



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

April 27, 2015

5:00 p.m.

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

**Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Ken Arnold, 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.

5:00 p.m.

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

Commissioners Arnold, 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 April 13, 2015 Adjourned Regular Planning Commission Meeting.

**6. PUBLIC HEARING – Continued from April 13, 2015 Planning Commission Meeting
Development Plan Approval Case Nos. 887 - 889 and Environmental Documents**

A request for approval of Development Plan Approval (DPA). **DPA Case No. 887:** to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 888:** to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 889:** to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3) on an approximately 54-acre site located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

**7. PUBLIC HEARING - Continued from April 13, 2015 Planning Commission Meeting
Tentative Parcel Map No. 73063 and Environmental Documents**

Request for approval to allow the approximately +/-54-acre subject site to be subdivided into four (4) separate parcels: 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4) for property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

8.

CONSENT ITEMS

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 ITEM**Conditional Use Permit Case No. 340-7**

A compliance review of an auto dismantling facility located on an approximately 2.87- acre site located at 10950 Norwalk Boulevard, (APN: 8009-022-050), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, zones. (Lakenor Auto and Truck Salvage, Inc.)

B. CONSENT ITEM**Conditional Use Permit Case No. 393-2**

A compliance review of sandwich shop located at 10016 Pioneer Boulevard, (APN: 8005-010-011), in the M-L, Limited Manufacturing. (Carol's Cafe)

C. CONSENT ITEM**Conditional Use Permit Case No. 729-2**

A compliance review of a precious metals foundry facility located at 8444 Secura Way, (APN: 8168-026-004), in the M-1, Light Manufacturing Zone. (Robert Caro Company)

9.

ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

10.

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

April 23, 2015

Date

**MINUTES
ADJOURNED REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 13, 2015**

STUDY SESSION

1. CALL TO ORDER

Chairperson Johnston called the study session to order at 5:01 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement
Gurdeep Kaur, Planning Intern
Elijio Sandoval, Planning Intern

4. STUDY SESSION – Universal Waste Materials Recycling Facility

Chairperson Johnston called upon the following people to discuss and receive input from the Planning Commission on the proposed Universal Waste Materials Recycling Facility project and CEQA documents:

Wayne Morrell, Director of Planning
Marc Blodgett, Environmental Consultant
Chip Clemmons, Clemmons Environmental

The following audience members addressed the Planning Commission:

Mary Tavera
Steve Leyva
Greg Padilla
Christine Amira
Miguel Hernandez
Benjamin Martinez
Isaac Hernandez
Debbie Malmontes

Susan Alvarado
Gloria Duran
Ray Rojo

Applicant Mark Blackburn also addressed the Planning Commission.

The study session was recessed at 6:50 p.m.

PLANNING COMMISSION MEETING

Chairperson Johnston reconvened everyone for the Planning Commission meeting at 6:54 p.m.

5. ORAL COMMUNICATIONS

Oral Communications were opened at 6:54 p.m. There being no one wishing to speak, Oral Communications were closed at 6:54 p.m.

6. APPROVAL OF MINUTES

Minutes of the March 9, 2015 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the March 9, 2015 meeting; Vice Chairperson Madrigal seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

7. PUBLIC HEARING

Development Plan Approval Case Nos. 887 - 889 and Environmental Documents

A request for approval of Development Plan Approval (DPA). **DPA Case No. 887:** to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 888:** to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 889:** to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3) on an approximately 54-acre site located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

PUBLIC HEARING

Tentative Parcel Map No. 73063 and Environmental Documents

Request for approval to allow the approximately +/-54-acre subject site to be subdivided into four (4) separate parcels: 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4) for property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

Chairperson Johnston opened the Public Hearing for Item No. 7 at 6:56 p.m. and requested a motion for Item No. 7. Commissioner Ybarra moved to continue Item No. 7 to the Adjourned Planning Commission meeting scheduled for April 27, 2015 at 5:00 p.m. Having no objections, the matter was ordered to be continued.

8. PUBLIC HEARING

Development Plan Approval Case No. 894 and Environmental Documents

A request for approval to construct a 58,396 sq. ft. concrete tilt-up building, on an approximately 3-acre site, located at 11904 Washington Boulevard (APN: 8169-002-043), within the M-1, Light Manufacturing, Zone. (Washington XC, LLC)

Chairperson Johnston opened the Public Hearing for Item No. 8 at 6:57 p.m. Planning Consultant Paul Garcia presented Item No. 8 before the Planning Commission. Present in the audience was Marc Blodgett, Environmental Consultant and Robert Demmond, Architect on behalf of the Applicant Washington XC, LLC.

Commissioner Arnold inquired if the Applicant had any disagreement with any of the Conditions of Approval. Planning Consultant Paul Garcia responded that the Applicant and the City came to an agreement prior to bringing this matter before the Planning Commission

Vice Chairperson Madrigal inquired if the building was being developed to be sold or leased. Representatives for Applicant Washington XC, LLC indicated that they are in negotiations with various interested parties.

Having no further questions, Chairperson Johnston closed the Public Hearing at 7:04 p.m. and requested a motion for Item No. 8.

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

9. CONSENT ITEMS

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 ITEM

Alcohol Sales Conditional Use Permit Case No. 9

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday Tavern, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday Tavern)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 43

Compliance review of Alcohol Sales Conditional Use Permit Case No. 43 to allow the continued operation and maintenance of an alcoholic beverage sales use for on-site consumption by Mariscos Sol Y Mar Restaurant located at 8021 Norwalk Boulevard, within the Cefalia Center in the Community Commercial (C-4) Zone. (Ramona Valdez, Mariscos Sol Y Mar Restaurant)

C. CONSENT ITEM

Modification Permit Case No. 1152-4

A compliance review for a modification permit allowing the reduction of required parking related to a 2,569 sq. ft. storage mezzanine within the existing industrial warehouse building located at 13181 Flores Street, (APN: 8011-014-056), in the M-2, Heavy Manufacturing Zone. (Kenon Electronics, Inc.)

D. CONSENT ITEM

Conditional Use Permit Case No. 613-3

A compliance review of a religious and educational facility located on the 1.92-acre, abandoned railroad right-of-way property between Slauson Avenue and Burke Street at 11690 Slauson Avenue and 11721 Burke Street, in the R-3-PD, Multiple Family Residential-Planned Development Overlay, Zone. (Steve Kladouris for Kingdom Hall of Jehovah's Witness).

E. CONSENT ITEM

Conditional Use Permit Case No. 736

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 736 to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing zoning district. (Wakou USA)

Since staff reports were sufficient, Chairperson Johnston requested a motion regarding Item Nos. 9A - 9E.

Commissioner Ybarra moved to approve Item Nos. 9A – 9E; Commissioner Zamora seconded the motion which was unanimously approved by the following roll call vote: In Favor – Arnold, Johnston, Madrigal, Ybarra and Zamora; Opposed – None.

10. ANNOUNCEMENTS

- ♦ Commissioners
Commissioner Zamora hoped that everyone enjoyed their Easter Sunday with their families.
- ♦ Staff
Planning Intern Gurdeep Kaur wished everyone a Happy Earth Day.

Senior Planner Cuong Nguyen wanted to mention, since Commissioner Arnold brought up the Conditions of Approval, that historically we used to have the Applicant sign an Affidavit after the fact and found that it worked much better that we actually obtain consensus on the conditions prior to bringing the matter before the Planning Commission. Standard procedures have been established and we now require the Applicant provide us in writing an agreement with the conditions. Commissioner Arnold inquired what the procedure is if the Applicant disagrees with a condition. Senior Planner Cuong Nguyen replied that the conditions are all hashed out before bringing the matter before the Planning Commission and if the Applicant still does not agree with the condition then the matter is brought before the Planning Commission with an indication that the issue has yet to be resolved.

11. ADJOURNMENT

At 7:09 p.m. Chairperson Johnston adjourned the meeting to Monday, April 27, 2015 at 5:00 p.m.

Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING (Continued from April 13, 2015 PC Meeting)

Development Plan Approval Case Nos. 887 - 889 and Environmental Documents

A request for approval of Development Plan Approval (DPA). **DPA Case No. 887:** to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 888:** to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 889:** to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3) on an approximately 54-acre site located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE 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 Development Plan Approval Case Nos. 887-889, and thereafter close the Public Hearing; and
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; and
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; and
4. Pass and adopt Resolution No. 50-2015 to certify that the Environmental Impact Report (EIR) for the development of the Goodman Logistics Center (DPA 887-889 & TPM 73063) has been completed in compliance with the California Environmental Quality Act (CEQA); and , based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and

RECOMMENDATIONS (Cont.)

5. Approve the Mitigation Monitoring and Reporting Program for the Final EIR for the Goodman Logistics Center development (DPA 887-889 & TPM 73063); and
6. Approve Development Plan Approval Case Nos. 887-889, subject to the conditions of approval as contained within the Staff Report.

LOCATION / BACKGROUND

The subject site located at 12345 Lakeland Road is currently developed with a closed oil refinery. The site measures approximately +/-53-acres and is roughly bounded by Bloomfield Avenue to the east, Florence Avenue to the north, and Lakeland Road to the South. The site has been formerly known as Powerine, CENCO, and Lakeland Development refinery property.

The refinery opened in the early 1930s and operated, with the exception of a couple of years in the 1980s, until the summer of 1995, when it was closed. Televangelist, Pat Robertson, bought the refinery in August of 1988 and change the name to CENCO. He vowed to reopen it as a safe and clean state-of-the-art refinery. After opposition from community groups, lawsuits, and other problems, it never reopened. In the early 2000s, CENCO changed its name to Lakeland Development. In May 2012, Lakeland filed for bankruptcy.

The applicant, Goodman Santa Fe Springs SPE LLC, recently acquired all but 2 of the +/-54-acre site through bankruptcy proceedings. Goodman Santa Fe Springs SPE LLC is a subsidiary of Goodman Group, an international integrated property group that owns, develops, and manages logistics, warehouses, distribution, and business space in over 16 countries across Asia, Pacific, UK, Europe, North America, and Brazil.

DESCRIPTION OF REQUEST

Goodman Santa Fe Springs SPE LLC is in the process of demolishing the existing buildings, equipment, tanks, and other existing infrastructure and, thereafter, begin remediating the site in preparation for the development of a new industrial logistics center. Specifically, Goodman is proposing to develop three large industrial concrete tilt-up buildings with a combined building area of +/- 1,210,800 sq. ft. The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA Case Nos. 887, 888, and 889) – DPA Case No. 887: to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); DPA Case No. 888: to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and DPA Case No. 889: to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3).

NOTE: Because there is a possibility that Goodman Birtcher may reach an agreement to purchase the 2-acre parcel currently owned by RDX Technologies, you also will find an alternate site plan showing Building 3 as an approximately 365,000 sq. ft. building. In this alternate plan, the combined building area for the development would change from +/- 1,210,800 sq. ft. to +/- 1,2275,800 sq. ft. with Building 3 extending approximately 194 feet towards Florence Avenue. Aside from a slight change to the northwest parking area for Building 2, no other changes would occur with regards to Building 1 and 2. This alternate plan will be made part of files for DPA Case No. 889.

Tentative Parcel Map (TPM 73063) – to allow the subdivision of the approximately 54-acre site into four (4) parcels measuring 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4). The intent is to create independent lots for each of the four proposed buildings.

The Commission should note that because the future of Ridgeline Energy Services, Inc. (also known as RDX Technologies Corporation) on the subject site remains uncertain at this time, the DPA for the RDX is not a part of your review at this time. Should RDX choose to remain on the site, and continue their existing wastewater treatment activities on the northwesterly 2-acre portion of the subject site, they would still need to obtain approval for an amendment of the existing Conditional Use Permit (CUP 620) and also a Development Plan Approval for the development of the approximately 20,000 sq. ft. proposed building.

DEVELOPMENT PLAN APPROVAL Case Nos. 887-889

Site Plan

The applicant is proposing to develop a new logistics center that will include the construction of three (3) new concrete tilt-up industrial warehouse buildings measuring approximately 403,000 sq. ft. (Building 1), 506,000 sq. ft. (Building 2) and 300,000 sq. ft. (Building 3) on the former refinery site. Parking for employees and patrons will be mainly provided along the perimeter of the buildings. An interior truck yard area will be provided for all three buildings. Along both Florence Avenue and Lakeland Road, the building will be setback substantially: behind a minimum 20 foot landscape setback, two rows of parking, and a 26 foot wide driveway. Along

Bloomfield Avenue, the building will be setback a minimum 42'-0" to match the overall height of the building at a 1-to-1 ratio. Additionally, meandering sidewalks will be provided along all three street frontages.

As shown, the site plan will meet the minimum development standards required for properties within the M-2, heavy manufacturing zone. No modification permits or zone variances are required for the proposed development.

Alternate Site Plan

Because there is a possibility that Goodman Birtcher may reach an agreement to purchase the 2-acre parcel that is currently owned by RDX Technologies, an alternate site plan has been provided to show Building 3 as an approximately 365,000 sq. ft. building. In this alternate plan, the combined building area for the development would change from +/- 1,210,800 sq. ft. to +/- 1,2275,800 sq. ft. with Building 3 extending approximately 194 feet towards Florence Avenue. Aside from a slight change to the northwest parking area for Building 2, no other changes would occur with regards to Building 1 and 2. This alternate plan will be made part of files for DPA Case No. 889.

Floor Plan

Building 1: The proposed industrial building, which is designed primarily for a warehouse/logistics user, will be mainly used for warehouse purposes. The proposed floor plan indicates that the building will be divided into two areas: approximately 10,000 sq. ft. of potential office/mezzanine area with the remaining 393,000 sq. ft. area designated as warehouse space. It should be noted, however, that the building has been designed to allow the potential to split the building between 2 separate businesses as reflected by the 2 potential office areas.

Building 2: The proposed industrial building, which is designed primarily for a warehouse/logistics user, will be mainly used for warehouse purposes. The proposed floor plan indicates that the building will be divided into two areas: approximately 20,000 sq. ft. of potential office/mezzanine area with the remaining 486,000 sq. ft. area designated as warehouse space. It should be noted, however, that the building has been designed to allow the potential to split the building between 4 separate businesses as reflected by the 4 potential office areas.

Building 3: The proposed industrial building, which is designed primarily for a warehouse/logistics user, will be mainly used for warehouse purposes. The proposed floor plan indicates that the building will be divided into two areas: approximately 10,000 sq. ft. of potential office/mezzanine area with the remaining 290,000 sq. ft. area (or 355,000 sq. ft. area for the alternate plan) designated as warehouse space. It should be noted, however, that the building has been designed to allow the potential to split the building between 2 separate businesses as reflected by the 2 potential office areas.

Elevations

The elevations indicate that the proposed buildings will be roughly 42' in height and will have a contemporary industrial design. The main office entry and office areas are designed with extensive glazing. Since the easterly wall for Building 1 will be approximately 1,000' in length, staff has requested that the project architect give special attention to the visual appearance of this elevation. In addition to the use of multiple colors and finishes, the architect provided variations to the building height, setbacks and materials used. Staff is pleased to say that this was not only evident along the easterly wall of Building 1, but also throughout the remainder of the development.

Landscaping Requirements

The project will provide a 20 foot landscape setback along Florence Avenue and Lakeland Road. Along Bloomfield Avenue, the applicant is landscaping the entire frontage from the property line up to the building setback and, therefore, will provide a landscape setback with a depth of 42'-4" to 44'-10".

Although, the site only requires 102,109 sq. ft. of landscape, the total landscape provided on the subject site will total approximately 223,919 sq. ft. (121,810 sq. ft. more than the standard Code requirement). Additionally, although the Code requires that a minimum of 6% of the total parking area be landscaped, approximately 30% the parking area will be landscaped throughout the project. It is, therefore, clearly evident that the site will be extensively landscaped.

Parking Requirements

A total of 1,107 parking stalls will be provided throughout the site: 348 parking stalls for Building 1, 421 parking stalls for Building 2, and 297 parking stalls for Building 3. As proposed, the project is required to provide 1,085 parking spaces throughout the site: 348 parking stalls for Building 1, 400 parking stalls for Building 2, and 297 parking stalls for Building 3. The proposed project, therefore, meets or exceeds the minimum parking requirements set forth by the City's zoning regulations.

Additionally, although the applicant had submitted their application prior to the recent Code Amendment for parking purposes, it should be noted that the project will still meet or exceed the new truck parking requirements at one (53' x 12') trailer stall for every four (4) dock doors. Building 1 and 3 will meet this new requirement, while Building 2 actually exceeds the requirement by a total of 52 trailer stalls.

Loading / Roll Up Doors

According to the site plan, Building 1 will have a total of fifty-two (52) dock doors, Building 2 will have a total of one-hundred (100) dock doors, and Building 3 will have a total of forty-one (41) dock doors (or fifty-three (53) dock doors in the alternate plan). Although there are a substantial number of dock doors proposed, it

should be noted that all dock doors are strategically placed so that they will not be directly visible from the public right-of-way. Additionally, all dock doors will be located behind a proposed screen wall.

Trash Enclosures

According to the site plan, 8 trash enclosures will be constructed for the overall project. Building 1 will be provided with 2 trash enclosures, Building 2 will be provided with 4 trash enclosures, and Building 3 will be provided with 2 trash enclosures. All trash will be located inside the truck yard areas behind the proposed screen wall. For both convenience and functionality, an equal number of trash enclosures will be provided along the northerly and southerly portions.

Additionally, given the scale of the proposed buildings, each building will also be equipped with at least two trash compactors to meet the waste storage requirements.

Driveways

Ingress and egress for the three buildings are provided by driveways along both Florence Avenue and Lakeland Road. No vehicle access will be provided along the Bloomfield Avenue frontage. A total of five (5) driveway entrances are proposed along Florence Avenue and a total of six (6) driveway entrances are proposed along Lakeland Road. It should also be noted that a total of three deceleration lanes will be installed along Florence Avenue and another deceleration lane along Bloomfield to help maintain the flow of traffic around the perimeter of the project site.

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

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

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

Findings:

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section -§ 155.240 of the Zoning Regulations "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants,

to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed development is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. Since the proposed development (a logistics center) is industrial, rather than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.
3. Because the project involves the construction a new and attractive industrial buildings on a site that was formerly a closed oil refinery that was recently used by various interim uses, the assessed value of the property will significantly improve, leading to an increase in property values for both the subject property and neighboring properties.
4. The proposed industrial project will provide a fairly significant boost to the local job market as the roughly 1.2 million square feet development should bring in numerous job opportunities for nearby residents.

(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 site was formerly used as an oil refinery. More recently, the site has been utilized by various interim uses. Views of the new project/buildings will therefore be a drastic change to historic views of the site.

The construction of the project will result in the removal of existing unsightly above ground piping, tanks, and various refinery equipment that has been on the sight dating back to the early 1930s when the site was first developed as a refinery.

Nevertheless, the proposed project/buildings will be a significant improvement to the subject site. The architect used multiple variations in height, setback, materials and color. The result is an attractive project with contemporary buildings that is comparable to other high quality office/industrial projects here in Santa Fe Springs.

(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 project/buildings are well-designed and should be highly suitable for logistics and other warehouse-type users. The project has been specifically designed to accommodate the trucks typically associated with that type of use. Each building is provided with ample dock doors, trailer parking stalls, and a truck maneuvering area.

The proposed project and site is, therefore, 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:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. This is evident in the fact that the project does not include or otherwise require any modification permits and/or zone variances. As proposed, the project meets or exceeds all development standards set for in the City's zoning regulations.

Additionally, the use of landscape to help soften the building mass and hardscape throughout the site, the proposed screen walls to both screen the trucking activities, and meandering sidewalks through the project's frontage to provide a safe and attractive pedestrian pathway confirms that the project was designed with high quality and standards in mind.

- (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:

As stated previously, the proposed building is contemporary and attractive. The architect used multiple variations in height, setback, materials and color. The style and architecture of the proposed building is, therefore, consistent with other high quality buildings in the general area.

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

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 project/buildings will be constructed on a site that is currently both unattractive and under-utilized. Staff finds that the new contemporary industrial buildings are 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 overall compliance with the Code. As proposed, the project meets or exceeds all requirements of the City's Zoning Regulations.

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 § 155.739 of the Zoning Regulations, for the granting of Development Plan Approval.

STREETS AND HIGHWAYS

The subject site has frontage on three streets: Florence Avenue to the north, Bloomfield Avenue to the east, and Lakeland Road to the south. Florence Avenue and Bloomfield Avenue are considered Major Arterials within the Circulation Element of the City's General Plan. Lakeland Road is considered a Secondary Arterial.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, south, east and west are zoned M-2, Heavy Manufacturing. All surrounding properties are developed with industrial manufacturing, production or warehouse facilities with the exception of a substance abuse counseling and rehabilitation center (LA CADA) located on the southwest corner of Bloomfield Avenue and Lakeland Road. Other sensitive land uses near the subject site, but outside the City's boundary (in the City of Norwalk) include: the Metropolitan State Hospital, approximately 1/8 mile south of the subject site; residential dwellings, approximately 1/8 mile southwest of the subject site; and Lakeland Elementary School, approximately 1/4 mile west of the subject site.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Project (Development Plan Approval (DPA) Case Nos. 887-889 and Tentative Parcel Map (TPM) Case No. 73063) 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 April 3, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 3, 2015, and published in a newspaper of general circulation (Whittier Daily News) April 3, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

It should also be noted that the Planning Commission (PC) opened the subject DPA and TPM cases at the April 13, 2015 PC meeting. There being no one in the audience wishing to speak on the matter, the PC took action to continue both the DPA and TPM entitlements to the April 27, 2015 meeting.

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

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed project (DPA Case Nos. 887-889 & TPM No. 73063) was sent to the surrounding cities, the local school districts, area-wide planning agencies and each agency expected to provide water, sewage, streets, roads, or other essential facilities or services to the Project. Lastly, staff also sent a notification to the neighboring residential projects including: Villages at Heritage Springs Homeowners Associations, South Fulton Village, Villa Santa Fe, Lakeland Villa Inc, Little Lake Village, and Silver Crest.

ENVIRONMENTAL DOCUMENTS

In reviewing the proposed project for the development of a new logistics center totaling approximately 1,210,810 square feet in floor area (Goodman Logistics Center Development), it was determined that an Environmental Impact Report (EIR) would be the appropriate environmental document based on the historical uses on the project site as well as the overall size and nature of the proposed development. It should be noted that although the future of the 2-acre portion of

the site remains uncertain at this point, the environmental document analyzes both potential outcomes for the subject 2-acre area.

Notice of Preparation

The City of Santa Fe Springs is the designated lead agency overseeing the environmental review for the proposed project (DPA 887-889 & TPM 73063). As the lead agency, the City of Santa Fe Springs circulated a Notice of Preparation (NOP) and an Initial Study (IS) for a 30-day period to inform the public and other agencies that a Draft EIR would be prepared for the proposed project.

The NOP/IS was mailed to the State Clearinghouse on October 27, 2014. The State Clearinghouse received the NOP/IS and the 30-day review period commenced on October 30, 2014 and ended on December 1, 2014. The State Clearinghouse assigned the following number to the proposed project (SCH Number: 2014101063).

Throughout the 30-day commenting period, staff received a total of 5 comments. The commenting agencies were:

- County of Los Angeles Fire Department
- County Sanitation Districts of Los Angeles County
- Los Angeles County Metropolitan Transportation Authority
- State of California – Native American Heritage Commission
- South Coast Air Quality Management District

The City's planning staff worked with Blodgett Baylosis Environmental Planning to ensure the Draft EIR adequately addressed each comment raised in the letters received from the commenting agencies.

Scoping Meeting

It should be noted that during the 30-day commenting period, the planning staff in conjunction with the entire project team (applicant, environmental consultant, traffic consultant, and project architect), conducting a scoping meeting to provide the local community with information on the proposed Goodman Logistics Center project and the upcoming environmental study that will be considered by the City.

A notice for the Scoping Meeting was mailed out to all properties within a 500 foot radius from the project site, neighboring cities, local agencies (including LACSD, SCAQMD, SCAG, LACPW, LACFPD, and LACMTA), local school districts, Indian tribal councils, and also neighboring residential projects (including Villages at Heritage Springs Homeowners Associations, South Fulton Village, Villa Santa Fe, Lakeland Villa Inc, Little Lake Village, and Silver Crest).

Although notices were mailed to the interested parties identified above, the scoping meeting was not as well-attended as staff had hoped for. According to the sign-in sheet, a total of only 13 individuals were present. Based on the feedback received, the project appeared to be supported by all who had attended the scoping meeting.

Draft EIR

The Notice of Availability (NOA) and Draft EIR was mailed to the State Clearinghouse on February 3, 2015. The State Clearinghouse received the NOA/Draft EIR and the 30-day review period commenced on February 6, 2015 and ended on March 23, 2015. Unlike the NOP/IS, a 45-day review and commenting period is required for the NOA/Draft EIR. The State Clearinghouse maintained the same number as they had used for the NOP/IS since the NOA/Draft EIR is merely an evolution of the previous environmental documents (SCH Number: 2014101063).

The 45-day review and commenting period ended, and although staff received a confirmation letter from the State Clearinghouse stating that no comments had been received, staff did receive a total of 4 comments that were mailed directly to the City. The commenting agencies were:

- County of Los Angeles Fire Department
- County Sanitation Districts of Los Angeles County
- Department of Conservation – Division of Soil, Gas, and Geothermal Resources.
- South Coast Air Quality Management District

The City's planning staff worked with Blodgett Baylosis Environmental Planning to ensure the Final EIR adequately addressed each comment raised in the subsequent letters received from the above-mentioned agencies.

Mitigation Monitoring and Reporting Program

Analysis presented in the Final EIR indicated that the proposed project will have a number of potentially significant impacts. The EIR, therefore, includes a number of proposed mitigation measures intended to reduce or eliminate potentially significant project-related and cumulative impacts. The mitigation measures addresses potential impacts for Aesthetics, Air Quality, Cultural Resources, Geology, Greenhouse Gas, Hazardous Materials, Hydrology and Water Quality, Noise and Transportation. It should be noted that all mitigation measures have also been included as a condition of approval (#58) for the project.

Since the proposed mitigation measures were identified as being adequate to affectively reduce potential impacts to a less than significant level, a statement of overriding considerations is not required for the subject EIR. A copy of the

Mitigation Measures and Mitigation Monitoring and Reporting Program is included as an attachment to the staff report.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan or modification request 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 of Development Plan Approval 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 \$524,400 to reconstruct/resurface the existing street frontage to centerline for Florence Avenue, Bloomfield Avenue, and Lakeland Road.
2. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Florence Avenue, Bloomfield Avenue, and Lakeland Road street frontages. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That the owner/ developer shall prepare street improvements plans for the modification of the median island located at Florence Avenue/ Springdale Avenue. Modification shall include the lengthening of the westbound left-turn pocket at Florence/Springdale Avenue. Median modifications shall not impede the ability of southbound traffic on Springdale Avenue to make left turns onto eastbound Florence Avenue. Existing landscaping and irrigation systems shall be modified and installed per current City Standards. Said plans will also include the widening of the south side of Florence Avenue to install right-turn pockets at all entry points on Florence Avenue and at Bloomfield Avenue and the widening of the west side of Bloomfield Avenue to install a right turn pocket at Lakeland Road. Said plans shall be reviewed

and approved by the City Engineer. Construction shall be paid for by the owner/ developer.

4. A.D.A. compliant access ramps and associated sidewalk improvements with black truncated domes to be constructed at south west corner of Florence Avenue and Bloomfield Avenue and North West corner of Lakeland Road and Bloomfield Avenue. Construction shall be paid for by the owner/ developer.
5. All street improvements shall be constructed to the City standards in accordance with plans prepared by the owner and/or developer and approved by the City Engineer.
6. Street right-of-way easements shall be dedicated to the City at no cost as follows:
 - a. Along the south side of Florence Avenue for the construction of right-turn pockets at all entry ways and Bloomfield Avenue.
 - b. Along the west side of Bloomfield Avenue for the construction of a right turn pocket at Lakeland Road.
 - c. Along Florence Avenue, Bloomfield Avenue, and Lakeland Road for the construction of meandering sidewalk.
7. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
8. 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.
9. The owner/developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development, including the restriction of left turns from the development onto Florence Avenue. The City will complete the work.
10. That the owner/ developer shall remove any unused driveways along the street frontage of Bloomfield Avenue and install full height curb, gutter and sidewalk as required by the City Engineer.

11. That common driveways shall not be allowed, unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
12. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Florence Avenue, Bloomfield Avenue and Lakeland Road. Storm drain plans shall be approved by the City Engineer. Specifically, the mainline storm drain shall be constructed in the parkway on the west side of Bloomfield Avenue between Lakeland Road and Florence Avenue or in a dedicated easement located on the subject property immediately adjacent to the parkway on the west side of Bloomfield Avenue.
13. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
14. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
15. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
16. 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.
17. That the landscape irrigation system shall be connected to reclaimed water, on Florence Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.

18. 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.
19. The owner/developer has submitted a traffic study prepared by a Professional Engineer. The traffic study shows the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures, as identified on Table 3-20, page 142 of the traffic study, including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall prepare design plans and cause construction of the improvements. The owner/developer shall pay to the City the full cost of plan check and inspection of the improvements. Mitigation measures at Florence/Orr and Day Road are limited to modifying the southbound and northbound shared lanes to thru-only lanes based on the remainder of the proposed mitigations to be done by Caltrans as part of the I-5 Widening Project. For mitigation measures that involve the installation of dual left turn lanes or adding exclusive left turn lanes at Florence/Bloomfield, Florence/Norwalk Blvd., Florence/Pioneer Blvd. and Telegraph/Pioneer Blvd. that are not feasible due to right of way considerations outside of the project site, the developer shall pay an in-lieu fee for ITS System improvements that will be done at the impacted intersections. The total amount of this fee is \$469,200.
20. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns will be prohibited from the project along Florence Avenue as designated by the City Engineer.
21. 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.
22. 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.
23. 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.

24. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer connection fee.
25. That the owner/developer shall pay the water trunk line connection fee of \$3,585 per acre upon application for water service connection or if utilizing any existing water service.
26. 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.
27. 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.
28. 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.
29. 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).

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511 at x3319)

30. That the owner/developer shall be aware that because the truck entry template does not reflect true-life truck entry patterns a new site plan shall be submitted to the Police Services Center which shows a true truck entry pattern. The new truck pattern shall show how the owner/developer will mitigate impacts to adjacent traffic as a result from trucks entering into the proposed development.

31. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the general area and the parking area serving the business. 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 for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council.
32. 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 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
33. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The owner/developer shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
34. 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.

35. That the owner/developer shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation.
36. That the owner/developer and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Service's Center.

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

37. That the owner/developer acknowledge that the following items shall be submitted prior to building plans being approved and released:
 - a. That the owner/developer shall provide site plan review outlined in Oil Field Plan Review Policies and Procedures.
 - b. That the owner/developer shall ensure that California Division of Oil and Gas and Geothermal Resources (DOGGR) shall prepare a report and issue OG 159 Certificates for all wells and abandoned wells on site.
 - c. Bring to current DOGGR abandonment standards all wells located directly beneath proposed building pads. Wells not beneath building pads can abandon in place provided DOGGR 10'x10' x50' rule applies.
 - d. Cone and vent all wells beneath building pads. Vent up the side of building up to 6' above roof line. The design shall be approved by a California registered professional engineer.
 - e. A soil gas membrane barrier shall be installed beneath the slab or foundation of all buildings.
 - f. The design shall be approved by a California registered professional engineer.
 - g. Provide Methane study per Ordinance No. 955 which shall include the installation permanent monitoring wells for further ongoing methane sampling.

38. That a site access plan for fire access review in 40 or 50 scale.
39. That all turn radius shall be not less than 52 feet with a minimum Fire Department access roadway of 26 feet.
40. That the owner/developer understand that the Planning & Development and Public Works Departments shall approve the location of double detector check valves. All fire sprinkler plans shall have a stamp of approval from Planning and Development prior to Fire Department submittal.
41. That all buildings shall be protected by and approved automatic sprinkler system.
42. That any interior fences or gates across the fire access roads need to be plan reviewed and permitted prior to installation. They are typically not allowed.
43. That on-site fire hydrants to be Clow 960 model with minimum flow of 2500 GPM.
44. That Knox boxes are required on all new construction. All electronic gates to provide Knox key overrides.
45. That signs and markings required by the Fire Department shall be installed along the Fire Department access roadways.
46. That diesel fire pumps and fire pump rooms/houses shall be provided. Connect all drainage to sewer system.
47. That the owner/developer shall Install stainless steel in-building risers and install per current standards.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

48. That prior to issuing building permits, the owner/developer shall obtain, from the Los Angeles Regional Water Quality Control Board (LARWQCB), a certificate for completing all response actions necessary to prevent or eliminate unreasonable human health risk to future occupants of the site as required under the two (2) California Land Reuse and Revitalization Act (CLRRRA) agreements (eastern and western portions of the site) between the owner/developer and the LARWQCB. Building permits may be issued on a per building basis, if acceptable to LARWQCB.

49. That the owner/developer complies with all aspects of the two (2) CLRRA agreements (eastern and western portion), and any subsequent revisions, entered into with the Los Angeles Regional Water Quality Control Board on November 6, 2013 and March 17, 2014, respectively.
50. That a permit is obtained from the Department of Fire-Rescue prior to the removal or demolition of any aboveground or underground tanks previously used to store hazardous materials or hazardous wastes.
51. That all abandoned pipelines, tanks and related equipment shall be removed unless approved by the City Engineer and Fire Chief.
52. That if any regulatory agency requires mitigation measures or barriers within or about any structures in order to mitigate human health risks posed by subsurface residual contamination, the owner/developer shall provide a means of notifying any future owners or tenants of these requirements.

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

53. That the owner/developer 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.
54. 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.
55. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

56. That the owner/developer understands and agrees that the City will not issue a Certificate of Occupancy for Building 2 until the owner/developer removes all of the previous Owners' vertical improvements on the entire 53-acre site if legally permitted and subject to Force Majeure.

57. That the owner/developer shall prepare a digital orthophotographical photo of the subject site after the entire development is completed. The photo shall conform to the City's specifications regarding digital orthophotography landbase.
58. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Environmental Impact Report (State Clearinghouse #2014101063), shall be made part of the conditions of approval for Development Plan Approval Case No. 887, 888, and 889. The Mitigation Monitoring Program is listed as an attachment to this staff report.
59. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
60. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).
61. That the owner/developer shall design and construct meandering sidewalks along the front setback area of the entire development. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
62. That the owner/developer shall provide for appropriate communications systems, including but not limited to telephone and internet services to each building and/or tenant within the proposed project.
63. That prior to re-striping the interior yard area for truck parking, the owner/developer understands that a Modification Permit must first be granted by the Planning Commission if the truck stalls result in a reduction of the overall parking count below the minimum parking requirements established for each building.

64. That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact parking spaces shall be further identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
65. That the owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
66. That preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
67. That an area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
68. That there be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks

or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

69. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of 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.
70. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; **however, the area in front of the OS and Y valves shall not be screened.** The screening shall also only be applicable to the double-check detector assembly and **shall not** include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
71. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
72. 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 shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment;and

- iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

- 73. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
- 74. 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).**
- 75. That upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
- 76. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
- 77. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight

(8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).

78. 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.
79. That the owner/developer agrees design and construct a project identification sign on both the southwest corner of Florence Avenue and Bloomfield Avenue and wells as the northwest corner of Lakeland Road and Bloomfield Avenue to identify the project name. Said signage shall be reviewed and approved by the Director of Planning (or designee) prior to installation.
80. That pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Planning (or designee) for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development.
81. That the Department of Planning and Development shall first review and approve all sign proposals for the development prior to installation. 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.
82. 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. Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures.
83. 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.

84. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
85. That the owner/developer shall submit a mailbox plan (locations and sizes) for all parcels prior to approval of the final map. The plan shall be approved by the Santa Fe Springs Post Office. The owner/developer shall submit to the City a written confirmation from the Santa Fe Springs Post Office that the mailbox locations are approved. The City shall review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated.
86. That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the owner/developer to comply with such regulatory requirements.
87. That prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
88. 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.***
89. 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.

90. That the development shall otherwise be substantially in accordance with the site plan, alternate site plan, floor plans, and elevations presented to the Planning Commission and on file with the case.
91. That the final site plan, alternate site plan, floor plans 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.
92. 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.
93. That the owner/developer, Goodman Santa Fe Springs SPE LLC, shall indemnify, protect, defend and hold harmless from and against any and all claims, liabilities and costs, including attorney's fees, arising from CEQA challenges and subsequent environmental review for the Project and any or all entitlements and approvals issued by the City in connection with the Project.
94. That the owner/developer, Goodman Santa Fe Springs SPE 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 Development Plan Approval, 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.

95. 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. Proposed Alternate Site Plan (includes 2-acre along NW/C)
4. Proposed Floor Plan (Buildings 1, 2, and 3)
5. Proposed Colored Elevations (Buildings 1, 2, and 3)
6. Typical Rendering
7. Development Plan Approval Application
8. Final EIR (*delivered on 4/21/15*)
9. Final Traffic Report
10. Mitigation Monitoring and Reporting Program
11. Resolution 50-2015

C:\Cuong\Cases\Aug.14-Aug.15\DPA887-889 & TPM73063 - Goodman Birtcher\DPA887-889_PCStaffReport.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

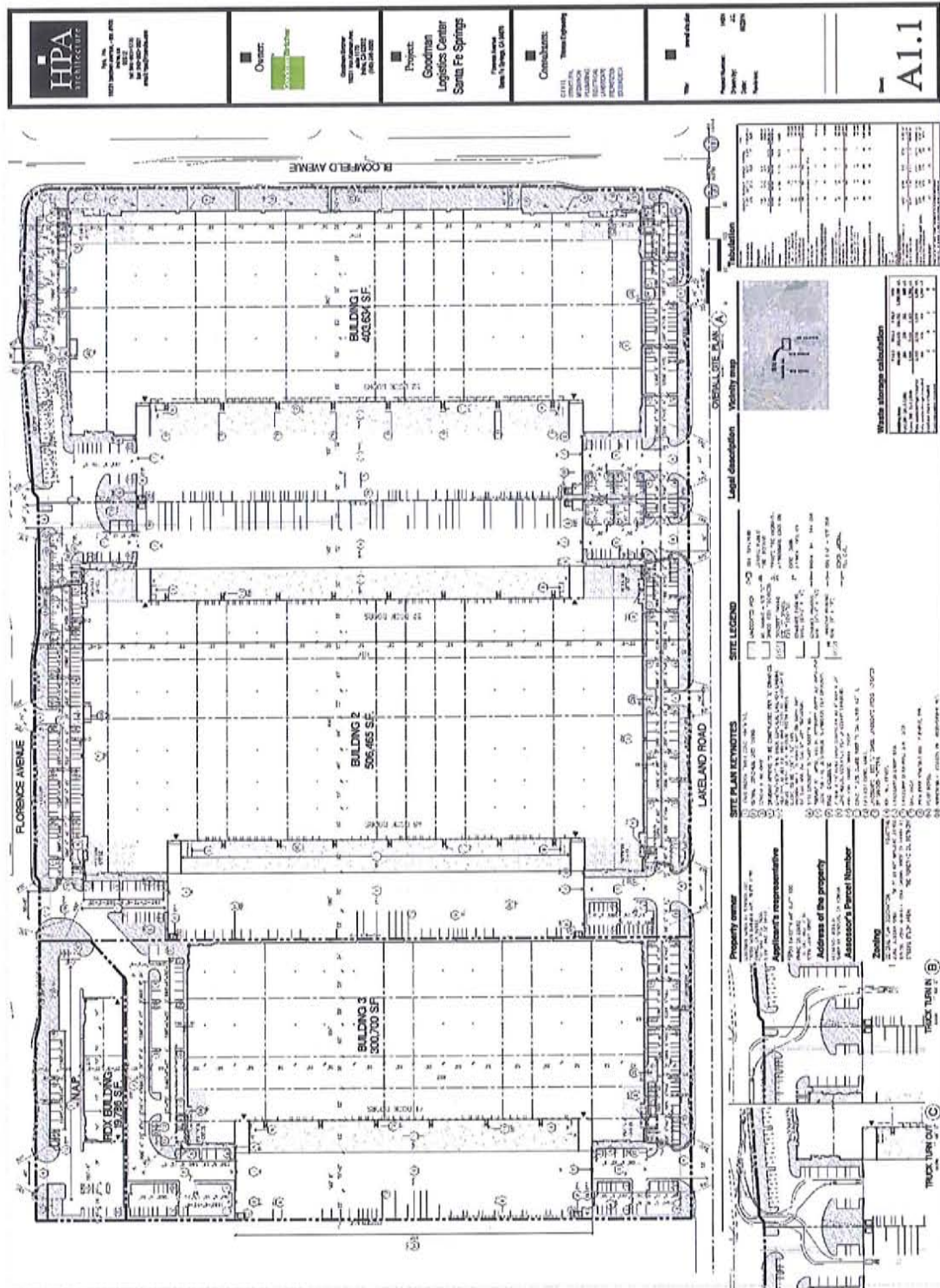
DEVELOPMENT PLAN APPROVAL CASE NO. 887-889 &
TENTATIVE PARCEL MAP CASE NO. 73063

12345 Lakeland Road

(APNs: 8009-022-053, 054, 055, 056, 057, 058;
8009-022-029, 030, 031;
and a portion of 8009-022-056).



Proposed Site Plan



HPA PROJECT
 10000 W. 100th Ave.
 Suite 100
 Denver, CO 80231
 Tel: 303.755.1000
 Fax: 303.755.1001
 Email: info@hpa.com

Client:
 Goodman Logistics Center
 Santa Fe Springs
 Santa Fe Springs, CA

Project:
 Goodman Logistics Center
 Santa Fe Springs
 Santa Fe Springs, CA

Consultant:
 HPA
 10000 W. 100th Ave.
 Suite 100
 Denver, CO 80231
 Tel: 303.755.1000
 Fax: 303.755.1001
 Email: info@hpa.com

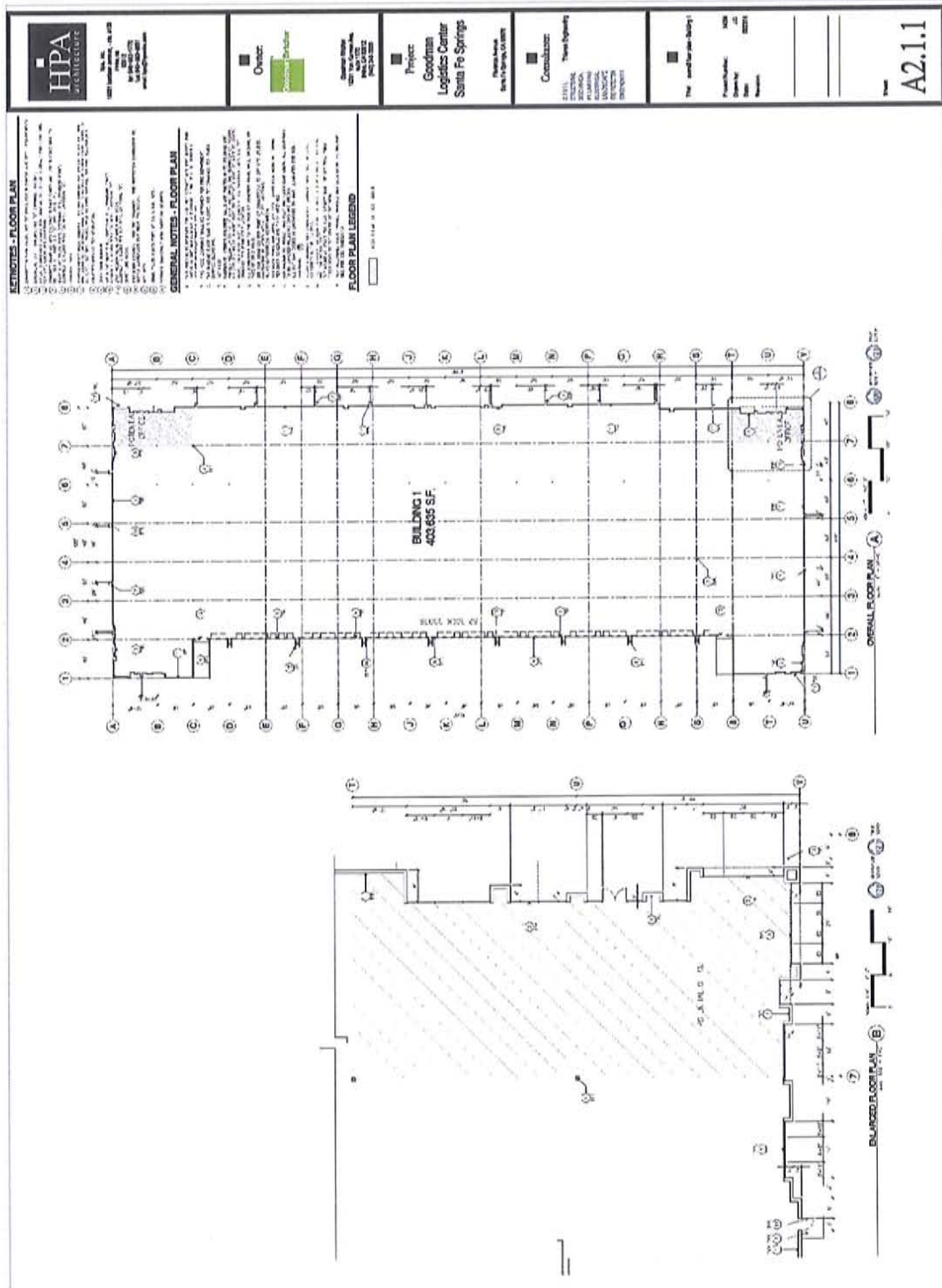
Table of Contents:

Page	Description
1	Site Plan
2	Site Plan Notes
3	Site Plan Legend
4	Site Plan Alternative
5	Site Plan Alternative
6	Site Plan Alternative
7	Site Plan Alternative
8	Site Plan Alternative
9	Site Plan Alternative
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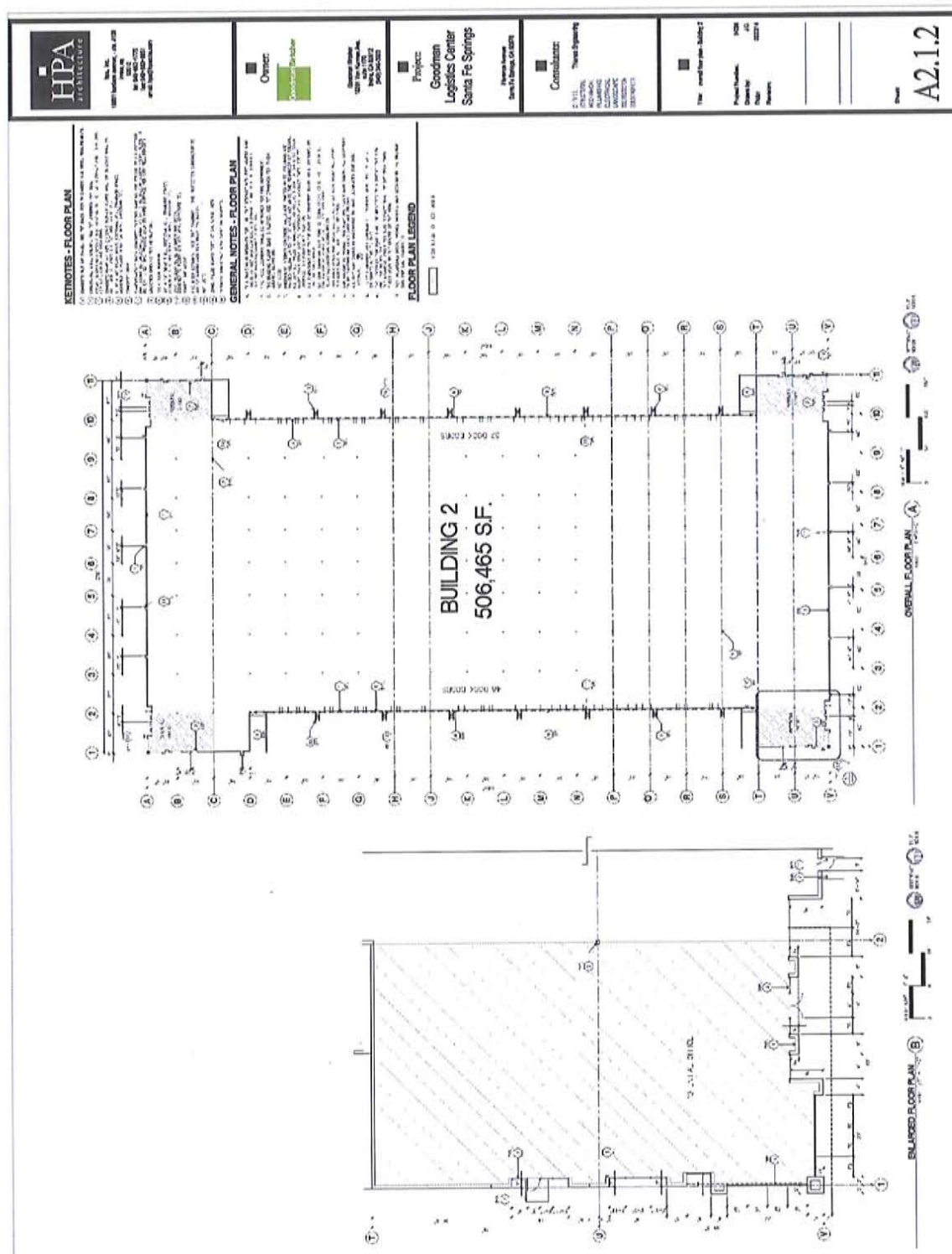
Waste storage calculation

Waste Type	Volume (cu yd)	Weight (tons)
Household Waste	100	100
Commercial Waste	200	200
Industrial Waste	300	300
Construction Waste	400	400
Other Waste	500	500
Total	1500	1500

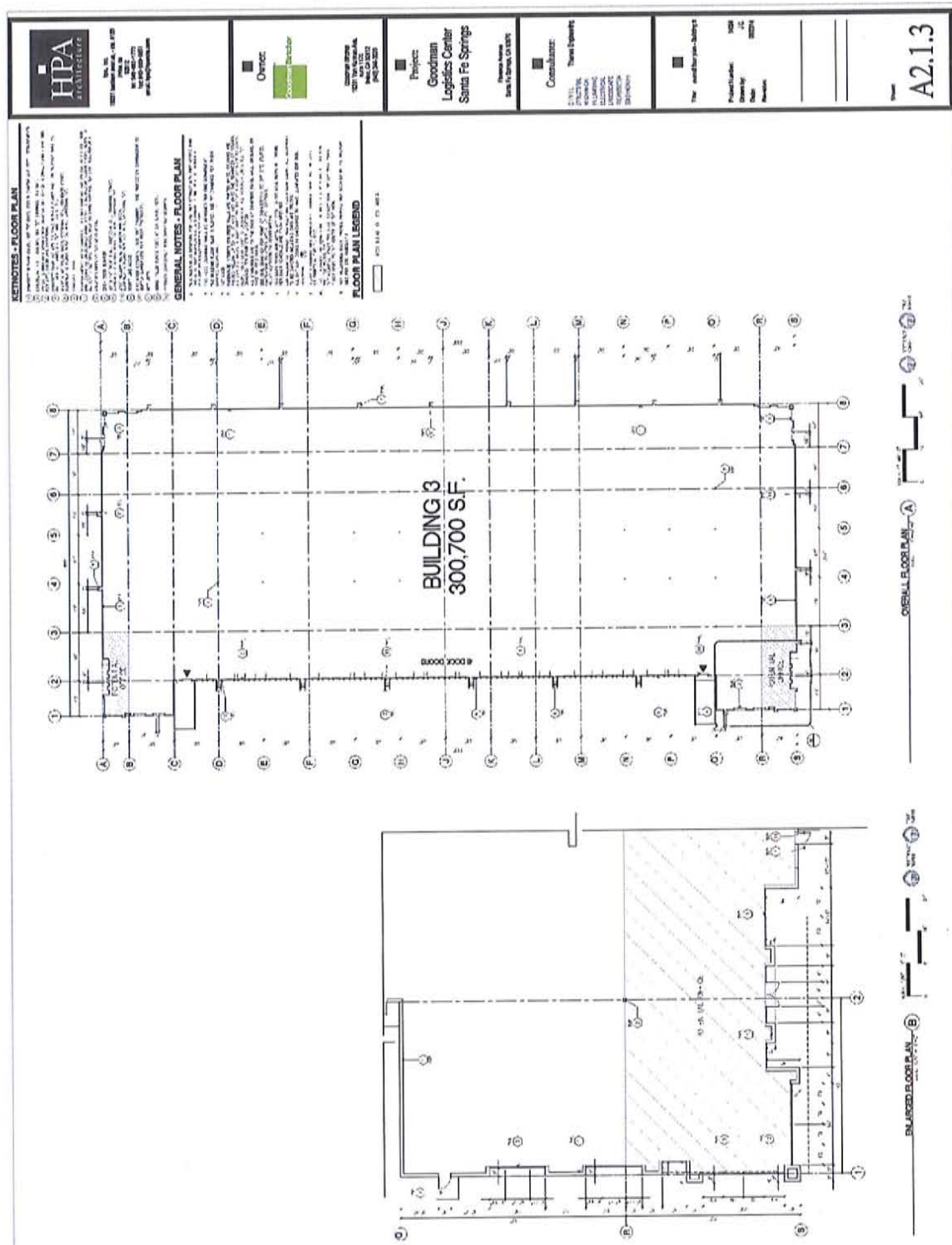
Proposed Floor Plan – Building 1



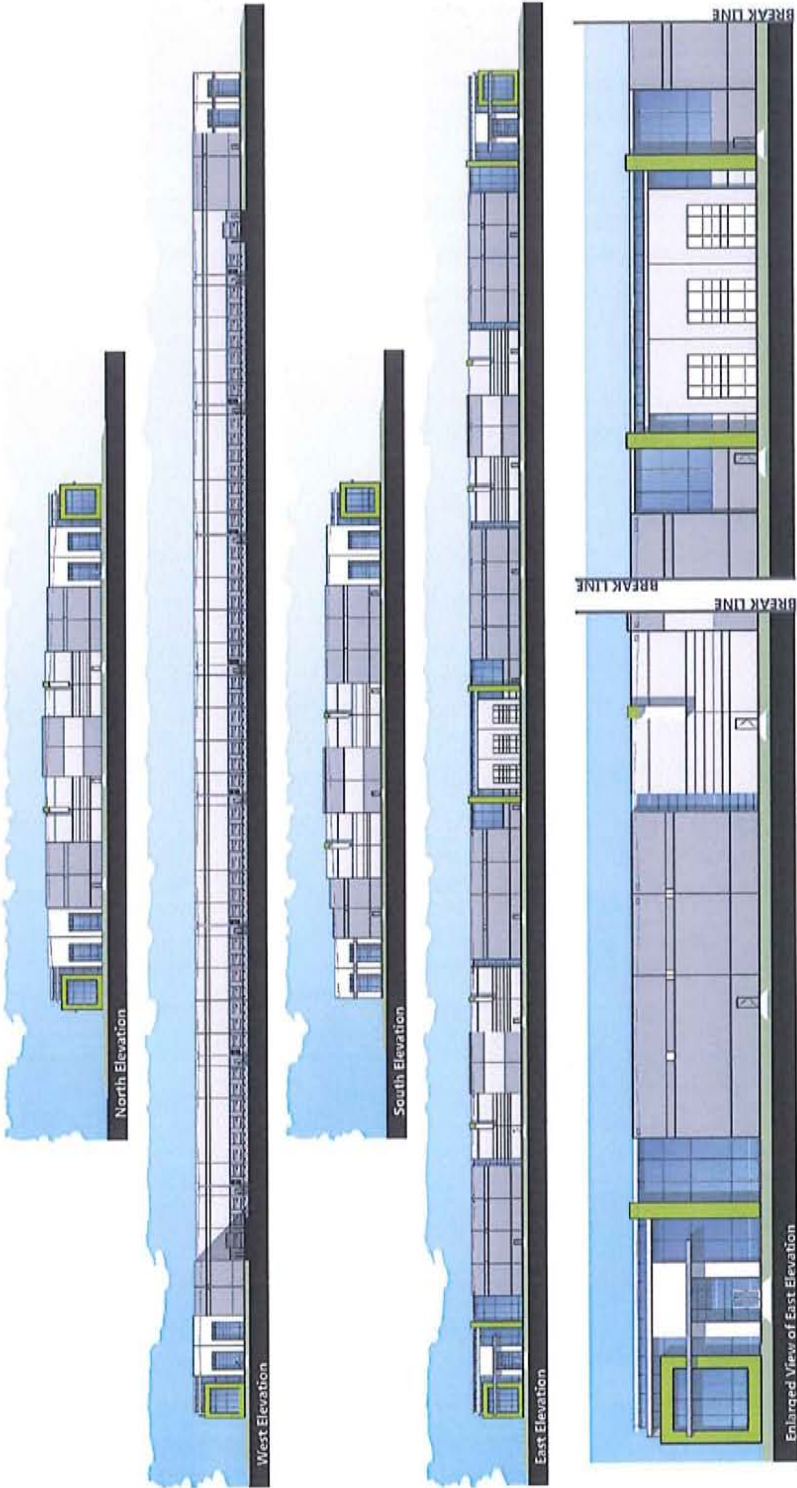
Proposed Floor Plan – Building 2



Proposed Floor Plan – Building 3



Proposed Colored Elevations – Building 1





Goodman Logistics Center Santa Fe Springs
SANTA FE SPRINGS, CALIFORNIA

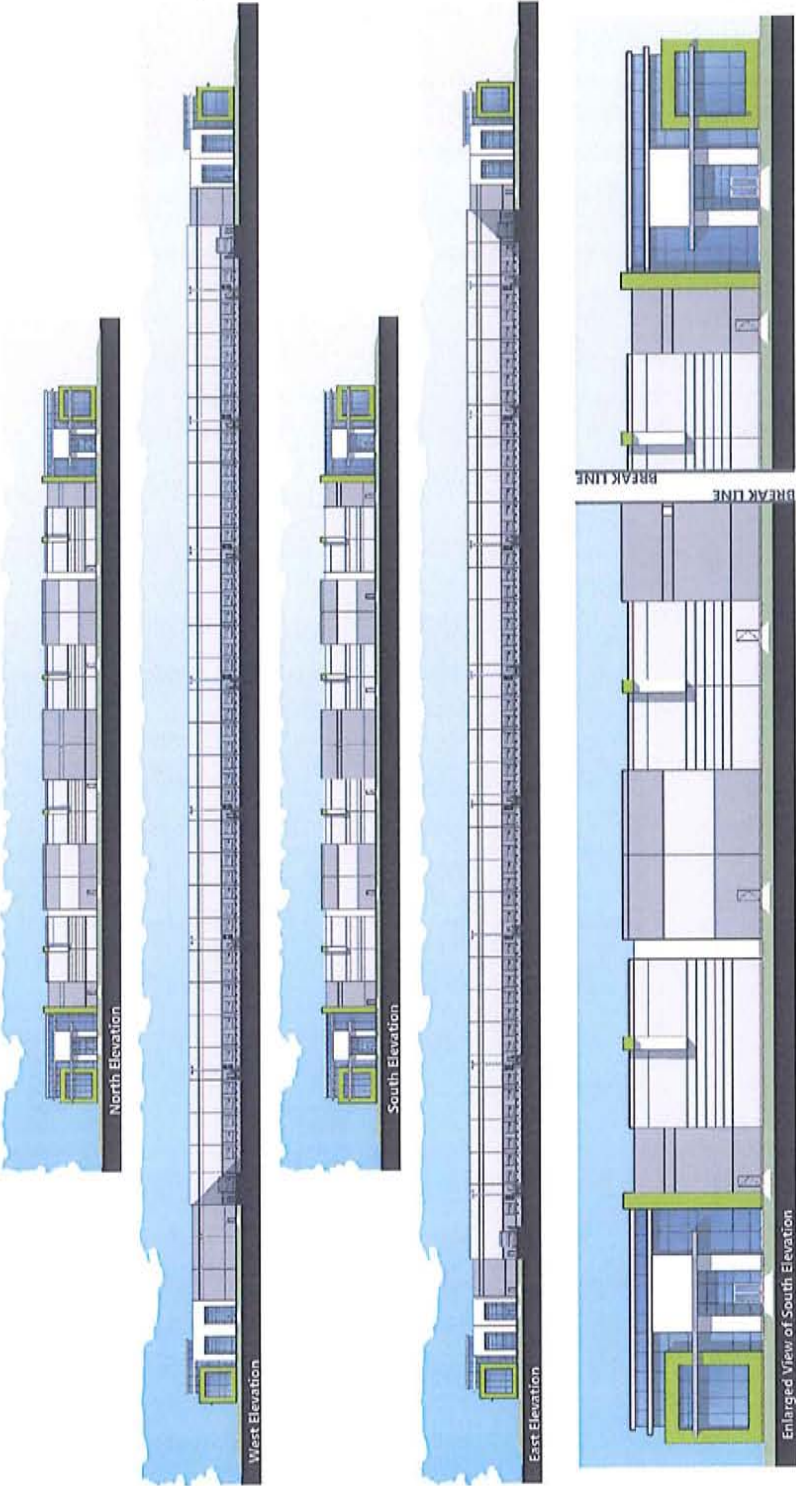


COLORED ELEVATIONS - BUILDING 1

03.31.2015

Job No 14064.00

Proposed Colored Elevations – Building 2



03.31.2015

Goodman Logistics Center Santa Fe Springs

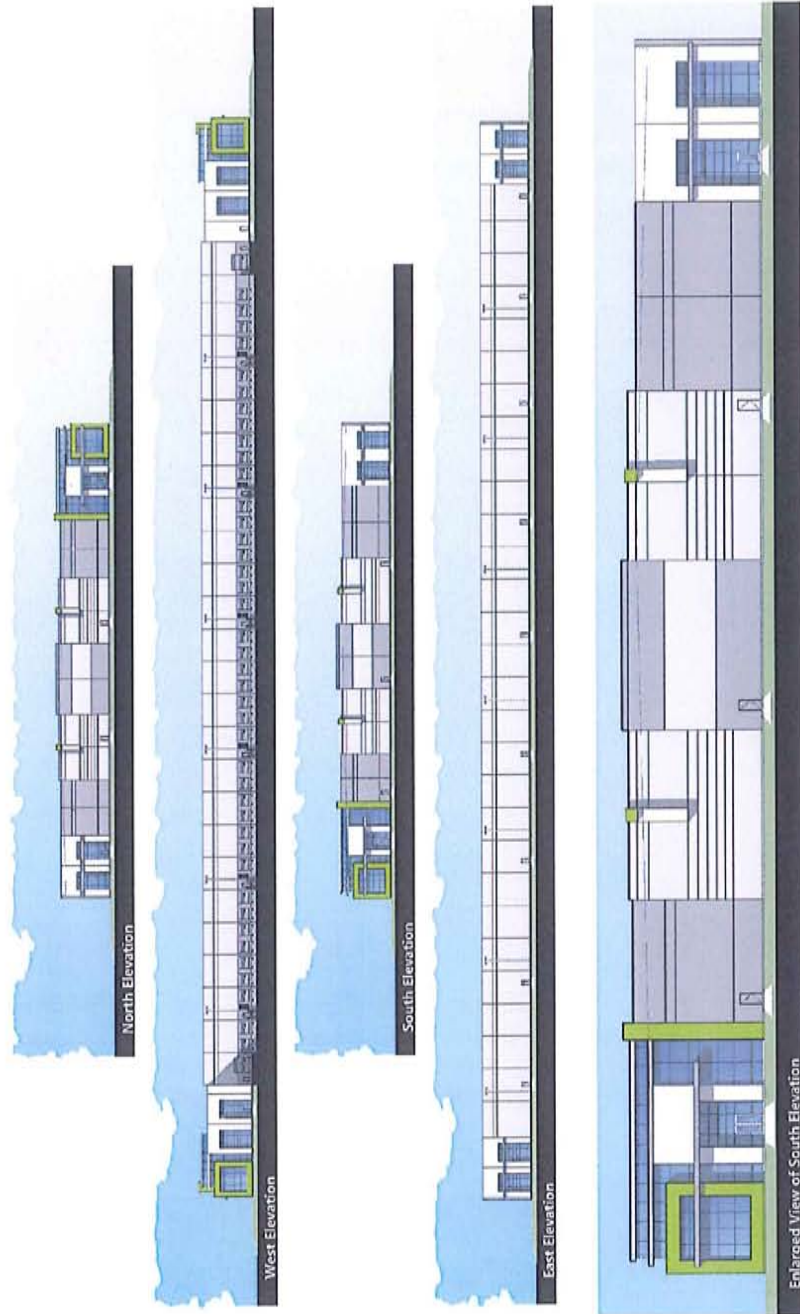
SANTA FE SPRINGS, CALIFORNIA

COLOR ELEVATIONS - BUILDING 2



Job No 14064-00

Proposed Colored Elevations – Building 3



03.31.2015

Goodman Logistics Center Santa Fe Springs
SANTA FE SPRINGS, CALIFORNIA

COLOR ELEVATIONS - BUILDING 3



Job No 14054.00

Colored Rendering



Goodman Logistics Center Santa Fe Springs

SANTA FE SPRINGS, CALIFORNIA

Job No 14064.00

PERSPECTIVE COLOR RENDERING

11/26/2014

Development Plan Approval Application



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

RECEIVED

JUL 22 2014

Planning Dept.

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessors Parcel Map (APN) number(s) if no address is available. Additionally, provide distance from nearest street intersection:

Florence Avenue/Bloomfield Avenue/Lakeland Road8009-022-055; 056; 057; 058; 053; 054;8009-022-029; 030; 031 & portion of 8009-022-056

RECORD OWNER OF THE PROPERTY:

Name: Goodman Santa Fe Springs SPE LLC Phone No: 949.407.0100Mailing Address: 18201 Von Karman Ave, Ste 1170Irvine, CA 92612Fax No: 949.502.5505E-mail: Aaron.morgan@goodman.com

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/Architect: HPA, Inc. Attorney: _____

Purchaser: _____ Lessee: _____

Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

3 new industrial buildings: One of 406,635 SF (including 5,000 SF mezz.); one of 506,465 SF (including 5,000 SF mezz) and one of 300,700 SF (including 5,000 SF mezz) for total of 1,213,800 SF

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

Signed: _____

Signature

Jaime Cruz

Print name

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

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

EIR 08-25-14 1010250 CHECK 34460.00

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

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): Aaron Morgan / Goodman Santa Fe Springs SPE LLC
 Mailing Address: 18201 Von Karman Ave, Ste 1170 Irvine, CA 92612
 Phone No: 949.407.0100
 Fax No: 949.502.5505 E-mail: Aaron.morgan@goodman.com
 Signature: *[Signature]*

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF Orange) ss.

I, Aaron Morgan, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, 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)

(seal)

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

WITNESS my hand and official seal

 Notary Public

See attached

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>DPA 885</u>
DATE FILED:	<u>7/22/17</u>
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Development Plan Approval Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of OrangeOn July 1, 2014

before me,

L. Gauthier, Notary Public

Here insert Name and Title of the Officer

personally appeared Aaron Morgan

Name(s) of Signer(s)

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

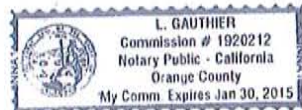
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature L. Gauthier

Signature of Notary Public

Place Notary Seal Above



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: City of Santa Fe Springs Application for DFADocument Date: July 1, 2014 Number of Pages: 3Signer(s) Other Than Named Above: James Cruz

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

© 2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Item #5907 Records Call Toll-Free 1-800-876-6827

Development Plan Approval Application (Cont.)

RECEIVED

AUG 08 2014

Planning Dept.

GOODMAN SANTA FE SPRINGS SPE LLC
(a Delaware limited liability company)

ACTION BY WRITTEN CONSENT OF
THE SOLE MEMBER

The undersigned, being the sole member (the "Member") of Goodman Santa Fe Springs SPE LLC, a Delaware limited liability company (the "Company"), acting in accordance with the provisions of the Delaware Limited Liability Company Act and Section 2.2 of the Limited Liability Company Agreement of the Company (the "LLC Agreement"), hereby approves and adopts the following resolutions by written consent, effective as of the date set forth below:

WHEREAS, it is deemed by the undersigned to be appropriate and in the interests of the Company to elect officers of the Company, as provided in Section 3.2 of the LLC Agreement; and

WHEREAS, in consideration of the foregoing, the Member deems it appropriate and in the best interests of the Company to elect Aaron Morgan as President of the Company and Alan Cockburn as Secretary of the Company; each of them to serve in such capacity until his successor is elected and qualified or until his earlier resignation or removal;

NOW, THEREFORE, BE IT RESOLVED, that the following persons be, and each of them hereby is, elected to the office set forth opposite his name, to serve in such capacity until his successor is duly elected and qualified or until his earlier resignation or removal:

Aaron Morgan	President
Alan Cockburn	Secretary

RESOLVED FURTHER, that the foregoing officers of the Company shall have such powers and duties in the management of the Company as may be prescribed by the Member and, to the extent not so provided, as generally pertain to their respective offices, subject to the control of the Member.

RESOLVED FURTHER, that the officers of the Company be, and each of them hereby is, authorized, directed and empowered to execute, deliver and/or file, or cause to be executed, delivered and/or filed, on behalf and in the name of the Company, any agreements and/or documents, which such officers may deem necessary or appropriate to carry out fully the intent and purposes of these resolutions, and that the performance of such acts by such officer(s) shall be conclusive evidence

Development Plan Approval Application (Cont.)

of the approval thereof and the authority therefor by and from the Member.

RESOLVED FURTHER, that any and all actions heretofore or hereafter taken, and any and all agreements and/or documents executed or delivered by the officers of the Company in furtherance of the matters contemplated by these resolutions are hereby ratified, approved and confirmed as the act and deed of the Company.

RESOLVED FURTHER, that this written consent may be executed by facsimile or electronic transmission, and such written consent shall be filed with the minutes of the proceedings of the Member.

IN WITNESS WHEREOF, the undersigned has executed this written consent as of September 16, 2013.

GOODMAN MANAGEMENT USA INC.

By: _____

Greg Goodman, its President



PUBLIC HEARING (Continued from April 13, 2015 PC Meeting)

Tentative Parcel Map No. 73063 and Environmental Documents

Request for approval to allow the approximately +/-54-acre subject site to be subdivided into four (4) separate parcels: 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4) for property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE 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 Tentative Parcel Map No. 73063 and, after receiving all public comments, thereafter close the Public Hearing; and
2. Find that Tentative Parcel Map No. 73063, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
3. Find that Tentative Tract Map No. 73063 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
4. Pass and adopt Resolution No. 50-2015 to certify that the Environmental Impact Report (EIR) for the development of the Goodman Logistics Center (DPA 887-889 & TPM 73063) has been completed in compliance with the California Environmental Quality Act (CEQA); and , based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
5. Approve the Mitigation Monitoring and Reporting Program for the Final EIR for the Goodman Logistics Center development (DPA 887-889 & TPM 73063); and
6. Approve Tentative Tract Map No. 73063, subject to the conditions of approval as stated in this report.

BACKGROUND

The subject site located at 12345 Lakeland Road is currently developed with a closed oil refinery. The site measures approximately +/-53-acres and is roughly bounded by Bloomfield Avenue to the east, Florence Avenue to the north, and Lakeland Road to the South. The site has been formerly known as Powerine, CENCO, and Lakeland Development refinery property.

The refinery opened in the early 1930s and operated, with the exception of a couple of years in the 1980s, until the summer of 1995, when it was closed. Televangelist, Pat Robertson, bought the refinery in August of 1988 and change the name to CENCO. He vowed to reopen it as a safe and clean state-of-the-art refinery. After opposition from community groups, lawsuits, and other problems, it never reopened. In the early 2000s, CENCO changed its name to Lakeland Development. In May 2012, Lakeland filed for bankruptcy.

The applicant, Goodman Santa Fe Springs SPE LLC, recently acquired all but 2 of the +/-54-acre site through bankruptcy proceedings. Goodman Santa Fe Springs SPE LLC is a subsidiary of Goodman Group, an international integrated property group that owns, develops, and manages logistics, warehouses, distribution, and business space in over 16 countries across Asia, Pacific, UK, Europe, North America, and Brazil.

DESCRIPTION OF REQUEST

Goodman Santa Fe Springs SPE LLC is requesting approval of the subject Parcel Map (Tentative Parcel Map No. 73063) to allow the subdivision of the approximately +/-54-acre subject site into four (4) parcels measuring 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), and 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4). The intent is to create independent lots for each of the four proposed industrial buildings.

The Commission should note that because the future of Ridgeline Energy Services, Inc. (also known as RDX Technologies Corporation) on the subject site remains uncertain at this time, the DPA for the RDX is not a part of your review at this time. Should RDX choose to remain on the site, and continue their existing wastewater treatment activities on the northwesterly 2-acre portion of the subject site, they would still need to obtain approval for an amendment of the existing Conditional Use Permit (CUP 620) and also a Development Plan Approval for the development of the approximately 20,000 sq. ft. proposed building.

Additionally, although the applicant has informed staff that they have no intention of selling any portion of the development, it should still be noted that approval of the propose parcel map will effectively provide the applicant and/or RDX with the ability

to sell any one of the four (4) proposed buildings since each building would be situated on their own separate lot. With that said, the map has been reviewed and appropriately condition to ensure that each lot will independently meet all code requirements in the event a future sale does occur.

RELATED ENTITLEMENTS

The Commission should note that the subject Parcel Map is one of four entitlements that is required for the proposed Goodman Logistics Center development on the approximately +/-54-acre subject site. The applicant is proposing to develop three (3) large industrial concrete tilt-up buildings with a combined building area of +/- 1,210,800 sq. ft. Therefore, in addition to the subject Parcel Map, the proposed project also requires approval of the following entitlements:

Development Plan Approval (DPA Case Nos. 887, 888, and 889)

1. DPA Case No. 887: to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1);
2. DPA Case No. 888: to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and
3. DPA Case No. 889: to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3).

STREETS AND HIGHWAYS

The subject site has frontage on three streets: Florence Avenue to the north, Bloomfield Avenue to the east, and Lakeland Road to the south. Florence Avenue and Bloomfield Avenue are considered Major Arterials within the Circulation Element of the City's General Plan. Lakeland Road is considered a Secondary Arterial.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, south, east and west are zoned M-2, Heavy Manufacturing. All surrounding properties are developed with industrial manufacturing, production or warehouse facilities with the exception of a substance abuse counseling and rehabilitation center (LA CADA) located on the southwest corner of Bloomfield Avenue and Lakeland Road. Other sensitive land uses near the subject site, but outside the City's boundary (in the City of Norwalk) include: the Metropolitan State Hospital, approximately 1/8 mile south of the subject site; residential dwellings, approximately 1/8 mile southwest of the subject site; and Lakeland Elementary School, approximately 1/4 mile west of 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.

Legal notice of the Public Hearing for the proposed Project (Development Plan Approval Case Nos. 887-889 and Tentative Parcel Map Case No. 73063) 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 April 3, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 3, 2015, and published in a newspaper of general circulation (Whittier Daily News) April 3, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

It should also be noted that the Planning Commission (PC) opened the subject DPA and TPM cases at the April 13, 2015 PC meeting. There being no one in the audience wishing to speak on the matter, the PC took action to continue both the DPA and TPM entitlements to the April 27, 2015 meeting.

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

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed project (DPA Case Nos. 887-889 & TPM No. 73063) was sent to the surrounding cities, the local school districts, area-wide planning agencies and each agency expected to provide water, sewage, streets, roads, or other essential facilities or services to the Project. Lastly, staff also sent a notification to the neighboring residential projects including: Villages at Heritage Springs Homeowners Associations, South Fulton Village, Villa Santa Fe, Lakeland Villa Inc, Little Lake Village, and Silver Crest.

ENVIRONMENTAL DOCUMENTS

In reviewing the proposed project for the development of a new logistics center totaling approximately 1,210,810 square feet in floor area (Goodman Logistics Center Development), it was determined that an Environmental Impact Report (EIR) would be the appropriate environmental document based on the historical uses on the project site as well as the overall size and nature of the proposed

development. It should be noted that although the future of the 2-acre portion of the site remains uncertain at this point, the environmental document analyzes both potential outcomes for the subject 2-acre area.

Notice of Preparation

The City of Santa Fe Springs is the designated lead agency overseeing the environmental review for the proposed project (DPA 887-889 & TPM 73063). As the lead agency, the City of Santa Fe Springs circulated a Notice of Preparation (NOP) and an Initial Study (IS) for a 30-day period to inform the public and other agencies that a Draft EIR would be prepared for the proposed project.

The NOP/IS was mailed to the State Clearinghouse on October 27, 2014. The State Clearinghouse received the NOP/IS and the 30-day review period commenced on October 30, 2014 and ended on December 1, 2014. The State Clearinghouse assigned the following number to the proposed project (SCH Number: 2014101063).

Throughout the 30-day commenting period, staff received a total of 5 comments. The commenting agencies were:

- County of Los Angeles Fire Department
- County Sanitation Districts of Los Angeles County
- Los Angeles County Metropolitan Transportation Authority
- State of California – Native American Heritage Commission
- South Coast Air Quality Management District

The City's planning staff worked with Blodgett Baylosis Environmental Planning to ensure the Draft EIR adequately addressed each comment raised in the letters received from the commenting agencies.

Scoping Meeting

It should be noted that during the 30-day commenting period, the planning staff in conjunction with the entire project team (applicant, environmental consultant, traffic consultant, and project architect), conducting a scoping meeting to provide the local community with information on the proposed Goodman Logistics Center project and the upcoming environmental study that will be considered by the City.

A notice for the Scoping Meeting was mailed out to all properties within a 500 foot radius from the project site, neighboring cities, local agencies (including LACSD, SCAQMD, SCAG, LACPW, LACFPD, and LACMTA), local school districts, Indian tribal councils, and also neighboring residential projects (including Villages at Heritage Springs Homeowners Associations, South Fulton Village, Villa Santa Fe, Lakeland Villa Inc, Little Lake Village, and Silver Crest).

Although notices were mailed to the interested parties identified above, the scoping meeting was not as well-attended as staff had hoped for. According to the sign-in sheet, a total of only 13 individuals were present. Based on the feedback received, the project appeared to be supported by all who had attended the scoping meeting.

Draft EIR

The Notice of Availability (NOA) and Draft EIR was mailed to the State Clearinghouse on February 3, 2015. The State Clearinghouse received the NOA/Draft EIR and the 30-day review period commenced on February 6, 2015 and ended on March 23, 2015. Unlike the NOP/IS, a 45-day review and commenting period is required for the NOA/Draft EIR. The State Clearinghouse maintained the same number as they had used for the NOP/IS since the NOA/Draft EIR is merely an evolution of the previous environmental documents (SCH Number: 2014101063).

The 45-day review and commenting period ended, and although staff received a confirmation letter from the State Clearinghouse stating that no comments had been received, staff did receive a total of 4 comments that were mailed directly to the City. The commenting agencies were:

- County of Los Angeles Fire Department
- County Sanitation Districts of Los Angeles County
- Department of Conservation – Division of Soil, Gas, and Geothermal Resources.
- South Coast Air Quality Management District

The City's planning staff worked with Blodgett Baylosis Environmental Planning to ensure the Final EIR adequately addressed each comment raised in the subsequent letters received from the above-mentioned agencies.

Mitigation Monitoring and Reporting Program

Analysis presented in the Final EIR indicated that the proposed project will have a number of potentially significant impacts. The EIR, therefore, includes a number of proposed mitigation measures intended to reduce or eliminate potentially significant project-related and cumulative impacts. The mitigation measures addresses potential impacts for Aesthetics, Air Quality, Cultural Resources, Geology, Greenhouse Gas, Hazardous Materials, Hydrology and Water Quality, Noise and Transportation. All mitigation measures have been included as a condition of approval for the project.

Since the proposed mitigation measures were identified as being adequate to affectively reduce potential impacts to a less than significant level, a statement of overriding considerations is not required for the subject EIR. A copy of the

Mitigation Measures and Mitigation Monitoring and Reporting Program is included as an attachment to the staff report.

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

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

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

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

FINDINGS

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table 2
General Plan Consistency Analysis

<u>General Plan Element</u>	<u>Policy</u>	<u>Project Consistency</u>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	Overall, the development of the Goodman Logistics Center will provide an opportunity for businesses in need of a larger industrial building with multiple dock doors to either stay, or otherwise relocate to the City of Santa Fe Springs
	Policy 9.5: Encourage the release of land surface no longer needed for petroleum production so the oil field area can be developed in accordance with the goals of the General Plan.	The project involves the demolition and/or removal of an existing tanks and equipment associated with a closed oil refinery with the intent to construct a brand new industrial logistics center that will include three large industrial concrete tilt-up buildings with a combined building area of approximately 1,210,800 sq. ft
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation and re-configuration of the existing parcels will support or otherwise help facilitate the future logistics center development on the existing industrial zoned property.
	Goal 13: Seek to provide a variety of job opportunities in order to accommodate residents of the City as well as the residential population of the surrounding communities thus reduce time-consuming commutes, traffic, and the resulting air pollution.	The proposed development will include three large industrial concrete tilt-up buildings with a combined building area of approximately 1,210,800 sq. ft. There should be many job opportunities to help service both the warehouse and office activities as well as indirectly create jobs for truck drivers making deliveries.

In summary, the proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

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

The project involves the construction of a new industrial logistics center development consisting of three large industrial concrete tilt-up buildings with a combined building area of approximately 1,210,800 sq. ft. and the consolidation and re-configuration of existing parcel to ensure each building occupies its own individual lot.

The approved project complies with the Santa Fe Springs Zoning Regulations, as well as, the General Plan. The proposed project does not require any Modification Permits or Zone Variances as the project, as proposed, meets the development standards set forth for properties located in the M-2, Heavy Manufacturing Zone. Therefore, the site is suitable for the type and intensity of the proposed development project.

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

The proposed subdivision is intended to create independent lots for each of the four (4) proposed industrial buildings. The proposed parcel map will effectively provide the applicant and/or RDX with the ability to sell any one of the four (4) proposed buildings since each building would be situated on their own separate lot. With that said, the map has been reviewed and appropriately condition to ensure that each lot will independently meet all code requirements in the event a future sale does occur

The subject site located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Although a family of coyotes have been previously seen living in and around the subject site, the coyotes have not been seen in recent months. Furthermore, coyotes are not considered threatened or endangered.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar properties in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Although the buildings being developed as spec-buildings, any future user would still need to be suitable and otherwise permitted in the existing M-2, Heavy Manufacturing, Zone. Additionally, in accordance with CEQA Guidelines, an

EIR was prepared for the project to review and mitigated any potentially significant environmental impacts. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

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

The project site is roughly bounded by Florence Avenue to the north, Bloomfield Avenue to the east, and Lakeland Road to the south. Ingress and egress will be obtained along both Florence Avenue and Lakeland Road. No vehicle access will be provided along Bloomfield Avenue.

The project will provide both deceleration lanes and meandering sidewalks, however, both will be facilitated through either actual street dedication (for deceleration lanes) or easements (meandering sidewalks). The proposed Tentative Parcel Map will therefore not conflict with easements, acquired by the public at large, for access through or use of the property.

6. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

The proposed subdivision will consolidate and re-configure existing lots to create four (4) new parcels, one for each of the four (4) new buildings. Any discharge of waste related to the development of the new buildings will be reviewed through the required submission of an erosion control plan prior to construction to ensure meet all state and local ordinances, NPDES requirements, Best Management Practices, and requirements prescribed by the California Regional Water Quality Control Board.

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

To the extent feasible, staff will review the construction drawings to ensure that energy-saving devices or materials, including but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems

will be incorporated into the design of the buildings.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the Tentative Parcel Map No. 73063, together with the provisions for its design and improvement, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 73063, subject to the Conditions of Approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

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

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

(Contact: Robert Garcia ext. 7545)

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Owner/developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
3. A reciprocal access easement Agreement covering each parcel of the map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorders. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

PLANNING AND DEVELOPMENT DEPARTMENT:

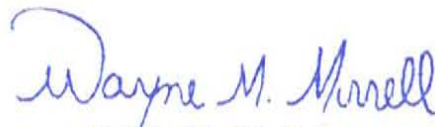
(Contact: Cuong Nguyen 562.868-0511 x7359)

4. That the owner/developer understands that a new parcel map to re-configure the lot for Building 3 shall be required should the project be built in accordance with the proposed alternative site plan (inclusive of the 2-acre currently owned by RDX Technologies).

5. That all overhead utilities (except existing on-site utilities) within the subdivision shall be placed underground.
6. That the owner/developer shall provide conduit for fiber optics or other smart technologies for each parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
7. That the owner/developer shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's perimeters, along Bloomfield Avenue, Florence Avenue and Lakeland Road, the owner/developer shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities along these frontages, the owner/developer shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.
8. That by accepting the benefits conferred under the Tentative Parcel Map, the owner/developer acknowledges all the conditions imposed and accepts this Tentative Parcel Map, subject to these conditions. By said acceptance, the owner/developer waives any challenges as to the validity of these conditions.
9. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the owner/developer and on file with the case.
10. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
11. That Tentative Parcel Map No. 73063 shall expire 24 months after Planning Commission approval, on April 27, 2017, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for

approval. The subdivision proposed by Tentative Parcel Map No. 73063 shall not be effective until such time that a final map is recorded.

12. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Environmental Impact Report (State Clearinghouse #2014101063), shall be made part of the conditions of approval for Tentative Parcel Map No. 73063. The Mitigation Monitoring Program is listed as an attachment to the staff report.
13. That as a condition for approval for Tentative Parcel Map No. 73063, the "Subdivider," Goodman Santa Fe Springs SPE 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 concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
14. 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 Tentative Parcel Map (TPM 73063)
3. Tentative Tract Map Application
4. Final EIR (See DPA 887-889 attachments)
5. Final Traffic Report (See DPA 887-889 attachments)
6. Mitigation Monitoring and Reporting Program (See DPA 887-889 attachments)
7. Resolution 50-2015 (See DPA 887-889 attachments)

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

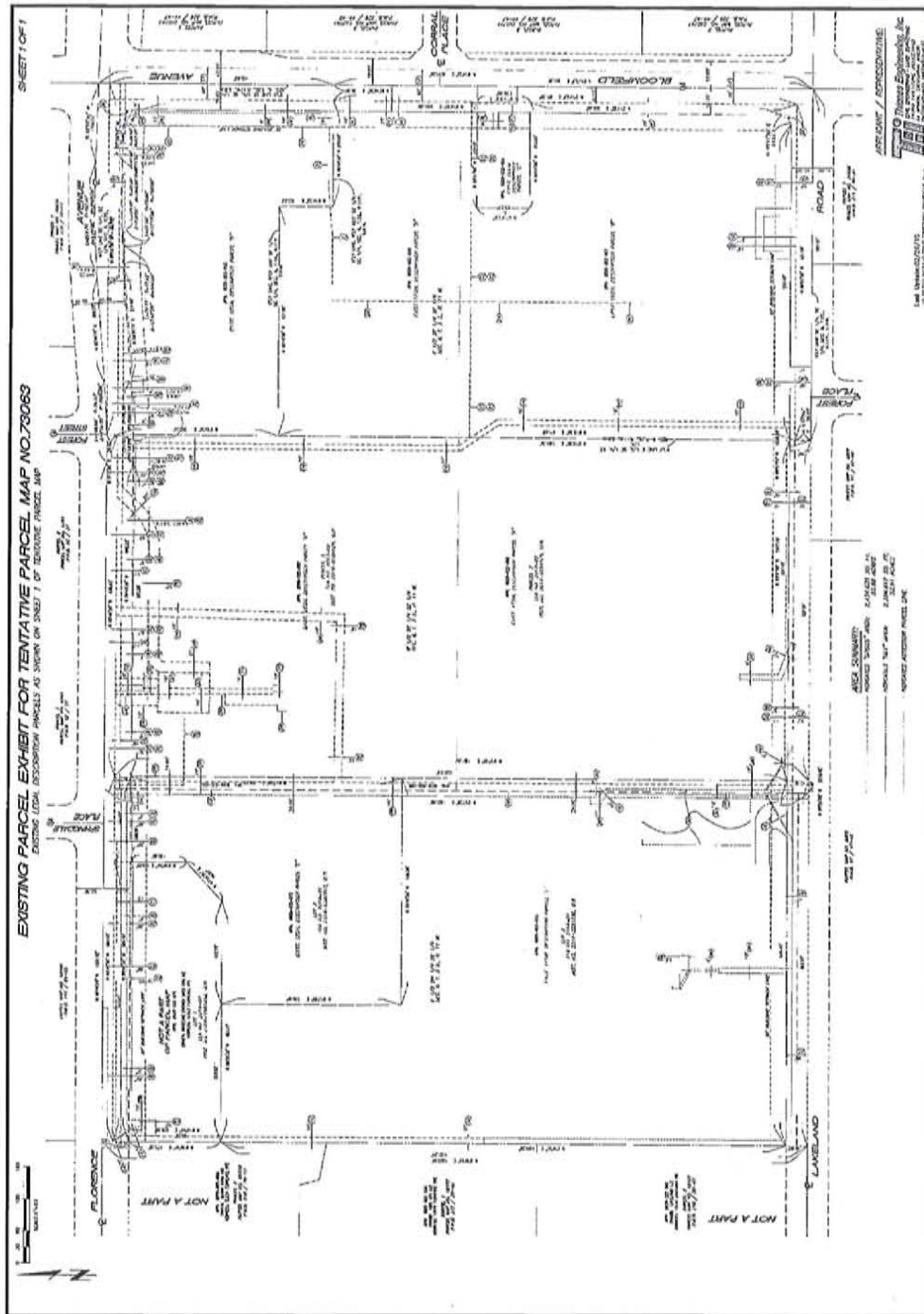
**DEVELOPMENT PLAN APPROVAL CASE NO. 887-889 &
TENTATIVE PARCEL MAP CASE NO. 73063**



12345 Lakeland Road
(APNs: 8009-022-053, 054, 055, 056, 057, 058;
8009-022-029, 030, 031;
and a portion of 8009-022-056).

[illegible]

PROPOSED TPM 73063 – Cont.



TENTATIVE TRACT MAP APPLICATION

City of Santa Fe Springs



RECEIVED

AUG 08 2014

Planning Dept.

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

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

PROPERTY LOCATION:

Address: 12345 Lakeland Road

Assessor's Parcel Number: 8009-022-017, 8009-022-029, 8009-022-030, 8009-022-031, 8009-022-053, 8009-022-054, 8009-022-057,
8009-022-058, 8009-022-065, 8009-022-066, 8009-022-067, 8009-022-068, & 8009-022-069

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

Map proposed to subdivide Proposed development consisting of three industrial buildings on 3 parcels.

Proposing to subdivide 7 parcels into 3 parcels for proposed development of three industrial buildings.

*See attached for legal description

PROJECT AND LAND USE DATA:**Existing Land Use:**

Former oil refinery in process of being dismantled.

Zoning Classification:

M2 - Heavy Manufacturing

Intended Land Uses of Lots within the Subdivision:

Proposed use - Industrial warehouse is allowed by current City General plan Designation and Zoning Designation.

General Plan Land Use Classification:

Industrial

Surrounding Land Uses:

North: Street R/W

South: Street R/W

East: Street R/W

West: Industrial

Existing No. of Lots:

7

Proposed No. of Lots:

3

TENTATIVE TRACT MAP APPLICATION (Cont.)*Legal
Description*

APN: Portion of 8009-022-017, 8009-022-029, 8009-022-030 and 8009-022-031
8009-022-055 (OLD APN) 8009-022-065 AND 066 (NEW APN)
8009-022-056 (OLD APN) 8009-022-068 (NEW APN)

LOT 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 2014-01, AS EVIDENCED BY DOCUMENT RECORDED JUNE 05, 2014 AS INSTRUMENT NO. 20140581950 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL 2 OF GRANT WAIVER AND CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 2013-02, RECORDED FEBRUARY 12, 2014 AS INSTRUMENT NO. 20140154525, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6 WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF PARCEL "B" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY, SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 49' 36" EAST, 523.91 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00° 08' 52" WEST, 133.85 FEET;

THENCE SOUTH 47° 26' 56" WEST, 98.97 FEET TO A LINE PARALLEL WITH AND DISTANT 221.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;
THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 192.75 FEET TO THE WESTERLY LINE OF SAID PARCEL 2;
THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 00° 17' 28" WEST, 338.00 FEET;
2) SOUTH 89° 49' 36" EAST, 426.00 FEET
3) NORTH 00° 17' 28" EAST, 539.00 FEET;
4) NORTH 89° 49' 36" WEST, 161.02 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN BOOK 14704 PAGE 18, BOOK 16835 PAGE 218, BOOK 16971 PAGE 28, BOOK 17027 PAGE 44, BOOK 17380 PAGE 205, BOOK 17449 PAGE 89, BOOK 19679 PAGE 391, BOOK 21147 PAGE 182, BOOK 21499 PAGE 87 AND BOOK 22486 PAGE 147 OFFICIAL RECORDS.

LOT 3 AS SHOWN ON LOT LINE ADJUSTMENT NO. 2014-01, AS EVIDENCED BY DOCUMENT RECORDED JUNE 05, 2014 AS INSTRUMENT NO. 20140581950 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF PARCEL "B" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY, SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93,

TENTATIVE TRACT MAP APPLICATION (Cont.)

INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF PARCEL 1 OF GRANT WAIVER AND CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 2013-02, RECORDED FEBRUARY 12, 2014 AS INSTRUMENT NO. 20140154525, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "B", ALL AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 49' 36" EAST, 523.91 FEET; THENCE SOUTH 00° 08' 52" WEST, 133.85 FEET; THENCE SOUTH 47° 26' 56" WEST, 98.97 FEET TO A LINE PARALLEL WITH AND DISTANT 221.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE.; THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 192.75 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT NO. 2013-02, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 259.02 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE ALONG SAID WEST LINE OF PARCEL "B" AND THE BOUNDARY OF SAID PARCEL 1, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00° 19' 00" WEST, 1101.24 FEET;
- 2) SOUTH 89° 51' 08" EAST, 685.51 FEET;
- 3) NORTH 00° 17' 28" EAST, 762.94 FEET;
- 4) NORTH 89° 49' 36" WEST, 426.00 FEET;
- 5) NORTH 00° 17' 28" EAST, 338.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ONE-HALF OF ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED UPON OR FROM SAID PROPERTY, AND THE OIL, RENTS AND ROYALTIES RECEIVED THEREFROM, AS RESERVED IN THE DEED FROM DAVID STEWART PATTERSON, ET UX., FILED SEPTEMBER 14, 1922 AS TORRENS DOCUMENT NO. 28717 AND RECORDED IN BOOK 1448 PAGE 162, OFFICIAL RECORDS.

EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY EVERT F. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 01, 1965 AS INSTRUMENT NO. 724 IN BOOK D3067 PAGE 149, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM A 44/90 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY MARGUERITE B. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 01, 1965 AS INSTRUMENT NO. 721 IN BOOK D3067 PAGE 146, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY VERA M. COWAN, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 01, 1965 AS INSTRUMENT NO. 722 IN BOOK D3067 PAGE 147, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES

TENTATIVE TRACT MAP APPLICATION (Cont.)

LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY HAZEL B. YALE, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 01, 1965 AS INSTRUMENT NO. 723 IN BOOK D3067 PAGE 148, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY ROBERT D. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 01, 1965 AS INSTRUMENT NO. 720 IN BOOK D3067 PAGE 145, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY HARRY G. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 01, 1965 AS INSTRUMENT NO. 727 IN BOOK D3067 PAGE 154, OFFICIAL RECORDS.

APN:**8009-022-053 (Affects Parcel D)****8009-022-054 (Affects Parcel C)****8009-022-057 (Affects portion of Parcel B)****8009-022-058 (Affects remainder of Parcel B)****8009-022-055 (Affects portion of Parcel A)(New APN: 8009-022-067)****8009-022-056 (Affects remainder of Parcel A)(New APN: 8009-022-069)**

PARCEL 3, AS SHOWN ON EXHIBIT "A-3" OF GRANT WAIVER AND CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 2013-02 AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 12, 2014, AS INSTRUMENT NO. 20140154525 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;
THENCE ALONG SAID PARALLEL LINE, NORTH 00° 17' 28" EAST, 1301.94 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;
THENCE ALONG LAST MENTIONED PARALLEL LINE, SOUTH 89° 49' 36" EAST, 636.93 FEET TO

TENTATIVE TRACT MAP APPLICATION (Cont.)

THE EAST LIEN OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS SHOWN ON SAID RECORD OF SURVEY;
THENCE ALONG LAST MENTIONED EAST LINE, SOUTH 00° 15' 56" WEST, 1301.66 FEET TO SAID CENTERLINE OF LAKE LAND ROAD;
THENCE ALONG SAID CENTERLINE OF LAKE LAND ROAD, NORTH 89° 51' 08" WEST, 637.51 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ONE-HALF OF ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED UPON OR FROM SAID PROPERTY, AND THE OIL, RENTS AND ROYALTIES RECEIVED THEREFROM, AS RESERVED IN THE DEED FROM DAVID STEWART PATTERSON, ET UX., FILED SEPTEMBER 14, 1922 AS TORRENS DOCUMENT NO. 28717 AND RECORDED IN BOOK 1448 PAGE 162, OFFICIAL RECORDS.

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE RANCHO SANTA GERTRUDES, SUBDIVIDED FOR THE SANTA GERTRUDES LAND ASSOCIATION, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS.

EXCEPT THEREFROM THE NORTHERLY 320.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 230.00 FEET OF THE NORTHERLY 420.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 230.00 FEET OF THE NORTHERLY 100.00 FEET OF THE SOUTHERLY 630.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 30.00 FEET AND THE SOUTHERLY 30.00 FEET THEREOF TO BE USED FOR ROAD PURPOSES.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES AND OTHER MINERALS, LOCATED ON, IN OR UNDER, OR WHICH MAY BE PRODUCED FROM, SAID PROPERTY BELOW A VERTICAL DEPTH OF 250 FEET BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO DEVELOP, PRODUCE, DRILL FOR, EXTRACT AND REMOVE THE SAME, ONLY BELOW A VERTICAL DEPTH OF 250 FEET BELOW THE SURFACE THEREOF, BUT WITHOUT RIGHTS OF ENTRY, UPON OR THROUGH AND RIGHTS TO USE OR OCCUPY, FOR ANY PURPOSE WHATSOEVER, THE SURFACE OF OR THAT PORTION OF THE SUBSURFACE LYING 250 FEET VERTICALLY IN DEPTH BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM E.J.B. LAND COMPANY, A CORPORATION, AND LEONA THELMA MYER, RECORDED AUGUST 13, 1963 AS INSTRUMENT NO. 928 IN BOOK D2142 PAGE 433, OFFICIAL RECORDS.

THE WESTERLY 200.00 FEET OF THE EASTERLY 230.00 FEET OF THE NORTHERLY 100.00 FEET OF THE SOUTHERLY 630.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, OF THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE NORTH 320 FEET AND THE SOUTH 100 FEET OF THE NORTH 420 FEET OF THE EAST 230 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS EXCEPTED AND RESERVED BY E. J. B. LAND COMPANY, A CORPORATION, AND LEONA THELMA MYER, IN DEEDS RECORDED NOVEMBER 12, 1973 AS INSTRUMENT NOS. 990 AND 991.

TENTATIVE TRACT MAP APPLICATION (Cont.)

Lot Area-per Parcel (S.F./Acres):

Parcel 1: 729,337sf / 16.74ac Parcel 2: 1,007,077 sf / 23.12 ac Parcel 3: 560,665 sf / 12.87 ac

Building (footprint) Area-per Parcel:

Parcel 1: 403,634 sf Parcel 2: 506,465 sf Parcel 3: 300,700 sf

Are dedications or public improvements required?

Yes

PROJECT FINDING:

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

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

UTILITIES:Grading: Is any grading of lots contemplated? Yes (If yes, show details on the tentative map.)Water: What provisions are being made to provide an adequate water system? Being determined. Fire consultant to determine if mains in Florence, Bloomfield and Lakeland are adequate and can be used for proposed project.Sewers: What provisions are being made to provide an adequate sewer system? Proposing one new 6" lateral connection to the sewer in Florence Avenue and four new 6" lateral connections to the sewer in Lakeland Rd.Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
YesStreets: Will each resulting parcel or lot front on a dedicated and improved street?
YesHave you discussed street improvement requirements with the Department of Public Works? YesDeed Restrictions: State nature of deed restrictions, existing and proposed: N/A

RESPONSIBLE PARTIES:

Water Agency:	City of Santa Fe Springs
Address:	11710 Telegraph Rd
	Santa Fe Springs, CA 90670
E-mail:	noenegrete@santafesprings.org
Contact Person:	Noe Negrete
Phone Number:	562-868-0511

Electric Agency: Southern California Edison
Address: 9901 Geary Avenue
 Santa Fe Springs, CA 90670
E-Mail: steve.smith@sce.com
Contact Person: Steve Smith
Phone Number: 562-903-3185

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

SIGNED:

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

Name: _____
Contact: _____
Address: _____
City: _____
State: _____
Zip Code: _____
Phone: _____
E-Mail: _____

FOR DEPARTMENTAL USE ONLY	
TRACT/PARCEL MAP NO.:	
DATE FILED:	
FILING FEE:	
RECEIPT NO.:	
APPLICATION COMPLETE?	

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 50-2015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE PROPOSED INDUSTRIAL DEVELOPMENT PROJECT KNOWN AS "THE GOODMAN LOGISTICS CENTER"

WHEREAS, the City of Santa Fe Springs prepared an Environmental Impact Report to evaluate the environmental effect of the proposed industrial development project known as The Goodman Logistics Center involving the development of three large industrial concrete tilt-up buildings with a combined building area of approximately 1,210,800 sq. ft. on the subject approximately 54-acre project site that is roughly bordered by Florence Avenue to the north, Bloomfield Avenue to the east, Florence Avenue to the South, and

WHEREAS, the Planning Commission considered certification of the Environmental Impact Report prepared for the proposed industrial development project known as The Goodman Logistics Center on Monday, April 27, 2015; and

WHEREAS, public notice of this meeting was given to all persons or agencies requesting notice, and said notice was also published in the Whittier Daily News on Friday, April 3, 2015; and

WHEREAS, the Planning Commission held a Public Hearing on this matter on Monday, April 27, 2015 and accepted public comment on the proposed industrial development project and related environmental documents; and

WHEREAS, the Planning Commission has considered the evidence in the administrative record and studied this matter; and

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

SECTION I. The Planning Commission finds that the facts in this matter are as stated in the staff report (Development Plan Approval Case Nos. 887-889 and Tentative Parcel Map Case No. 73063).

SECTION II. The Planning Commission of the City of Santa Fe Springs, acting as the Lead Agency and being the authorized body to certify the Final EIR prepared for the proposed industrial development project known as The Goodman Logistics Center hereby finds and determines the following:

1. That the Planning Commission has read and considered the information contained in the Final EIR for the proposed industrial development project known as "The Goodman Logistics Center."
2. That the Final EIR for the proposed industrial development project known as "The Goodman Logistics Center" was prepared in compliance with CEQA.
3. That the Final EIR adequately analyzes the environmental impact of the proposed industrial development project known as "The Goodman Logistics Center" on the environment.
4. That the Final EIR for the proposed industrial development project known as "The Goodman Logistics Center" represents its independent judgement and analysis.
5. That the EIR and the entire record of the EIR and proposed project contain substantial evidence supporting the conclusions that the mitigation measures included with the Project reduce or avoid the significant adverse impacts on the environment as much as feasible.
6. That the adoption of the Mitigation Monitoring and Reporting Program for the proposed industrial development project known as "The Goodman Logistics Center" will mitigate or avoid significant effects on the environment, and that the mitigation measures will be attached to the conditions of approval for the entitlements associated with the Project (Development Plan Approval Case Nos. 887-889 and Tentative Parcel Map Case No. 73063) for joint enforcement.

PASSED and ADOPTED this _____ day of _____, 2015.

Susie Johnston, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Adjourned Planning Commission Meeting

April 27, 2015

CONSENT ITEM

Conditional Use Permit Case No. 340-7

A compliance review of an auto dismantling facility located on an approximately 2.87-acre site located at 10950 Norwalk Boulevard, (APN: 8009-022-050), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, zones. (Lakenor Auto and Truck Salvage, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an auto dismantling facility, 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. 340, be subject to a compliance review in five (5) years, on or before, April 27, 2020, to ensure that 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(C)(1) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any automobile wrecking and salvage facilities within the M-2 (Heavy Manufacturing Zone).

Section 155.243 (C)(1)

Section 155.243

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

(C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds:

- (1) Automobile wrecking and salvage.

The applicant, Lakenor Auto and Truck Salvage, Inc. has operated at its current location since 1952. Lakenor Auto and Truck Salvage, Inc. operates an auto dismantling business involving the disassembly of discarded vehicles and reclamation of resalable auto body parts. This facility is one of the numerous auto dismantling businesses that are part of the LKQ Corporation.

LKQ Corporation is a leading provider of alternative and specialty parts to repair and accessorize automobiles and other vehicles. With a network of over 500 facilities across North America, Europe, Australia and Asia, LKQ buys used and total loss salvage vehicles from auctions, insurers, manufacturers, fleets, and individuals. Many are collision-damaged but still have usable, unaffected parts which are inspected, dismantled, cleaned, and tested. LKQ offers a broad range of replacement systems, components, equipment, and parts to repair and accessorize automobiles, trucks, and recreational and performance vehicles. LKQ offers warranties with many of its products.

LKQ has developed a sophisticated system in harvesting original equipment parts from salvaged vehicles that are reusable and in good working condition. Approximately 82% of each salvaged vehicle, measured by weight, is recycled. All reusable parts are entered into a computer database, stored systematically, and then offered to customers. The remainder of each vehicle, including scrap metals, batteries, and fluids, is sold to recycling organizations. LKQ works with customers, recyclers, and auto manufacturers to find new ways to reuse these materials for ensuring a greener environment. The business model incorporates many environmentally conscientious practices. For instance, the business prides itself as being the largest recycler of rubber tires in the world.

At any time, the facility holds approximately 500 vehicles, most of which are stored onsite less than a week. The facility's larger storage site is located at 13601 Foster Road (Building N), within the Golden Springs Business Center. The business processes a high volume of vehicles and does so in an efficient manner. The business continues to operate its retail store front, which is open to the public.

Lakenor Auto and Truck Salvage, Inc. established itself on July 30, 1952 through a Special Use Permit No. 851 issued by the County of Los Angeles. The use has continued to operate under various entitlements. (See attached table on following page). CUP 340 was originally approved in July of 1981 and has been granted six time extensions to date.

Date	Authority	Entitlement	Use	Time
07/30/1952	County of Los Angeles	Special Use Permit Case No. 851	Auto Dismantling Facility (contains both 10950 Norwalk, 12241 Lakeland)	
01/09/1961	City of Santa Fe Springs Planning Commission	Special Use Permit Case No. 16.	Northward expansion of original facility	Valid Until 12/01/1970
01/26/1976	City of Santa Fe Springs Planning Commission	Conditional Use Permit No. 218	Continuation of existing auto dismantling facility	Ten Years
02/11/1976	Redevelopment Agency			
07/13/1981	Planning Commission	Conditional Use Permit 340	Office Facility in the Buffer Parking Zone	Five Years
07/22/1981	Redevelopment Agency			
02/10/1986	Planning Commission	Conditional Use Permit 340		Five Years
02/13/1986	Redevelopment Agency			
02/10/1992	Planning Commission	Conditional Use Permit 340		Five Years
02/13/1992	Redevelopment Agency			
12/14/1998	Planning Commission	Conditional Use Permit 340		Three Years
12/22/1998	Community Development Commission			
12/10/2001	Planning Commission	Conditional Use Permit 340		Three Years
12/13/2001	Community Development Commission			
11/22/2004	Planning Commission	Conditional Use Permit 340		Three Years
09/22/2008	Planning Commission	Conditional Use Permit 340		Five Years

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. The inspection revealed that the applicant is in full compliance with the existing conditions of approval. While staff found certain parking issues onsite, the applicant has promptly taken adequate measures to correct those issues internally. Staff, therefore, finds that if the auto dismantling facility use continues to operate in strict compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 340 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.

ENGINEERING / PUBLIC WORKS DEPARTMENT

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

1. That the owner and/or developer shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct Norwalk Boulevard and Lakeland Road street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. **(Ongoing)**
2. That the subject property shall continue to be in compliance with the requirements of the Sanitation Division of the Los Angeles County Engineer with regard to industrial waste. **(Ongoing)**
3. That the applicant shall maintain compliance with the Regional Water Quality Control Board's Stormwater Pollution Prevention Plan permit requirements. **(Ongoing)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION

(Contact: Brian Reparuk 562.868-0511 x3716)

4. That there shall be no storage or accumulation of waste, oil, grease or other flammable materials in such a manner that will be conducive to fires. **(Ongoing)**

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

5. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(Ongoing)**
6. That the applicant shall submit an Industrial Wastewater Discharge Permit Application to the Fire Department prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(Ongoing)**
7. That the owner shall continue to comply with all conditions, limitations and requirements of the approved industrial Wastewater Discharge Permit in addition to applicable sections of the Wastewater Ordinance and Chapter 97 of the City Code, as it relates to industrial waste disposal. **(Ongoing)**
8. That the owner shall prevent any illicit discharges of untreated wash water to the municipal storm drain system. Failure to comply with this requirement, as defined in Chapter 52 of the City Code, will result in a penalty pursuant to California law. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT**(Contact: Gurdeep Kaur 562.868-0511 x7353)**

9. That the landscaping and automatic irrigation system shall be maintained in proper order at all times, and the applicant shall change out any dead foliage with new landscaping to match the existing surrounding material continuously as needed. **(Ongoing)**
10. That the approved outdoor trash area shall be continually maintained in a neat and orderly manner. **(Ongoing)**
11. That all building walls, including loading doors, shall be maintained in a state of good appearance and condition at all times. **(Ongoing)**
12. That no driveway apron shall be permitted to be located in front of the loading doors on the Lakeland Road frontage so as to allow direct access for trucks to back in from or onto Lakeland Road. **(Ongoing)**
13. That all other requirements of the City's Zoning Regulation, 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. **(Ongoing)**

14. That Reconsideration of Conditional Use Permit Case No. 340 shall be valid for a period of **subject to a compliance review in five (5), until September 22, 2013 on or prior to April 27, 2020.** Approximately three (3) months before September 22, 2013 **April 27, 2020**, 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. **(Ongoing- Revised)**
15. That Reconsideration of Conditional Use Permit Case No. 340 shall not be effective for any purpose until the owner/operator has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **submitted a signed agreement to the Conditions of Approval to the Department of Planning and Development. (Ongoing)**
16. That the applicant, Lakenor Auto and Truck Salvage, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 340, 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- Revised)**
17. 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. Photograph of Subject Property
3. Time Extension Request Letter
4. Receipt

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 340-7
10950 Norwalk Blvd.
(APN: 8009-022-050)

PHOTOGRAPH OF SUBJECT PROPERTY



TIME EXTENSION REQUEST LETTER

RECEIVED

FEB 24 2015

Planning Dept.

To the City of Santa Fe Springs:

LKQ Corporation is a leading provider of alternative and specialty parts to repair and accessorize automobiles and other vehicles. Lakenor Auto and Truck Salvage, located at 10950 S. Norwalk Blvd in Santa Fe Springs, buys recycled/wrecked automobiles from insurance salvage auctions to be disassembled at the facility, and to be sold as parts to dealerships, body shops and walk in customers. Lakenor Auto and Truck has been doing business in the city of SFS since 1952. We are open to walk-in business Monday through Friday from 8:00 am to 5:00 pm. This facility employs 40 people from the local surrounding areas. There has been no change since 2008 when our last Conditional Use Permit was granted.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Bob Simcox'.

Bob Simcox
Plant Manager
Lakenor Auto & Truck

LKQ Lakenor Auto and Truck Salvage
10950 Norwalk Blvd.
Santa Fe Springs, CA 90670

RECEIPT

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	391	410	6090		7563.00

City of Santa Fe Springs

Lakewood Auto & Truck Salvage, Inc.
(NAME)
10950 Norwalk Blvd
(ADDRESS)
SFS CA 90670
(CITY AND STATE)
COP Compliance - COP 340
(DESCRIPTION)

RECEIPT

02-24-15 10:59:53 CHECK 7563.00



City of Santa Fe Springs

Adjourned Planning Commission Meeting

April 27, 2015

CONSENT ITEM

Conditional Use Permit Case No. 393-2

A compliance review of sandwich shop located at 10016 Pioneer Boulevard, (APN: 8005-010-011), in the M-L, Limited Manufacturing. (Carol's Cafe)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a sandwich shop facility, 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. 393, be subject to a compliance review in five (5) years, on or before, April 27, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.183(E) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any restaurants, cafe or cafeteria facilities within the M-L (Limited Manufacturing Zone).

Section 155.183 (E)

Section 155.183

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

(E) Restaurants, cafes or cafeterias

Carol's Cafe established itself in May of 2009. The business is a small sandwich shop measuring approximately 900 square feet, located in a large business park. Carol's Café's primary customers are the employees who work in the business park. It should be noted that Carol's Cafe is not the original sandwich shop that was permitted on the subject property. The original CUP was granted in October 1984 to the Huntington Beach Company (Maria L. Franqui). On November 3, 1986, the

entitlement was transferred to The Sandwich Place of Santa Fe Springs. On March 27, 1992, the Planning Commission granted approval to continue the operation and maintenance of a take-out sandwich shop, subject to a compliance review on March 23, 1997 provided that the applicant agree to abide by the conditions of approval set forth for the Huntington Beach Company. The current applicant, Carol's Café moved into the location on May 20, 2009.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. The inspection revealed that the applicant is in full compliance with the existing conditions of approval. Staff, therefore, finds that if the sandwich shop use continues to operate in strict compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 393 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.

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION

(Contact: Tom Hall 562.868-0511 x3715)

1. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Gurdeep Kaur 562.868-0511 x7353)

2. That a minimum of ten (10) off-street parking spaces shall be allocated to the proposed take-out sandwich shop. The location of the said off-street parking spaces shall be subject to the approval of the Director of Planning and Development. **(Ongoing)**
3. That additional off-street parking spaces shall be provided if the need arises in the future as determined by the Director of Planning and Development. **(Ongoing)**

4. That all signs related to the subject use shall be permanent in nature, installed in accordance with all the requirements of the Zoning Ordinance and Building Code, and subject to the approval of the Director of Planning and Development; no temporary or portable signs such as a sandwich board, poster boards, trailers, banners, pennants, etc., shall be allowed. **(Ongoing)**
5. That the proposed use shall be established in accordance with all the requirements of the Building Code, Health Code, Fire Code, Zoning Ordinance, and all other applicable regulations. **(Ongoing)**
6. That this **Conditional Use Permit Case No. 393** shall be valid for a period of one ~~(1)~~ **year five (5) years**, until ~~October 8, 1985~~ **April 27, 2020**. **Approximately three (3) months before April 27, 2020, 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. at which time the applicant may request the Commission to review the Permit for a possible extension of time without the necessity of filing a new application.** **(Ongoing-Revised)**
7. That the Conditional Use Permit Case No. 393 shall not be valid until approved by the Redevelopment Agency Board and shall be subject to any other conditions the Board may deem necessary to impose. **(Ongoing)**
8. ~~Standard nonseverability clause.~~ **That the applicant, Carol's Cafe, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 393, 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 - Revised)**

9. ~~Standard acceptance clause.~~ **(Completed)**

Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Photograph of Subject Property
3. Time Extension Request Letter
4. Receipt

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 393
10016 Pioneer Blvd. Suite 111
(APN: 8005-010-011)

PHOTOGRAPH OF SUBJECT PROPERTY



TIME EXTENSION REQUEST LETTER**Page 1**

RECEIVED

MAR 19 2015

Planning Dept.

March 19, 2015

City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Conditional Use Permit (CUP)
Case No. 393
18016 Pioneer Blvd #111,
Santa Fe Springs, CA 90670

MS. Gurdeep Kaur,

Please find the business plan for Carol's Cafe included below.

Carol's Cafe was opened on 5/12/2009 by Carol. Carol's Cafe is a small sandwich shop operated by my sister. Carol's Cafe is opened from 7:00am - 3:00pm (Monday through Friday). There are about 10-15 cars coming through to pick up orders or to sit down and eat. And some of our customers walk because they work in the area. If not, we have a couple of deliveries a month myself.

Our goals for Carol's Cafe is to provide excellent customer service, delicious sandwiches and salads, and become an asset to the community. We do not want to grow the business. We would like to keep it small, charming and in the family.

TIME EXTENSION REQUEST LETTER**Page 2**

because of this, we have very simple daily tasks.

The daily tasks for Carol's Cafe are: stock items, slice deli meat, cut the vegetables, prepare in the morning; create sandwiches and salads in the afternoon; take inventory, clean up and purchase items for next day in the late afternoon.

As you can see from our name, our business sells breakfast and lunch sandwiches, salads, soup, drinks and chips. We mostly purchase our supplies from Restaurant Depot and Sam's Club. After these supplies have been purchased, it is transported by the owner's (Carol) personal car. And we do not work any hazardous or flammable materials.

We dispose trash through the plaza dumpster. We minimize waste by using non-disposable plates and utensils in the kitchen. We do not work with a recycle company, but we do recycle all the cans and bottles through the recycle center. Since Carol's cafe is very small, we have very minimal noise, odor and other pollutants.

Carol has a business license in order to operate Carol's cafe. (we sell about 20 sandwiches and 3 salads a day. An average sandwich costs \$5.50 and an average salad costs \$6.00.)

TIME EXTENSION REQUEST LETTER

Page 3

Our input and output plans have been communicating
with the customers daily for input and accessing
them and generating outputs to our customers

Sincerely,



Carol from Carol's Cafe

RECEIPT

		DISTRIBUTION				
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
City	110	111	112	113		114
of						
Santa Fe Springs						

115 Park
 116 Pioneer Blvd #111
 Santa Fe Springs, CA 90170
 117 393, 118 119, 120 121, 122 123, 124 125, 126 127, 128 129, 130 131, 132 133, 134 135, 136 137, 138 139, 140 141, 142 143, 144 145, 146 147, 148 149, 150 151, 152 153, 154 155, 156 157, 158 159, 160 161, 162 163, 164 165, 166 167, 168 169, 170 171, 172 173, 174 175, 176 177, 178 179, 180 181, 182 183, 184 185, 186 187, 188 189, 190 191, 192 193, 194 195, 196 197, 198 199, 200 201, 202 203, 204 205, 206 207, 208 209, 210 211, 212 213, 214 215, 216 217, 218 219, 220 221, 222 223, 224 225, 226 227, 228 229, 230 231, 232 233, 234 235, 236 237, 238 239, 240 241, 242 243, 244 245, 246 247, 248 249, 250 251, 252 253, 254 255, 256 257, 258 259, 260 261, 262 263, 264 265, 266 267, 268 269, 270 271, 272 273, 274 275, 276 277, 278 279, 280 281, 282 283, 284 285, 286 287, 288 289, 290 291, 292 293, 294 295, 296 297, 298 299, 300 301, 302 303, 304 305, 306 307, 308 309, 310 311, 312 313, 314 315, 316 317, 318 319, 320 321, 322 323, 324 325, 326 327, 328 329, 330 331, 332 333, 334 335, 336 337, 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2095, 2096 2097, 2098 2099, 2100 2101, 2102 2103, 2104 2105, 2106 2107, 2108 2109, 2110 2111, 2112 2113, 2114 2115, 2116 2117, 2118 2119, 2120 2121, 2122 2123, 2124 2125, 2126 2127, 2128 2129, 2130 2131, 2132 2133, 2134 2135, 2136 2137, 2138 2139, 2140 2141, 2142 2143, 2144 2145, 2146 2147, 2148 2149, 2150 2151, 2152 2153, 2154 2155, 2156 2157, 2158 2159, 2160 2161, 2162 2163, 2164 2165, 2166 2167, 2168 2169, 2170 2171, 2172 2173, 2174 2175, 2176 2177, 2178 2179, 2180 2181, 2182 2183, 2184 2185, 2186 2187, 2188 2189, 2190 2191, 2192 2193, 2194 2195, 2196 2197, 2198 2199, 2200 2201, 2202 2203, 2204 2205, 2206 2207, 2208 2209, 2210 2211, 2212 2213, 2214 2215, 2216 2217, 2218 2219, 2220 2221, 2222 2223, 2224 2225, 2226 2227, 2228 2229, 2230 2231, 2232 2233, 2234 2235, 2236 2237, 2238 2239, 2240 2241, 2242 2243, 2244 2245, 2246 2247, 2248 2249, 2250 2251, 2252 2253, 2254 2255, 2256 2257, 2258 2259, 2260 2261, 2262 2263, 2264 2265, 2266 2267, 2268 2269, 2270 2271, 2272 2273, 2274 2275, 2276 2277, 2278 2279, 2280 2281, 2282 2283, 2284 2285, 2286 2287, 2288 2289, 2290 2291, 2292 2293, 2294 2295, 2296 2297, 2298 2299, 2300 2301, 2302 2303, 2304 2305, 2306 2307, 2308 2309, 2310 2311, 2312 2313, 2314 2315, 2316 2317, 2318 2319, 2320 2321, 2322 2323, 2324 2325, 2326 2327, 2328 2329, 2330 2331, 2332 2333, 2334 2335, 2336 2337, 2338 2339, 2340 2341, 2342 2343, 2344 2345, 2346 2347, 2348 2349, 2350 2351, 2352 2353, 2354 2355, 2356 2357, 2358 2359, 2360 2361, 2362 2363, 2364 2365, 2366 2367, 2368 2369, 2370 2371, 2372 2373, 2374 2375, 2376 2377, 2378 2379, 2380 2381, 2382 2383, 2384 2385, 2386 2387, 2388 2389, 2390 2391, 2392 2393, 2394 2395, 2396 2397, 2398 2399, 2400 2401, 2402 2403, 2404 2405, 2406 2407, 2408 2409, 2410 2411, 2412 2413, 2414 2415, 2416 2417, 2418 2419, 2420 2421, 2422 2423, 2424 2425, 2426 2427, 2428 2429, 2430 2431, 2432 2433, 2434 2435, 2436 2437, 2438 2439, 2440 2441, 2442 2443, 2444 2445,



City of Santa Fe Springs

Adjourned Planning Commission Meeting

April 27, 2015

CONSENT ITEM

Conditional Use Permit Case No. 729-2

A compliance review of a precious metals foundry facility located at 8444 Secura Way, (APN: 8168-026-004), in the M-1, Light Manufacturing Zone. (Robert Caro Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a precious metals foundry facility, 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. 729, be subject to a compliance review in three (3) years, on or before, April 27, 2018, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.213(T) of the City's zoning regulations, a foundry use in the M-1 (light manufacturing) zone requires a Conditional Use Permit prior to commencement of such activities.

Robert Caro Company was established in the early 1970s and located to Santa Fe Springs in 2012. Robert Caro Company buys gold/silver scrap jewelry from various clients (jewelry stores, pawn shops, etc.). The precious metal is melted in furnaces at temperatures as high as 1,800 degrees Fahrenheit. Once the precious metal is molten, it is poured into cast iron molds to produce bullion bars. The gold/silver is then analyzed to determine its purity before being sold to a refiner recycler. The entire process typically occurs within a 2 day time period. The business is owned and operated by Mr. Robert Caro and his son. Typical hours of operation are 6:30am to 3:00pm, Monday through Friday.

The subject property has been modified to accommodate the needs of the business operations. The business handles and stores gold and silver, therefore additional

security measures were put into place in the form of concrete block walls, steel doors, a 24-hour burglar alarm, thorough video surveillance, and safes equipped with alarm systems. Visitors must be buzzed into the building. Additional modifications such as the installation of solar panels, LED Lighting, and attractive landscaping were made to the building to enhance energy efficiency and aesthetic appeal.

Robert Caro Company was initially granted Planning Commission approval to establish, operate, and maintain a foundry use on April 9, 2012 for a period of one year and one time extension thereafter: a one year extension on October 14, 2013.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. The inspection revealed that the applicant is in full compliance with the existing conditions of approval. Staff, therefore, finds that if the foundry use continues to operate in strict compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 729 be subject to a compliance review in three (3) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

According to the Police Services Department, there were no calls for service to the subject site in 2015. There were two calls for service to the site in 2014. One was for a vehicle parked at the location for over one week. The second was a false alarm. There were no calls that were deemed a disturbance or criminal activity.

CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Brian J. Reparuk 562.868-0511 x3716)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Completed)**
2. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. **(Completed)**

3. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(Completed)**
4. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power activated gates. **(Completed)**
5. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(Completed)**
6. **Applicant shall comply with all aspects of the 2013 Edition of the California Fire Code. (New)**

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

7. 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. **(Ongoing)**
8. That the owner/operator shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department. **(Ongoing)**
9. That the owner/operator shall not bring any offsite generated hazardous waste on site. **(Ongoing)**

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Munoz at x3319)**

10. 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)**

11. 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. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

- ~~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, Teresa Cavallo at (562) 868-0511 x7309. **(Completed)**~~

11. 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. **(New)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Gurdeep Kaur 562.868-0511 x7353)

- ~~13. That within 90 days from the date of approval by the Planning Commission, the applicant shall stripe and maintain a total of 42 off-street parking spaces on the subject site, including 34 standard stalls, 7 compact stalls, and 1 handicap stalls. In accordance with the Building Code, each handicap stall shall contain the appropriate placard sign, pavement symbol, and van accessible 8' width loading area striped with the appropriate blue color. Additionally, all compact parking shall be marked as "compact" written legibly on the pavement, wheel stop, or a placard sign. **(Completed)**~~
14. That within 120 days from the date of approval by the Planning Commission, the Applicant shall construct a trash enclosure in compliance with existing Building Code requirements. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + .3% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. **(Completed)**
15. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Ongoing)**

16. That upon completion of any new landscaping and landscape upgrades, 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, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
17. 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. **(Ongoing)**
18. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
19. That all fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Department of Fire-Rescue, Department of Police Services, and the Department of Planning and Development. **(Ongoing)**
20. 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)**
21. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Secura Way, use street as a staging area, or to backup onto the street from the subject property. **(Ongoing)**
22. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum. **(Ongoing)**
23. 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 Martinez at (562) 868-0511, extension 7527, or through the City's web

site (www.santafesprings.org). **(Ongoing)**

24. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall have the conditions of approval incorporated into the final set prior to issuance of building permits. **(Ongoing)**
25. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org . **(Ongoing)**
26. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case. **(Ongoing)**
27. 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. **(Ongoing)**
28. That CUP Case No. 729 shall be granted for a **three (3)** year time period. The applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
29. That the applicant, Robert Caro Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case Permit No. 729, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

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



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Photograph of Subject Property
3. Time Extension Request Letter
4. Receipt

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 729-2
8444 Secura Way
(APN: 8168-026-004)

PHOTOGRAPH OF SUBJECT PROPERTY



TIME EXTENSION REQUEST LETTER

7/16/17

To whom it may concern:

My name is Robert Laro, I own and operate The Buyers, Inc. located at 8444 Secura Way Santa Fe Springs, Ca 90670. I operate under CUP 729. It is time for my renewal of the CUP.

I have made no changes to my business with policies or equipment. I still melt, assay, purchase precious metals from the pawn industry that I service. Please renew my CUP 729 for another year. I've enclosed a check for \$563.00 made payable to the City of Santa Fe Springs.

Thank you,
Robert Laro

RECEIPT

		DISTRIBUTION			
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	111	111	111	111	111

City
of
Santa Fe Springs

(NAME)

(ADDRESS)

(CITY AND STATE)

(DESCRIPTION)

RECEIPT