL BE REQUIRED IF NO REMOTE PARKING AREAS ARE AVAILABLE)
SOURCE: HPA 2014

The following peak truck and trailer parking demand projected by the applicant is 70 parking spaces for 53-foot trailers; 30 parking spaces for tractors; and 30 parking spaces for heavy duty Vans (typically 10 feet by 22-feet). The parking layout shown in Exhibit 4 assumes that no additional off-site parking will be provided. The 8 additional surplus parking stalls for large trucks may be utilized to accommodate the parking demand for the heavy duty delivery vans.

The existing building and surface parking area that will be provided at the 11688 Greenstone Avenue facility will total 256 vehicle spaces and 125 trailer parking spaces. These figures will accommodate the projected demand cited previously. Table 1 indicates the projected vehicle parking demand for vehicle parking associated with the part-time employees, full-time employees, and contractors. The review of the projected employees and contractors (refer to Table 1) indicated that the 256 vehicle spaces will meet the projected employee and contractor parking demand. The parking demand analysis assumes an absolute worse case where all of the employees and contractors travel to work in their personal vehicle. Furthermore, the worse case figure assumes all of the arriving cars will be single-occupant. The existing facility provides parking to accommodate the parking demand for 108 larger trailer spaces (53 foot) while the projected demand will be 70 spaces for these trailers and 30 spaces for tractor parking.

Table 1
Peak FedEx Santa Fe Springs Employments Levels

Employment Description	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 pm	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 pm	9:00 PM	10:00 PM	11:00 PM			
Contractors								144 contractors (delivery drivers)																			
Part-time Employees				75 employees													75 employees			75 employees							
Full-time Employees	11 employees (Shift I)							20 employees (Shift II)							11 employees (Shift III)												
Total Employees On-site	11	86					230	239	164							230			87								

The Applicant has requested that Caltrans and the City to approve Terminal Access Routes (TAR) that would allow the facility to accommodate certain types of trucks. The Surface Transportation Assistance Act (STAA) of 1982 allows large trucks, referred to as *STAA trucks*, to operate on routes that are part of the Interstate Freeway Network. The Federal Highway Administration (FHWA) provides standards for the TAR trucks which are based on the Code of Federal Regulations Title 23 Part 658. These standards designate the minimum truck sizes that all states must allow on the National Network. The National Network includes the Interstate System and other designated highways which were a part of the Federal-

Aid Primary System on June 1, 1991. These other designated highways are listed in Title 23 Part 658, appendix A. Individual states are encouraged to allow access for STAA trucks on all highways.

The Applicant is presently seeking to purchase or lease additional property to the south of the main building to provide future surface parking. The acquisition of one or more of the nearby parcels will further augment the parking that is presently provided within the 15.74 acre property located at 11688 Greenstone Avenue. The acquisition of the following parcels is *not* part of the project since there is sufficient on-site parking to accommodate the project Year 1 and Year 2 demand. The following parcels that are being considered for acquisition or lease to supply additional surface parking are listed below:¹¹

- *Lot 1, 11720 Greenstone Avenue.* This surface parking area will consist of 102,464 square feet (2.38-acres) of land area. This new surface parking lot will accommodate 97 vehicle parking spaces.
- *Lot 2, 11809-11829 Shoemaker Avenue.* This surface parking area will consist of 51,989 square feet (1.19-acres) of land area. This new surface parking lot will accommodate 117 vehicle parking spaces.
- *Lot 3, 11813 Greenstone Avenue.* This surface parking area will consist of 39,035 square feet (0.90-acres) of land area. This new surface parking lot will accommodate 120 vehicle parking spaces.
- *Lot 4, 11741 Greenstone Avenue.* This surface parking area will consist of 11,250 square feet (0.29-acres) of land area. This new surface parking lot will accommodate 40 vehicle parking spaces.
- *Lot 5, 11735 Greenstone Avenue.* This surface parking area will consist of 11,250 square feet (0.26-acres) of land area. This new surface parking lot will accommodate 22 vehicle parking spaces.
- *12017 Greenstone Avenue.* This 1.84 acres has also been identified for a five year lease. The use of this site for "remote" parking would require a Variance pursuant to Municipal Code Section 155.403 because the site is located more than 400 feet from the primary use.

The successful long-term lease or acquisition of Lot 1, Lot 2, or Lot 3 would allow for substantial expansion in employee and contractor levels above and beyond that projected for the end of Year 2. Exhibit 4 depicts the parking plan for the main facility *without* the remote parking.

5. DISCRETIONARY ACTIONS

The proposed project will require the Santa Fe Springs Planning Commission to approve the CUP and the appropriate CEQA findings. As indicated previously, the Applicant requested approval from Caltrans' for the designation of certain roadways to be designated as Terminal Access Routes (TAR). The TAR designation process is not a discretionary approval. The designation of these routes requires the City to evaluate the candidate TAR roadway segments and the intersections to ensure that the STAA trucks can be accommodated. The City is then required to notify Caltrans. The documentation regarding the STAA designation is included in the Appendix (Truck Route Analysis).

¹¹ HPA Architecture. *Greenstone Avenue Project (CUP Submittal) Sheet A7.1.* April 1, 2014.

6. ENVIRONMENTAL ANALYSIS

This section analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated herein includes 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 considers the following potential outcomes:

- *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.

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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. The five parcels selected for the additional surface parking areas are currently paved over and were previously developed. As a result, no impacts will occur.
- B.** No new structural improvements, beyond limited interior tenant improvements will occur. In addition, there are no natural views in the area that would be affected by the proposed use. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. As a result, no significant adverse impacts on significant views will result.
- C.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed project will be subject to the same mitigation that was identified for the distribution center which is now constructed.

Mitigation Measures

The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. However, the following mitigation measures identified in the study would continue to be applicable:

Mitigation Measures (continued)

Mitigation Measure 1 (Light and Glare). The applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Chief Building Official for review and approval prior to the issuance of any building permits.

Mitigation Measure 2 (Light and Glare). An interior parking and street lighting plan indicating location, size and type of existing and proposed lighting shall be prepared by the applicant and submitted for review and approval by the Chief Building Official.

Mitigation Measure 3 (Light and Glare). Landscaping or fencing of sufficient height must be installed along the site's Shoemaker Avenue frontage as a means to obstruct headlight glare.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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. The five parcels selected for the additional surface parking areas are currently paved over and were previously developed. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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. The City's applicable General Plan and Zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act Contract. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no impacts on existing or future Williamson Act Contracts will result from the approval and subsequent construction of the proposed project.

Environmental Determination (continued)

- 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. As indicated in the previous response, the City's General Plan and Zoning Ordinance do not specifically provide for any forest land preservation. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The five parcels selected for the additional surface parking areas are currently paved over and were previously developed. As a result, no impacts on forest lands or timber resources will result from the approval of the proposed project.
 - 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.
 - E. No agricultural activities or farmland uses are located in the City. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use would not result in any significant adverse impacts.
-

Mitigation Measures

The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. As a result, no additional mitigation will be required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The mobile and stationary emissions from the proposed use will be less than the SCAQMD's daily significance thresholds (refer to the Appendix). As a result, the impacts are less than significant and no additional mitigation will be required.
- C.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.

Environmental Determination (continued)

- D. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no significant adverse impacts are anticipated.
- E. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no odor-related impacts are anticipated.
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Mitigation Measures

The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. However, the following mitigation measures identified in the study would continue to be applicable:

Mitigation Measure No. 4 (Air Quality Impacts). During demolition, clearing, grading, and excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations.

Mitigation Measure No. 5 (Air Quality Impacts). Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.

Mitigation Measure No. 6 (Air Quality Impacts). All trucks hauling demolition debris or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Mitigation Measure No. 7 (Air Quality Impacts). The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. Thus, the proposed use will not have an adverse impact on sensitive plants or animals and no impacts are anticipated.

Environmental Determination (continued)

- 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. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no impacts are anticipated.
- C.** No wetland or riparian areas are found on-site or in the adjacent properties. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.
- E.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources:

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground distribution use will occupy an existing building. The proposed project will not have an adverse impact on any historic site or other historic structures in the City.
- B.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. As a result, no impacts are anticipated.
- C.** No excavation or grading will occur since the proposed use will occupy an existing building. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. Thus, the proposed use will not adversely impact any paleontological resources.
- 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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. 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. 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. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.
- 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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. Furthermore, no new building construction will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 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 Fed Ex Ground distribution use will occupy an existing building. No new structural improvements will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no impacts related to additional greenhouse gas emissions will result from the proposed project's implementation.
- B.** The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.

Environmental Determination (continued)

- B.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.
 - C.** The proposed Fed Ex Ground distribution use will occupy an existing building. No new structural improvements will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation beyond that identified in the previous Initial Study. 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 Fed Ex Ground facility will occupy an existing, recently constructed building. No new structural improvements will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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.
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Mitigation Measures

The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. However, the following mitigation measures identified in the study would continue to be applicable:

Mitigation Measure No 8 (Hazardous Materials Impacts). A soil management plan must be implemented during the demolition and development phases. The soil management plan should include provisions for soil monitoring activities and protocols and procedures to be employed should unexpected soil conditions or subsurface features be encountered during demolition and construction activities.

Mitigation Measure No 9 (Hazardous Materials Impacts). Should any hazardous materials be encountered during the building demolition, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

Mitigation Measure No 10 (Hazardous Materials Impacts). The building contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, and other hazardous substances and materials that may be encountered during demolition activities.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground use will occupy an existing, recently constructed building. No new structural improvements beyond limited interior tenant improvements will occur. No new impervious surfaces will be created by the proposed use. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 beyond limited interior tenant improvements will occur. 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, beyond limited interior tenant improvements will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 significantly increase from the site or the surrounding area. No new structural improvements, beyond limited interior tenant 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.

Environmental Determination (continued)

- 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.
 - 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 dams, 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. However, the following mitigation measures identified in the study would continue to be applicable:

Mitigation Measure No 11 (Hydrology Impacts). The plans and specifications shall require the contractors to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan.

Mitigation Measure No 12 (Hydrology Impacts). During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.

Mitigation Measure No 13 (Hydrology Impacts). Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.

Mitigation Measure No 14 (Hydrology Impacts). Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 proposed use will occupy an existing building that was recently constructed. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no impacts will occur.
- B.** The City of Santa Fe Springs General Plan and Zoning Ordinance define the permitted land uses and the corresponding development standards within the city. The General Plan designation that is applicable to the project site is *Industrial*. The western half of the project site is zoned *M2 (Heavy Industrial)* while the eastern half is zoned *M-1 (Light Industrial)*. These designations permit a wide range of industrial activities. 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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.** The site is not located over any oil field or oil wells, though the City does contain numerous oil wells. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

Mitigation Measures

The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground distribution use will occupy the recently constructed building located on the project site. No new structural improvements beyond limited interior tenant improvements will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no operational noise impacts to sensitive receptors are anticipated.
- B. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.

Environmental Determination (continued)

- C. The proposed Fed Ex Ground distribution use will occupy an existing building. No new structural improvements beyond limited interior tenant improvements will occur. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no significant adverse impacts are anticipated.
- D. The proposed Fed Ex Ground distribution use will occupy an existing building that was recently constructed. No new structural improvements beyond limited interior tenant improvements will occur. As a result, no construction (short-term) noise impacts will result and no impacts will occur.
- 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. However, the following mitigation measures identified in the study would continue to be applicable:

Mitigation Measure No 15 (Noise Impacts). The contractors shall only be permitted to conduct demolition, grading, and construction activities between the hours of 7:00 AM and 7:00 PM on weekdays and 8:00 AM to 5:00 PM on Saturdays, with no construction allowed on Sundays or holidays.

Mitigation Measure No 16 (Noise Impacts). The applicant will ensure that the hours for lot sweeping, landscape maintenance, and trash pick-ups are limited to the hours of 7:00 AM to 8:00 PM, Monday through Friday.

Mitigation Measure No 17 (Noise Impacts). The applicant shall be required to screen the building's equipment (air conditioning, refrigeration, etc.) as necessary to attenuate noise. A solid wall must be provided along Building A's east property line as a means to attenuate noise from the loading and truck maneuvering areas.

Mitigation Measure No 18 (Noise Impacts). All trucks must use the designated parking and loading areas during hours that are in conformance to the city's noise control ordinance. The engines of trucks must be turned off during unloading.

Mitigation Measures (continued)

Mitigation Measure No 19 (Noise Impacts). The roll-up doors must consist of materials and be designed to minimize noise associated with their use. These may include enclosing motors, using materials that reduce the noise related to the open and closing of the roll-up doors, and other measures.

Mitigation Measure No 20 (Noise Impacts). The use of exterior public address systems must conform to the city's noise control requirements.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground distribution use will occupy an existing building that was recently constructed and no new structural improvements, beyond limited interior tenant 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 a recently constructed industrial and warehouse 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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. WPD law enforcement personnel assigned to the City includes 34 officers and seven civilian employees. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. As a result, no impacts on law enforcement services will result from the proposed project's implementation.
- C.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. No new building construction other than interior tenant improvements 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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 Fed Ex Ground distribution use will occupy an existing building that was recently constructed. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. No new structural improvements beyond limited interior tenant improvements will occur. As a result, the potential traffic impacts are less than significant.
- B.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The previous ITW facility that was demolished to accommodate the current development had a trip generation of approximately 806 daily trips, with 154 trips during the AM peak hour and 154 trips during the PM peak hour.

Environmental Determination (continued)

Under the one building scenario consisting of 328,378 square feet, the project was forecast to generate 463 daily trips, with 30 trips during the AM peak hour and 36 trips during the PM peak hour. The proposed use that is subject to the current CUP application would not be expected to exceed the worst case trip generation nor require any additional mitigation. As a result, no impacts are anticipated. As indicated previously, the Applicant requested approval from Caltrans' for the designation of certain roadways to be designated as Terminal Access Routes (TAR). The TAR designation process is not a discretionary approval. The designation of these routes requires the City to evaluate the candidate TAR roadway segments and the intersections to ensure that the STAA trucks can be accommodated. The City is then required to notify Caltrans. The documentation regarding the STAA designation is included in the Appendix (Truck Route Analysis).

- 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 Fed Ex Ground distribution use will occupy an existing building that was recently constructed. No new structural improvements, beyond limited interior tenant improvements will occur. The proposed use that is subject to the current CUP application would not require any additional mitigation as it relates to this issue. As a result, the potential impacts are less than significant.
- E. The existing building and surface parking area that will be provided at the 11688 Greenstone Avenue facility will total 256 vehicle spaces and 125 truck/trailer parking spaces. The following peak truck and trailer parking demand is projected by the applicant: 70 parking spaces for 53-foot trailers; 30 parking spaces for tractors; and 30 parking spaces for heavy duty Vans (typically 10 feet by 22-feet). The review of the projected employees and contractors (refer to Table 1) indicated that the 256 vehicle spaces will meet the projected demand for this parking. The parking demand analysis assumes an absolute worse case where all of the employees and contractors travel to work in their personal vehicle. Furthermore, the worse case figure assumes all of the arriving cars will be single-occupant. The Applicant is seeking to acquire additional surface parking to augment the parking that is presently provided within the 15.74 acre property located at 11688 Greenstone Avenue. The acquisition of Lot 1, Lot2, or Lot 3 would be designed to meet any future year parking demand. Finally, the proposed project will be required to adhere to the requirements of the City's Transportation Demand Management (TDM) Ordinance which will include the maintenance of the bicycle racks and lockers, preferential parking for van pools/carpools, etc.
- 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 following mitigation measures identified in the study would continue to be applicable:

Mitigation Measure No 21 (Parking Impacts). No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue.

Mitigation Measure No 22 (Parking Impacts). No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.

Mitigation Measures (continued)

Mitigation Measure No 23 (Parking Impacts). Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas).

Mitigation Measure No 24 (Parking Impacts). No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue. *Mitigation Measure No 22 (Parking Impacts).* No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site. *Mitigation Measure No 23 (Parking Impacts).* Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas). *Mitigation Measure No 24 (Parking Impacts).* The Parking Modification will be reviewed within a 3 to 12 month period following the commencement of operations. In the event the parking is clearly insufficient resulting in congestion or overflow parking, remote parking solutions shall be immediately considered.

In addition, the following *new* mitigation will be required as a means to further reduce potential parking-related and access impacts:

New Mitigation No 25 (Access Impacts). All access to any future remote parking areas must be limited to Greenstone Avenue. No access (ingress or egress) to Shoemaker Avenue will be permitted.

New Mitigation No 26 (Access Impacts). The new sidewalk and parking way landscaping must be consistent with that provided for the 11688 Greenstone Avenue development.

New Mitigation No 27 (Parking Impacts). In the event parking demand is exceeded (refer to Mitigation No. 24), FedEx must consider the following strategies to accommodate this additional parking demand.

- The business operator may adjust shift change times so that the parking demand during the peak parking demand periods (shift changes) is lessened.
- A local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- The business operator will purchase bus passes for workers to promote the use public transit.
- The business operator will not be permitted to use Greenstone or Shoemaker for employee parking at any time.
- The business operator must provide carpool incentives for the employees.

New Mitigation No 28 ((Parking Impacts). The existing alley that will provide access to Greenstone Avenue and the potential new remote surface parking areas must be paved and striped to the satisfaction of the City of Santa Fe Springs.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

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.** The proposed Fed Ex Ground distribution use will occupy an existing building that was recently constructed. No new structural improvements, beyond limited interior tenant improvements, will occur. The wastewater that will be generated by the proposed project will be related to the use of the restroom facilities. The actual quantity will be nominal and the proposed project is not anticipated to exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation.

Environmental Determination (continued)

- B.** The proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. The proposed use that is subject to the current CUP application would not require any additional mitigation. No significant quantities of additional effluent will be generated by the proposed project. Thus, no new water or wastewater infrastructure will be required to serve the project, and no impacts are expected.
 - C.** The proposed Fed Ex Ground distribution use will occupy an existing building that was recently constructed. The proposed use would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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.
 - 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 Fed Ex Ground distribution use will occupy an existing building that was recently constructed. 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, beyond limited interior tenant improvements, will occur. No additional treatment capacity will be required as part of the proposed project's operation. 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 area landfills. The proposed use would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center. The proposed use that is subject to the current CUP application would not require any additional mitigation. 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 proposed Fed Ex Ground distribution facility would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center which is now constructed. No mitigation is required.

Sources

Mitigated Negative Declaration and Initial Study. Distribution and Corporate Center 11525 Shoemaker Avenue, Santa Fe Springs, California. May 15, 2012.

7. PROJECT MITIGATION

The proposed use would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center. The proposed use that is subject to the current CUP application would not require any additional mitigation. The Initial Study prepared for the previously entitled project that mitigation would be required to address the potential environmental impacts for a number of issue areas. As a result, the City made the following findings that will continue to be applicable to the current CUP application:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

This section identifies those measures that will continue to be relevant to the current CUP application. The mitigation measures are identified according to the key issue areas.

Mitigation of Aesthetic Impacts

The analysis considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the proposed project would potentially result in light and glare impacts. For this reason, the following mitigation measures are required:

Mitigation Measure 1 (Light and Glare). The applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Chief Building Official for review and approval prior to the issuance of any building permits. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure 2 (Light and Glare). An interior parking and street lighting plan indicating location, size and type of existing and proposed lighting shall be prepared by the applicant and submitted for review and approval by the Chief Building Official. *This mitigation measure is no longer applicable since the design and construction phases have been completed.*

Mitigation Measure 3 (Light and Glare). Landscaping or fencing of sufficient height must be installed along the site's Shoemaker Avenue frontage as a means to obstruct headlight glare. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation of Air Quality Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required as a means to further reduce potential construction-related emissions.

Mitigation Measure No. 4 (Air Quality Impacts). During demolition, clearing, grading, and excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations. *This mitigation measure is no longer applicable since the design and construction phases have been completed.*

Mitigation Measure No. 5 (Air Quality Impacts). Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No. 6 (Air Quality Impacts). All trucks hauling demolition debris or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No. 7 (Air Quality Impacts). The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation of Hazardous Materials Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required to ensure that materials that may be encountered during the interior improvements are properly handled:

Mitigation Measure No 8 (Hazardous Materials Impacts). A soil management plan must be implemented during the demolition and development phases. The soil management plan should include provisions for soil monitoring activities and protocols and procedures to be employed should unexpected soil conditions or subsurface features be encountered during demolition and construction activities. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 9 (Hazardous Materials Impacts). Should any hazardous materials be encountered during the building demolition, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 10 (Hazardous Materials Impacts). The building contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, and other hazardous substances and materials that may be encountered during demolition activities. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation of Water Quality and Hydrological Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required as a means to ensure that water quality impacts are mitigated.

Mitigation Measure No 11 (Hydrology Impacts). The plans and specifications shall require the contractors to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. *This mitigation measure is no longer applicable since the design and construction phases have been completed.*

Mitigation Measure No 12 (Hydrology Impacts). During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 13 (Hydrology Impacts). Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 14 (Hydrology Impacts). Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation of Noise Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required to ensure that noise impacts are mitigated.

Mitigation Measure No 15 (Noise Impacts). The contractors shall only be permitted to conduct demolition, grading, and construction activities between the hours of 7:00 AM and 7:00 PM on weekdays and 8:00 AM to 5:00 PM on Saturdays, with no construction allowed on Sundays or holidays. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 16 (Noise Impacts). The applicant will ensure that the hours for lot sweeping, landscape maintenance, and trash pick-ups are limited to the hours of 7:00 AM to 8:00 PM, Monday through Friday. *This mitigation will continue to be applicable to the proposed use.*

Mitigation Measure No 17 (Noise Impacts). The applicant shall be required to screen the building's equipment (air conditioning, refrigeration, etc.) as necessary to attenuate noise. A solid wall must be provided along Building A's east property line as a means to attenuate noise from the loading and truck maneuvering areas. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure No 18 (Noise Impacts). All trucks must use the designated parking and loading areas during hours that are in conformance to the city's noise control ordinance. The engines of trucks must be turned off during unloading. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure No 19 (Noise Impacts). The roll-up doors must consist of materials and be designed to minimize noise associated with their use. These may include enclosing motors, using materials that reduce the noise related to the open and closing of the roll-up doors, and other measures. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure No 20 (Noise Impacts). The use of exterior public address systems must conform to the city's noise control requirements. *This mitigation will continue to be applicable to the proposed use.*

Mitigation of Traffic Impacts

The analysis of potential impacts related to traffic and circulation indicated that no impacts would result from the proposed project's approval and subsequent implementation. The following mitigation will address potential parking related impacts.

Mitigation Measure No 21 (Parking Impacts). No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue. *This mitigation will continue to be applicable to the proposed use.*

Mitigation Measure No 22 (Parking Impacts). No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.

Mitigation Measure No 23 (Parking Impacts). Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas).

Mitigation Measure No 24 (Parking Impacts). No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue. *Mitigation Measure No 22 (Parking Impacts).* No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.

Mitigation Measure No 23 (Parking Impacts). Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas). *Mitigation Measure No 24 (Parking Impacts).* The Parking Modification will be reviewed within a 3 to 12 month period following the commencement of operations. In the event the parking is clearly insufficient resulting in congestion or overflow parking, remote parking solutions shall be considered.

In addition, the following *new* mitigation will be required as a means to further reduce potential parking-related and access impacts:

New Mitigation No 25 (Access Impacts). All access to any future remote parking areas must be limited to Greenstone Avenue. No access (ingress or egress) to Shoemaker Avenue will be permitted.

New Mitigation No 26 (Access Impacts). The new sidewalk and parking way landscaping must be consistent with that provided for the 11688 Greenstone Avenue development.

New Mitigation No 27 (Parking Impacts). In the event parking demand is exceeded (refer to Mitigation No. 24), FedEx must consider the following strategies to accommodate this additional parking demand.

- The business operator may adjust shift change times so that the parking demand during the peak parking demand periods (shift changes) is lessened.
- A local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- The business operator will purchase bus passes for workers to promote the use public transit.
- The business operator will not be permitted to use Greenstone or Shoemaker for employee parking at any time.
- The business operator must provide carpool incentives for the employees.

New Mitigation No 28 (Parking Impacts). The existing alley that will provide access to Greenstone Avenue and the potential new remote surface parking areas must be paved and striped to the satisfaction of the City of Santa Fe Springs.

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APPENDIX TRUCK ROUTE ANALYSIS

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April 14, 2014

Tuan Hua
Caltrans – State of CA Dept. of Transportation
100 S. Main Street, MS #9
Los Angeles, CA 90012

213-897-0352

Re: Terminal Access Route Application

Dear Tuan:

The City of Santa Fe Springs requests that a Terminal Access Route (TAR) be approved for a development site located at Greenstone Avenue in City of Santa Fe Springs.
All local roads and intersections on the proposed local terminal access route meet the geometric criteria for WB23 trucks referred in 2012 California Manual on Uniform Traffic Control Devices (CA MUTCD), page 568.

Attached please see the routes from the I-5 Freeway to and from the subject site along the truck turning templates. If you have any questions, please contact me..

Sincerely
City of Santa Fe Springs

Tom Lopez

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FLORENCE AVE TO SITE

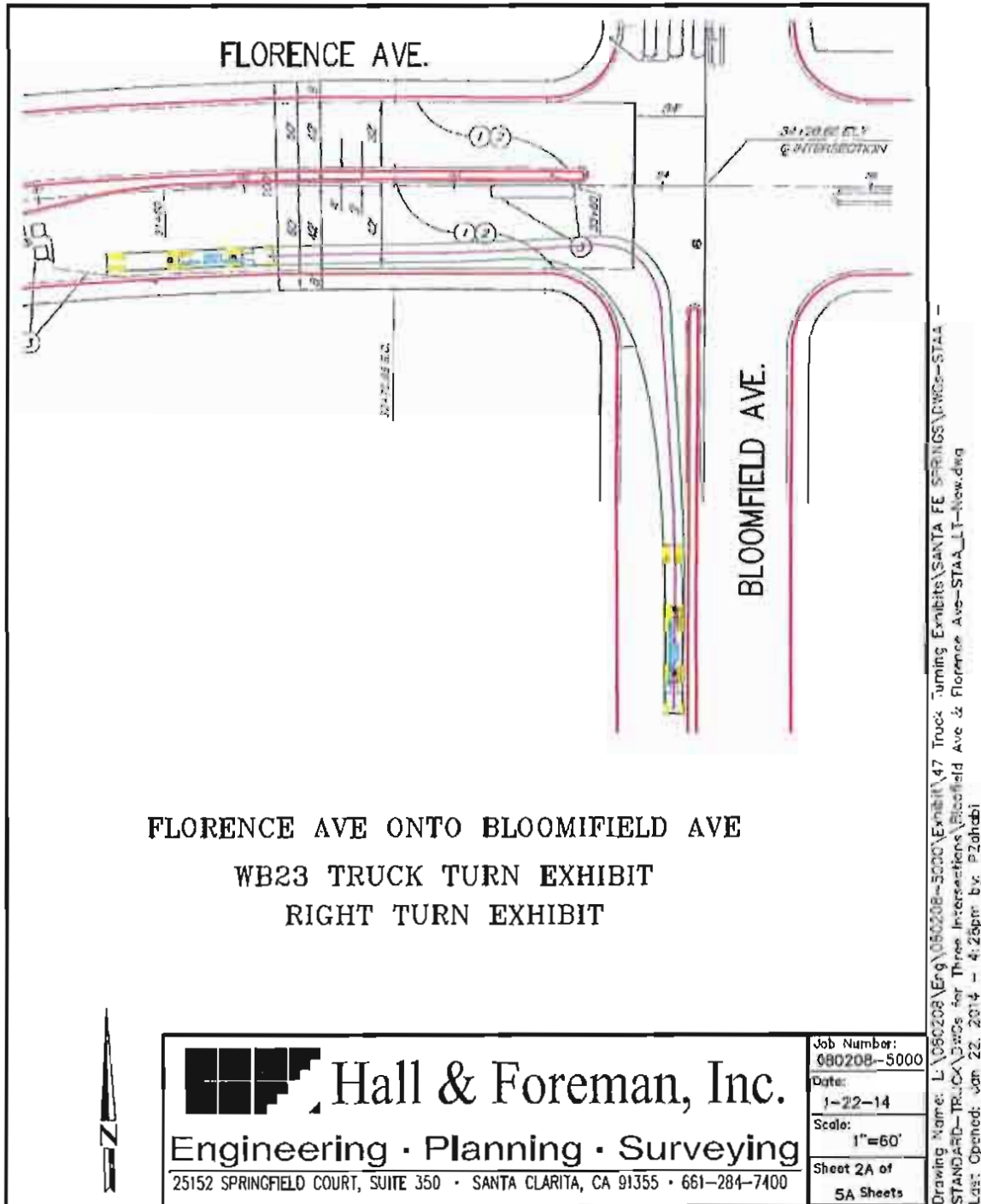
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- ② BLOOMFIELD AVE & LAKELAND RD INTERSECTION. SEE SHEETS 3A.
- ③ LAKELAND RD & GREENSTONE AVE INTERSECTION. SEE SHEETS 4A.

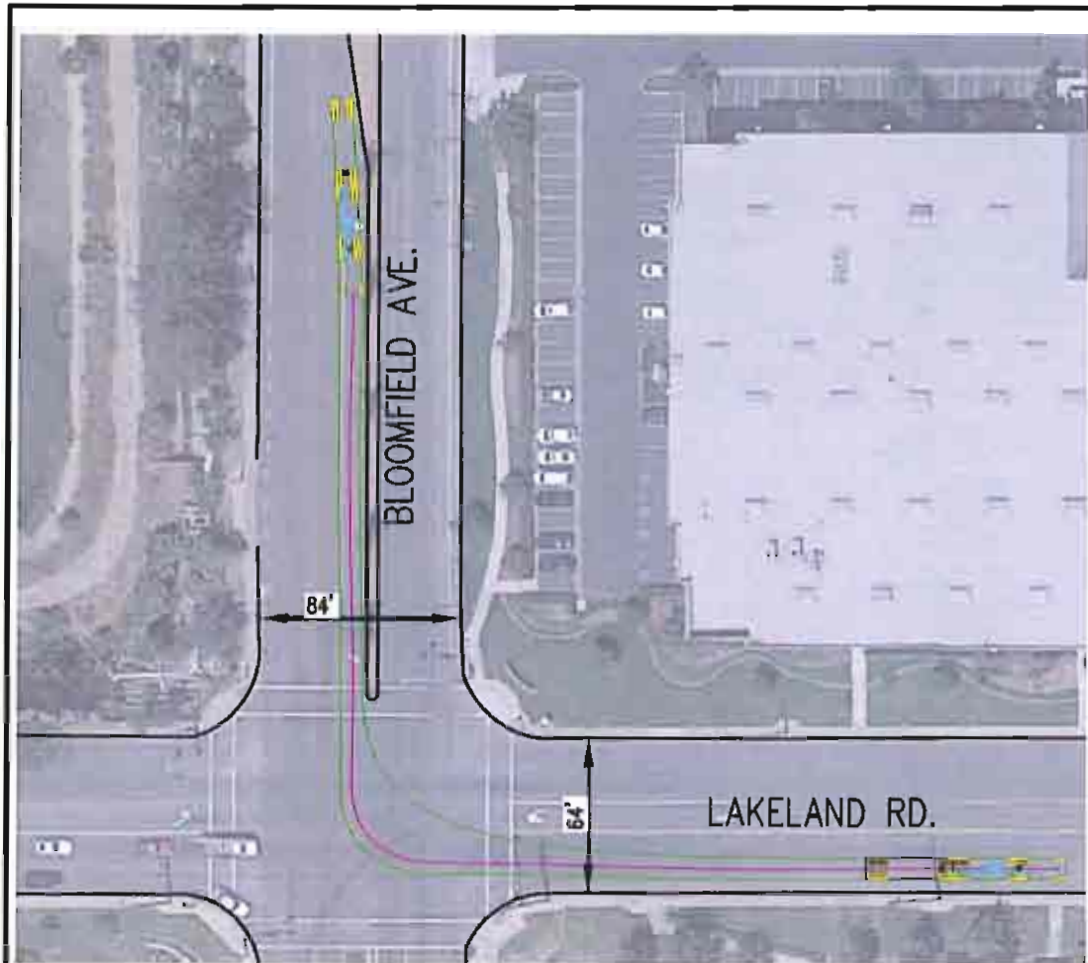


 **Hall & Foreman, Inc.**
Engineering • Planning • Surveying
25152 SPRINGFIELD COURT, SUITE 350 • SANTA CLARITA, CA 91355 • 661-284-7400

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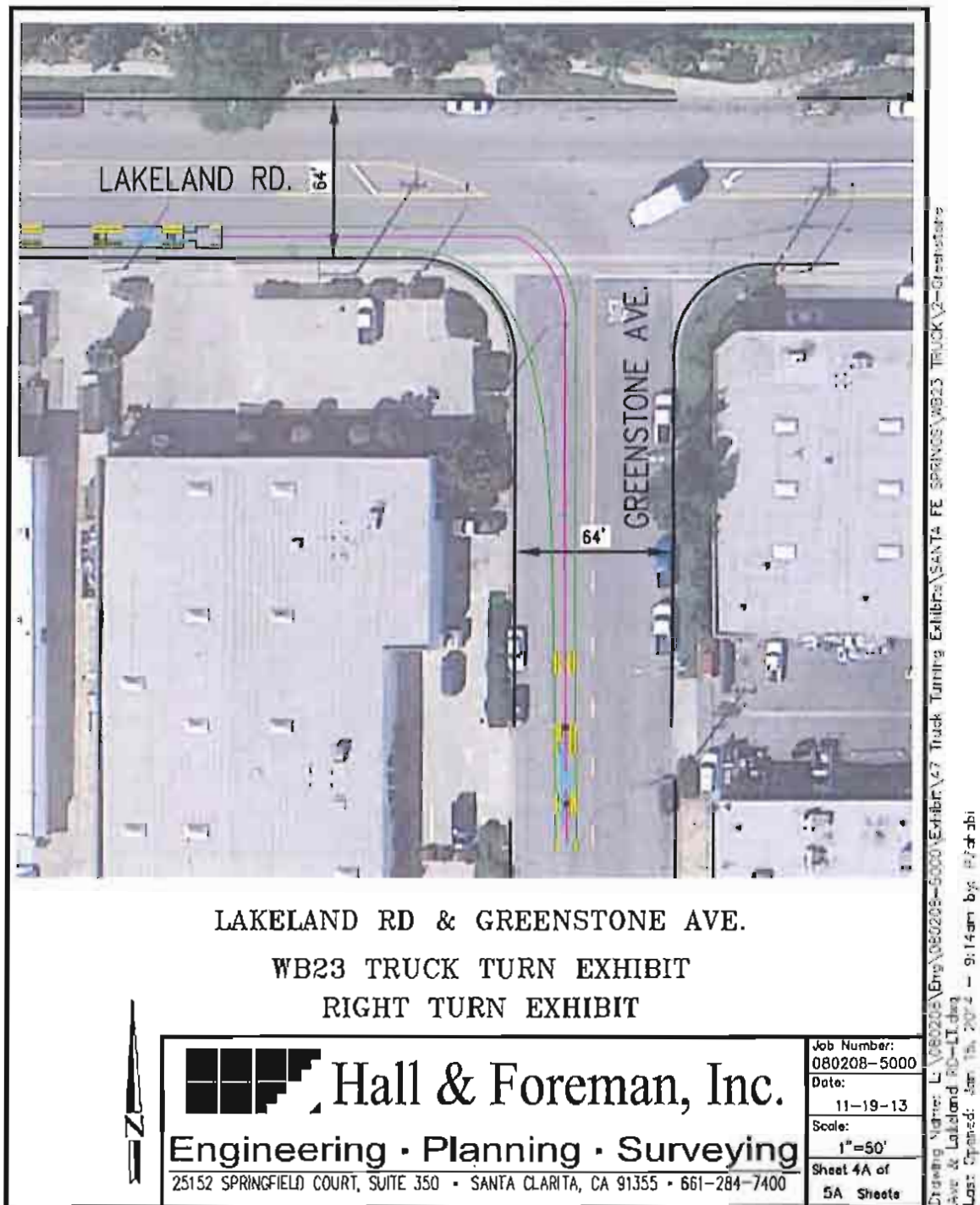
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WB23 TRUCK TURN EXHIBIT
LEFT TURN EXHIBIT



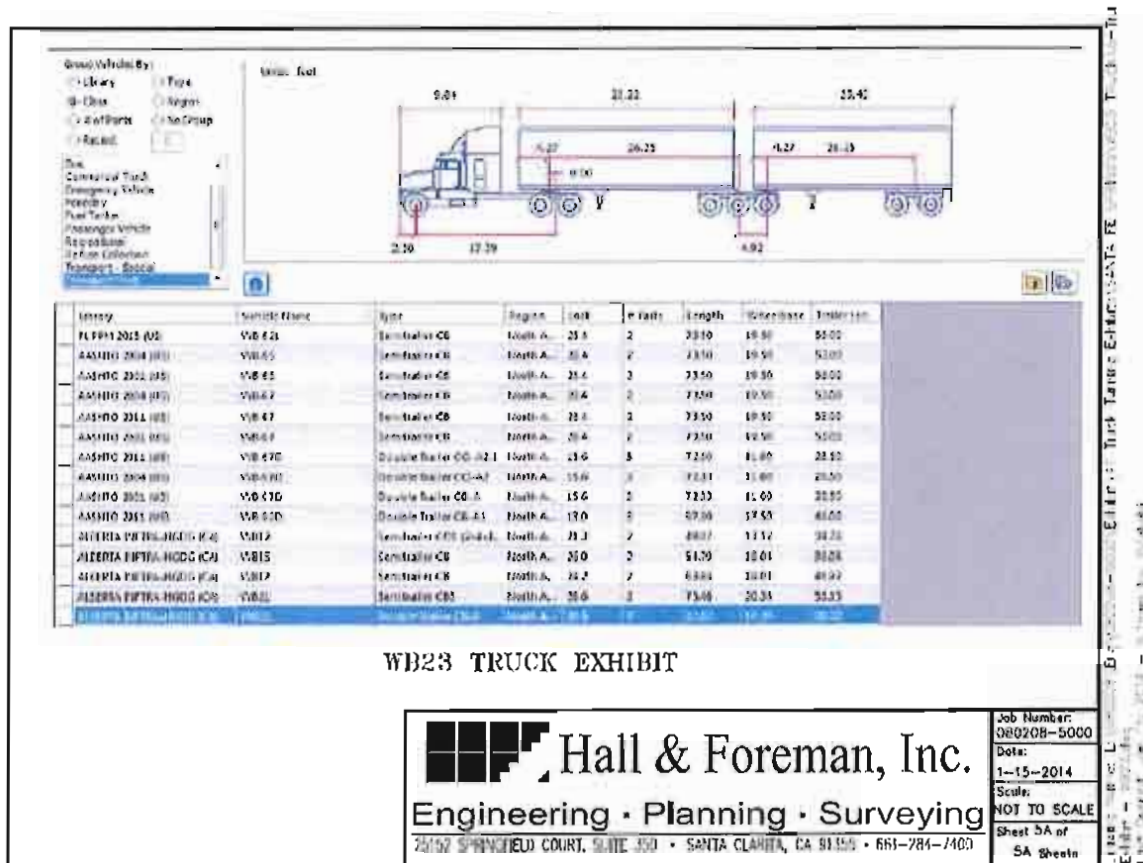
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CITY OF SANTA FE SPRINGS
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • 11688 GREENSTONE AVENUE • FED EX GROUND FACILITY



WB23 TRUCK



SANTA FE SPRINGS SITE EXHIBIT SITE TO FLORENCE AVE

- ① GREENSTONE AVE & LAKELAND RD INTERSECTION. SEE SHEETS 2.
- ② LAKELAND RD & BLOOMFIELD AVE INTERSECTION. SEE SHEETS 3.
- ③ BLOOMFIELD AVE & FLORENCE AVE INTERSECTION. SEE SHEETS 4.



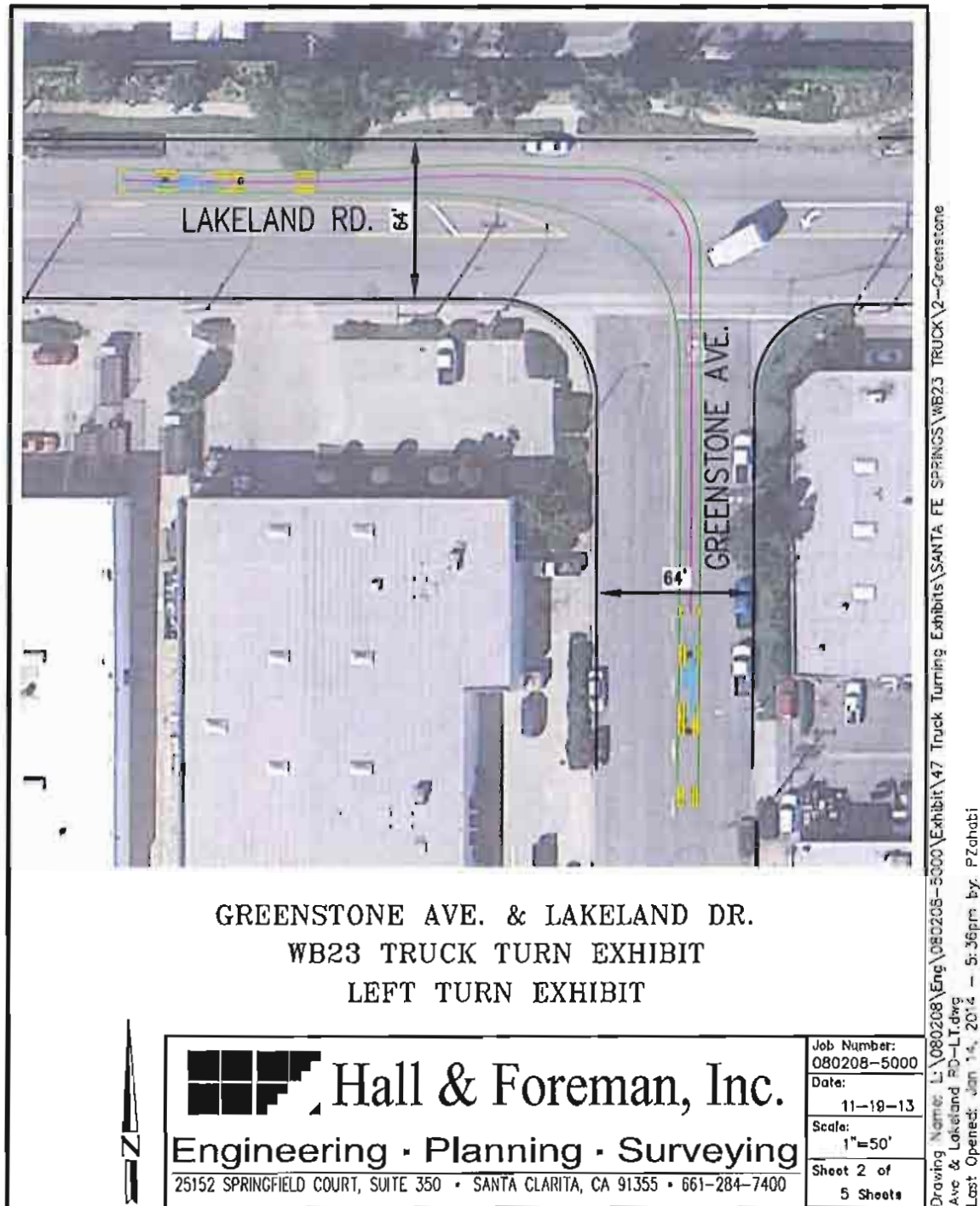
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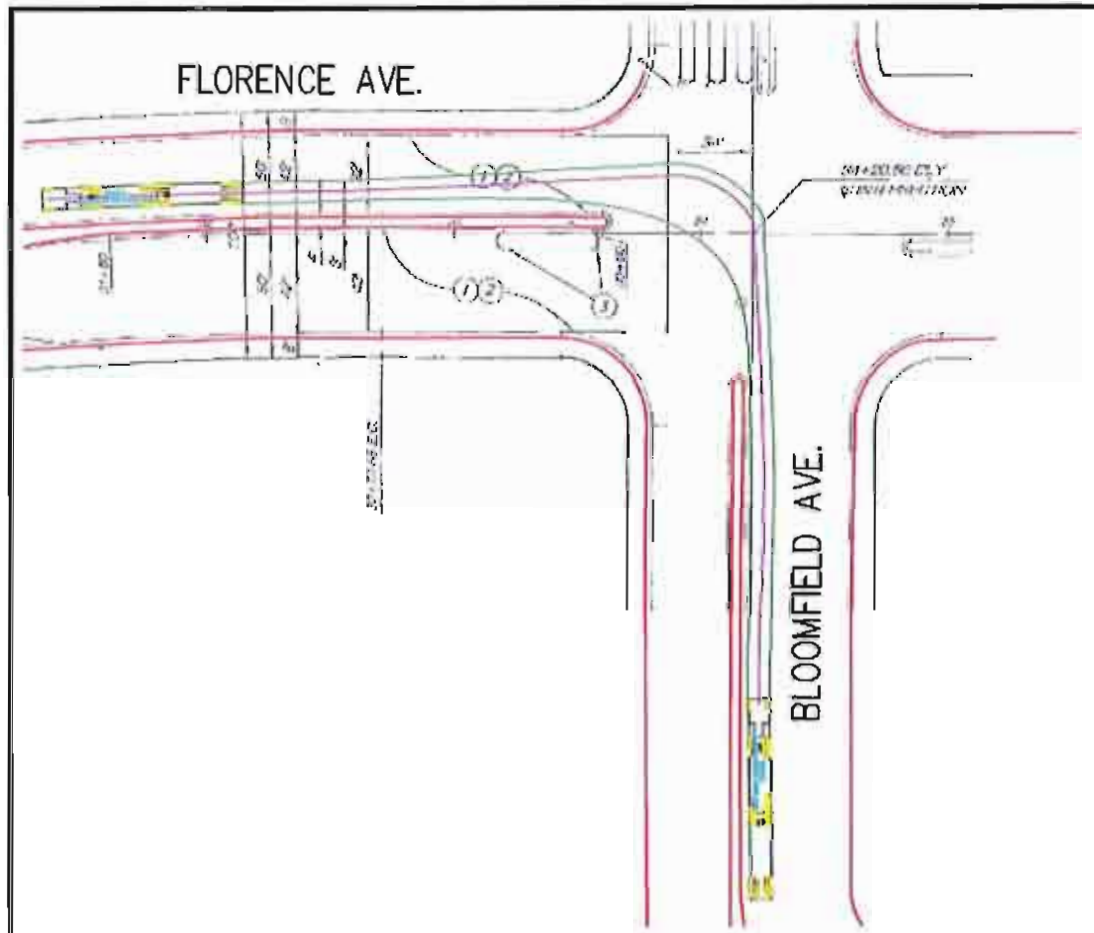
LAKELAND RD & BLOOMFIELD AVE.
WB23 TRUCK TURN EXHIBIT
RIGHT TURN EXHIBIT



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BLOOMFIELD AVE. & FLORENCE AVE.
WB23 TRUCK TURN EXHIBIT
LEFT TURN EXHIBIT



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Group Vehicle By:

- ☐ Make
- ☐ Class
- ☐ 1st of PKB
- ☐ Region

File

- Command Truck
- Emergency Vehicle
- First Trailer
- Heavyweight Vehicle
- Recreational Vehicle
- Vehicle Collection
- Transport - Special

Vehicle List

Utility	Vehicle Name	Type	Region	Year	Body	Length	Wheelbase	Enter Len
ALPINE 2013 (AE)	V06-621	Semitrailer CB	North A.	2013	2	73.50	19.50	51.00
ALPINE 2014 (AE)	V06-65	Semitrailer CB	North A.	2014	2	73.50	19.50	51.00
ALPINE 2015 (AE)	V06-65	Semitrailer CB	North A.	2015	2	73.50	19.50	51.00
ALPINE 2016 (AE)	V06-67	Semitrailer CB	North A.	2016	2	73.50	19.50	51.00
ALPINE 2017 (AE)	V06-67	Semitrailer CB	North A.	2017	2	73.50	19.50	51.00
ALPINE 2018 (AE)	V06-67	Semitrailer CB	North A.	2018	2	73.50	19.50	51.00
ALPINE 2019 (AE)	V06-67	Semitrailer CB	North A.	2019	2	73.50	19.50	51.00
ALPINE 2020 (AE)	V06-67	Semitrailer CB	North A.	2020	2	73.50	19.50	51.00
ALPINE 2021 (AE)	V06-67	Semitrailer CB	North A.	2021	2	73.50	19.50	51.00
ALPINE 2022 (AE)	V06-67	Semitrailer CB	North A.	2022	2	73.50	19.50	51.00
ALPINE 2023 (AE)	V06-67	Semitrailer CB	North A.	2023	2	73.50	19.50	51.00
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CITY OF SANTA FE SPRINGS
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • 11688 GREENSTONE AVENUE • FED EX GROUND FACILITY



June 25, 2014

Caltrans – State of CA Dept. of Transportation
100 S. Main Street, MS #9
Los Angeles, CA 90012

Attention: Tuan Hua

Subject: Terminal Access Route Application

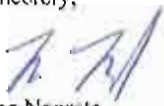
Dear Mr. Hua:

The City of Santa Fe Springs requests that a Terminal Access Route (TAR) be approved for a development site located at Greenstone Avenue in the City of Santa Fe Springs. Note that this approval will be done in coordination with the City of Santa Fe Springs final approval of the development.

All local roads and intersections on the proposed local terminal access route meet the geometric criteria for STAA trucks referred to on page 568 of the 2012 California Manual on Uniform Traffic Control Devices (CA MUTCD).

Attached please see the routes from the I-5 Freeway to and from the subject site along with the truck turning templates. If you have any questions, please contact me at 562-868-0511 extension 7611.

Sincerely,


Noc Negrete
Director of Public Works

cc: Wayne Morrell, Director of Planning and Development

Juanita Trujillo, Mayor • Laurie M. Kios, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Jay Sarno
City Manager
Thaddens McCormick



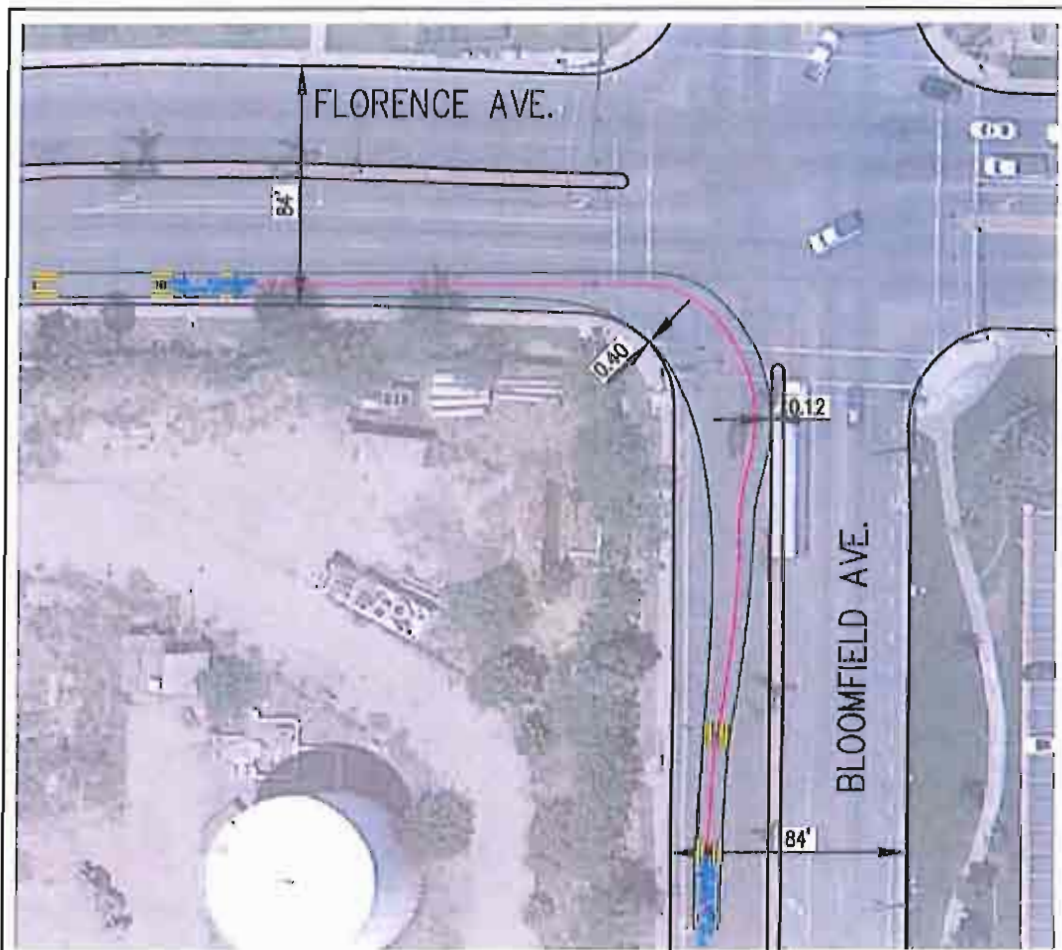
SITE EXHIBIT

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- ② BLOOMFIELD AVE & LAKELAND RD INTERSECTION. SEE SHEETS 3B TRUCK TURNING EXHIBIT.
- ③ LAKELAND RD & GREENSTONE AVE INTERSECTION. SEE SHEETS 4B TRUCK TURNING EXHIBIT.



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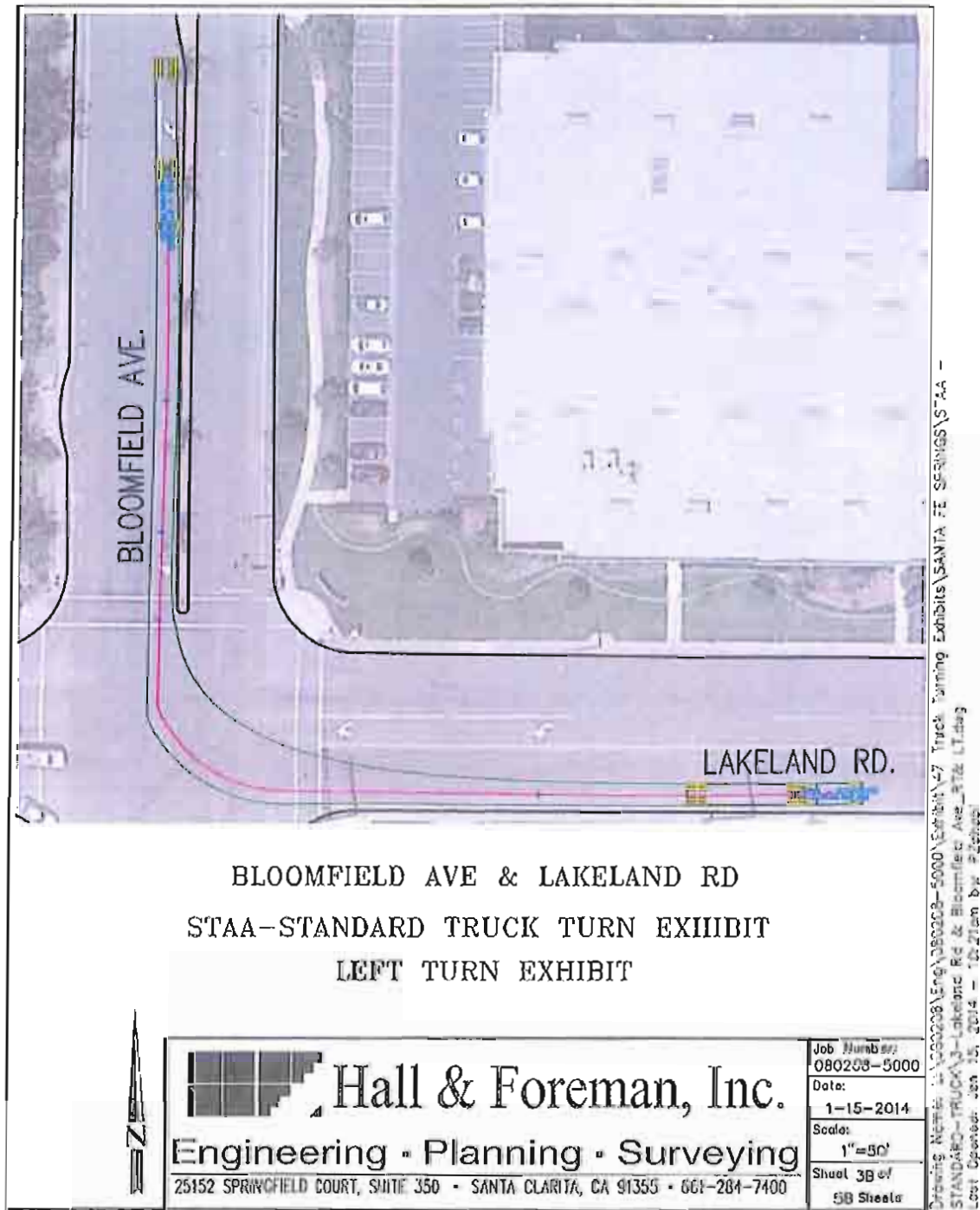
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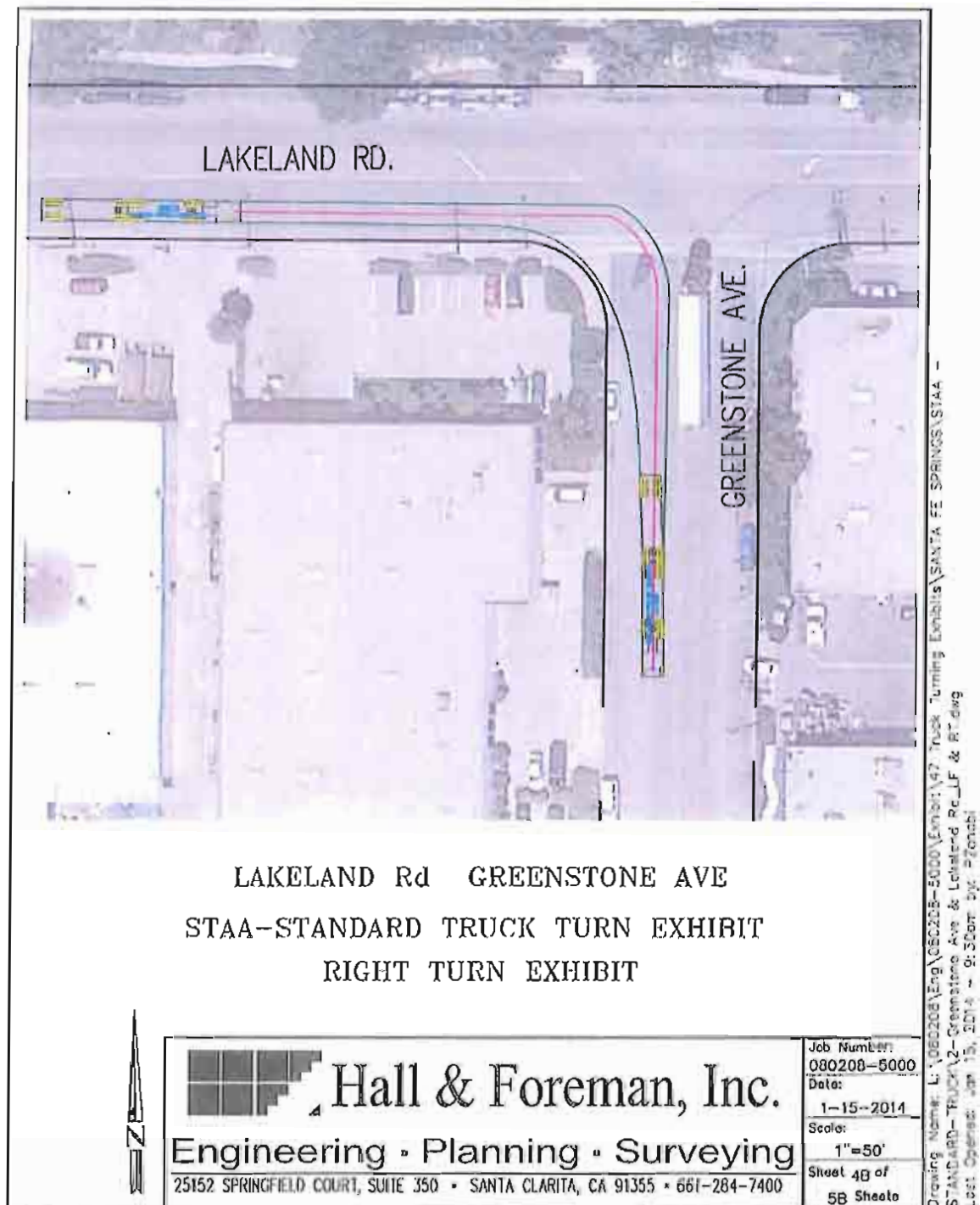


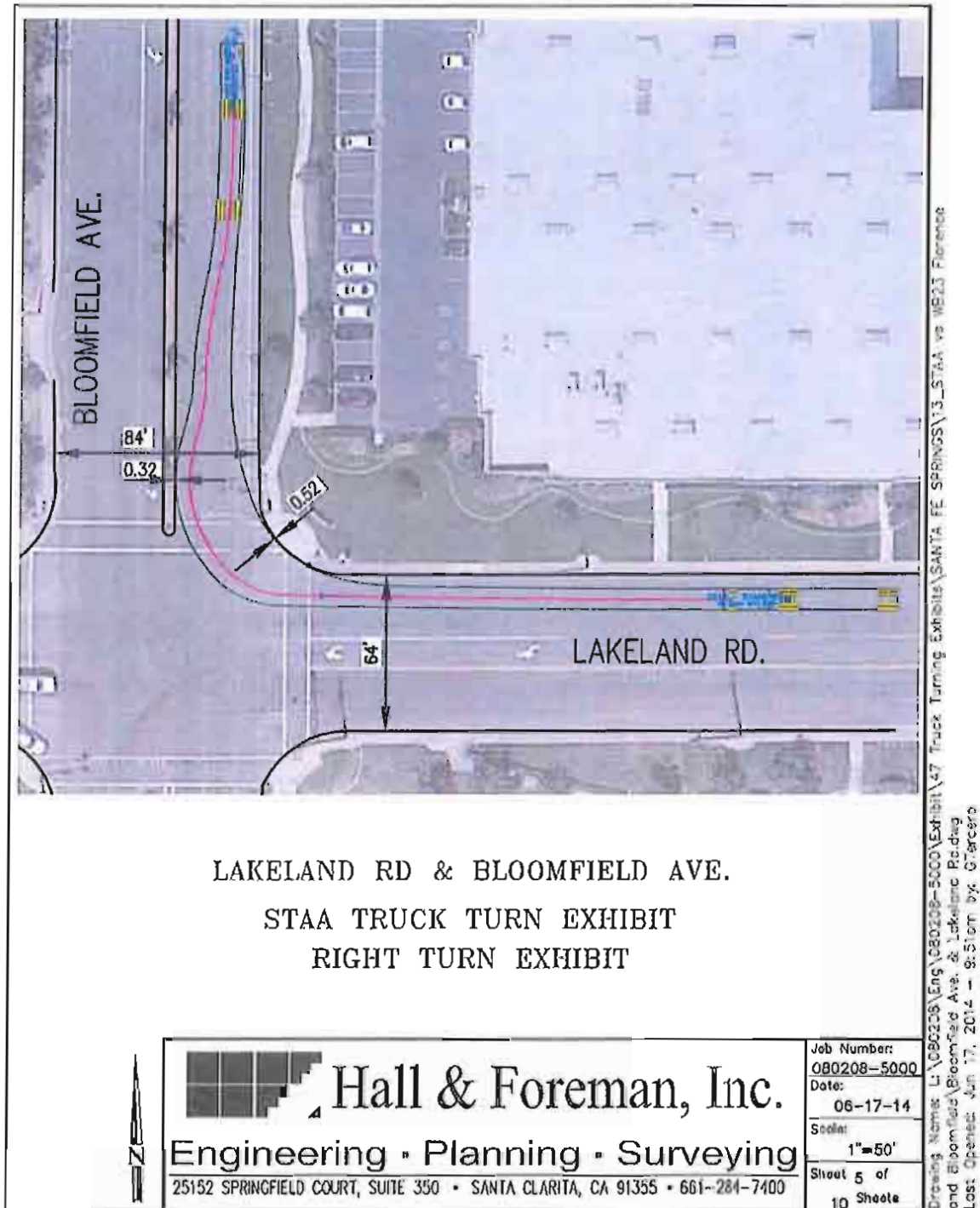
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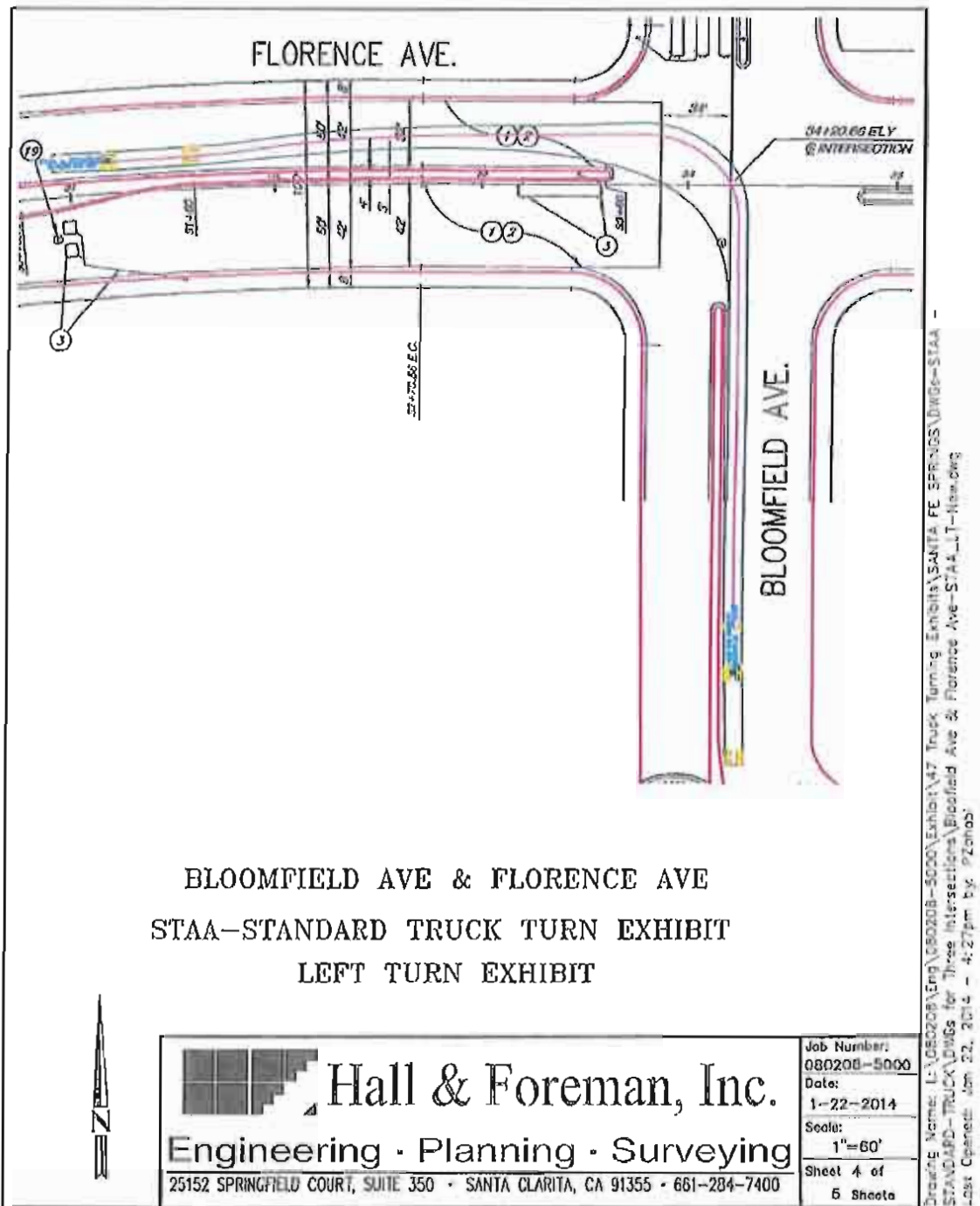
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MITIGATION MONITORING AND REPORTING PROGRAM

**FED EX GROUND DISTRIBUTION FACILITY
11688 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

AUGUST 1, 2014

SFSP 015

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1. OVERVIEW OF THE PROJECT

The Applicant is presently investigating the feasibility of acquiring a number of additional properties located to the south of the main building as a means to provide additional parking for employees and trucks. This additional parking would augment the parking that is presently provided within the 15.74 acre property located at 11688 Greenstone Avenue. The candidate properties being considered include five parcels that are located to the south of the new building that will be occupied by FedEx (11688 Greenstone Avenue). Letters of intent to purchase these additional parcels have been provided though none of the five properties have been acquired. The environmental analysis included in this Initial Study focuses on the potential impacts associated with the use of the aforementioned 11688 Greenstone Avenue facility as a package distribution and delivery facility. The project Applicant is Mark Payne, Panattoni Development, 20411 SW Birch Street, Suite 200, Newport Beach, California, 92660.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project is not expected to result in significant adverse environmental impacts, upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment;
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals;
- The proposed project *will not* have impacts, that are individually limited, but cumulatively considerable;
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

The proposed use would not result in any new impacts not already considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center. The proposed use that is subject to the current CUP application would not require any additional mitigation. The Initial Study prepared for the previously entitled project that mitigation would be required to address the potential environmental impacts for a number of issue areas. As a result, the City made the following findings that will continue to be applicable to the current CUP application:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

Mitigation of Aesthetic Impacts

The analysis considered in the Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the proposed project would potentially result in light and glare impacts. For this reason, the following mitigation measures are required:

Mitigation Measure 1 (Light and Glare). The applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Chief Building Official for review and approval prior to the issuance of any building permits. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure 2 (Light and Glare). An interior parking and street lighting plan indicating location, size and type of existing and proposed lighting shall be prepared by the applicant and submitted for review and approval by the Chief Building Official. *This mitigation measure is no longer applicable since the design and construction phases have been completed.*

Mitigation Measure 3 (Light and Glare). Landscaping or fencing of sufficient height must be installed along the site's Shoemaker Avenue frontage as a means to obstruct headlight glare. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation of Air Quality Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required as a means to further reduce potential construction-related emissions.

Mitigation Measure No. 4 (Air Quality Impacts). During demolition, clearing, grading, and excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations. *This mitigation measure is no longer applicable since the design and construction phases have been completed.*

Mitigation Measure No. 5 (Air Quality Impacts). Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No. 6 (Air Quality Impacts). All trucks hauling demolition debris or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No. 7 (Air Quality Impacts). The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. *This*

mitigation measure is no longer applicable since the demolition and construction phases have been completed.

Mitigation of Hazardous Materials Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required to ensure that materials that may be encountered during the interior improvements are properly handled:

Mitigation Measure No 8 (Hazardous Materials Impacts). A soil management plan must be implemented during the demolition and development phases. The soil management plan should include provisions for soil monitoring activities and protocols and procedures to be employed should unexpected soil conditions or subsurface features be encountered during demolition and construction activities. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 9 (Hazardous Materials Impacts). Should any hazardous materials be encountered during the building demolition, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 10 (Hazardous Materials Impacts). The building contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, and other hazardous substances and materials that may be encountered during demolition activities. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation of Water Quality and Hydrological Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required as a means to ensure that water quality impacts are mitigated.

Mitigation Measure No 11 (Hydrology Impacts). The plans and specifications shall require the contractors to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. *This mitigation measure is no longer applicable since the design and construction phases have been completed.*

Mitigation Measure No 12 (Hydrology Impacts). During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 13 (Hydrology Impacts). Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 14 (Hydrology Impacts). Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation of Noise Impacts

The Initial Study and Mitigated Negative Declaration prepared and adopted for the 11688 Greenstone Avenue distribution center determined that the following mitigation measures are required to ensure that noise impacts are mitigated.

Mitigation Measure No 15 (Noise Impacts). The contractors shall only be permitted to conduct demolition, grading, and construction activities between the hours of 7:00 AM and 7:00 PM on weekdays and 8:00 AM to 5:00 PM on Saturdays, with no construction allowed on Sundays or holidays. *This mitigation measure is no longer applicable since the demolition and construction phases have been completed.*

Mitigation Measure No 16 (Noise Impacts). The applicant will ensure that the hours for lot sweeping, landscape maintenance, and trash pick-ups are limited to the hours of 7:00 AM to 8:00 PM, Monday through Friday. *This mitigation will continue to be applicable to the proposed use.*

Mitigation Measure No 17 (Noise Impacts). The applicant shall be required to screen the building's equipment (air conditioning, refrigeration, etc.) as necessary to attenuate noise. A solid wall must be provided along Building A's east property line as a means to attenuate noise from the loading and truck maneuvering areas. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure No 18 (Noise Impacts). All trucks must use the designated parking and loading areas during hours that are in conformance to the city's noise control ordinance. The engines of trucks must be turned off during unloading. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure No 19 (Noise Impacts). The roll-up doors must consist of materials and be designed to minimize noise associated with their use. These may include enclosing motors, using materials that reduce the noise related to the open and closing of the roll-up doors, and other measures. *This mitigation measure will be reviewed to ensure it has been implemented pursuant to the City's requirements.*

Mitigation Measure No 20 (Noise Impacts). The use of exterior public address systems must conform to the city's noise control requirements. *This mitigation will continue to be applicable to the proposed use.*

Mitigation of Traffic Impacts

The analysis of potential impacts related to traffic and circulation indicated that no impacts would result from the proposed project's approval and subsequent implementation. The following mitigation will address potential parking related impacts.

Mitigation Measure No 21 (Parking Impacts). No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue. *This mitigation will continue to be applicable to the proposed use.*

Mitigation Measure No 22 (Parking Impacts). No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.

Mitigation Measure No 23 (Parking Impacts). Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas).

Mitigation Measure No 24 (Parking Impacts). No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue. *Mitigation Measure No 22 (Parking Impacts).* No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.

Mitigation Measure No 23 (Parking Impacts). Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas).

Mitigation Measure No 24 (Parking Impacts). The Parking Modification will be reviewed within a 3 to 12 month period following the commencement of operations. In the event the parking is clearly insufficient resulting in congestion or overflow parking, remote parking solutions shall be considered.

In addition, the following *new* mitigation will be required as a means to further reduce potential parking-related and access impacts:

New Mitigation No 25 (Access Impacts). All access to any future remote parking areas must be limited to Greenstone Avenue. No access (ingress or egress) to Shoemaker Avenue will be permitted.

New Mitigation No 26 (Access Impacts). The new sidewalk and parking way landscaping must be consistent with that provided for the 11688 Greenstone Avenue development.

New Mitigation No 27 (Parking Impacts). In the event parking demand is exceeded (refer to Mitigation No. 24), FedEx must consider the following strategies to accommodate this additional parking demand.

- The business operator may adjust shift change times so that the parking demand during the peak parking demand periods (shift changes) is lessened.
- A local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- The business operator will purchase bus passes for workers to promote the use public transit.
- The business operator will not be permitted to use Greenstone or Shoemaker for employee parking at any time.
- The business operator must provide carpool incentives for the employees.

New Mitigation No 28 (Parking Impacts). The existing alley that will provide access to Greenstone Avenue and the potential new remote surface parking areas must be paved and striped to the satisfaction of the City of Santa Fe Springs.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided on the following pages. *The mitigation monitoring matrix is applicable to the new mitigation only.* The mitigation for the existing Greenstone development will continue to apply.

Table 1
Mitigation-Monitoring Program

Measure	Enforcement Agency	Monitoring Phase
New Mitigation No 25 (Access Impacts). All access to any future remote parking areas must be limited to Greenstone Avenue. No access (ingress or egress) to Shoemaker Avenue will be permitted.	Dept. of Planning and Development (applicant is responsible for implementation)	Over the project's operational lifetime • Mitigation is applicable once the project is operational.
New Mitigation No 26 (Access Impacts). The new sidewalk and parking way landscaping must be consistent with that provided for the 11688 Greenstone Avenue development.	Dept. of Planning and Development (applicant is responsible for implementation)	Over the project's operational lifetime • Mitigation is applicable once the project is operational.
New Mitigation No 27 (Parking Impacts). In the event parking demand is exceeded, FedEx must consider the following strategies to accommodate this additional parking demand. • The business operator may adjust shift change times so that the parking demand during the peak parking demand periods (shift changes) is lessened. • A local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand. • The business operator will purchase bus passes for workers to promote the use public transit. • The business operator will not be permitted to use Greenstone or Shoemaker for employee parking at any time. • The business operator must provide carpool incentives for the employees.	Dept. of Planning and Development (applicant is responsible for implementation)	Over the project's operational lifetime • Mitigation is applicable once the project is operational.
New Mitigation No 28 (Parking Impacts). The existing alley that will provide access to Greenstone Avenue and the potential new remote surface parking areas must be paved and striped to the satisfaction of the City of Santa Fe Springs.	Dept. of Planning and Development (applicant is responsible for implementation)	Over the project's operational lifetime • Mitigation is applicable once the project is operational.



PUBLIC HEARING

Conditional Use Permit Case No. 756

A request to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

Development Plan Approval No. 882

A request to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy.

Modification Case No. 1242

A request to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburdis Avenue.

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. 756, Development Plan Approval Case No. 882 and Modification Permit Case No. 1242, and thereafter close the Public Hearing.
2. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
3. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval.
4. Find that the applicant's request meets the criteria set forth in Sections 155.695 of the City Zoning Regulations for the granting of a Modification.

RECOMMENDATIONS (Cont.)

5. Find that the project meets the criteria for "In-Fill Development Projects", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is categorically-exempt project, pursuant to Section 15332 – Class 32 of CEQA; consequently, no other environmental documents are required by law.
6. Approve Conditional Use Permit 756, Development Plan Approval Case No. 882 and Modification Permit Case No. 1242, subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 11651 Telegraph Road (APN: 8005-002-045 and 8005-002-051), northwest corner of Telegraph Road and Alburdis Avenue. The property is approximately 20,643 sq. ft. (0.47 acre) and is located within the ML-D (Limited Manufacturing Administration and Research - Design) Zone.

Leon Felus, architect and the authorized agent of the owner, is requesting approval of Conditional Use Permit (CUP 756) and Development Plan Approval (DPA 882) to allow the operation and maintenance of a service station and convenience market on the subject property. The existing on-site improvements, consisting of a service station with service bays and fueling canopy, will all be demolished.

Concurrently with the CUP and DPA request, the applicant is also seeking approval for a Modification Permit (MOD 1242) to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburdis Avenue as required by the Santa Fe Springs Zoning Regulations.

It should also be noted that the subject site is made up of two separate lots. Although not part of the subject request, the applicant understands that a Tentative Parcel Map will be required to merge the two lots into one, prior to issuance of building permits for the construction of the proposed project (see Condition #8).

DEVELOPMENT PROPOSAL – DPA 882 AND CUP 756

Proposed Site Plan (Sheet A.1): According to the proposed site plan, a 2,496 sq. ft. convenience store will be built in the northwest corner of the subject site and a 3,458

sq. ft. fueling canopy along the central portion of the site. The development will occupy 29% of the subject site. The proposed convenience store will be oriented towards Telegraph Road and setback approximately 100 feet from the front property line and approximately 77.5 feet from the side property line along Alburis Avenue.

Parking (Sheet A.1):

The proposed development requires one parking space for every 250 sq. ft. of the retail establishment. The proposed convenience store is 2,496 sq. ft. and requires ten parking spaces, which is the parking proposed on the site plan. However, the applicant has requested a Modification Permit to allow for a temporary reduction in parking due to delivery of the fuel trucks, which will temporary eliminate five parking spaces.

Floor Plan (Sheet A2): The floor plan shows the 3,496 sq. ft. building divisible into customer area/retail, storage/utility room, walk-in coolers, restrooms and office space. There may be future potential to allow a fast food tenant to occupy a portion of this building; however, the applicant has not provided additional documentation of that potential floor plan.

Elevations (Sheet A3.1): The elevations indicate that the proposed convenience store will have a contemporary architectural design. The view of the building from the Telegraph Road will be the main focal point for the store. To provide additional architectural detail and visual interest to the building, the architect used glazing, variations in the building materials, and variations to the building height. It should be noted that consistent with other buildings and monument signs along Telegraph Road, the proposed building will also provide Honey Mountain ledge stone.

Landscaping: The applicant is proposing to incorporate new landscaping within the existing landscape to help soften the visual aspect from the intersection. The plans show that 1,557 sq. ft. of landscaping is provided, which is an increase of 165 sq. ft. of landscape from what currently provided. It should be noted that the applicant's proposal is less than the required 7,250 sq. ft. required by the Zoning Regulations and therefore, a Modification Permit is also part of the applicant's request.

Driveway: On-site circulation will be provided by three existing driveway approaches that range in width of 34 ft. and 38 ft. One existing driveway along Telegraph Road (closest to the corner) will be removed and replaced with landscaping.

Trash Enclosure: One trash enclosure will be constructed along the northeast property line. In addition, a propane tank enclosure will be located just west of the proposed trash enclosure.

Bike Racks: Bike racks are proposed east of the proposed convenience store.

MODIFICATION REQUEST – MOD 1242

The applicant is requesting a modification of property development standards to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburdis Avenue as required by the Santa Fe Springs Zoning Regulations.

Landscape:

In accordance with Section 155.260 (A) of the City's Zoning Regulations, the subject property shall be provided with a minimum of 7,250 sq. ft. of landscaping. Said landscape requirement is based on a requirement to provide 25 sq. ft. of landscaping for each foot of frontage. Since the site is a corner lot, the property fronts onto two streets. Both streets combined for a total of 290 lineal feet which equates to a requirement to provide 7,250 sq. ft. (290 x 25 sq. ft.) of landscaping. As shown, the proposed project will be deficient by 5,693 sq. ft. The applicant is, therefore, requesting approval of a Modification Permit (MOD 1242) to allow a reduction to the City's landscape requirements as set forth in Section 155.260 (A) of our zoning regulations.

Parking:

Per Section 155.480(C)(12) of the City's Zoning Regulations, the subject use of the retail component requires one parking space for every 250 sq. ft. of the retail establishment. The proposed convenience store is 2,496 sq. ft. and requires ten parking spaces, which is the parking proposed on the site plan. However, there is a temporary reduction in parking while deliveries occur. Fuel is delivered to the site approximately twice each week. The applicant states that scheduled fuel deliveries can be requested for a four hour window of time, but fuel terminal operations are not guaranteed the window and is frequently late with deliveries. The applicant states that the duration of the fuel delivery truck on site is approximately 20 minutes each trip. The temporary blockage of parking spaces is common to most fueling stations when fuel is being delivered. Potential deliveries related to convenience markets occur in the late night and/or early morning hours.

Setback:

According to Section 155.189, there is no side yard setback for a structure, unless it is adjoining an agricultural or residential zone, school or park or a dedicated street, in which case a side yard of not less than 30 feet shall be required. For this subject site, the side yard is abutting Alburdis Avenue and the applicant is proposing the fueling canopy to project 4'-2" into the required setback. The proposed encroachment is merely a projection and serves to protect customers from the elements during poor weather conditions.

COMMISSION'S CONSIDERATION

Development Plan Approval

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

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

Findings:

The proposed project is located within the ML-D, Limited Manufacturing Administrative and Research – Design, Zone. Pursuant to Section 155.180 of the Zoning Regulations “The purpose of the ML Zone is to provide an environment suitable for the establishment of administrative offices of business and industrial concerns, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park, and to provide for special needs housing in the form of emergency shelters. The restrictions and conditions applied to this zone shall be those designed to develop a park-like atmosphere which will be conducive to the erection of industrial buildings pleasing in appearance and which will harmonize with other surrounding land uses.” Pursuant to Section 155.345 of the Zoning Regulations “The purpose of the Design Zone shall be to promote the orderly harmonious development of areas of the community adjacent to the town center, parks, or other buildings or areas of special interest to the public, and to insure that the appearance of the areas surrounding such facilities shall be maintained at a high standard”.

The proposed development is consistent with the purpose of the ML-D Zone in the following manner:

1. The land is appropriate to support the proposed service station and convenience market uses based on its zoning, ML-D, Limited Manufacturing Administrative and Research – Design and its General Plan Land Use designation of Business Park.
2. Since the proposed development (a convenience store with a service station) is industrial, rather than residential or commercial in nature, the land is being preserved for industrial uses.
3. Because the project involves demolishing old buildings and construction of new structures, the assessed value of the property is likely to change, leading to an increase in property values for the subject property and likely neighboring properties.
4. The construction of a new service station and convenience store (with potential square footage to designate for a fast food tenant) building provides an

- opportunity to attract and encourage potential new businesses to the City.
- (B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

Findings:

The new development will represent a significant enhancement in the appearance of the subject site, which is currently improved with one convenience store with a service bay and a fueling canopy that were all constructed in mid 1960s.

Compared to the architecture for most of the surrounding buildings, the architectural elevations for the proposed building is contemporary and attractive in design. Elements used to achieve this look are: glazing, variations in the building materials, and variations to the building height. It should be noted that the building will be provided with Honey Mountain ledge stone and consistent with the theme along the Telegraph Road Corridor.

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

Findings:

The proposed buildings have been designed to serve as service stations, which use is allowed in the ML zones with a Conditional Use Permit. Furthermore, the design of the new building represents a higher quality architectural design (demonstrated by glazing, variations in the building materials, and variations to the building height). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Telegraph Road. Therefore, as designed, the new building is completely suitable for all of its intended uses, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Findings:

Consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. Although a majority of the landscaping has been provided along the front of the building for maximum value, the proposed landscape areas does not meet the minimum requirements set forth by the City's Zoning Regulations. Therefore, MOD Case No. 1242 has been submitted and

analyzed below to ensure that the proposed project meets the objectives of this chapter. The proposed trash enclosure has been strategically placed where it is potentially least visible and have the least impact on adjacent properties. And lastly, to encourage alternative transportation and also reduce trip generation related to the project, bike racks are provided for the development.

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

Findings:

The majority of the surrounding buildings were constructed decades ago, and as a result are not contemporary in design. Therefore, by design, the architecture of the proposed building intentionally does not harmonize with the architecture of the buildings in the general area. Rather than achieve harmony, it was staff's goal to obtain an attractive and contemporary building that would set the tone for future developments within the area.

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

Findings:

Pursuant to § 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general."

The proposed building replaces two existing structures (convenience store and fueling canopy) that were constructed approximately in 1964. Staff finds that the new contemporary industrial building is very attractive and thus will be an enhancement to the area. Staff believes that proper attention has been given to the location, size, and design of the building. This is evident in the project's general compliance with the Code.

Conditional Use Permit

As mentioned previously, Section 155.183(F) of the Zoning Regulations, states that service stations shall be allowed only after a valid conditional use permit has first been obtained. The original Conditional Use Permit (CUP No. 31) was issued November 23, 1964 to construct, operate and maintain a service station on the subject site. It also allowed for the incidental servicing of motor vehicles including tire repairs, battery charging, lubrication racks and sales of supplies related to the servicing of motor vehicles.

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

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

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

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

The subject site is located within the ML-D (Limited Manufacturing Administration and Research - Design) Zone and also has a General Plan land use designation of Business Park. The existing and proposed use are consistent with the current zoning and land use designation.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, Staff finds that the proposed service station use will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity.

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

The proposed use is the same use that has occupied the subject site since 1964; however, the proposed layout is different to allow for more convenience store square footage, removal of the service bays and additional pump stations that are oriented toward the access from Telegraph Road. The general appearance will be a significant upgrade from the current architectural design of the site.

Modification Permit

Pursuant to Section 155.695 of the Zoning Regulations, before any modification shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

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

The following tables show that the Planning Commission has granted similar reductions in parking, landscape, and setback reduction requests in the past. Granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

Table 1 – Recent Parking Reduction Approvals*

Case	Location	Approval Date
MOD 1241	9306 Sorensen Avenue	June 2014
MOD 1222	8201 Sorensen Avenue	November 2011
MOD 1144	13539 Freeway Drive	September 2003

*This request is only for a temporary reduction in parking that varied due to delivery of the fuel trucks.

Table 2 – Recent Landscape Reduction Approvals

Case	Location	Approval Date
MOD 1243	10200 Matern Place	June 2014
ZV 71	13630 Firestone Blvd.	May 2011
MOD 1230	13203 Telegraph Road	May 2012

Table 3 – Recent Setback Reduction Approvals

Case	Location	Approval Date
MOD 1246	11527 Buell Street	June 2014
MOD 1238	11344 Davenrich Street	July 2013
MOD 1234	10612 Longworth Avenue	January 2013

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

It would not be possible to adhere to the development standards. The existing lot is fairly small to develop a feasible service station and would significantly restrict the amount of fueling tanks to provide to customers. Currently, the site has four fueling stations that can service up to eight cars, but with the proposed development the site

will be able to house six fueling stations that service up to twelve cars. Also, the existing service station development does not abide by the development standards and the fueling canopy extends into the front yard setback. Therefore, the subject property cannot be used in a reasonable manner under the existing regulations.

Strict adherence to the Code, would potentially eliminate the convenience market, an element that is now required to make gas stations profitable given taxes and high oil prices.

3. *That the hardship involved is due to unusual or unique circumstances.*

Corner parcels have significantly more street frontage, thus requiring more landscape than interior lots. However, the proposed development is providing 165 sq. ft. more landscaping than what is currently provided.

A unique circumstance related to this project is that this subject site has been developed as a service station since 1964. The developer is attempting to continue the use, but also meet the current demands of the customers while also making positive improvements to the site.

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

The Planning Commission has granted similar modification requests in the past and the overall proposal would be a welcomed improvement on a main corridor in the City. Moreover, if required, the conditions set for in this proposal would ensure that the use will not be detrimental to the community. Based on these factors, Staff believes that the modifications, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in Sections 155.695, 155.716, 155.739 of the City Zoning Regulations for the granting of a Modification Permit, Conditional Use Permit and Development Plan Approval, respectively.

Staff, therefore, finds that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan, and is, therefore, recommending approval of CUP 756, DPA 882 and MOD 1242, subject to the conditions of approval as contained within the staff report.

STREETS AND HIGHWAYS

The subject site has frontage on Telegraph Road and Alburdis Avenue. Telegraph Road is designated as a "Major Highway" and Alburdis Avenue is a "local industrial street" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned ML-D (Limited Manufacturing Administration and Research - Design) with a General Plan Land Use designation of Business Park. The zoning, General Plan and land use of the surrounding properties are as follows:

Table 4 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	ML-D (Limited Manufacturing Administration and Research - Design)	Business Park	<u>Light Manufacturing</u> (9915 Alburdis Ave /Rev-Co Spring)
South	M-2 Heavy Manufacturing	Industrial	<u>Manufacturing & Packaging of Oil Products</u> (9313 John St/Valvoline, Inc.)
East	ML-D (Limited Manufacturing Administration and Research - Design)	Business Park	<u>Bank Facility</u> (11701 Telegraph Rd./Wells Fargo)
West	ML-D (Limited Manufacturing Administration and Research - Design)	Business Park	<u>Light Manufacturing</u> (11643 Telegraph Rd/Orthopedic Solutions)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval and Modification 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 July 31, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 31, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

To date, staff has not received any correspondence from the surrounding property owners that received the notice nor has anyone called or came to the counter upon viewing the posted noticed mentioned above.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

The project involves the construction of a 2,496 sq. ft. convenience store and a 3,458 sq. ft. fueling canopy. The proposed project is consistent with the general plan; the project site is less than 5-acres; the project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. In fact, the proposed development will be an enhancement to the property and surrounding properties.

For the reasons mentioned, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. In the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan or modification requests based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:****(Contact: Robert Garcia ext. 7545)**

1. That the owner shall pay a flat fee of \$24,727.00 to reconstruct/resurface the existing street frontage to centerlines for Alburdis Avenue and Telegraph Road.
2. That the owner shall design and construct new full width sidewalk along Telegraph Road and Alburdis Avenue. The owner shall also remove the southerly most driveway approach on Alburdis Avenue and replace with new full width sidewalk and new curb & gutter per City Standard.
3. 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.
4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Alburdis Avenue. Storm drain plans shall be approved by the City Engineer.
5. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
6. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
7. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

8. The owner shall produce and submit a New Parcel map for approval, showing the consolidation of the two parcels into one single parcel.
9. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
10. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
11. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
12. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
13. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
14. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
15. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
16. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
17. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with

current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION):
(Contact: Tom Hall 562-868-0511 x3715)

18. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
19. 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.
20. 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.

POLICE SERVICES DEPARTMENT:
(Contact: Margarita Munoz at 562-409-1850 x3319)

21. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
22. That the owner/developer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

23. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
24. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
25. That the owner/developer shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications.
26. That the owner/developer shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868-0511 x7309)**

27. 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.
28. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Kristi Rojas at 562-868-0511 x7451)

29. The delivery trucks used for food products and/or fuel shall be limited to the hours that least impact visitors on-site. Prior to operation, the owner/applicant shall submit to the Planning Department a tentative delivery schedule for approval.
30. The dispensing of diesel fuel shall not be permitted.
31. That all stone veneer used in the project shall be El Dorado "honey mountain ledge stone."
32. That the proposed fuel tank risers and tank canisters shall be located as close to the west property line as possible.
33. That the propane tank shall not extend beyond the 6' high wall enclosure.
34. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
35. 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.
36. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
37. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 1. A roof plan showing the location of all roof-mounted equipment;

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

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

38. That the Owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
39. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
40. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
41. 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, Director of Police Services and the Fire Marshall.
42. 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.

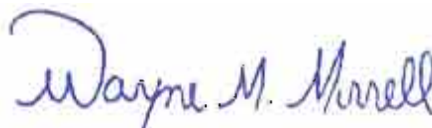
43. That the Department of Planning shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
44. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (Calculations are subject to change)
45. That the service station 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.
46. That the owner shall not allow vehicles, trucks and/or truck tractors to queue on Telegraph Road and Alburdis Avenue, use street(s) as a staging area, or to back up onto the street from the subject property.
47. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
48. That approved address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
49. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has

investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
3. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
4. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

50. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning 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.
51. 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.
52. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
53. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. **Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.**
54. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

55. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning.
56. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
57. That CUP Case No. 756 shall be valid for a period of one (1) year, until August 11, 2015. Approximately three (3) months before August 11, 2015, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
58. That the owner, Santa Fe Energy, LLC., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA or MOD, 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.
59. 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.



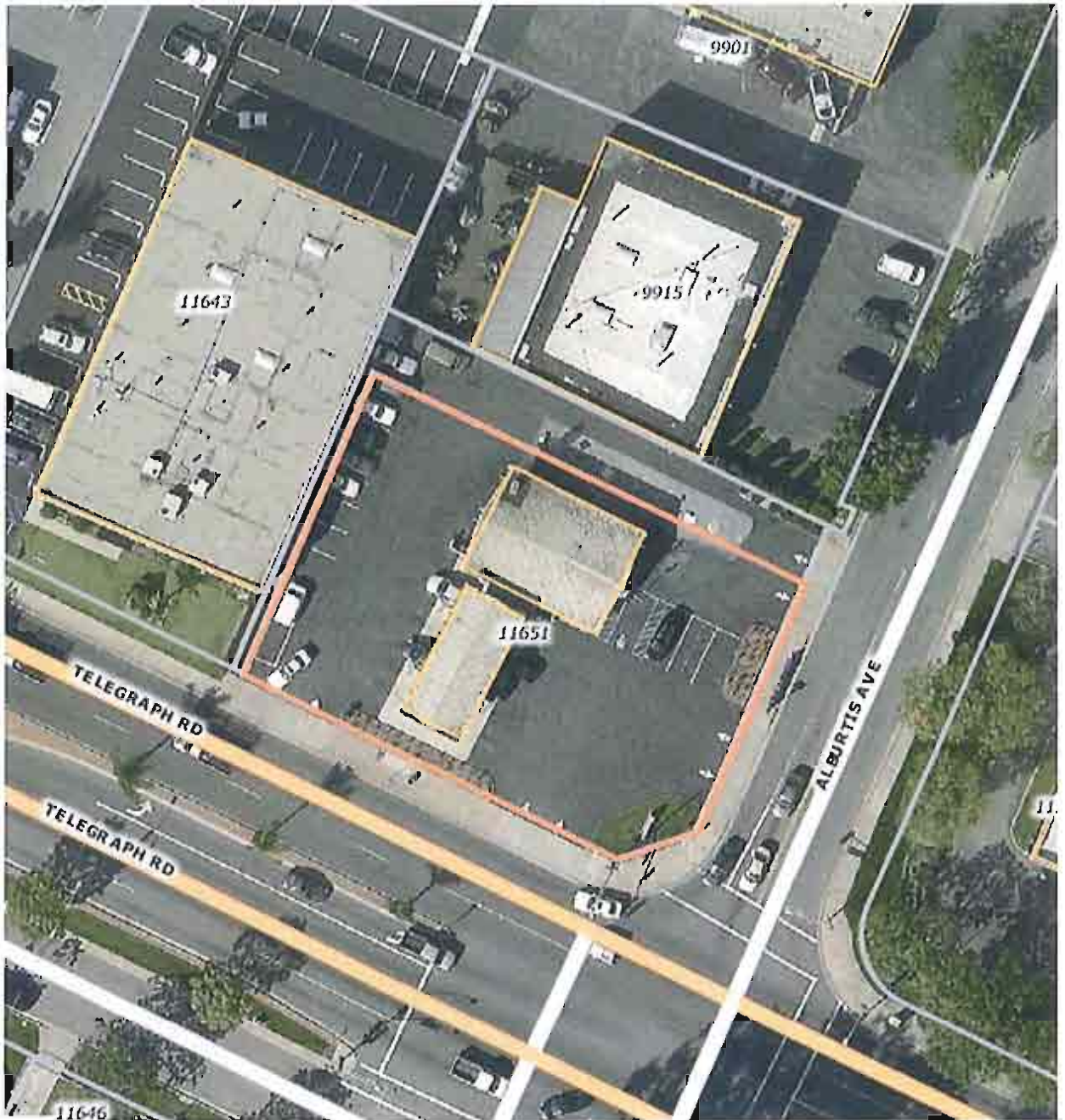
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photo
2. Site Photos
3. Proposed Site Plan (A1)
4. Floor Plan (A2)
5. Elevations (A3)
6. Site Details (A4)
7. Canopy Elevations (C1.1)
8. Color Samples

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Aerial Photo



Site Photos



1 – VIEW OF SITE FROM THE SOUTHWEST



2 – VIEW OF SITE FROM SOUTHEAST

Site Photos (Cont.)

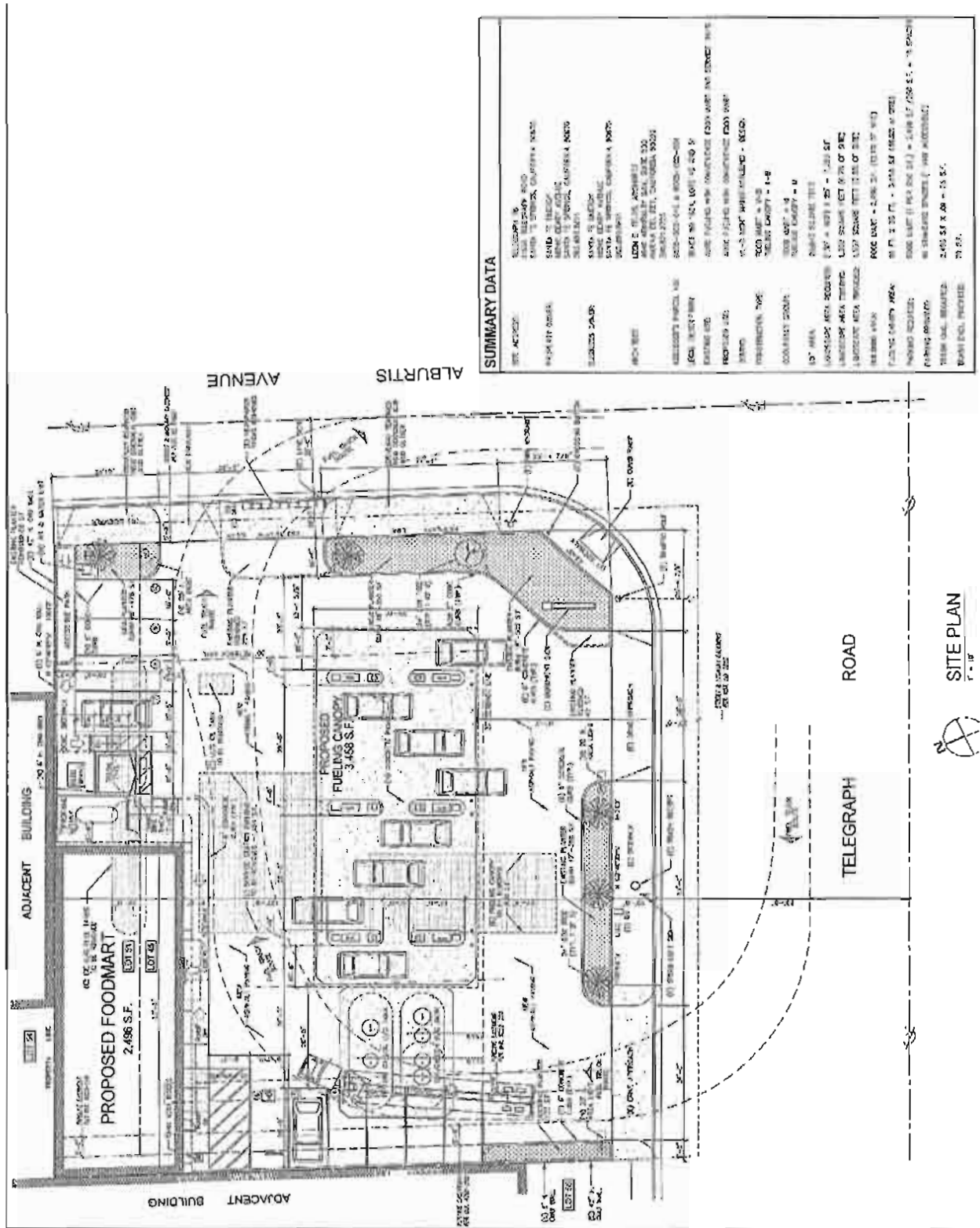


3- VIEW FROM SITE TO THE WEST



4 - VIEW FROM SITE TO THE SOUTH

Proposed Site Plan

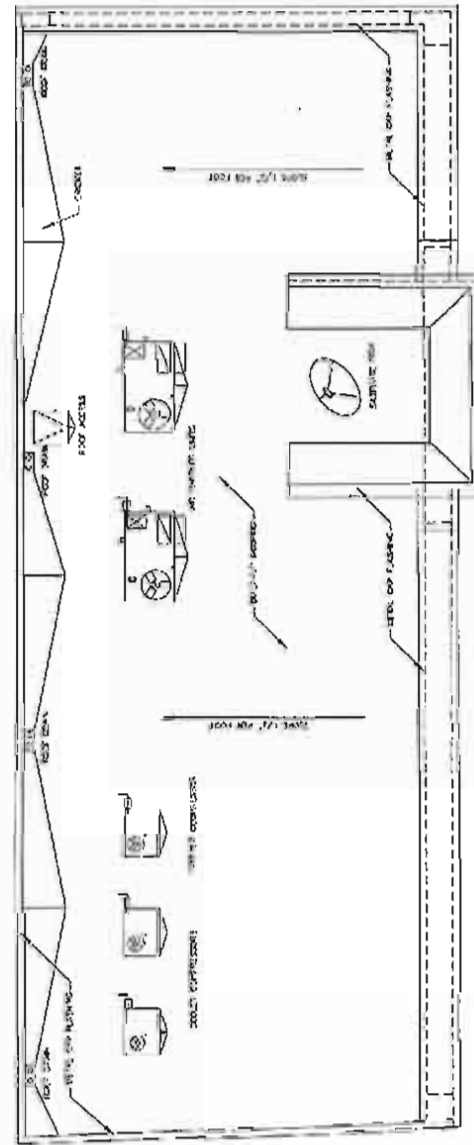
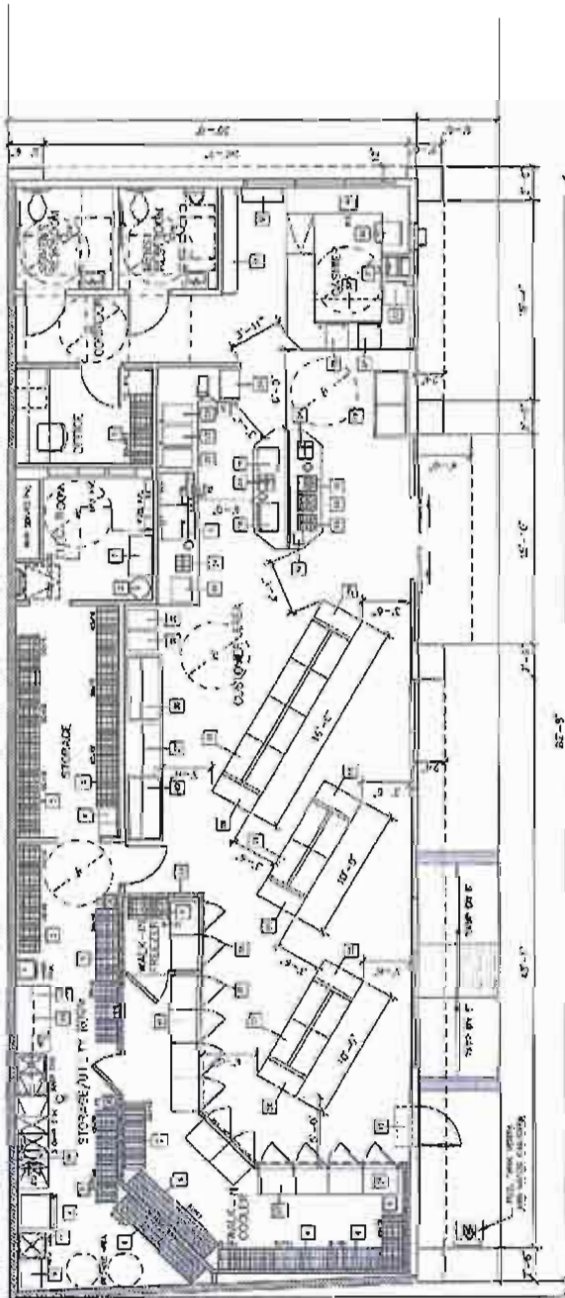


SUMMARY DATA	
LOT AREA	100,000 S.F. (2.28 AC)
LOT 51 AREA	120' x 120' = 14,400 S.F.
LOT 49 AREA	120' x 120' = 14,400 S.F.
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LOT 93 AREA	120' x 120' = 14,400 S.F.
LOT 94 AREA	120' x 120' = 14,400 S.F.
LOT 95 AREA	120' x 120' = 14,400 S.F.
LOT 96 AREA	120' x 120' = 14,400 S.F.
LOT 97 AREA	120' x 120' = 14,400 S.F.
LOT 98 AREA	120' x 120' = 14,400 S.F.
LOT 99 AREA	120' x 120' = 14,400 S.F.
LOT 100 AREA	120' x 120' = 14,400 S.F.

SITE PLAN
1" = 10'

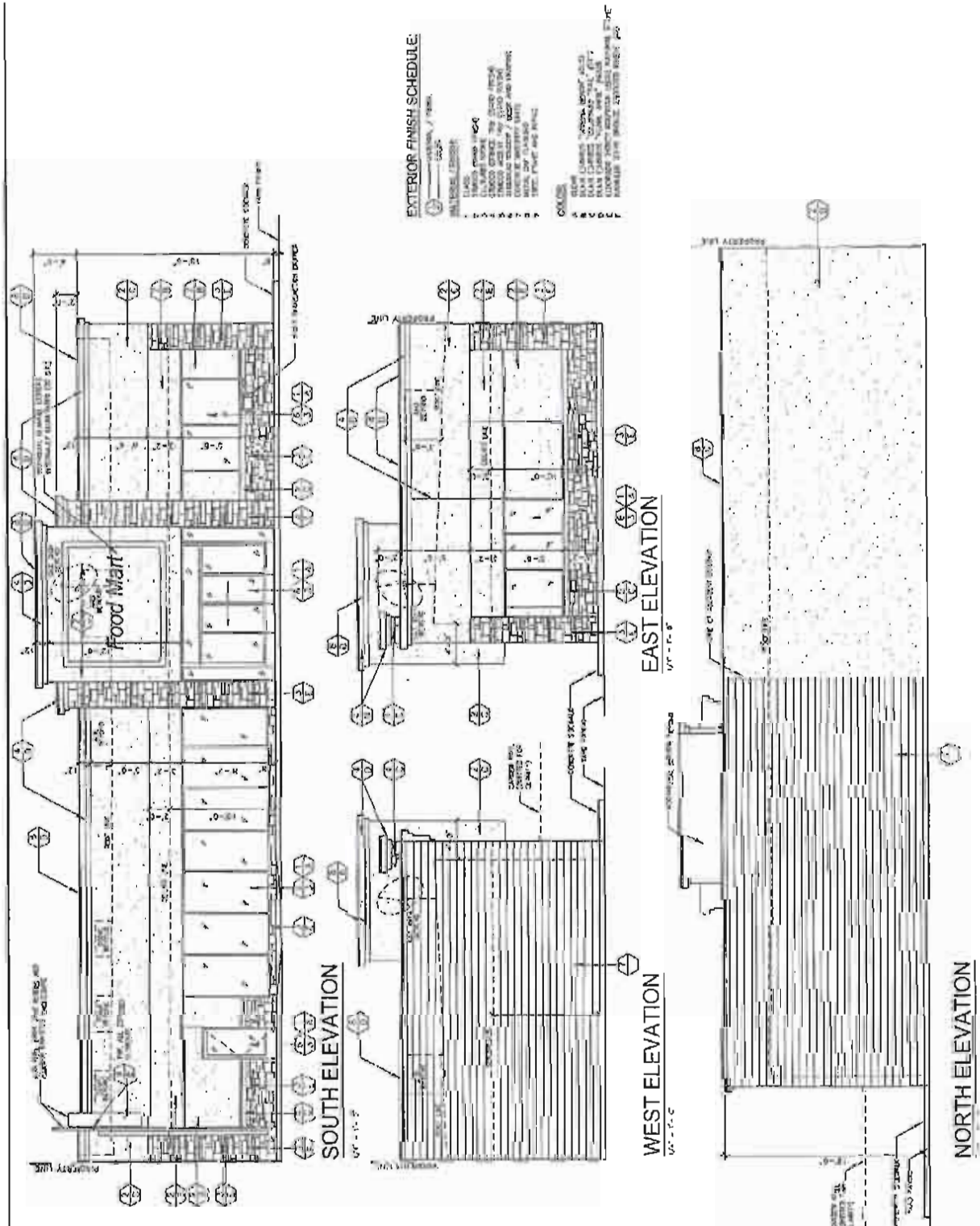
Proposed Floor Plan

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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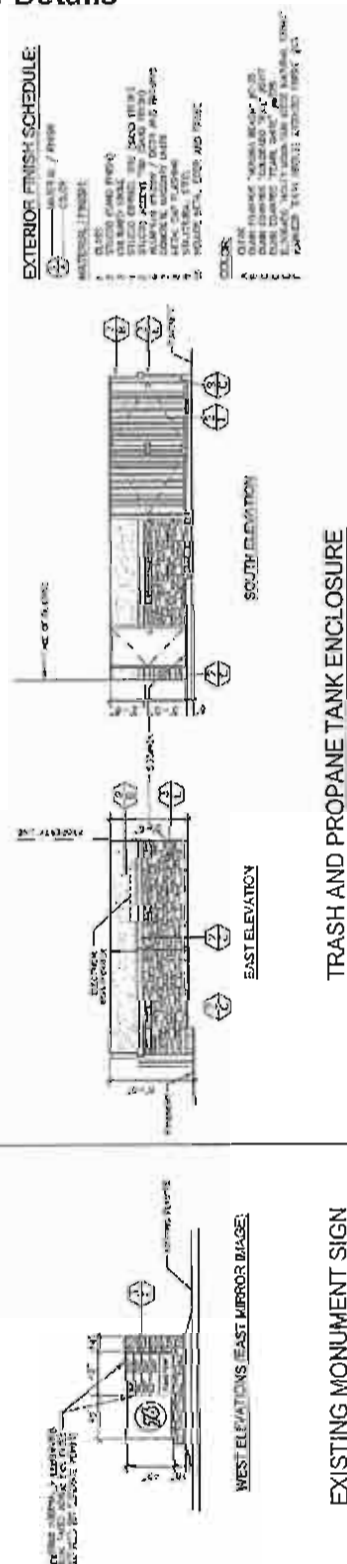
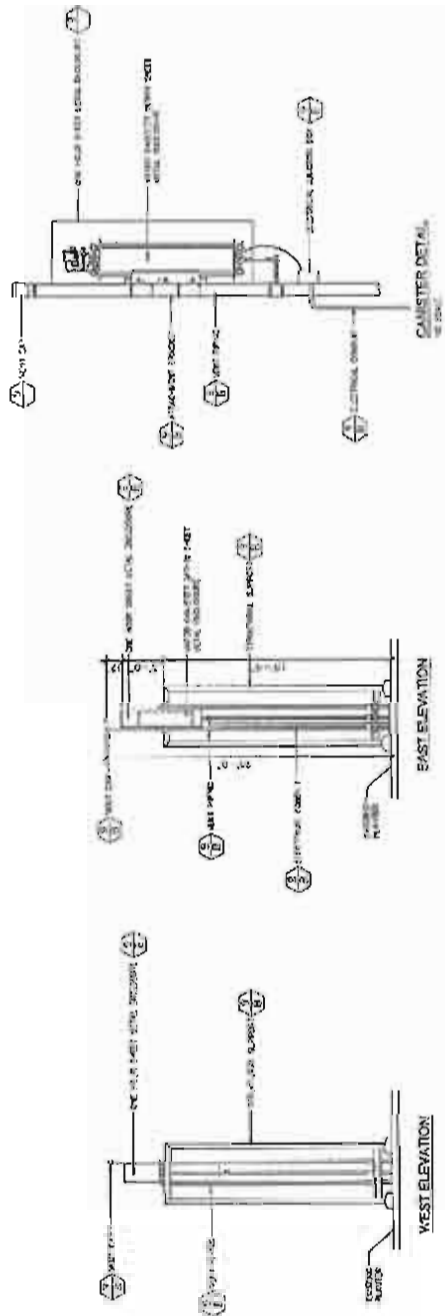


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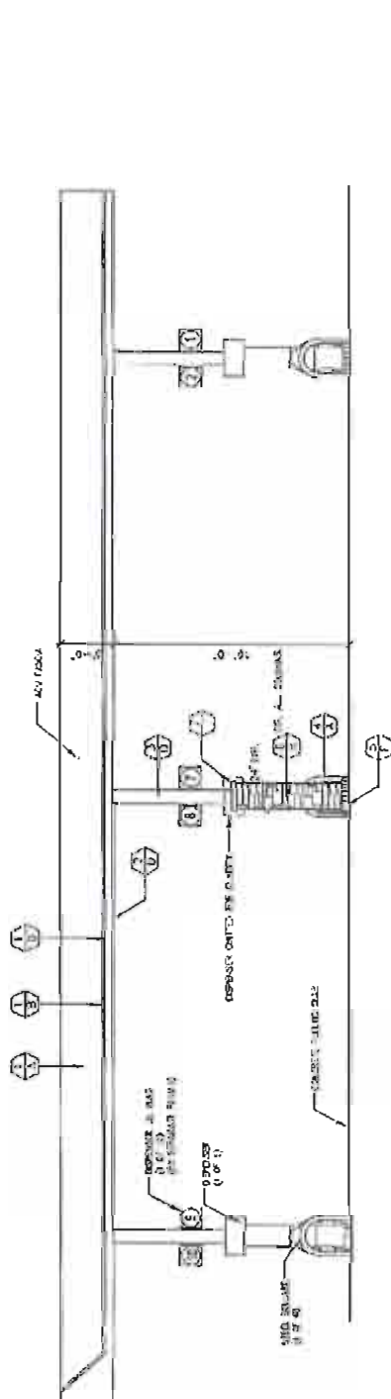
Proposed Elevations



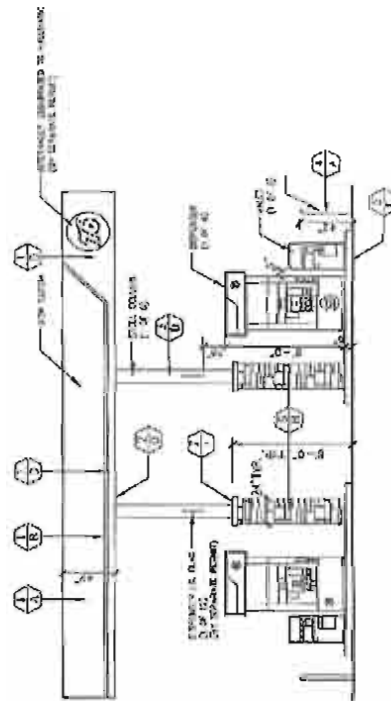
Proposed Site Details



Proposed Canopy Elevations



SOUTH CANOPY ELEVATION
(NORTH ELEVATION SIMILAR)
 1/2" = 1'-0"



WEST CANOPY ELEVATION
(EAST ELEVATION SIMILAR)
 1/2" = 1'-0"

EXTERIOR FINISH SCHEDULE:

1/2" = 1'-0"

MATERIAL / FINISH

- 1 ACU FASCI
- 2 20 GA. SHEET METAL SATTIT
- 3 STEEL CH. 2A. STEEL COLUMN
- 4 STEEL ROLLERS
- 5 CONCRETE ISLAND STEEL FORM
- 6 CULTURED STONE
- 7 STUCCO (S&G) (1/2")

COLOR:

- A JAMES BLAIR "MADE RED"
- B JAMES BLAIR "MADE SLATE"
- C JAMES BLAIR "MADE BLUE"
- D JAMES BLAIR "MADE WHITE"
- E JAMES BLAIR "MADE GREY"
- F JAMES BLAIR "MADE TAN"
- G JAMES BLAIR "MADE BROWN"
- H JAMES BLAIR "MADE BLACK"
- I JAMES BLAIR "MADE NATURAL STONE"

Color Samples

Oasis Image



EXTERIOR COLOR OPTIONS



OASIS RED



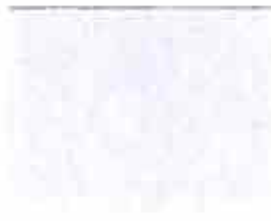
OASIS WHITE



OASIS SILVER



OASIS BLUE



OASIS LIGHT GRAY



OASIS DARK GRAY

INTERIOR COLOR OPTIONS

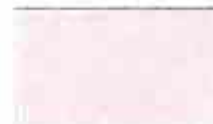


OASIS LIGHT GRAY



OASIS WHITE

BUILDING FASCIA COLOR OPTIONS (Image exception required)



PUEBLO TAN

*SANTA FE BROWN
ACCENT STRIPE

DIESEL ISLAND COLUMNS & CURBS BOLLARDS/SAFETY POLES (OPTIONAL FOR FUEL ISLAND CURBS)



CHARCOAL



BLACK

ACTUAL PAINT COLORS MAY VARY DUE TO AGE AND HEAT.
SEE REVERSE SIDE FOR MORE INFORMATION.

Optional - *Santa Fe Brown Accent Strips can be used with Pueblo Tan



PUBLIC HEARING

Conditional Use Permit Case No. 757

A request for approval to allow the establishment, operation and maintenance of a temporary wireless telecommunications facility and related equipment on property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (Coastal Business Group for AT&T Mobility)

Modification Permit Case No. 1245

A request to allow the proposed temporary wireless facility to be designed in a manner that is deem not stealth, as per required by the Wireless Telecommunication Antennas Guidelines.

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 (CUP) Case No. 757 and Modification Permit (MOD) Case No. 1245, and thereafter, close the Public Hearing.
2. Find that the proposed wireless telecommunications facility 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. Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
4. Find that the proposed temporary wireless telecommunications facility meets the criteria for "In-Fill Development Projects", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is a categorically-exempt project, pursuant to Section 15332 – Class 32 of CEQA; consequently, no other environmental documents are required by law.
5. Approve CUP No. 757 and MOD Case No. 1245, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located at 10821 Orr and Day Road (APN: 8017-001-038), in the C-4 (Community Commercial) Zone. This is the southwest corner of Orr and Day Road and Florence Avenue. This commercial center is in the process of being demolished due to the expansion of the I-5 Freeway. As a result, the existing wireless facility will be removed. In April of 1995, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 517, to allow the construction of a 70 feet high telecommunications antennae clock tower structure and related improvements on the subject property.

DESCRIPTION OF REQUEST

The applicant is requesting approval of the subject CUP to allow construction of a 65 feet high temporary wireless facility. The proposed facility will be located approximately 21 feet away from the front property line along Orr and Day Road. It should be noted that the proposed facility will be approximately 98 feet away from the nearest residential property.

The proposed temporary telecommunications facility will be a monopole design which is not consistent with the stealth and setback requirements set forth in the City's Wireless Telecommunication Antennas Guidelines. According to the Guidelines, wireless facilities that cannot comply with the stealth design shall not be located within 300 feet of a public street. It should be noted, however, that the applicant intends to build a permanent wireless facility at a later date when the freeway expansion is complete. Staff has informed the applicant that only a stealth design would be supported by Staff for said permanent wireless facility. Staff has obtained a copy of the lease agreement between Cal Trans and AT&T to ensure that it is limited to two years.

DETAILS OF PROPOSED USE

Antennas

- *Panel antennas* - AT&T is proposing to locate twelve 8-foot panel antennas configured in of three sectors. Each sector will include four antennas (measuring 12"W x 8"D x 96"H) and will be mounted approximately 61'-0" above the ground (to centerline of antenna). Additionally, twenty four RRUs (8 per sector) will be mounted directly behind each panel antenna;
- *Dish antennas* - AT&T is proposing to locate one microwave dish measuring 24" in diameter. It will be installed approximately 52'-0" above the ground; and
- *GPS antenna* - AT&T is proposing to locate one GPS antenna directly on one of the proposed equipment cabinets.

Equipment

The leasing area for the proposed facility will be 18' x 24' (approx. 414 square feet). The leasing area includes the monopole and equipment area. Specifically, AT&T is proposed to install four Purcell cabinets and an Alpha cabinet. Additionally, the equipment area will house an AT&T cam lock, PPC Panel, and AT&T fiber cabinet.

It should be noted that the proposed equipment and monopole will be located within the lease area and will be provided with a 6' high chain link fence with slats around the perimeter.

Vehicular Access Route

Access to the AT&T lease area will be from the existing driveway off Orr & Day Road. Said access is labeled on the provided plans as a 12' non-exclusive access route.

STREETS AND HIGHWAYS

The subject property is located on the southwest corner of Orr & Day Road and Florence Avenue. Both Orr & Day Road and Florence Avenue are classified as Major Arterials within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned C-4 (Community Commercial). The property also has a General Plan Land Use designation of Commercial.

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	R-1 Single Family Residential	Single Family Residential	Residential Parcels
South	C-4 Community Commercial	Commercial	Soon-to-be Demolished Shopping Center
East	R-1 Single Family Residential	Single Family Residential	Residential Parcels
West	I-5 Freeway – City of Nonwalk (Residential)	I-5 Freeway	Freeway

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

The project entails the installation and operation of a new telecommunications facility which helps fill a temporary coverage void in the area that will be left by the removal of the existing cell site that has been displaced by the I-5 Freeway expansion project. Additionally, AT&T has provided the city with data to support that the proposed project will comply with Federal Communications Commission's RF exposure rules and therefore would not result in any significant risks with respect to human exposure to radio frequency fields emitted by the proposed telecommunications facility.

For the reasons mentioned, staff believes the project would not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

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 July 31, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on July 31, 2014, and published in a newspaper of general circulation (Whittier Daily News) August 1, 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.

ZONING CODE REQUIREMENT

In accordance with Section 155.243 (J)(22) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any radio transmitter towers higher than 50 feet above the ground level when property is located within the M-2 (Heavy Manufacturing) Zone.

Section 155.243 (J)(22)**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:

(J) Also the following:

(22) Radio transmitter towers higher than 50 feet above ground level.

The applicant is, therefore, seeking approval of the subject CUP, to allow the establishment, operation and maintenance of a 65' high temporary wireless telecommunications facility on the subject property. It should be noted, however, that since the proposed temporary wireless facility is designed in a manner that is deem not stealth, as required in the Wireless Telecommunication Antennas Guidelines, approval of a Modification Permit is also required for the proposed project.

COMMISSION'S CONSIDERATIONS**Conditional Use Permit**

As mentioned previously, in accordance with Section 155.243 (H)(6) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any radio transmitter towers higher than 50 feet above the ground level when property is located within the M-2 (Heavy Manufacturing) Zone.

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 wireless telecommunications facility 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:

- Although the proposed 65-foot high mono-pole and related equipment is setback approximately 21 feet from Orr and Day Boulevard, the proposed structure is temporary and will only be in this location and design for two years.
- The radio frequency emissions emitted by the proposed facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions. At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells.
- The telecommunication facility will be unmanned, thus it will not generate additional vehicular traffic above the occasional visit from the maintenance crew. The majority of any potential vehicular traffic will be a result of the I-5 Freeway Expansion.

2. **That the proposed wireless telecommunications facility 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 65-foot high mono-pole and related equipment will not be stealth; therefore, the general appearance of the community will be impacted. However, this structure is solely temporary and will be removed within two years.
- The AT&T lease area will be screened with a six foot tall chain link fence with slats to help screen from public view.
- The applicant has been informed that permanent structure proposed would need to be a stealth design.

Modification Permit

In accordance with Section 155.695 of the City's Zoning Regulations, a Modification Permit request by an applicant in non-residential zones may be granted by the Planning Commission if the applicant shows the following conditions apply:

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

The Planning Commission would not be granting special privileges to the applicant to allow the installation of a non-stealth wireless facility to be constructed because the proposal is a result of the I-5 Freeway expansion. The temporary wireless facility will only be located and designed in this manner for a maximum of two years. As agreed upon with staff, the applicant will remove the structure after the two years and service will be moved into a permanent structure that will meet the Wireless Telecommunication Antennas Guidelines.

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

The on-site commercial building has already been demolished and the larger commercial building located southwest of the site will soon be demolished to allow for the I-5 Freeway expansion. Both sites will be used by Caltrans' equipment and staging for the expansion. Given the impact of the freeway expansion and the planned equipment and staging area to be used by Caltrans, it is not possible to locate a wireless facility to meet the 300 foot setback requirement. Moreover, it simply is not feasible to provide a stealth design that would eventually need to be re-located once the freeway expansion is complete.

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

The unique circumstance related to this project is the I-5 Freeway Expansion that causes the demolition of the existing stealth wireless tower and the need for a temporary wireless structure.

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

The temporary wireless facility will only be located and designed in the non-stealth manner for a maximum of two years. Therefore, if the modification is granted the structure will not be a permanent detriment to the community and surrounding neighborhood. Given the impact of the freeway expansion and the planned equipment and staging area to be used by Caltrans, it is not possible to locate a wireless facility to meet the 300 foot setback requirement. Moreover, it simply is not feasible to provide a stealth design that would eventually need to be re-located once the freeway expansion is complete.

STAFF REMARKS

For the reasons stated within the report, staff finds that if the proposed wireless telecommunications facility 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 of the proposed temporary wireless telecommunication facility with the understanding that said approval would be for a maximum time period of two (2) years and subject to the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo at 562-409-1850)

2. That the proposed wireless facility, equipment cabinets, and fencing shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight.

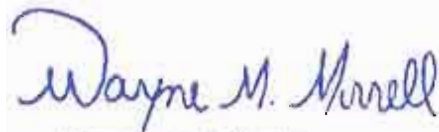
PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Kristi Rojas at 562-868-0511 x7451)

3. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
4. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
5. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
6. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of

the results above have occurred, the Commission may modify or revoke the use permit.

7. That the temporary wireless telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
8. 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.
9. That the applicant, AT&T, 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.
10. 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.
11. That the temporary wireless facility, equipment and screening shall be removed within two years of the approval date.

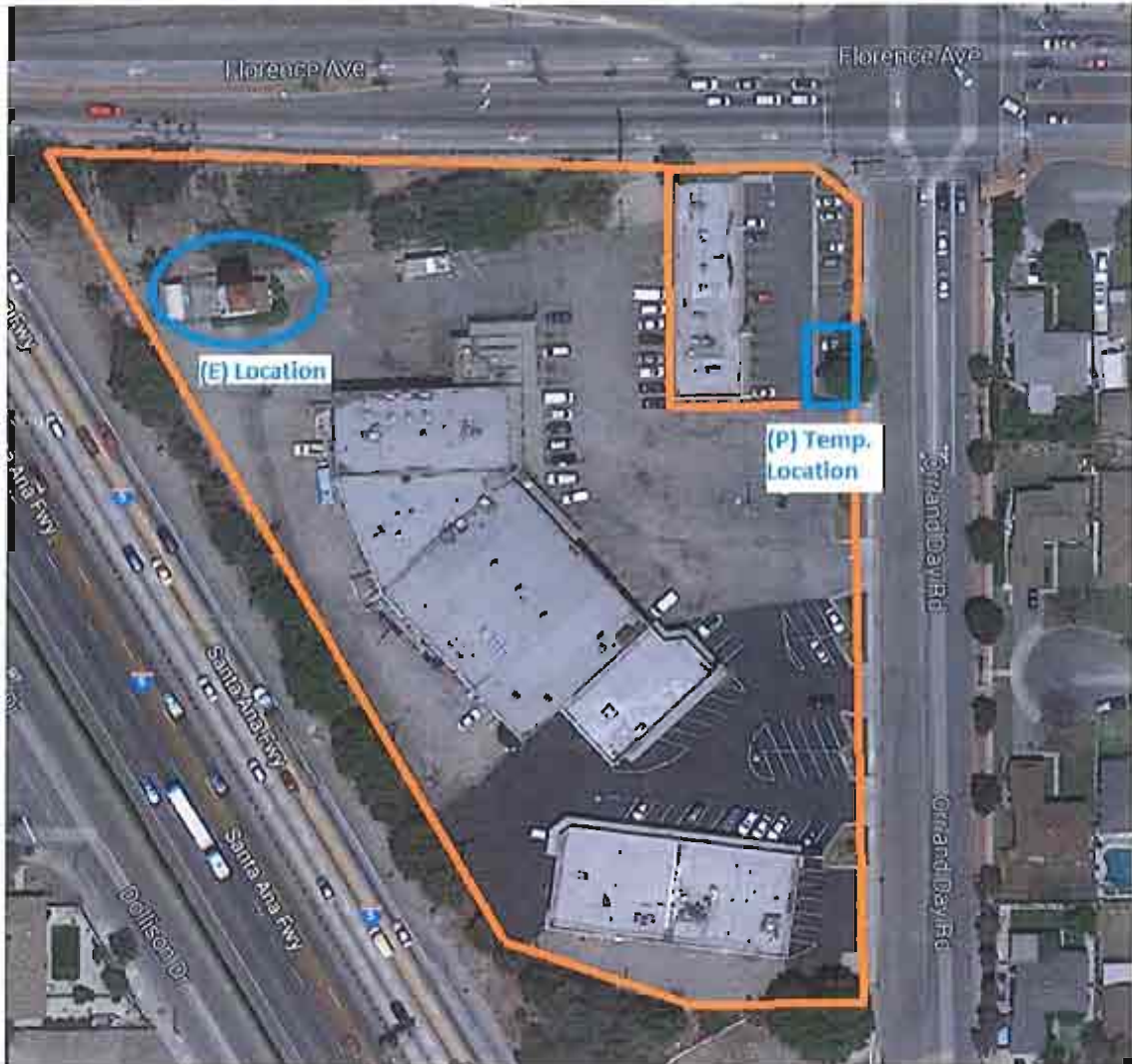


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Caltrans Overall Site Plan (Existing)
4. Caltrans Overall Site Plan (Proposed)
5. Elevations
6. CUP Application
7. MOD Application
8. Letter from AT&T Mobility – RF Safety Compliance

AERIAL PHOTOGRAPH



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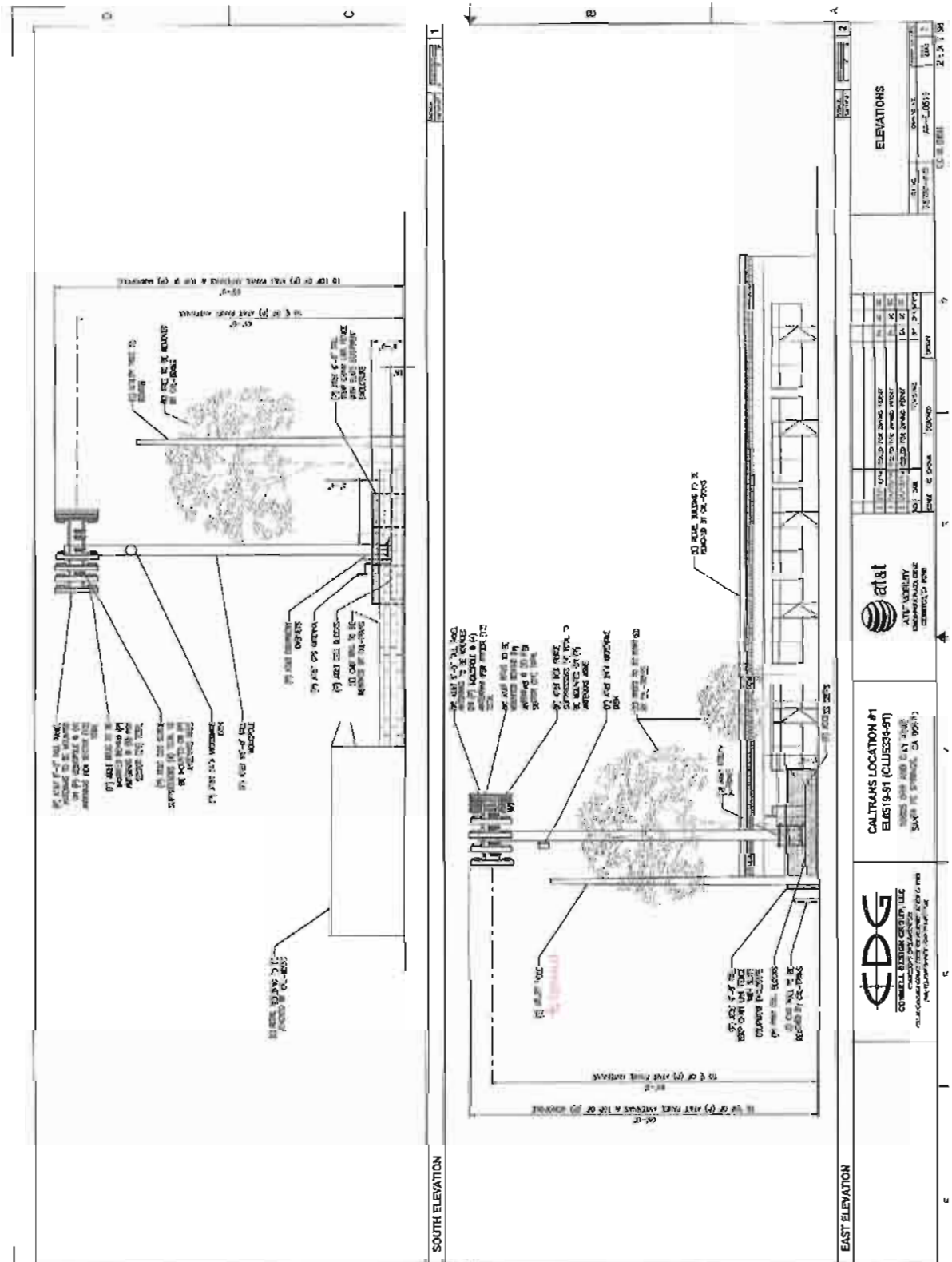
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ELEVATIONS



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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): 10805 Orr and Day Road, Santa Fe Springs, CA 906470

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) Abbreviated Description- Sec 1 Twn 3S RNG 12W M R 32-18*
POR of SE 1/4 of SW 1/4 of SW 1/4 of Sec 1 T 3S R 12W
City/Muni/Twp: Region/Cluster: 27/27/27

Record Owner of the property: California Department of Transportation
Name: Representative- Jim S. Li Phone No: 213-897-0530
Mailing Address: 100 S Main Street, Los Angeles Date of Purchase: 10/31/13
Fax No: _____ E-mail: Jimmy-li@Dot.ca.gov
Is this application being filed by the Record Owner? No- AT&T
(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: Rep. Brittany Pell-
Name: AT&T Mobility Phone No: (949)-336-1550
Mailing Address: 12900 Park Plaza Drive, Cerritos, CA 90703
Fax No: 949-336-6665 E-mail: BPell@CoastalBusinessGroup.net
Describe any easements, covenants or deed restrictions controlling the use of the property: An encroachment permit will be obtained by AT&T from the California Department of Transportation to construct a wireless facility on the subject 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):
AT&T Mobility is proposing to construct and operate an unmanned telecommunications facility on the subject property. The proposed facility will be a 65' temporary site. All equipment and utilities will be above ground; non-penetration.

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.)



Justification Statement

Proposed AT&T Mobility Wireless Facility
EL0519-91 Temp Site
10805 Orr and Day Road, Santa Fe Springs
APN: 8017-001-03S

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

The proposed location is essential to AT&T's network because AT&T has an existing site located approximately 300 feet from the proposed location that must be demolished due to the Cal Trans I-5 freeway expansion. If AT&T's existing site is demolished without a temporary site to replace the existing site, AT&T would have a gap in coverage. This means AT&T would not be servicing the area surrounding the site's proposed location.

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

The proposed temporary site will not be detrimental to the persons and properties in the vicinity, nor to the welfare of the community in general, the temporary site will instead benefit the community by providing every day communication as well as in emergency situations.

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?

AT&T ensures they will design their temporary site to comply with all standards and code set forth by the City of Santa Fe Springs. The proposed project will be outdoor equipment; therefore there will not be any harmful noises (outdoor equipment does not require an Air Conditioning unit). There will not be any dust, odors or other undesirable features; this site is designed in a way that is non-invasive and is all above ground; no ground penetration.

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

The proposed project will not become a hindrance to quality development or redevelopment of adjoining properties because the proposed project will only be a temporary facility. Due to the I-5 freeway expansion, Cal Trans has forced AT&T to relocate their existing wireless facility. Cal Trans must demolish the existing buildings on the property, complete the I-5 expansion, then will allow AT&T to construct a permanent site in a more suitable location.

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.

The proposed project is an unmanned telecommunications temporary facility. There will not be any imposition on traffic as there will be minimal visits to the proposed project. The only human occupancy of

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CUP APPLICATION (Cont.)**Justification Statement (Cont.)**

Proposed AT&T Mobility Wireless Facility
EL0519-91 Temp Site
10805 Orr and Day Road, Santa Fe Springs
APN: 8017-001-035

the site will be if and when AT&T is servicing the facility for any maintenance that needs to be made to the site's equipment or antennas. The site itself, although near the street, will not cause any hazards to pedestrians or drivers.

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

The operator of the requested conditional use permit will be AT&T Mobility (someone other than the property owner). AT&T Mobility's address is- 12900 Park Plaza Drive, Cerritos, CA 90703.

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): CALIFORNIA DEPARTMENT OF TRANSPORTATION
 Mailing Address: 100 S. MAIN STREET, LOS ANGELES CA 90012 ATTENTION: 4007
 Phone No: (213) 897-8330
 Fax No: _____ E-mail: JIMMY.LI@DOT.CA.GOV
 Signature: [Signature] (JIMMY L. LI)
 Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, JIMMY L. LI, 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: [Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

On 12/20/2012 before me, Dalia Marie Jaramillo,
 Personally appeared Jimmy L. Li,
 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

[Signature]
 Notary Public



FOR DEPARTMENT USE ONLY

CASE NO: _____
 DATE FILED: _____
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

MOD APPLICATION

City of Santa Fe Springs
Application for
MODIFICATION PERMIT (MOD)

The Undersigned hereby petitions for a Modification of one or more properly development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 10805 Orr & Day Road, Santa Fe Springs.
Nearest Intersection- Orr & Day Road & Florence Avenue

Legal description of property: Abbreviated Description- Sec 1 Twn 3S RNG 12W MB 32-18*
POR of SE 1/4 of SW 1/4 of SW 1/4 of Sec 1 T 3S R 12W
City/Muni/Twp: Region/Cluster: 27/27/27

Record Owner of Property: California Department of Transportation
Name: Representative- Jim S. Li Phone No: 213-897-0530
Mailing Address: 100 S. Main Street, Los Angeles

Fax No: _____ E-mail: timmy-li@Dnt.ca.gov

The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____
AT&T Mobility (lessee) is leasing a portion of the property from Cal Trans to construct a wireless facility.

Describe the modification requested: AT&T Mobility is proposing to construct and operate an unmanned telecommunications facility on the subject property. The proposed facility will be 65' in height. All equipment and utilities will be above ground; non-penetration. The facility will not be stealthed in accordance with the City of Santa Fe Spring wireless guidelines due to the facility being a temporary wireless facility.

NOTE

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"

MOD APPLICATION (Cont.)**Mod Permit- Justification Statement**

Proposed AT&T Mobility Wireless Facility
 EL0519-91 Temp Site
 10805 Orr and Day Road, Santa Fe Springs
 APN: 8017-001-035

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations. The proposed project is a temporary wireless facility to service AT&T customers. Due to the interstate 5-freeway expansion, AT&T Mobility's existing wireless facility must be decommissioned and relocated. The Department of Transportation has notified AT&T the site must be relocated as soon as possible. Cal Trans will need to demolish the existing buildings including AT&T's existing site, therefore while Cal Trans is constructing the interstate 5-freeway expansion, AT&T's wireless facility must be relocated. Once Cal Trans has completed this portion of the freeway expansion, AT&T will construct a new wireless facility adjacent to the freeway. The subject temporary wireless facility will not meet the City of Santa Fe Springs' wireless guidelines- Section A.3. "a wireless telecommunication antenna should not be located within a residential or commercial area of the City unless the antenna structure can be aesthetically integrated with the surrounding environment" or Section B. "Wireless telecommunication antennas or similar structures over fifty (50) feet in height that cannot comply with Section A shall comply with the following condition: Wireless telecommunication antennas structures shall not be located within 300 feet of a public street." The proposed wireless facility will not be able to meet the City of Santa Fe Springs wireless guidelines for the following reasons: this is a temporary wireless facility, due to the time constraints on the relocation of the existing facility to the temporary facility a fully stealthed site is not possible, financially it is not feasible to stealth a temporary site, Cal Trans has not determined the location of the permanent site for AT&T, and the selected location was chosen so AT&T's site would not interfere with the freeway expansion construction.

4. Explain the unusual or unique circumstances involved with the subject property, which would cause hardship if compliance with the existing regulations were required.

The proposed location is essential to AT&T's network because AT&T has an existing site located approximately 300 feet from the proposed location that must be demolished due to the Cal Trans I-5 freeway expansion. If AT&T's existing site is demolished without a temporary site to replace the existing site, AT&T would have a gap in coverage. This means AT&T would not be servicing the area surrounding the site's proposed location. This is a very unique circumstance, as Cal Trans needs the existing wireless facility to temporarily be relocated while the freeway expansion is built, and then Cal Trans will provide a permanent location for AT&T. The following hardships would be caused if AT&T complied with the existing regulations: time restraints on the relocation of the existing wireless facility to the temporary location, Cal Trans has not provided a permanent location for AT&T to relocate, AT&T must locate the temporary site in the selected location so that AT&T's site would not interfere with the staging and construct of the freeway expansion.

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MOD APPLICATION (Cont.)**Mod Permit- Justification Statement**

Proposed AT&T Mobility Wireless Facility
EL0519-91 Temp Site
10805 Orr and Day Road, Santa Fe Springs
APN: 8017-001-035

5. Explain how the approval of the requested modification would not grant special privileges, which are not enjoyed by other property owners in the area.

The granting of the requested modification would ensure the surrounding property owners in the area cellular coverage. Many people depend on their cell phone, and AT&T's cellular network for phone and data usage. Especially in emergency situations, the surrounding property owners would not only enjoy the use of the wireless facility, but also it could save lives.

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

The proposed wireless facility/requested modification will not be detrimental to other persons or properties in the area, nor the public welfare in general instead it will benefit the community by providing every day communication as well as in emergency situations.

LETTER FROM AT&T MOBILITY – RF SAFETY COMPLIANCE



1/14/14

EL0519- CALTRANS LOCATION #1
10821 ORR AND DAY ROAD
SANTA FE SPRINGS, CA 90670

Purpose

This letter provides an overview of the Federal Communications Commission's (FCC) rules governing permissible exposure levels to radiofrequency (RF) emissions at FCC-licensed facilities and attests to AT&T Mobility's commitment to comply with those RF exposure rules at all its sites.

FCC's Exposure Rules

The FCC's RF exposure rules, which stem from requirements set forth in the National Environmental Policy Act of 1969 (NEPA), are published in the Title 47 of Code of Federal Regulations (47 CFR) §1.1310, "Radiofrequency radiation exposure limits." Radiofrequency exposure at levels below those maximum permissible exposure (MPE) levels defined in FCC rules are deemed to pose no hazard to human health. These rules limit exposure to emissions. Thus, a cell site may have high emissions, but comply with FCC rules by effectively limiting exposure.

In its rules, the FCC defines two exposure environments and the MPE limits within those environments that are established with a large margin of safety.

- **General Public/Uncontrolled**—This environment applies to locations where the general public may be exposed, or where persons exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure. The MPE limits for this environment are 5 times more restrictive than those for the Occupational/ Controlled) environment described next.
- **Occupational/Controlled**—This environment applies to located where persons are exposed as a consequence of their employment provided they are fully aware of the potential for exposure and can exercise control over their exposure. The MPE limits for this environment also apply where an individual is transient, provided they are made aware of the potential for exposure.

ATT Mobility • 12900 Park Plaza Drive, Cerritos, CA 90703

LETTER FROM AT&T MOBILITY – RF SAFETY COMPLIANCE (Cont.)

The chart below shows the most restrictive FCC MPE limits for each exposure environment in AT&T's frequency bands.

FCC MPE Limits (mW/cm²) for 700 MHz, Cellular, AWS, and WCS			
Exposure Environment	Frequency Band		
	PCS/AWS/WCS		
	700 MHz	Cellular	1710 MHz- 2360 MHz
General Population/Uncontrolled	0.47	0.60	1.0
Occupational/Controlled	2.33	2.90	5.0

AT&T's RF Safety Compliance

AT&T's cell sites transmit and receive radio signals to and from wireless phones and other wireless devices.

AT&T's national RF safety program policy requires all of its sites to be in compliance with the FCC's RF exposure rules. Ordinarily, AT&T approaches RF safety compliance conservatively, using the more restrictive General Population/ Uncontrolled MPE limits.

AT&T uses both specially-trained employees and carefully-selected RF safety consultants to assess exposure levels and recommend appropriate mitigation to limit exposure. Based on the assessments, RF safety signage and barriers may be deployed to protect persons from entering areas where exposure levels could exceed the applicable MPE limits. AT&T's use of RF safety signs, barriers, and other protective methods are guided by the FCC's publication OET Bulletin 65.

Sincerely,

Essie Polard
Senior RF Safety Engineer
12900 Park Plaza Drive, Cerritos, CA 90703

AT&T Mobility • 12900 Park Plaza Drive, Cerritos, CA 90703



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 27

Compliance review of Alcohol Sales Conditional Use Permit Case No. 27 to allow the continued sales and serving of alcoholic beverages for onsite consumption at a restaurant known as Taco Town located at 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Isela Rivero - Owner)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review 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 August 11, 2019, 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

At their respective meetings of March 8 and March 11, 2004 the Planning Commission and City Council granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 27. During this time, the restaurant was operating under a different ownership, and under the business name of Guadalajara Restaurant. In 2011, the business was sold to Isela Rivero, and the name of the restaurant changed to Taco Town; Alcohol Sales Conditional Use Permit Case No. 27 was transferred to the new owner.

Taco Town continues the Mexican restaurant theme and provides a variety of Mexican delicacies. This matter is before the Planning Commission because, under the last approved conditions of approval, a compliance review status report is due to determine if the use is being maintained and operated in compliance with the City's Codes and in compliance with the approved conditions of approval.

The applicant currently holds a valid Type 41 license issued by the Department of Alcoholic Beverage Control. An inquiry of the license revealed that there has not been any incidents reported to ABC which could require additional investigation.

CALLS FOR SERVICE

Within the past twelve months there have been a total of two calls for service, both related to suspicious subjects on the premises of the location. No calls were related to alcohol sales at the restaurant.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through of the subject site to ensure compliance with regulatory ordinances, conditions and codes, and found the property and business operation in full compliance.

Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff further contacted the management of the mobile home park adjacent to the west of the property, and they stated that they have not received any complaints nor have witnessed any unusual circumstances as a result of the on-site sale of alcoholic beverages. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review and status report in five years, by August 11, 2019. It should be noted that this matter may come back to the Planning Commission should violations occur and cannot be resolved by the business owners, or if any modification of the approved conditions of approval is warranted.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 17 which references the new compliance due date.

1. That the Type 47 Alcoholic Beverage Control license allowing on-site consumption of beer and wine and distilled spirits in connection with a bonafide eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
2. That the Type 47 Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, nor operated as a public premises; thus, alcoholic beverage sales shall not comprise more than 25% of gross sales.
3. That alcoholic beverages shall not be consumed on any other property than the subject licensed premises under the control of the licensee/applicant.

4. That the Applicant shall be responsible for maintaining control of litter on the subject property generated by or originating from the subject restaurant use.
5. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages from customers. Refer to Section 303 of the California Penal Code and Section 25647 of the Business and Professions Code.
6. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours who will be responsible for the alcohol sales activity. The general manager and any newly/subsequent hired manager(s) of the licensed premises shall obtain an ABC Manager's Permit, and the City of Santa Fe Springs Director of Police Services shall be provided a copy of said Manager's Permit, including the name, age, residential address and related work experience of the intended manager prior to the manager assuming manager's responsibilities.
7. That the maximum number of occupants shall be established by the City Fire Marshall according to a floor plan of the restaurant use. A maximum occupancy placard shall be posted in a conspicuous place on the premises. This occupancy limitation shall not be violated.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
9. That the operation shall abide by all Building Codes, Fire Codes, Business and Professions Codes and other applicable Codes, and any other local governmental regulations.
10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than 60 (sixty) days prior to signing of the transfer agreement.
11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department permits in a place conspicuous to all employees of the location.
12. That vending machines, water machines, pay telephones, newspaper racks and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties. The location of said items shall be subject to the review and approval of the Director of Planning and Development.

13. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.
14. That live entertainment, amplified music, or dancing shall be prohibited on the premises at all times. The applicant shall apply for an Entertainment Conditional Use Permit with the Department of Police Services if such entertainment is desired.
15. That pool tables or coin-operated games shall not be maintained upon the premises at any time.
16. That there shall be no bar or lounge area upon the licensed premises maintained for the primary purpose of alcohol sales or consumption of alcoholic beverages directly to patrons for consumption.
17. ***That this Permit shall be subject to a compliance review in five years, no later than August 11, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 27

**Located at:
10941 Norwalk Blvd.
Santa Fe Springs**



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 33

Compliance review of Alcohol Sales Conditional Use Permit Case No. 33 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Target located at 10621 Carmenita Road and within the Gateway Plaza shopping center. (Target Corporation)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review 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 August 11, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Target, the applicant and owner, has operated and maintained a store at 10621 Carmenita Road since 1978. In 2004, Target made a corporate decision to stock and sell alcoholic beverages (wine only) to its customers for off-site consumption.

In compliance with Section 155.628 of the City Zoning Code, Target requested and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 33 to allow the sale of alcoholic beverages for off-site consumption.

This Permit has been granted several time extensions since it was initially approved in 2004. This matter is now before the Planning Commission because the last time extension requires a compliance review and report to determine if the business and the alcoholic beverage use is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Within the past twelve (12) months, there have been 74 calls for service at the store. The majority of the calls were related to petty theft calls. It should be noted that Target Corporation manages its own security and loss prevention division that handles the surveillance and apprehension of shoplifting suspects. The call for service history is associated with the entire Target property including the parking lot area surrounding the store. After reviewing the crime data information Staff found

that the high volume of calls is not a result of the alcoholic beverage sales.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk through of the subject site to ensure compliance with regulatory ordinances, conditions and codes, and found the property and business operation in full compliance.

Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff further contacted the management for the Gateway Shopping Center which stated that they have not received any complaints nor have witnessed any unusual circumstances as a result of the sale of alcoholic beverages. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review and status report in five years, by August 11, 2019. It should be noted that this matter may come back to the Planning Commission should violations occur and cannot be resolved by the business owners, or if any modification of the approved conditions of approval is warranted.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 18 which references the new compliance review due date.

1. That any graffiti directly on the property located at 10621 Carmenita Road shall be removed within 24 hours of the graffiti being reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. That the Type 20 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.

6. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.
11. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
12. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
13. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones outside of the premise, and such phones shall not be capable of receiving incoming calls.
14. 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.
15. That vending machines, water machines, soda machines and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.

16. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
17. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
18. ***That this Permit shall be subject to a compliance review in ten years, no later than August 11, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
19. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
20. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
21. That it is hereby declared to be the intent that if any provision of this permit is violation or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be subject to the revocation process if the voluntary corrective action is not implemented.



Dino Torres
Director of Police Services

Attachment(s)

1. Vicinity Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 33
Located at
10621 Carmenita Road



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 44

Compliance review for Alcohol Sales Conditional Use Permit Case No. 44 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic beverages involving Von's Distribution Center located at 12801 Excelsior Drive, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project area. (Safeway, Inc.)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review 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 August 11, 2019, 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

Vons Distribution Center, a Safeway Company, has operated in Santa Fe Springs since 1961. The primary operation of this facility is to warehouse and distribute grocery goods to all of the Vons stores throughout California and Nevada. This facility does not conduct any retail business with the general public; it is strictly a distribution center/warehouse for its grocery stores.

In 2008, Safeway management moved their alcohol warehousing portion of the business from their El Monte warehouse facility to the warehouse in Santa Fe Springs. As is required by Section 155.628 of the Zoning Regulations, Vons Distribution Center applied for and was granted Alcohol Sales Conditional Use Permit Case No. 44 to allow the distribution and storage of alcoholic beverages at the above location.

This Permit has been granted several extensions since it was initially approved in 2008. This matter is now before the Planning Commission because the last time extension requires a review to determine if the business and the alcoholic beverage use has been conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

No calls for service are on file for the location. It should be noted that the operation has security personnel at each truck entry to discourage any unpermitted entry.

COMPLIANCE REPORT

As part of the compliance review process, staff conducted an inspection of the subject alcohol sales use to ensure compliance with the regulatory ordinances and codes. Staff found the business and its alcohol warehouse/storage activity in full compliance with the conditions of approval and with the ABC regulations. Staff further found that the use and/or the storage of alcoholic beverages has not posed a problem or a negative impact to the general area. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment maintains a valid license and there has not been any incident needing an ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the initial conditions of approval, Staff is recommending another compliance review by August 11, 2019. Moreover, Staff believes that changes to the conditions are not warranted at this time. It should be noted that this matter may come back to the Planning Commission should violations occur and cannot be resolved by the business owners, or if any modification of the approved conditions of approval is warranted.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 12 which references the new compliance review due date.

1. That the applicant shall 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, 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 personal passenger-type vehicles.
6. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. 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.
9. 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.
10. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
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 August 11, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
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. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment
Location Map



SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 44
Vons Distribution Center



City of Santa Fe Springs

Planning Commission Meeting

August 11, 2014

CONSENT ITEM

Conditional Use Permit Case No. 559-3

A compliance review of a use involving the manufacturing, storage and distribution of sodium hypochlorite at 9028 Dice Road, in the M-2, Heavy Manufacturing-Buffer, Zone and within the Consolidated Redevelopment Project Area.

(KIK Custom Products)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a use involving the manufacturing, storage, and distribution of sodium hypochlorite, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 559-3, be subject to a compliance review in five (5) years, on or before August 11, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 of the City's Zoning Regulations, uses involving the manufacturing, storage, and distribution of sodium hypochlorite are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of November 14, 2001, the Planning Commission initially approved CUP Case No. 559, to allow the operation and maintenance of the existing facility at 9028 Dice Road. The use was subsequently reconsidered by the Planning Commission at its April 22, 2003 and May 11, 2009 meetings.

KIK Custom Products is one of the leading manufacturers of cleaning products in the United States. They produce laundry, household cleaners, pharmaceutical, and beauty care products. To produce these products, KIK Custom Products stores a substantial quantity of chloride to manufacture sodium hypochlorite, a pale greenish liquid also known as soda bleach or liquid bleach. The bleach is manufactured through the combination of water, chlorine gas, and sodium hydroxide to form the

sodium hypochlorite. The bleach is bottled in smaller containers and sold as a household product to Fortune 500 companies including Proctor & Gamble, SC Johnson, 3M and others. The chlorine gas is delivered to the plant via rail car and trucks transport the bleach from the plant.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. No violations were discovered as part of the inspection.

The business operation is in full compliance with the existing conditions of approval. Staff, therefore, finds that if the existing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 559-3, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

1. That the loading and unloading of tank cars shall comply with the requirements of Uniform Fire Code (UFC) 7904.5, including the installation of foam/water sprinkler protection systems. **(Ongoing)**
2. That the Applicant shall maintain the manual and automatic fire suppression systems for structures that provide coverage for all tank cars that contain Class I flammable or Class II combustible liquids, flammable gasses, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A, and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off-loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals shall also be provided with an approved fire suppression system. In certain instances, manually activated monitor nozzles connected to the underground water supply may be provided in lieu of an automatic fire suppression system for rail siding protection. An adequate number of nozzles shall be provided such that all tank cars that are connected for the unloading shall be protected. Nozzles shall be capable of remote activation from a safe location. Automatic fire protection for the tank cars is not required provided that tank cars are not loaded on-site and that unloading is only conducted from the top of the tank car using suction methods. The

chlorine unloading operation at KIK Custom Products shall be exempted from this requirement provided the unloading is performed within the railcar containment housing. *(Ongoing)*

3. That the Applicant shall not load or unload tanks cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless automatic and manual shut-off valves and secondary containment are provided. *(Ongoing)*
4. That the Applicant shall use seismically activated automatic shut-off valves for all in-use tank cars plumbed for off-loading and/or filling. *(Ongoing)*
5. That the Applicant shall provide and maintain secondary containment for all in-use tank cars (rail cars), piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. Flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to an approved location. *(Ongoing)*
6. That the Applicant ensures that all non-emergency vents from tank cars shall be connected into an approved scrubber or vapor recovery system. Such systems shall be provided with ORP, pH, combustible or other appropriate sensors and those sensors shall be connected into an alarm system where applicable. Where a scrubber or vapor recovery system is not required by Code, the Applicant may perform an engineering analysis to show that the operation of tank cars will not produce vapors, mists or fumes that exceed the short term exposure limit (STEL) for any in-use or stored materials. With this documentation, the requirement for a scrubber or vapor recovery system may be waived provided all vents from tank cars are fitted with normally closed vent devices. *(Ongoing)*
7. That the Applicant shall ensure that any connections for rail car chlorine transfer are made in an exhausted enclosure that is connected to an emergency scrubber engineered to handle a release of the entire contents of the railcar. *(Ongoing)*
8. That loading and unloading of tank vehicles shall comply with the requirements of UFC 7904.5 including the installation of foam/water sprinkler protection systems. *(Ongoing)*

9. That the Applicant shall provide manual and automatic fire suppression systems for structures that provide coverage for all tank vehicles (trucks) that contain Class I flammable or Class II combustible liquids; flammable gases; toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR Part 355 Appendix A; and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals be provided with an approved fire suppression system. Ammonium hydroxide unloading by KIK Custom Products shall be exempted from this requirement provided that the facility has the capability to expeditiously remove the spilled material from the site drainage system and into holding tanks. *(Ongoing)*
10. That tank vehicles shall be loaded and unloaded only in approved locations. *(Ongoing)*
11. That the Applicant shall provide secondary containment for all in-use tank vehicles, piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be route to an approved location. *(Ongoing)*
12. That the Applicant ensures that all non-emergency vents from tank vehicles shall be connected into an approved scrubber or vapor recovery system. Such systems shall be provided with ORP, pH, combustible or other appropriate sensors and such sensors shall be connected to an alarm system where applicable. Where a scrubber or vapor recovery system is not required by Code, the Applicant may perform an engineering analysis to show the operation of tank vehicles will not produce vapors, mists or fumes that exceed the short term exposure limit (STEL) for any in-use or stored materials. With this documentation, the requirement for a scrubber or vapor recovery system may be waived provided all vents from tank vehicles are fitted with normally closed vent devices. *(Ongoing)*
13. That the Applicant shall ensure that any connections for tank vehicle chlorine transfer are made in an exhausted enclosure connected to an emergency scrubber sized to handle a release of the entire contents of the tank vehicle. *(Ongoing)*
14. That the Applicant shall install manual and automatic fire suppression systems for structures that provide coverage for all tanks that contain Class I flammable or Class II combustible liquids, flammable gasses, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A, and any other chemicals deemed hazardous by the City of Santa

Fe Springs Fire Department that are plumbed for off-loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals shall also be provided with a fire suppression system. *(Ongoing)*

15. That the applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to an approved location. *(Ongoing)*
16. That the Applicant shall ensure that all non-emergency vents from stationary tanks and other related vents shall be connected into an approved scrubber or vapor recovery system. Such systems shall be provided with ORP, pH, combustible or other appropriate sensors and that such sensors or vapor recovery system where applicable. Where a scrubber or vapor recovery system is not required by Code, the Applicant may perform an engineering analysis to show the operation of stationary tanks and other related vessels will not produce vapors, mists or fumes that exceed the short term exposure limit (STEL) for any in-use or stored materials. With the documentation, a scrubber or vapor recovery system will not be required provided all vents from stationary tanks are fitted with normally closed vents devices. *(Ongoing)*
17. That the Applicant shall complete a Spill Prevention Control and Countermeasure (SPCC) Plan within six-months of facility operation if the quantity of petroleum containing products in above ground tanks on site exceeds 1,320 gallons. *(Ongoing)*
18. That the Applicant shall obtain approved plans for any Underground Storage Tank installation prior to tanks being brought on-site. *(Ongoing)*
19. That the Applicant shall provide high level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity. *(Ongoing)*
20. That all tanks shall be seismically anchored in accordance with the Uniform Building Code. *(Ongoing)*
21. That the Applicant shall provide an in-house emergency response system that includes the following:
 - a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.

- b. Liquid level limit alarms on stationary tanks.
 - c. Automatic shut-off valves on stationary tanks.
 - d. Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - e. Adequately trained manpower and equipment.
 - f. Ammonia detectors at the ammonium hydroxide tank on the fence line and at the other approved locations.
 - g. A chlorine and at the outlet of the chlorine scrubber system and at other approved locations.
 - h. Remote cameras (when applicable) at approved locations.
 - i. A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to KIK Custom Products, and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire Department. **(Ongoing)**
22. That the Applicant install and maintain windsocks and placards as required. **(Ongoing)**
23. The Applicant shall submit an industrial wastewater discharge permit; said permit shall include plans showing all proposed modifications to the wastewater pretreatment system. **(Ongoing)**
24. The Applicant shall obtain permits for any current and/or future proposed facility modifications and for the storage and use of materials that have physical and/or health hazards as defined in the Uniform Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current Uniform Fire and Uniform Building Codes. **(Ongoing)**
25. That the Applicant shall ensure that all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored. **(Ongoing)**
26. That the Applicant label piping conveying hazardous materials noting their contents and direction of flow. **(Ongoing)**
27. That the Applicant retain the services of an approved consultant to obtain a fire department permit for high pile combustible storage per the 1994 Uniform Fire Code. **(Ongoing)**
28. That the Applicant shall obtain a permit for the storage of liquefied petroleum gas (LPG). **(Ongoing)**

29. That the Applicant shall maintain the services of an approved consultant to review the adequacy and coverage of the existing fire sprinkler system. *(Ongoing)*
30. That the Applicant shall have a licensed contractor perform a five-year sprinkler certification per Title 19 of the California Code of Regulations. *(Ongoing)*
31. That no portion of the required off-street parking area shall be used for any purpose other than vehicle parking and circulation, unless such alternate use is granted prior written approval by the Director of Planning and Development. *(Ongoing)*
32. That the subject property and use shall continuously be maintained in a neat and orderly manner. *(Ongoing)*
33. That Conditional Use Permit Case No. 559 shall be valid for a period of five (5) years, until August 11, 2019. Thirty days prior to the expiration date, the applicant may request in writing that the Planning Commission review the circumstances of this case to determine whether an extension of the privileges granted under this permit are warranted. *(Ongoing)*
34. That Conditional Use Permit Case No. 559 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts the conditions of this approval. *(Ongoing)*
35. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and the determination of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with. *(Ongoing)*



Wayne M. Morrell
Director of Planning and Development

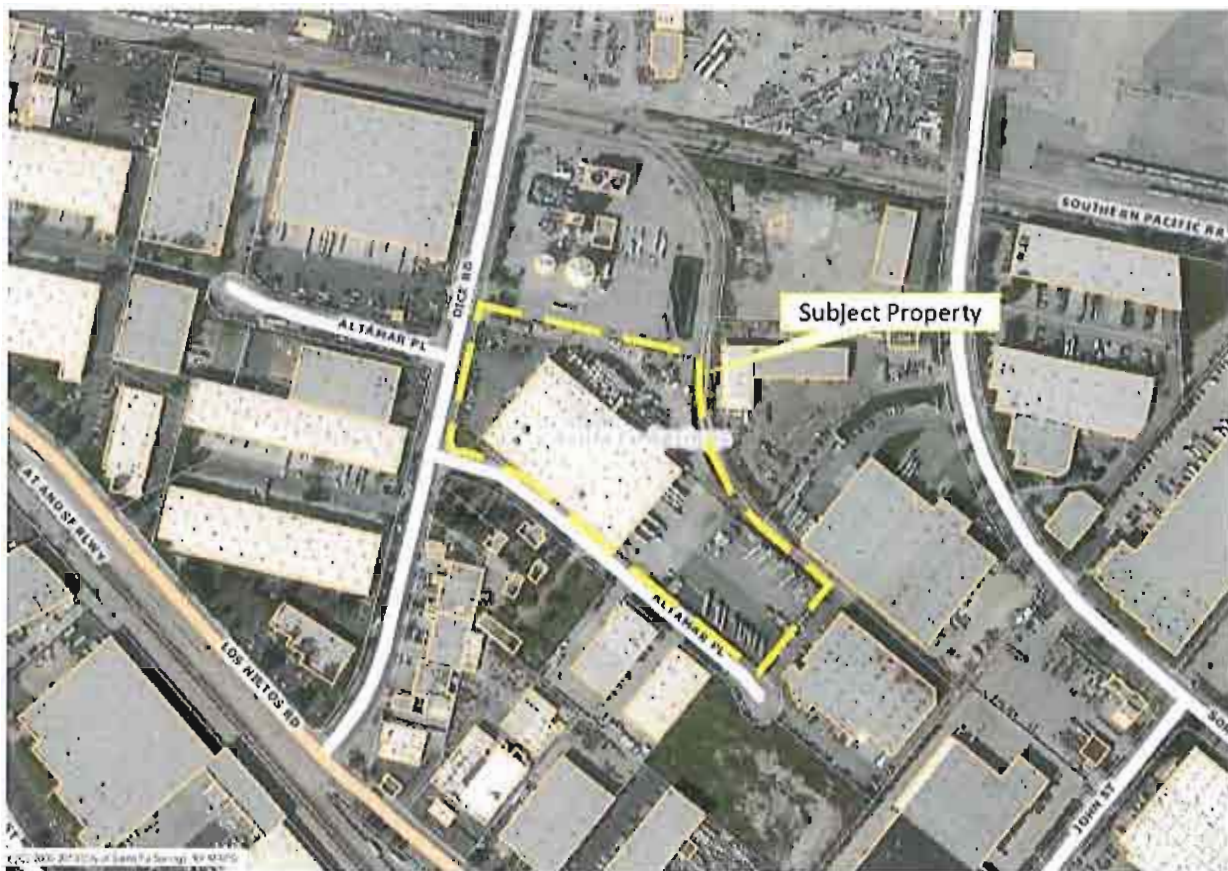
Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 559-3

9028 Dice Road (APN: 8168-007-029)

LETTER REQUESTING COMPLIANCE REVIEW



RECEIVED
MAY 20 2014
Planning Dept.

May 19, 2014

Mr. Cuong H. Nguyen
City of Santa Fe Springs
Planning & Development
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Subject: Conditional Use Permit (CUP) Case No. 559

Dear Mr. Nguyen,

KIK Custom Products – SoCal is aware that the Conditional Use Permit # 559, for the plant located at 9028 Dice Road in Santa Fe Springs, expires on May 11, 2014. We request to proceed with a five-year extension at this time.

KIK Custom Products continues to manufacture Sodium Hypochlorite in strength of 12.5%. There have been no changes to the current permit criteria to date.

Thank you for your cooperation and if you have any questions, feel free to contact me at 562-906-2215 #244.

Sincerely,


George Castillo
General Manager
KIK Custom Products – SoCal

Cc: Richard Kallman SFSFD
Greg Wiese
Atom Love



CONSENT ITEM

Conditional Use Permit Case No. 669-1

A compliance review of a public safety training center located at 11401 Shoemaker Avenue, in the M-2-BP, Heavy Manufacturing-Buffer Parking, and Zone and within the Consolidated Redevelopment Project Area. (Rio Hondo College)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a public safety training center, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 669-1, be subject to a compliance review in five (5) years, on or before August 11, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (J)(4) of the City's Zoning Regulations, business, technical, trade or professional school uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of October 13, 2008, the Planning Commission initially approved CUP Case No. 669, to allow the operation and maintenance of a fire training facility at the subject property.

The operator, Rio Hondo College, is a collaborative center of lifelong learning which provides innovative, challenging, and quality educational offerings to its diverse students and community. Rio Hondo College is especially renowned for its outstanding public safety program. The Public Safety Division is committed to providing excellence in training and degree programs for all areas of public service. The facility located on-site operates as a regional public safety training center on the grounds of its Fire Academy in Santa Fe Springs that provides emergency training for first responders from all over Los Angeles County.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department no violations were witnessed on-site.

The operation is in full compliance with the existing conditions of approval. Staff, therefore, finds that if the public safety training center continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 669-1, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

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

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

1. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system. **(Ongoing)**
2. That the owner/developer shall pay the water trunkline connection fee of \$3,380 per acre upon application for water service connection or if utilizing any existing water service. **(Ongoing)**
3. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan. **(Ongoing)**
4. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer. **(Ongoing)**
5. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the office of the Los Angeles

County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney. *(Ongoing)*

6. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMP) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required. *(Ongoing)*

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Brian Reparuk 562.868-0511 x3716)

No conditions.

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

7. That the owner/developer shall record a land use covenant with the County Recorder that limits the property to commercial/industrial use only. *(Ongoing)*
8. That the owner/developer shall prepare a Soil Management Plan and a Health and Safety Plan before conducting any soil disturbing activities (e.g., excavation, grading, removal, trenching, filling, earth movement or mining). The Soil Management Plan and Health and Safety Plan must be approved by the appropriate oversight agency before development begins. *(Ongoing)*

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3320)

9. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The

name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. *(Ongoing)*

10. That all proposed structures, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. *(Ongoing)*

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne M. Morrell 562 868-0511 x7362)

11. That the Department of Planning and Development requires that all double-check detector assembly be screened by shrubs or other materials. The screening shall only be applicable to the double-check detector assembly and shall not include the Fire Department Connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. *(Ongoing)*
12. ~~That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361. *(Completed)*~~
13. That the existing chain link fence, with bougainvillea, shall remain in place and neither the fence nor the bougainvillea shall be removed. If either is removed, the fence along the Shoemaker Avenue frontage shall be replaced by a wrought-iron fence of the same height and similar to the wrought-iron fence at the 11400 Greenstone Avenue facility. *(Ongoing)*
14. That the existing chain link gate, with slats, shall remain in place and shall not be removed. All damaged and missing slats of the gate shall be replaced. *(Ongoing)*
15. That the owner/applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection, storage and removal of recyclable and green waste materials. *(Ongoing)*

16. ~~That the owner/applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.~~
(Completed)
17. That the existing landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas.
(Ongoing)
18. That the existing landscaping shall be upgraded to include additional groundcover and shrubs, and the existing California Sycamores shall be properly trimmed. Several of the tree limbs are extending over the sidewalk. Upon completion of the installation of the groundcover, shrubs, and trimming of the trees, all landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
19. 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 may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
20. That if electrical transformer(s) are required, the transformers shall be shown on the electrical plans. The location of electrical transformer(s) shall be subject to the prior approval of the Director of Planning and Development. Transformers shall not be located within the front yard setback area and shall be screened with shrubs. Shrubs shall be planted 8' away from the doors and 18" away from the sides as measured from the base of the transformer pad.
(Ongoing)
21. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
22. That the existing and partially damaged block wall, at the northwest corner of the site shall be reconstructed. Doing so shall require a building Permit, plans to be submitted and prior approval from the Director of Planning and Development. **(Ongoing)**

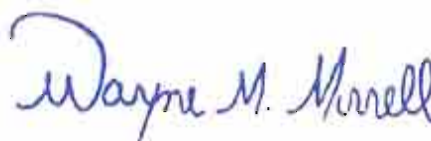
23. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. *(Ongoing)*
24. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

- c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements. *(Ongoing)*
25. That the Mitigation Monitoring Program shall be made part of the conditions of approval for Conditional Use Permit Case No. 669 and Zone Change Case No. 130. The Mitigation Monitoring Program is included in this staff report as Appendix I. *(Ongoing)*
26. That the applicant/owner shall comply with all of the mitigation measures as outlined in the Mitigated Negative Declaration (State Clearinghouse No: 2008081094) prepared for the proposed project. *(Ongoing)*
27. That a sufficient number of approved outdoor trash enclosure shall be provided for the development subject to the approval of the Director of Planning and Development. *(Ongoing)*
28. That approved suite numbers/letters or address numbers shall be placed on the site in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum. *(Ongoing)*
29. That prior to occupancy, a business license application shall be submitted to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. *(Ongoing)*
30. That the applicant/owner shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings. (Ongoing)***

31. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application. **(Ongoing)**
32. That since parking will occur on the site, the site plan shall be modified to including striping for the maximum number of students and staff that will be at the site at any given time. **(Ongoing)**
33. That because the site is adjacent to a residential neighborhood to the east, it shall not be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosion or other hazard; noise or vibration; smoke, dust, odor or other form of air pollution; electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition, or element in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises. **(Ongoing)**
34. That the noise level caused by any device, instrument, vehicle, machinery, operation, use or activity shall not exceed the maximum decibel (Db) level of 90 as set forth within the City's Noise Level Table. (See attachment labeled Exhibit "A") **(Ongoing)**
35. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(Ongoing)**
36. That the final plot plan, and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development. **(Ongoing)**
37. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
38. That Conditional Use Permit Case No. 669 and Zone Change Case No. 130 shall not be effective for any purpose until Rio Hondo College has filed with the City of Santa Fe Springs an affidavit stating they are aware of and agree to accept all of the required conditions of approval. The affidavit shall be submitted to the Department of Planning and Development within 30 days of

receipt of the approval letter from the Director of Planning and Development.
(Ongoing)

39. That Rio Hondo College agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 669, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
40. That Conditional Use Permit Case No. 669 shall be valid for a period of ~~one year~~ **five years**, until **August 11, 2019** ~~October 13, 2009~~. Approximately three months before **August 11, 2019** ~~October 13, 2009~~, Rio Hondo Community College District/operator shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised Wording)**
41. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 669 and Zone Change Case No. 130 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 669, if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. **(Ongoing)**
42. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
(Ongoing)



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration

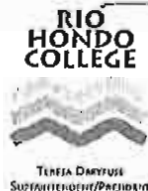


CITY OF SANTA FE SPRINGS

Aerial Photograph



LETTER REQUESTING COMPLIANCE REVIEW



June 24, 2014

Jim

BOARD OF TRUSTEES

NORMA EDITH GARCIA

GARY MENDEZ

MARY ANNE PADRICO

VICKY SAUTANA

MADELINE SHAPIRO

Rafael Garcia, Contact Planner
Department of Planning and Building
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Conditional Use Permit (CUP) Case No. 669
11401 Shoemaker Avenue, Santa Fe Springs, CA 90670

Dear Rafael Garcia,

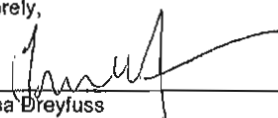
We have received your letter regarding the above-referenced CUP, Case No. 669. Your letter states that the College shall provide a letter requesting a compliance review inspection and to provide a brief statement describing any current activities; and any particular changes or alterations to the use since the last review.

This letter will serve as our formal request for a compliance review of the above noted subject property. If a site visit is required, please contact James Poper, Director of Facilities at 562-908-3441 to coordinate the site visit. Please note that the use of this property has not changed.

Report on activities on the site: Current activities include the removal of three entry door canopy covers at the main office/classroom building at the north-west end of the property. This work will begin very soon, and is a short term activity. Recent past activities at the site include the adjacent south property owner constructed a block wall fence on their side of the property line and disturbed the edge of our property. We are currently negotiating with the property owner for their re-compaction of that edge of our property line on our side. This will be a future project and the task duration is not known at this time.

Please contact Mr. Poper if you have any questions or require additional information.

Sincerely,


Teresa Dreyfuss
Superintendent/President
(562) 463-7099
(562) 908-3462 FAX
tdreyfuss@riohondo.edu