



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

June 13, 2016

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner

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

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

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

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

Commissioners Aranda, Arnold, Jimenez, Mora, and Ybarra.

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 May 9, 2016 Regular Planning Commission Meetings.

6. PUBLIC HEARINGAlcohol Sales Conditional Use Permit Case No. 66

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

7. PUBLIC HEARINGAlcohol Sales Conditional Use Permit Case No. 67

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at OB USA, Inc. located in the M-2, Heavy Manufacturing, Zone at 13152 Imperial Highway within the Consolidated Redevelopment Project Area. (OB USA, Inc.)

8. PUBLIC HEARINGDevelopment Plan Approval Case No. 901

A request for approval to construct a 8,926 sq. ft. concrete-block building, and related improvements, on an approximately .46-acre site, located at 8312 Allport Avenue (APN: 8169-007-037), within the M-1, Light Manufacturing, Zone. (Manisha Badlani)

9. PUBLIC HEARINGDevelopment Plan Approval Case No. 909

A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site, located at 9911 Romandel Avenue (APN: 8011-007-043), within the M-2, Heavy Manufacturing, Zone. (Romandel, LLC.)

10. PUBLIC HEARING

Development Plan Approval Case Nos. 913, Modification Permit Case No. 1262, and related Environmental Documents

DPA 913: A request for approval allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building; *MOD 1262*: A request to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property; and *Environmental Documents*: A request for approval of the proposed Initial Study/Mitigated Negative Declaration related to the proposed project, on property located at 11651 Greenstone Avenue (APN: 8026-018-029) within the M-2, Heavy Manufacturing, zone. (Maruichi American Corporation)

11. 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. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

B. CONSENT ITEM

Conditional Use Permit Case No. 700-2

Request for approval to allow the continued operation and maintenance of a recycling center, for all types of California Refund Value (CRV) approved aluminum, glass, plastic, and bimetal consumer beverage containers, on property located at 13003 La Dana Court (APN: 8011-015-057) in the M-2, Heavy Manufacturing, Zone.

(Adis Starukyan and Jose Herrera for PIVCO Recycling Center)

C. CONSENT ITEM

Conditional Use Permit Case No. 762-1

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

D. CONSENT ITEM

Development Plan Approval Case No. 850-2

Request for an amendment of Development Plan Approval Case No. 850 to allow the removal of condition #36 relating to the screening of all roof-mounted mechanical equipment and/or duct work on properties located at

13700, 13750 and 13770 Firestone Boulevard, in the M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking, Zone.
(Roy Furuto for LeFiell Manufacturing Company)

11. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

12. **ADJOURNMENT**

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

Teresa Cavallo
Commission Secretary

June 9, 2016
Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
May 09, 2016**

1. CALL TO ORDER

Vice Chairperson Arnold called the meeting to order at 6:13 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora (Arrived at 6:31 p.m.)

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Janet Martinez, City Clerk
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:14 p.m. There being no one wishing to speak, Oral Communications were closed at 6:14 p.m.

5. MINUTES

Approval of the minutes of the April 11, 2016 Regular Planning Commission Meetings.

Commissioner Aranda moved to approve the minutes of the April 11, 2016; Commissioner Jimenez seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Tentative Parcel Map No. 73384

A request for approval to subdivide an existing parcel of 41,188 sq. ft. (.95 acre) into two parcels of 24,362 sq. ft. (.56 acre) and 16,826 sq. ft. (.39 acre) at 13303 Rosecrans Avenue (APN: 8056-030-034), within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (LA Shoji Partners, LLC)

Vice Chairperson Arnold opened the Public Hearing for Item No. 6 at 6:20 p.m. and called upon Paul Garcia, Planning Consultant to present Item No. 6 before the Planning Commission.

Commissioner Aranda inquired whether there were shared utilities at the location. Mr. Garcia replied to the inquiry and stated that there are no shared utilities, only shared easements.

Commissioner Jimenez inquired whether this was two (2) separate businesses. Mr. Garcia noted that it was three (3) separate businesses within two (2) buildings.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on item no. 6.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 6:21 p.m.

Commissioner Aranda moved to approve Item No. 6; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 3-0, noting the absence of Chair Ybarra and Commissioner Mora.

7. PUBLIC HEARING

Resolution No. 54-2016 - Recommending that the City Council adopt Ordinance No. 1071, approving a Development Agreement by and between the City of Santa Fe Springs and Le Fiehl Manufacturing Company.

Prior to the discussion of Item No. 7, City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that the following items 7 and 8 are similar presentations and recommended to open one public hearing for both items, rather than having them discussed separately.

Vice Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:22 p.m.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the podium to speak on Item No. 7.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 6:23 p.m.

Vice Chairperson Arnold moved to approve Item No. 7; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 3-0, noting the absence of Chair Ybarra and Commissioner Mora.

8. PUBLIC HEARING

Resolution No. 57-2016 - Recommending that the City Council adopt Ordinance No. 1073, approving a Development Agreement by and between the City of Santa Fe Springs and Newport Diversified, INC.

Commissioner Aranda moved to approve Item No. 8; Vice Chairperson Arnold seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

Commissioner Mora arrived at 6:31 p.m.

9. PUBLIC HEARING

Lot Line Adjustment Case No. 2016-01

A request for approval to allow the subdivision of an existing +/-2.30-acre site into two (2) parcels measuring 71,094 sq. ft. (Proposed Parcel 1) and 29,156 sq. ft. (Proposed Parcel 2) on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050), in the M-2 (Heavy Manufacturing) Zone. (Chalmers Equity Group)

10. PUBLIC HEARING

Development Plan Approval Case Nos. 906-907, Modification Permit Case No. 1266, and related Environmental Documents

DPA Case No. 906: A request for approval to allow the construction of a 35,500 sq. ft. concrete tilt-up building (Building 1); *DPA Case No. 907:* to allow the construction of a 13,500 sq. ft. concrete tilt-up building (Building 2); *MOD Case No. 1266:* A request for approval to allow a reduction of the front yard setback requirement for Building 1 and a reduction of the front yard and corner side yard setback requirements for Building 2; and *Environmental Documents:* A request for approval of the proposed Mitigated Negative Declaration related to the proposed project, on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050) within the M-2, Heavy Manufacturing, zone. (Chalmers Equity Group)

Prior to the discussion of Item No. 9, City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that the following items 9 and 10 are similar presentations and recommended to open one public hearing for both items, rather than having them discussed separately.

Vice Chairperson Arnold opened the Public Hearing for Items No. 9 and 10 at 6:23 p.m. and called upon Cuong Nguyen, Senior Planner to present Items No. 9 and 10 before the Planning Commission.

Commissioner Aranda inquired whether the access agreement is something used before. Mr. Nguyen stated that it has been used before as a mutual consent, in this case it would be the same property owner.

Commissioner Aranda also inquired what would happen if we would not allow the setbacks. Mr. Nguyen noted that it would potentially shrink the development. Set backs are usually to relief some height of the building. Commissioner Aranda requested to know if the neighboring buildings have set backs and if the current proposal is aligned with those buildings. Mr. Nguyen noted that the majority of the surrounding buildings were developed years ago, before the setbacks were placed.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the podium to speak on Items No. 9 and 10.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 6:38 p.m.

Commissioner Aranda moved to approve Items No. 9 and 10; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

11. PUBLIC HEARING

Development Plan Approval Case No. 910 and Environmental Documents: A request for development plan approval to construct a ±18,557 sq. ft. grocery store building (ALDI) and appurtenant improvements on 1.94-acres of a 3.94-acre property at 13210 Telegraph Road (APN: 8011-013-017), in the C-4 Community Commercial, Zone.

12. PUBLIC HEARING

Conditional Use Permit Case No. 773 and Environmental Documents: A request to allow the construction of a freestanding sign measuring 20 ft.-high with a sign area of 30 sq. ft., for Aldi supermarket, on 1.94-acre of a 3.94-acre property.

13. PUBLIC HEARING

Development Plan Approval Case No. 911 and Environmental Documents: A request for development plan approval to construct a concrete tilt-up building of ±41,046 sq. ft. and appurtenant improvements on 2.00-acres of a 3.94-acre property at 13210 Telegraph Road.

14. PUBLIC HEARING

Tentative Parcel Map No. 73846 and Environmental Documents: A request for approval to subdivide an existing single parcel of 3.94-acres into two parcels: Parcel 1 of 1.94-acres and Parcel 2 of 2.00-acres. Parcel 1 is to be developed with a ±18,557 sq. ft. Aldi supermarket and Parcel 2 for a ±41,046 sq. ft. concrete tilt-up, spec building.

15. PUBLIC HEARING

General Plan Amendment Case No. 26 and Environmental Documents: A request to change the existing General Plan Land Use designation of Commercial to Industrial on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

16. PUBLIC HEARING

Zone Change Case No. 136 and Environmental Documents: A request to change the existing Zoning of C-4, Community Commercial to M-2, Heavy Manufacturing on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

Prior to the discussion of Items No. 11 through 16, City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that the following items 11 through 16 are related to the same property and recommended to open one public hearing for all items, rather than having them discussed separately.

Vice Chairperson Arnold opened the Public Hearing for Items No. 11 through 16 at 6:41 p.m. and called upon Wayne Morrell, Director of Planning to present Items No. 11 through 16 before the Planning Commission.

Commissioner Aranda inquired whether the addition of another market place in an area where there are already other market places nearby will hurt the chances of adding another store at the West side of Santa Fe Springs. Mr. Morrell responded to Commissioner Aranda and stated that it will not affect the chances.

Commissioner Jimenez inquired whether there was any knowledge of having businesses coming in that were industrial.

Mr. Morrell referred the question to Mr. Jason Hines, Vice President of Overton Moore, who are

in escrow to purchase the property. Mr. Hines stated that he is aware of two different businesses that are aerospace manufacturers, however, it will be light manufacturing.

Commissioner Jimenez inquired whether they will be manufacturing hazardous materials. In response to Commissioner Jimenez' inquiry, Mr. Hines stated that there would not be any hazardous material.

City Attorney Steve Skolnik inquired whether there will be large or small manufacture trucks. In response to the City Attorney's inquiry, Mr. Hines responded that there will not be any large trucks.

Mr. Morrel continued within his presentation and noted that the store ALDI will have the carts available for retrieval by using a quarter, a quarter that will be returned to the customer once the cart is returned.

Commissioner Aranda inquired whether the coin boxes were secured. Ben Vesper, Regional Director of Real Estate for Aldi, responded to the inquiry and noted that the coin boxes are located inside the store.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No approached the podium to speak on Items No. 11 through 16.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 7:10 p.m.

Commissioner Jimenez moved to approve Items Nos. 11 through 16; Vice Chairperson seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

17. 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. 18

Compliance review of Alcohol Sales Conditional Use Permit Case No. 18 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of alcoholic beverages for on-site consumption at Mariscos Mazatlán Restaurant, located at 13345 Telegraph Road, Suite D, within the Neighborhood Commercial Zone (C-1). (Maricela Chavez, Owner)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 29

Compliance review of Alcohol Sales Conditional Use Permit Case No. 29 to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone. (Applicant: MJM Vallejo/AMPM Mini Market Inc.)

Commissioner Aranda moved to approve Items No. 17A and 17B; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

18. ANNOUNCEMENTS

- ♦ Vice Chairperson Arnold apologized for being late.
- ♦ Commissioner Jimenez announced the Art festival that will be at the Clarke estate.
- ♦ Commissioner Mora apologized for being late.
- ♦ Commissioner Aranda no comments.
- ♦ Staff had no comments.

19. ADJOURNMENT

At 7:13 p.m. Vice Chairperson Arnold adjourned the meeting.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Secretary



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 66

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 66, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 66 subject to the conditions of approval contained within this report.

BACKGROUND

The subject site is located on the north side of Telegraph Road, east of Painter Avenue. The 1.25-acre site is currently developed with a single 7,710 sq. ft. building with an approved building addition placing the building at a total of 10,090 sq. ft. when fully completed.

Having been vacant for a number of years, the subject property was recently sold and is proposed to be occupied by Salt and Pepper Restaurant; a family dining establishment with a sports bar theme featuring a traditional menu. To maintain its consistency with the other Salt and Pepper franchises, the restaurant owner is proposing to provide alcoholic beverages to its adult customers for on-site consumption.

In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 66 to allow the sale of alcoholic beverages for on-site consumption. Concurrent with this request, the Applicant is also seeking approval for an alcohol license, Type 41, from the California Department of Alcohol Beverage Control (ABC), which is the state government

authority overseeing alcohol sales. If the ABC license is denied to the Applicant during his filing, this Permit shall immediately become null and void.

STREETS AND HIGHWAYS

The subject site is located on the north side of Telegraph Road, east of Painter Avenue, with additional frontage on Los Nietos Road, a cul-de-sac (commonly known as the rear of the property). The main access road, Telegraph Road, is classified as a Major Highway with Painter Avenue and Los Nietos Road classified as a Secondary Highway's within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property, as well as the surrounding properties to the South, East and West are zoned C-4, Community Commercial and developed with various commercial-type uses, with property to the north located within the Los Angeles County Area known as South Whittier and is occupied by Richard L. Graves Middle School.

ENVIRONMENTAL DOCUMENTS

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

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 31, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published on the Whittier Daily Newspaper on June 1, 2016. To date, Staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

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

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for

such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

- a. **Conformance with parking regulations.** *On October 12, 2105, the Planning Commission approved MOD 1256, a Modification of the Property Development Standards to not provide seven (7) required parking spaces and to allow six (6) on-site tandem stalls. The property does provide 94% of the required on-site parking stalls for a total of 106.*
- b. **Control of vehicle traffic and circulation.** *The subject property has on-site vehicle circulation with ingress and egress driveways on Telegraph Road and Los Nietos Road, the cul-de-sac to the rear of the property.*
- c. **Hours and days of operation.** *The restaurant will operated on a 24-hour schedule, however, the sale of alcoholic beverages will not be permitted for sale during the hours of 2:00 a.m. to 6:00 a.m. every day or as required by ABC.*
- d. **Security and/or law enforcement plans.** *As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The proposed restaurant is within walking distance to schools, and a religious facility. The restaurant allows children into the premises because the restaurant is commonly known as a family establishment. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts related to the sale of alcoholic beverages.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed restaurant is within walking distance to other retail uses and restaurants selling alcohol beverages. Each use within the City is regulated by their respective conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. The established regulations minimize and/or mitigate any negative impacts usually associated with over-concentration of alcoholic beverage establishments.*
- g. **Control of noise, including noise mitigation measures.** *The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area. The restaurant is subject to the City's*

allowable ambient noise regulations. The restaurant is also subject to an Entertainment Permit if its administration decides to provide music or other similar entertainment.

- h. Control of littering, including litter mitigation measures.** *As part of the conditions of approval, the Applicant, and/or his employees, is required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.*
- i. Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts should they become a public nuisance. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police whenever they see these activities take place.*

STAFF COMMENTS

As part of the permit review process, staff has conducted a review of the Applicant's proposed new site to ensure compliance with other regulatory ordinances and codes. The listed conditions of approval have been prepared to ensure the proper and lawful ongoing operation of the alcoholic beverage sales use.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the Applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONDITIONS OF APPROVAL

- 1.** That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.

2. That the Applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
3. That the Applicant shall obtain a Business Operations Tax Certificate (BOTC), commonly known as a business license, prior to taking occupancy of the building.
4. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
5. 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.
6. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted within the outdoor eating area. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
7. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
8. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use

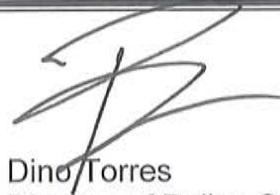
shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.

9. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
10. That the Applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
11. That the Applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
12. That the Applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
13. That there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.
14. That the Applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607 (a) of the State Business and Professions Code.
15. That the Applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
16. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and

Professions Code.

17. That the Applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
18. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
19. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
20. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits; said permits are available through the Department of Planning.
21. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
22. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
23. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
24. That the Applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
25. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement inspectors; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
26. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.

27. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
- (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
28. That ASCUP Case No. 66 shall be subject to a compliance review in one (1) year, no later than June 23, 2017, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
29. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
30. 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, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Application

AERIAL PHOTOGRAPH



Alcohol Sales Conditional Use Permit Case No. 66
Salt & Pepper Restaurant
13225 Telegraph Road



City of Santa Fe Springs

Planning Commission Meeting

June 13, 2016

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 67

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at OB USA, Inc. located in the M-2, Heavy Manufacturing, Zone at 13152 Imperial Highway within the Consolidated Redevelopment Project Area. (OB USA, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 67, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 67 subject to the conditions of approval contained within this report.

BACKGROUND

OB USA Inc., the applicant, is a U.S. subsidiary of Oriental Brewery, a beer brewing operation founded in Korea after the Korean War. OB USA, Inc. is currently operating a warehouse/distribution operation in the City of Carson, but has entered into a new lease agreement and will relocate its operation into an 18,702 sq. ft. portion of a 35,460 sq. ft. building at 13152 Imperial Highway, within the Golden Springs Development.

City Ordinance No. 834 approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, OB USA, Inc. is requesting approval of Alcohol Sales Conditional Use Permit Case No. 67 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution facility. Concurrent with this request, the Applicant is also in the review process with the State Alcohol Beverage Commission ("ABC") to transfer their Type 17 Beer and Wine Wholesaler license to the Santa Fe Springs location. However, this Permit approval will be voided if the ABC denies the Applicant's requests. Moreover, the Applicant will not be permitted to import, store,

distribute or sell any alcoholic beverage at the proposed site until both the ABC license and this Permit are approved.

STREETS AND HIGHWAYS

The subject site is located on the south side of Imperial Highway, west of Leffingwell Avenue, Imperial Highway is classified as a Major Highway with Leffingwell Avenue classified as a Secondary Highway's within the Circulation Element of the City's General Plan.

ZONING AND LAND USES

The warehouse facility is part of the Golden Springs Business Center and is located at 13152 Imperial Highway. The subject site, as well as the adjoining properties located to the south, east and west are within the M-2, Heavy Manufacturing, Zone, and are developed with office, industrial and warehouse-type uses. The properties to the north, across Imperial Highway, are within the unincorporated part of the Los Angeles County area, and developed with industrial/commercial type uses.

ENVIRONMENTAL DOCUMENTS

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

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 31, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 1, 2016. To date, Staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

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

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

other criteria, the following:

- a. **Conformance with parking regulations.** *The Golden Springs Development was built under a Development Agreement that required a pre-agreed number of shared parking spaces throughout the business park. The required parking and the overall subject site currently conforms to that Development Agreement.*
- b. **Control of vehicle traffic and circulation.** *The subject property provides its own on-site vehicular circulation with two immediate driveways fronting on Imperial Highway, and a secondary common driveway with access to Leffingwell Avenue.*
- c. **Hours and days of operation.** *The Applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 6:00 p.m.*
- d. **Security and/or law enforcement plans.** *A surveillance camera plan will be required as part of the conditions of approval, however, no uniformed security is necessary at this time.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is approximately one-mile away from a park (John Zimmerman Park) and a high school (John H. Glenn HS), however, the two public locations are separated from the subject site by a fenced rail road easement. The subject site is also surrounded by industrial type uses. With these two physical elements, Staff believes that the proposed alcoholic beverage use (storage) will have no impact to sensitive uses in the area.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption. Moreover, majority of the visiting customers will be picking up large quantities of alcoholic beverages as a wholesale item to stock their respective shelves. As a result, Staff does not feel that there will be any impacts to other retail establishments or possibly create or contribute an undesirable concentration to the general area.*
- g. **Control of noise, including noise mitigation measures.** *The subject site will operate as a warehouse/distribution facility and all activities will be conducted indoors, at all times. Noise control measures or mitigation measures are not foreseen as a requirement at this time. It should be noted that the City Code has maximum allowable ambient noise requirements, all activities are required to operate under those requirements or be subject to citations with penalties of up to \$500 for each occurrence.*

- h. Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval, the Applicant is required to maintain the property free of all trash and debris. It should be noted that the business park also has its own maintenance crew that keep the property clean and orderly on a daily basis.*
- i. Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use."** *The subject proposed alcohol warehouse/distribution facility is a low-key operation catering to established businesses. Staff does not foresee that the business or its activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and five years thereafter. If any of these listed items occur, and if the Applicant is unresponsive to mitigate them, Staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

STAFF COMMENTS

As part of the permit review process, staff has conducted a review of the Applicant's current operation in the City of Carson, and the proposed new site to ensure compliance with other regulatory ordinances and codes. The listed conditions of approval have been prepared to ensure the proper and lawful ongoing operation of the alcoholic beverage sales use.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the Applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONDITIONS OF APPROVAL

1. That this Permit shall be voided if the State Alcohol Beverage Commission does not grant the applicant's request for an Alcohol Sales License to 13152 Imperial Highway.
2. That the Applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the

video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.

3. That the Applicant shall obtain a Business Operations Tax Certificate (BOTC), commonly known as a business license, prior to taking occupancy of the building.
4. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
5. 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.
6. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
7. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
8. That the Applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
9. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
10. That the alcoholic beverages shall be shipped to the Applicant's customers by the Applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.

11. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
12. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
13. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the Applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
14. That the Applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
15. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement inspectors and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

16. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
17. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
18. That ASCUP Case No. 67 shall be subject to a compliance review in one (1) year, no later than June 23, 2017, to ensure that the warehouse/distribution operation and its related alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
19. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 13 and all other applicable regulations shall be strictly complied with.
20. That Alcohol Sales Conditional Use Permit Case No. 67 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
21. That this Permit shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.
22. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Application

AERIAL PHOTOGRAPH



OB USA
Alcohol Sales Conditional Use
Permit Case No. 67

13152 Imperial Hwy



PUBLIC HEARING

Development Plan Approval Case No. 901

A request for approval to construct a 8,926 sq. ft. concrete-block building, and related improvements, on an approximately .46-acre site, located at 8312 Allport Avenue (APN: 8169-007-037), within the M-1, Light Manufacturing, Zone.
(Manisha Badlani)

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 No. 901, 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. Find and determine that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
5. Approve Development Plan Approval Case No. 901, subject to the conditions of approval as contained with the Staff Report.

LOCATION / BACKGROUND

The subject site, comprised of a single parcel (APN: 8169-007-037) of approximately 20,183 sq. ft. (.46 acre), has an address of 8312 Allport Avenue and is within the M-1, Light Manufacturing, Zone. Specifically the subject site is located on the east side of Allport Avenue, approximately 575' north of Slauson Avenue. Industrial land uses are located to the north, east, south, and west.

The subject parcel has historically been utilized as an open storage yard and, as a result, has remained undeveloped. Currently, an office trailer of approximately 1,560 sq. ft. and a 6,000-gallon aboveground fuel tank occupies the subject site, which is utilized by a landscape maintenance company for their administrative office and ancillary storage.

The subject site was recently purchased in 2013 by the owners of Health Specialty, who currently own, and occupy, the property at 8339 Allport Avenue. Health Specialty manufactures and distributes cosmetics, specifically skin-care products. Health Specialty has outgrown their facility at 8339 Allport Avenue and, therefore, are proposing to construct an 8,926 sq. ft. concrete block building, and related improvements, to warehouse their inventory. Their property at 8339 Allport Avenue will remain as their manufacturing facility with the newly developed subject property at 8312 Allport Avenue functioning as their warehouse facility.

DEVELOPMENT PROPOSAL

Site Plan

The site plan indicates that one industrial building of 8,926 sq. ft. will be constructed on the subject property. The building will be setback a minimum of 103' from the front property line along Allport Avenue and will be accessed from a new 26' driveway on the north western portion of the property's frontage. Parking for employees and visitors will be provided along the westerly perimeter of the building, with one interior truck well provided on the north-west side of the building. A total of 2,648 sq. ft. will be dedicated to landscaping. Lastly, a meandering sidewalk will be provided along Allport Avenue.

As shown, the site plan will meet or exceed the minimum development standards required for properties within the M-1, Light Manufacturing, Zone. No modification permits or zone variances are required for the proposed development.

Floor Plan

The floor plan indicates that the proposed building will consist of 8,926 sq. ft. with 8,534 sq. ft. designated as warehouse area and the remaining 392 sq. ft. as office area.

Elevations

The elevations indicate that the proposed building will have a maximum height of 37' and will have a contemporary industrial design. The entry to the office area (west elevation) is provided with glazing, pop-outs, and variation in color, height, and materials used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

Landscaping Requirements

The provided tabulation for required and provided landscaping show a minimum requirement of 2,537 sq. ft. with the applicant providing 2,648 sq. ft., exceeding the minimum requirements. Additionally, as required by code, the landscaping has been adequately dispersed throughout 6% of the parking area.

Parking Requirements

The plans show the property will be provided with a total of nineteen (19) parking stalls, fourteen (14) of which are standard stalls, four (4) are compact stalls, and one (1) ADA compliant stalls. As shown, the property is required to have eighteen (18) parking stalls. The proposal, therefore, exceeds the minimum parking requirement as set forth in the Zoning Regulations.

Loading / Roll Up Doors

According to the site plan, a single truck well is proposed along the interior of the north-west portion of the building. The dock door is proposed to be located 103' from the front property line and will be provided with a glass panel truck door, which when closed will mimic the glazing that is provided to the office area. Additionally, the applicant will provide a 14' high decorative block wall, provided with vines, to further screen the trucking activities from Allport Avenue.

Trash Enclosures

According to the site plan, an 11'-4" x 7'-8" trash enclosure will be constructed adjacent to the dock door. The proposed trash enclosure is adequately concealed from view and its size meets the minimum Code requirements.

Driveways

Access and egress will be provided by a new 26' driveway on the westerly portion of the property's frontage.

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-1, Light Manufacturing, Zone. Pursuant to Section 155.210 of the Zoning Regulations "The purpose of the M-1 is to provide appropriately located areas for the establishment of light industrial plants and related activities and to promote the concentration of such uses in a manner

which will foster mutually beneficial relationships with each other, as well as with the areas of the city zoned for heavy industrial development. The regulation of uses and standards of development set forth for the M-1 Zone are those deemed necessary to provide the proper environment for the efficient and desirable use of light industrial land and to provide the proper safeguards to protect nearby residential, commercial and public uses."

The proposed development is consistent with the purpose of the M-1 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-1, Light Manufacturing and its General Plan Land Use designation of Industrial.
2. The proposed development is consistent with the regulations set forth for the M-1 Zone, which will ensure the efficient and desirable use of the light industrial property.
3. The proposed development is consistent with the regulations set forth for the M-1 Zone; additionally, the future use of the proposed building will be subject to compliance with the regulations set forth for the M-1 Zone, which will provide the proper safeguards to protect nearby residential, commercial and public uses.

(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 subject parcel has historically been utilized as an open storage yard and has not been developed. The proposed project/building will be a significant improvement to the subject site. The proposed building has been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with a contemporary building that is comparable to other high quality 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 building will contain a warehouse component with an incidental office area. Furthermore, the design of the new building represent quality architectural design (demonstrated by glazing, pop-outs, and variations in materials and color). These architectural design elements break up the mass of the building, and present

an attractive, distinctive façade to visitors. Therefore, as designed, the new building is completely suitable for its intended purpose, 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. For instance, the proposed landscape areas exceed the minimum requirements set forth by the City's Zoning Regulations with the majority of the landscaping provided along the frontage of the building for maximum value. Additionally, although the truck well has been provided with a glass panel truck door, which when closed will mimic the glazing that is provided to the office area to reduce its visual impact, a 14'-high decorative block wall, provided with vines, will be installed to further screen the trucking activities.

- (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 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 Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter (zoning) 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/building will be constructed on a site that is currently both unattractive and under-utilized, as it has historically been used for open storage.

Staff finds that the new contemporary industrial building is very attractive and thus will be an enhancement to the area. Staff believes that proper attention has been given to the location, size, and design of the building. This is evident in the 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.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in Section 155.739 of the Zoning Regulations, for the granting of Development Plan Approval.

STREETS AND HIGHWAYS

The subject site has frontage on Allport Avenue, a local industrial street.

ZONING AND LAND USE

The site, comprised of a single parcel (APN: 8169-007-037) of approximately .46 acre, is addressed as 8312 Allport Avenue and is within the M-1, Light Manufacturing, Zone. Industrially zoned areas generally surround the subject site, as properties to the north, east, south, and west are also within the M-1, Light Manufacturing, Zone.

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 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 June 2, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 2, 2016, and published in a newspaper of general circulation (Whittier Daily News) June 2, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 – In-fill Development Projects of the California Environmental Quality Act (CEQA). The criteria for a Class 32 exemption, in summation, requires the project to be consistent with the General Plan and Zoning Regulations, the project site to be no more than five acres and substantially surrounded by urban use and to have no value as a habitat for endangered, rare or threatened species. Lastly, the project cannot result in significant effects related to traffic, noise, air quality, or water quality and the site must be able to be adequately served by all required utilities and public services. Staff finds that the proposed project meets the abovementioned criteria.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan 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 562.868.0511 x7545)

1. That the applicant shall pay a flat fee of \$4534.92 to reconstruct/resurface the existing street frontage to centerline for Allport Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Allport Avenue street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.

4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Allport Avenue. Storm drain plans shall be approved by the City Engineer.
5. 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.
6. 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.
7. All buildings shall be connected to the sanitary sewers.
8. 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.
9. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public 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.
10. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
11. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

12. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
13. 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.
14. 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.
15. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian Reparuk 562.868-0511 x3701)

16. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
17. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
18. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
19. 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.
20. 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.

21. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
22. 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.
23. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

24. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final

remedial action report must be submitted and approved by the oversight agency.

- c. **Soil Management Plan & Report.** A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

25. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
26. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
27. 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, 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.
28. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire- Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT

(Contact: Margarita Munoz 562.868.0511 x3319 or Luis Collazo 562.868.0511 x3320)

29. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that

light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

30. 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.
31. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
32. 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.
33. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
34. That the 5'-0" breezeway between the proposed building and the existing southerly building shall be provided with turf block similar to the material

proposed on the northwest portion of the property. The area shall be secured with a 10'-0" high chain-link fence to the rear area of the said buildings to prevent unauthorized people from entering the area.

35. That the occupant and/or his employees shall not allow vehicles to back-in from the street at all times.

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

36. 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.
37. 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.
38. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Paul Garcia 562.868.0511 x7354)

39. That the applicant 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.
40. 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.)

41. That the applicant, Manisha Badlani, agrees and understands that any existing overhead utilities within the development shall be placed underground, with exception to the power poles/lines within the 5-foot Edison easement along the southerly property line.
42. That the applicant, Manisha Badlani, shall provide conduit for fiber optics or other smart technologies for the parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
43. That the applicant, Manisha Badlani, 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 Allport Avenue, 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.
44. That prior to submitting plans to the Building Department for plan check, the applicant shall submit mechanical plans that include a roof plan that shows the location of all roof-mounted mechanical equipment and/or duct work. All roof-mounted 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 building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: Building cross section must be scaled.

45. 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.

46. 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 location 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.
47. 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.
48. That the applicant 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.
49. That the applicant 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).*
50. 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).*

51. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
52. That the applicant 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.
53. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Allport Avenue, use street(s) as a staging area, or to back-up onto the street from the subject property.
54. That nothing larger than bobtail truck with a 24' bed shall access the subject site. Additionally, at no time shall there be more than one bobtail truck on the subject site.
55. That all vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and 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.
56. That a minimum of 18 on-site parking stalls shall be provided and continually maintained at all times. Additionally, all compact parking stalls shall be identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
57. 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.

58. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change)*
59. 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.
60. 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.
61. 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.
62. That the applicant, Manisha Badlani, shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
63. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that

term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

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

65. 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.
66. That the applicant shall clarify on the construction drawings that all street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
67. 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 not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
68. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments
69. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
70. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*

71. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
72. 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.
73. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
74. That the applicant, Manisha Badlani, 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 or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
75. 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. Complete Set of Plans (Site Plan, Floor Plan, Elevations)
3. Development Plan Approval Application
4. Public Hearing Notice
5. Public Hearing Notification Radius Map

Aerial Photograph



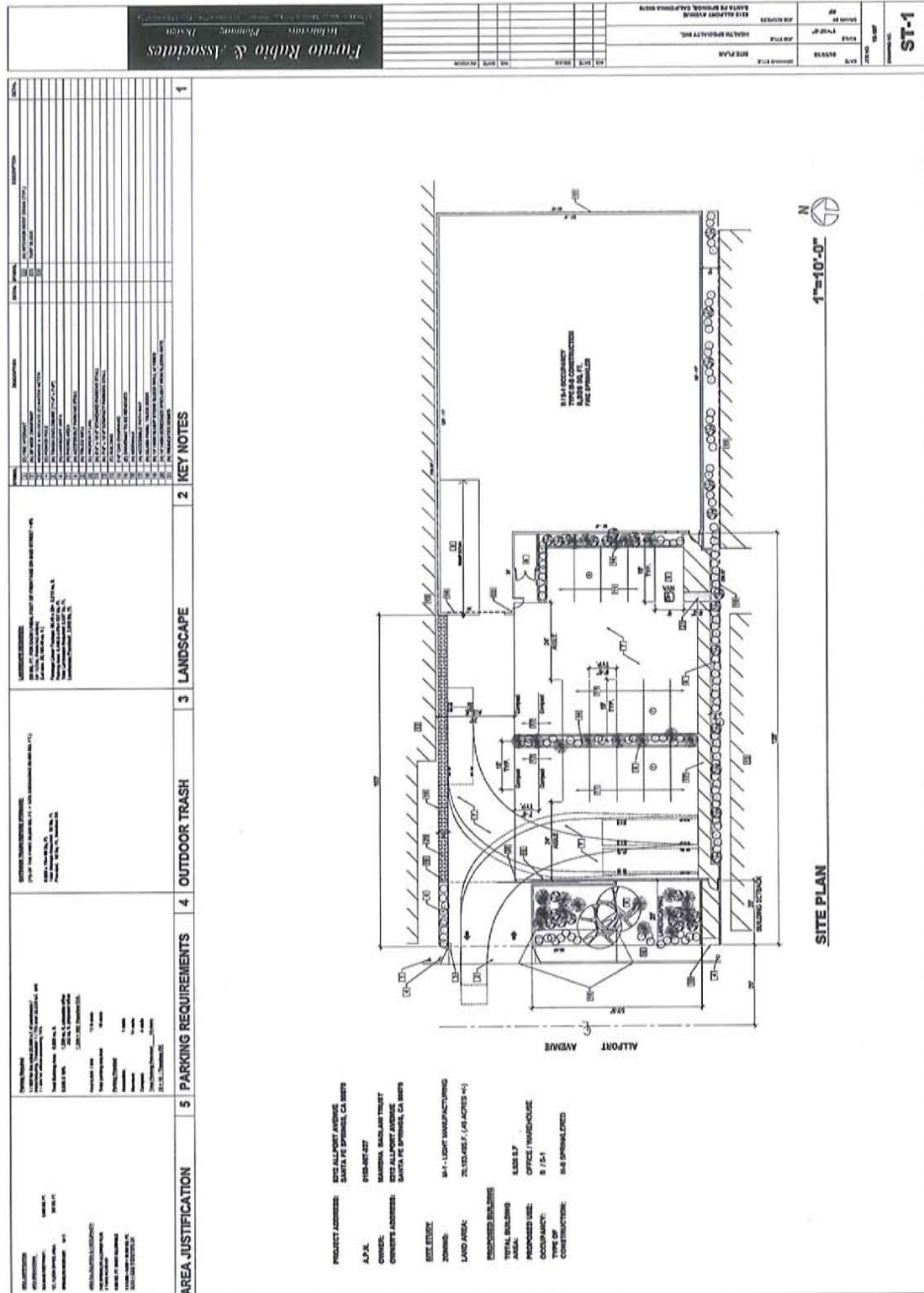
Development Plan Approval No. 901 – 8312 Allport Avenue

Manisha Badlani

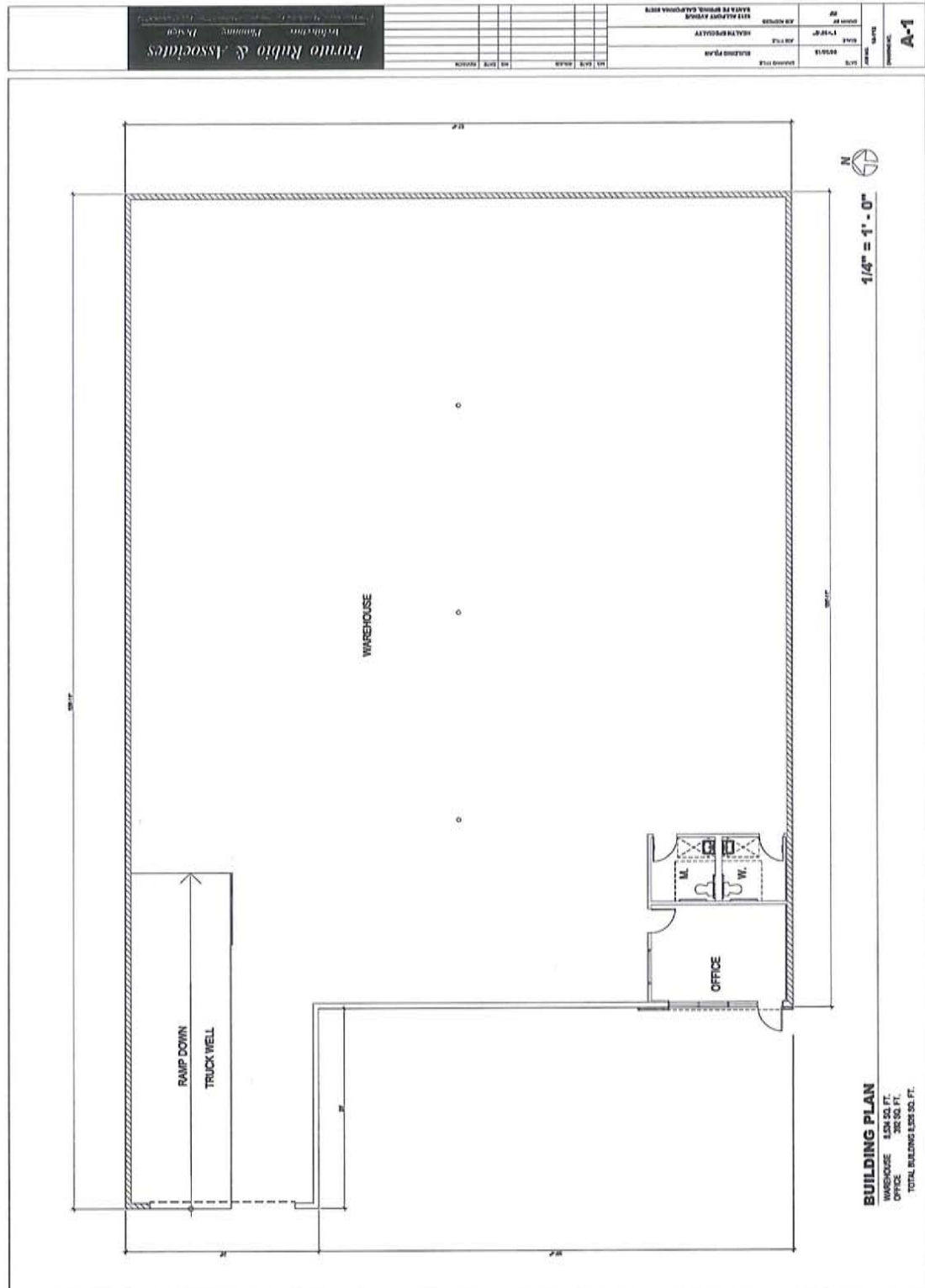
Report Submitted By: Paul M. Garcia
Planning and Development Department

Date of Report: June 9, 2016

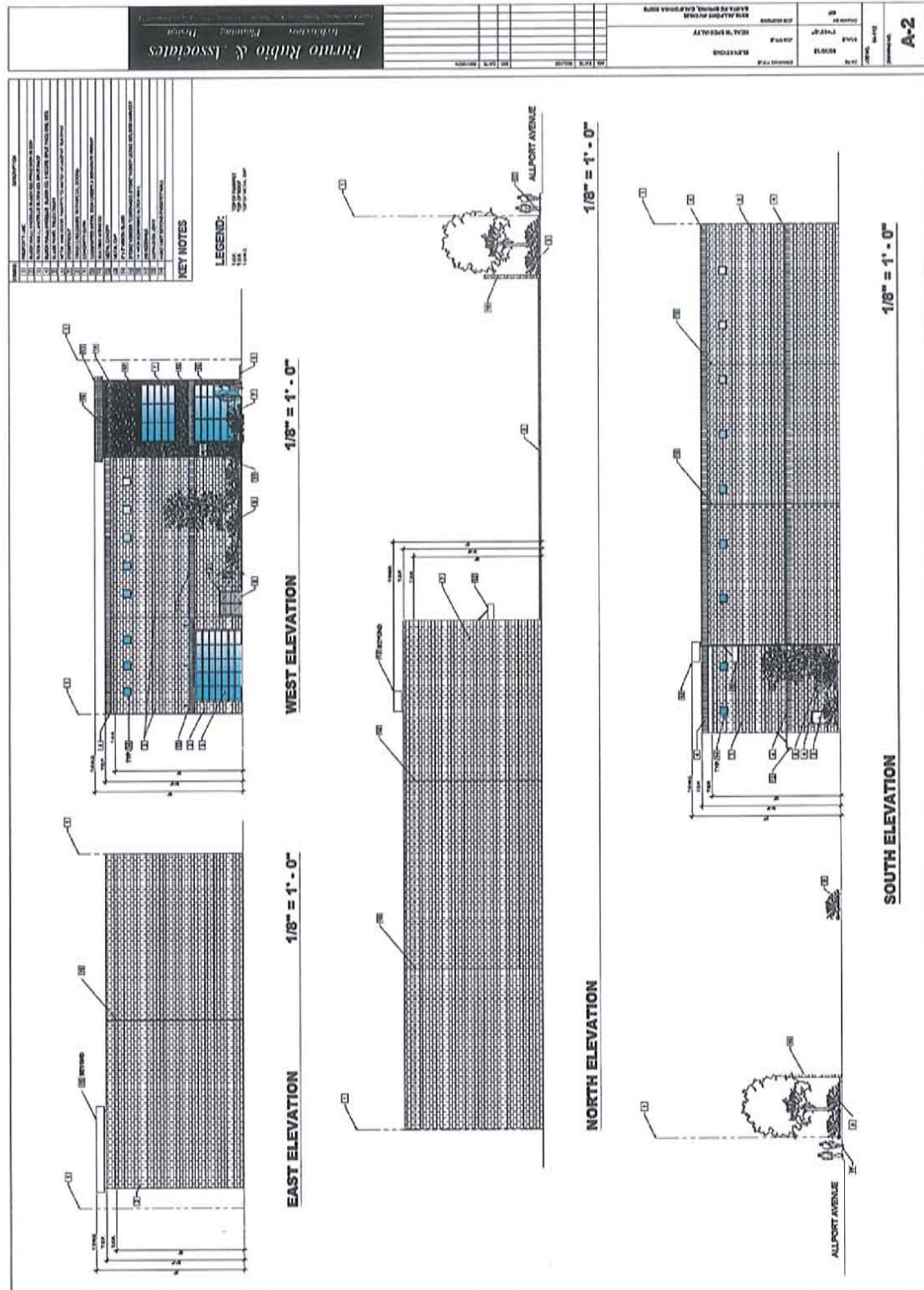
Site Plan



Floor Plan



Elevations



Development Plan Approval Application

City of Santa Fe Springs
Application for
DEVELOPMENT PLAN APPROVAL (DPA)

RECEIVED

SEP 24 2015

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:
8312 Allport Avenue, Santa Fe Springs, California 90670

RECORD OWNER OF THE PROPERTY:

Name: Manisha A. Badlani Trust Phone No: 562-273-0348
Mailing Address: 8312 Allport Avenue, Santa Fe Springs, California 90670

Fax No: 866-846-8287 E-mail: neil@specialty.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: ☒ 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.)
New concrete block building 9,270.97 sq. ft.

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

Signed: _____

Roy Furuta Signature

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."

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

RECEIVED

SEP 24 2015

Planning Dept.

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): Manisha A. Badlani Trust
 Mailing Address: 8312 Allport Avenue, Santa Fe Springs, California 90670
 Phone No: 562-273-0348
 Fax No: 866-846-8287 E-mail: neil@specialty.com
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, Manisha Badlani, 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: M. A. Badlani
 (If signed by other than the Record Owner, written authorization must be attached to this application)

On 09/10/15 before me, Mayur Jeetendrabhai Shah
 Personally appeared Manisha A. Badlani
 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

Mayur Jeetendrabhai Shah
 Notary Public

FOR DEPARTMENT USE ONLY
 CASE NO: DPA 901
 DATE FILED: 09/24/2015
 FILING FEE: \$4,046.00
 RECEIPT NO: 1012214
 APPLICATION COMPLETE? _____

Development Plan Approval Application (Cont.)

RECEIVED
SEP 24 2015
Planning Dept.

LETTER OF AUTHORIZATION

I, Manisha Badlani, Owner of Health Specialty Inc. located at 8339 Allport Avenue, Santa Fe Springs, California 90670 here by authorize Roy Furuto of Furuto Rubio & Associates, Inc. to represent my company in all matters pertaining to the Design Plan Approval (DPA) application for the new building to be located at 8312 Allport Avenue, Santa Fe Springs, California 90670.

If there are any questions, please feel free to call me at 562-273-0348

Sincerely,

Health Specialty Inc.



Manisha Badlani

Cc: Roy Furuto, Furuto Rubio & Associates, Inc.

Public Hearing Notices

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL
CASE NO. 901**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 901: A request for approval to construct an 8,926 sq. ft. concrete block building, and related improvements, on an approximately 0.46-acre site within the M-1, Light Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Manisha Badlani / 8312 Allport Avenue (APN: 8169-007-037)

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 – In-Fill Development Projects of the California Environmental Quality Act (CEQA). Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, June 13, 2016 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearings and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs City Clerk, Planning Commission or City Council at, or prior to the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7354, paulmgarcia@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Pub: June 2, 2016
Whittier Daily News

Ad#809064

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, June 13, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Manisha Badlani

Property located at: 8312 Allport Avenue (APN: 8169-007-037)

Development Plan Approval Case No. 901: A request for approval to construct an 8,926 sq. ft. concrete block building, and related improvements, on an approximately 0.46-acre site within the M-1, Light Manufacturing, Zone.

CEQA Status: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 – In-Fill Development Projects of the California Environmental Quality Act (CEQA). Therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA.

Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List)

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Paul M. Garcia at 562-868-0511, Ext. 7354 or paulmgarcia@santafesprings.org

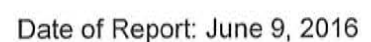
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 12108 LAMBERT AVE. EL MONTE, CA 91732 FAX:(626)350-1532

8312 ALLPORT AVE.
SANTA FE SPRINGS, CA.
15-384

Planning Dept



SCALE 1" = 200'





PUBLIC HEARING

Development Plan Approval Case No. 909

A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site, located at 9911 Romandel Avenue (APN: 8011-007-043), within the M-2, Heavy Manufacturing, Zone. (Romandel, 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 No. 909, 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. Find and determine that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
5. Approve Development Plan Approval Case No. 909, subject to the conditions of approval as contained with the Staff Report.

LOCATION / BACKGROUND

The subject site, comprised of a single parcel (APN 8011-007-043) of approximately 1.33-acres, has an address of 9911 Romandel Avenue and is within the M-2, Heavy Manufacturing, Zone. The subject site, approximately 400' south of Los Nietos Road, has dual frontage with Santa Fe Springs Road along its westerly property line and Romandel Avenue along its easterly property line; it should be noted that all access and egress is obtained from Romandel Avenue. Industrial land uses are located to the north, east, south, and west.

The subject parcel has remained undeveloped since it was created via Tract Map No. 33485 in 1978. At this time, the property owner is proposing to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on the vacant 1.33-acre site.

DEVELOPMENT PROPOSAL

Site Plan

The site plan indicates that one industrial building of 21,563 sq. ft. will be constructed on the subject property. The building will be setback a minimum of 72' from the front property line along Romandel Avenue. Access to the building will occur from a new 30' driveway on the eastern portion of the property's frontage along Romandel Avenue. Parking for employees and visitors will be mainly provided along the easterly and northerly perimeter of the building, with two interior truck wells provided on the north-west side of the building. A total of 9,543 sq. ft. will be dedicated to landscaping. Lastly, a meandering sidewalk will be provided along Romandel Avenue.

As shown, the site plan will meet or exceed 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.

Floor Plan

The floor plan indicates that the proposed building will consist of 21,563 sq. ft. with 19,474 sq. ft. designated as warehouse area and the remaining 2,039 sq. ft. as office area.

Elevations

The elevations indicate that the proposed building will have a maximum height of 34' and will have a contemporary industrial design. The entry to the office area (east elevation) is provided with extensive glazing, pop-outs, and variation in color, height, and materials used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

Landscaping Requirements

The provided tabulation for required and provided landscaping show a minimum requirement of 9,359 sq. ft. with the applicant providing 9,543 sq. ft., exceeding the minimum requirements. Additionally, as required by code, the landscaping has been adequately dispersed throughout the parking area.

Parking Requirements

The plans show the property will be provided with forty-six (46) parking spaces, thirty-three (33) of which are standard stalls, eleven (11) are compact stalls, and two (2) are ADA compliant stalls. As shown, the property is required to have forty-two (42) parking spaces. The proposal, therefore, exceeds the minimum parking requirement

as set forth in the Zoning Regulations.

Loading / Roll Up Doors

According to the site plan, two (2) truck wells are proposed along the interior of the north-west portion of the building. The truck door is strategically placed so that it will not be directly visible from the Romandel Avenue. Additionally, the applicant will provide a 12' high decorative block wall to screen the trucking activities from Santa Fe Springs Road.

Trash Enclosures

According to the site plan, a trash enclosure will be constructed adjacent to the truck wells. As a result, the trash enclosure will not be visible from the public right-of-way.

Driveways

Access and egress will be provided by a new 30' driveway on the easterly portion of the property's frontage.

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 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 of a new and attractive industrial building on a currently vacant site, 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 slight boost to the local job market as the development should result in new 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 subject parcel has remained undeveloped since it was created via Tract Map No. 33485 in 1978. The proposed project/building will be a significant improvement to the subject site. The proposed building has been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with a contemporary building 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 building will contain a warehouse component with an incidental office area. Furthermore, the design of the new building represent quality architectural design (demonstrated by horizontal reveals, glazing, pop-outs and recessed areas, and variations in materials and color). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. Therefore, as designed, the new building is completely suitable for its intended purpose, 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. For instance, the proposed landscape areas exceed the minimum requirements set forth by the City's Zoning Regulations with the majority of the landscaping provided along the two frontages of the building for maximum value. Secondly, the truck wells have been strategically placed to reduce their line of sight from Romandel Avenue and a 12'-high concrete tilt-up screen wall will be provided to further screen the trucking activities from Santa Fe Springs Road. And lastly, the proposed trash enclosure has been strategically placed so as to not be visible and have the least impact on adjacent properties.

- (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 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 Section 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/building will be constructed on a site that is currently both unattractive and under-utilized, as it has remained vacant for decades. Staff finds that the new contemporary industrial building is very attractive and thus will be an enhancement to the area. Staff believes that proper attention has been giving to the location, size, and design of the building. 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.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in Section 155.739 of the Zoning Regulations, for the granting of Development Plan Approval.

STREETS AND HIGHWAYS

The subject site has frontage on Santa Fe Springs Road and Romandel Avenue. Santa Fe Springs Road is considered a Major Arterial within the Circulation Element of the City's General Plan; Romandel Avenue is a local industrial street.

ZONING AND LAND USE

The site, comprised of a single parcel (APN 8011-007-043) of approximately 1.33 acres, is addressed as 9911 Romandel Avenue and is within the M-2, Heavy Manufacturing, Zone. Industrially zoned areas generally surround the subject site, as properties to the north, east, south, and west are also within the M-2, Heavy Manufacturing, Zone.

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 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 June 2, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 2, 2016, and published in a newspaper of general circulation (Whittier Daily News) June 2, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 – In-fill Development Projects of the California Environmental Quality Act (CEQA). The criteria for a Class 32 exemption, in summation, requires the project to be consistent with the General Plan and Zoning Regulations, the project site to be no more than five acres and substantially surrounded by urban use and to have no value as a habitat for endangered, rare or threatened species. Lastly, the project cannot result in significant effects related to traffic, noise, air quality, or water quality and the site must be able to be adequately

served by all required utilities and public services. Staff finds that the proposed project meets the abovementioned criteria.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan 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 562.868.0511 x7545)

1. That the applicant shall pay a flat fee of \$32,370.30 to reconstruct/resurface the existing street frontage to centerline for Romandel Avenue and Santa Fe Springs Road.
2. That the applicant shall design and construct 5-foot wide meandering sidewalk and dedicate easements along the Romandel Avenue street frontage. The applicant shall record legal descriptions for the meandering sidewalk easement dedications. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Romandel Avenue and Los Nietos Road. Storm drain plans shall be approved by the City Engineer.
5. All buildings shall be connected to the sanitary sewers.

6. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. 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.
7. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
8. The applicant 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.
9. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
10. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
11. That the applicant shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
12. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
13. 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.

14. 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.
15. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian Reparuk 562.868-0511 x3701)

16. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
17. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
18. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
19. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
20. 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.
21. 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.

22. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
23. 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.
24. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
25. That the applicant shall contact the Division of Oil, Gas, and Geothermal Resources (DOGGR) and complete the Site survey for any abandoned wells.
26. That the applicant shall provide a Methane Site Survey and Investigation per City Ordinance and complete prior to Building plan submittal.

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

27. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.

- b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
28. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
29. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
30. 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, 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.
31. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire- Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT

(Contact: Margarita Munoz 562.868.0511 x3319 or Luis Collazo 562.868.0511 x3320)

32. That the applicant shall change the rear (west) wall/iron gate design to a full concrete wall, and that the wall shall contain an inter-winding plant material on the west face to prevent graffiti.
33. That the area of the rear of the building (westside), if used for outdoor storage, shall not allow the storage to be stacked higher than the height of the proposed wall.
34. That the outdoor use of storage racks shall be prohibited at all times.
35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
36. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services 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.
37. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562-409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an

inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

38. 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.
39. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards shall be removed after the building has been identified with its own individual permanent number address.

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

40. 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.
41. 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.
42. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Paul Garcia 562.868.0511 x7354)

43. That the applicant, Romandel, LLC, 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.

44. 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.)
45. That the applicant, Romandel, LLC, agrees and understands that any existing overhead utilities within the development shall be placed underground.
46. That the applicant, Romandel, LLC, shall provide conduit for fiber optics or other smart technologies for the parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
47. That the applicant, Romandel, LLC, 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 Romandel Avenue and Santa Fe Springs 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.
48. That prior to submitting plans to the Building Department for plan check, the applicant shall submit mechanical plans that include a roof plan that shows the location of all roof-mounted mechanical equipment and/or duct work. All roof-mounted 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 building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: Building cross section must be scaled.

49. 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.
50. 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.
51. That the applicant 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).*
52. 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).*

53. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
54. That the applicant 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.
55. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Romandel Avenue, use street(s) as a staging area, or to back-up onto the street from the subject property.
56. That all vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and 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.
57. That a minimum of 42 on-site parking stalls shall be provided and continually maintained at all times. Additionally, all compact parking stalls shall be identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
58. 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.
59. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. f.t of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change)*

60. 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.
61. 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.
62. 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.
63. That the applicant, Romandel, LLC, shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
64. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have

reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- b. Owner/developer understands and agrees that it is their responsibility to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
65. 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).
66. 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.

67. That the applicant shall clarify on the construction drawings that all street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
68. 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 not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
69. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments
70. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
71. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
72. 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.
73. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
74. That the applicant, Romandel, 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 or any actions or operations

conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

75. 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.

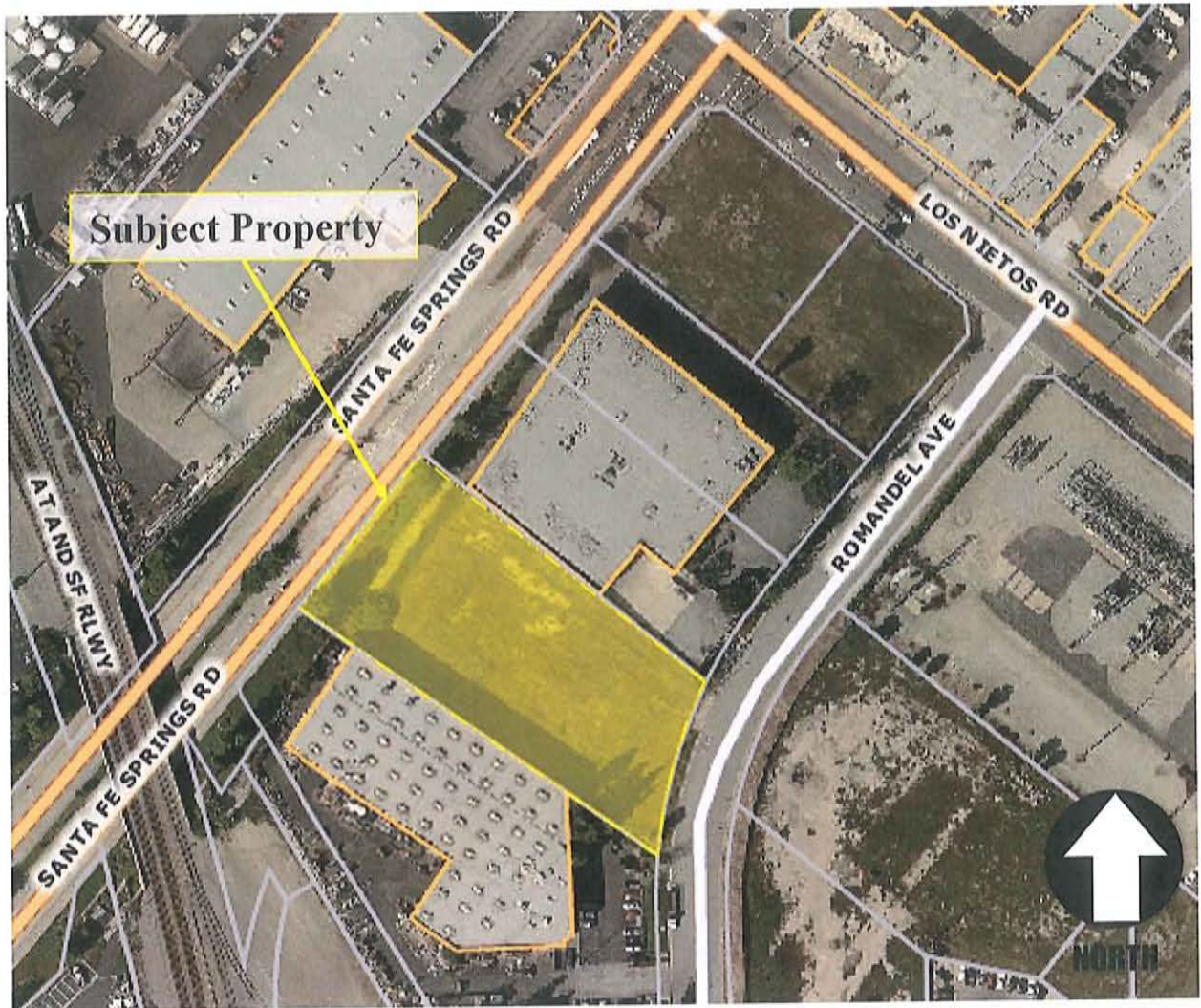


Wayne M. Morrell
Director of Planning

Attachments:

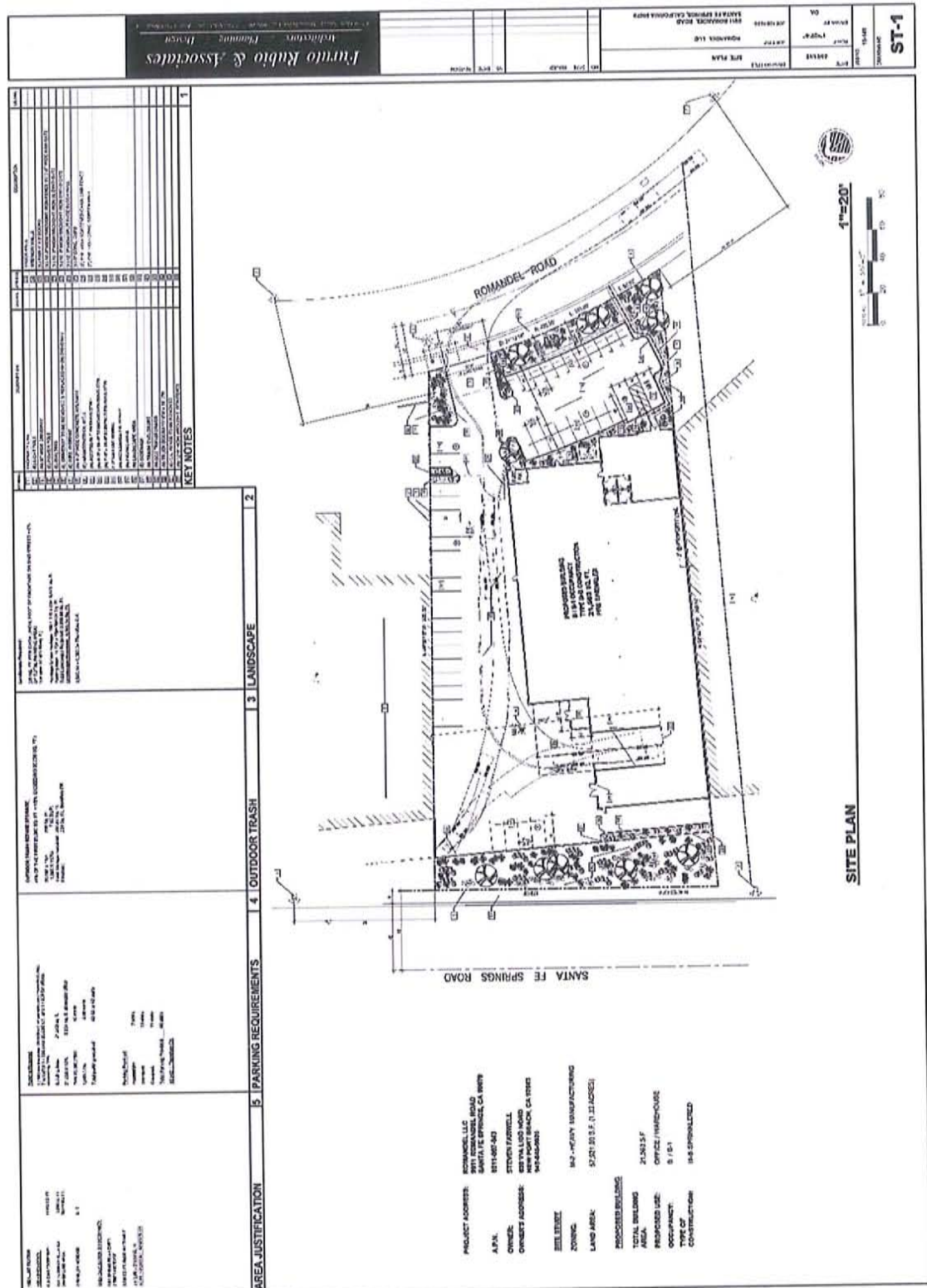
1. Aerial Photograph
2. Complete Set of Plans (Site Plan, Floor Plan, Elevations)
3. Colored Rendering
4. Development Plan Approval Application
5. Public Hearing Notice
6. Public Hearing Notification Radius Map

Aerial Photograph



Development Plan Approval No. 909 – 9911 Romandel Avenue
Romandel, LLC

Site Plan



[illegible]

Architectural Drawings:

- North Elevation:** Shows the building facade from the north. It includes a central entrance with a small porch, flanked by windows. The roofline is visible at the top. The drawing is labeled "NORTH ELEVATION" at the bottom.
- South Elevation:** Shows the building facade from the south. It features a large, multi-paned window or glass door on the right side. The drawing is labeled "SOUTH ELEVATION" at the bottom.
- East Elevation:** Shows the building facade from the east. It includes a central entrance with a small porch, flanked by windows. The drawing is labeled "EAST ELEVATION" at the bottom.
- West Elevation:** Shows the building facade from the west. It features a large, multi-paned window or glass door on the right side. The drawing is labeled "WEST ELEVATION" at the bottom.

Paint Color Schedule:

NO.	NAME	MANUFACTURER	COLOR
1	EXTERIOR WALLS	BEHR	WHITE
2	EXTERIOR ROOF	BEHR	WHITE
3	EXTERIOR FLOORS	BEHR	WHITE
4	EXTERIOR TRIM	BEHR	WHITE
5	EXTERIOR DOORS	BEHR	WHITE
6	EXTERIOR WINDOWS	BEHR	WHITE
7	EXTERIOR PORCH	BEHR	WHITE
8	EXTERIOR STAIRS	BEHR	WHITE
9	EXTERIOR FENCE	BEHR	WHITE
10	EXTERIOR LIGHTS	BEHR	WHITE
11	EXTERIOR SIGNAGE	BEHR	WHITE
12	EXTERIOR LANDSCAPING	BEHR	WHITE
13	EXTERIOR PATIO	BEHR	WHITE
14	EXTERIOR DRIVEWAY	BEHR	WHITE
15	EXTERIOR GARAGE	BEHR	WHITE
16	EXTERIOR PORCH	BEHR	WHITE
17	EXTERIOR STAIRS	BEHR	WHITE
18	EXTERIOR FENCE	BEHR	WHITE
19	EXTERIOR LIGHTS	BEHR	WHITE
20	EXTERIOR SIGNAGE	BEHR	WHITE
21	EXTERIOR LANDSCAPING	BEHR	WHITE
22	EXTERIOR PATIO	BEHR	WHITE
23	EXTERIOR DRIVEWAY	BEHR	WHITE
24	EXTERIOR GARAGE	BEHR	WHITE
25	EXTERIOR PORCH	BEHR	WHITE
26	EXTERIOR STAIRS	BEHR	WHITE
27	EXTERIOR FENCE	BEHR	WHITE
28	EXTERIOR LIGHTS	BEHR	WHITE
29	EXTERIOR SIGNAGE	BEHR	WHITE
30	EXTERIOR LANDSCAPING	BEHR	WHITE
31	EXTERIOR PATIO	BEHR	WHITE
32	EXTERIOR DRIVEWAY	BEHR	WHITE
33	EXTERIOR GARAGE	BEHR	WHITE
34	EXTERIOR PORCH	BEHR	WHITE
35	EXTERIOR STAIRS	BEHR	WHITE
36	EXTERIOR FENCE	BEHR	WHITE
37	EXTERIOR LIGHTS	BEHR	WHITE
38	EXTERIOR SIGNAGE	BEHR	WHITE
39	EXTERIOR LANDSCAPING	BEHR	WHITE
40	EXTERIOR PATIO	BEHR	WHITE
41	EXTERIOR DRIVEWAY	BEHR	WHITE
42	EXTERIOR GARAGE	BEHR	WHITE
43	EXTERIOR PORCH	BEHR	WHITE
44	EXTERIOR STAIRS	BEHR	WHITE
45	EXTERIOR FENCE	BEHR	WHITE
46	EXTERIOR LIGHTS	BEHR	WHITE
47	EXTERIOR SIGNAGE	BEHR	WHITE
48	EXTERIOR LANDSCAPING	BEHR	WHITE
49	EXTERIOR PATIO	BEHR	WHITE
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51	EXTERIOR GARAGE	BEHR	WHITE
52	EXTERIOR PORCH	BEHR	WHITE
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84	EXTERIOR LANDSCAPING	BEHR	WHITE
85	EXTERIOR PATIO	BEHR	WHITE
86	EXTERIOR DRIVEWAY	BEHR	WHITE
87	EXTERIOR GARAGE	BEHR	WHITE
88	EXTERIOR PORCH	BEHR	WHITE
89	EXTERIOR STAIRS	BEHR	WHITE
90	EXTERIOR FENCE	BEHR	WHITE
91	EXTERIOR LIGHTS		

Colored Rendering



Development Plan Approval Application



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

RECEIVED

NOV 23 2015

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:
 9911 Romandel Avenue, Santa Fe Springs, California 90670

RECORD OWNER OF THE PROPERTY:

Name: JOE FARWELL Phone No: 949-370-9275Mailing Address: 630 N 1/2 L 100 WOOD NEWPORT BEACH
CA 92663Fax No: 949-645-9035 E-mail: 1320 HIGHT CIRCLE LANE

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: ☒

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.)
 New concrete tilt up building 21,921.80 sq. ft.

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

Signed: _____

Roy Furuto

Signature

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."

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): Steven Farwell
 Mailing Address: 630 Via Lido Nord, Newport Beach, CA 92663
 Phone No: 949.370.9275
 Fax No: 949.645.9035 E-mail: 1320mgmt@sbcglobal.net
 Signature: _____

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

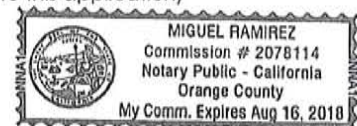
CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a 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: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)



On 11/6/15 before me, Miguel Ramirez Notary Public,
 Personally appeared Steven Farwell
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY
 CASE NO: DPA No. 909
 DATE FILED: 11/23/15
 FILING FEE: \$4046
 RECEIPT NO: 1CL5396, 1CL5397, 1CL5398
 APPLICATION COMPLETE? _____

Development Plan Approval Application (Cont.)

April 1, 2016

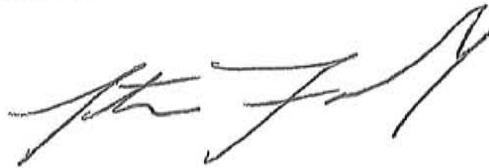
LETTER OF AUTHORIZATION

I Steven Farwell, Owner of the property located at 9911 Romandel Avenue, Santa Fe Springs, California 90670 here by authorize Roy Furuto of Furuto Rubio & Associates, Inc. to represent my company in all matters pertaining to the Design Plan Approval (DPA) application for the above mention property.

If there are any questions, please feel free to call me at 000-000-0000

Sincerely,

Steven Farwell

A handwritten signature in black ink, appearing to read 'Steven Farwell', with a stylized flourish at the end.

Owner

Cc: Roy Furuto, Furuto Rubio & Associates, Inc.

Public Hearing Notices

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL
CASE NO. 909**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 909: A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site within the M-2, Heavy Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Romandel, LLC / 9911 Romandel Avenue (APN: 8011-007-043)

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 - In-Fill Development Projects of the California Environmental Quality Act (CEQA). Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, June 13, 2016 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearings and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs City Clerk, Planning Commission or City Council at, or prior to the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7354, paulmgarcia@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Pub: June 2, 2016
Whittier Daily News

Ad#809077

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, June 13 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Romandel, LLC

Property located at: 9911 Romandel Avenue (APN: 8011-007-043)

Development Plan Approval Case No. 909: A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site within the M-2, Heavy Manufacturing, Zone.

CEQA Status: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 - In-Fill Development Projects of the California Environmental Quality Act (CEQA). Therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA.

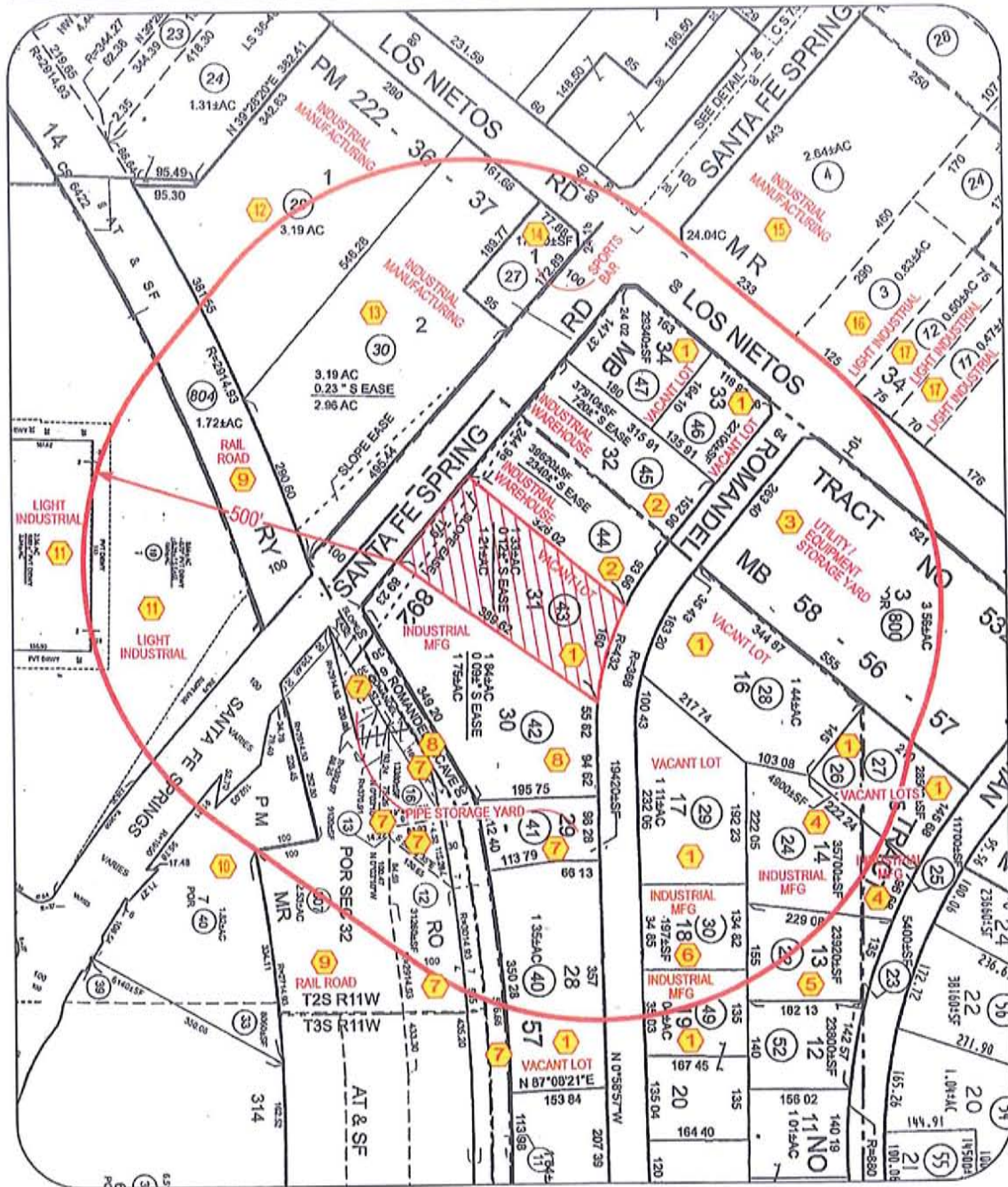
Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List)

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Paul M. Garcia at 562-868-0511, Ext. 7354 or paulmgarcia@santafesprings.org

Public Hearing Notification Radius Map

More Services
SUE MORENO
 (626) 350-5944
 moreservices@sbcglobal.net
 OWNERSHIP / OCCUPANTS LIST
 RADIUS MAPS - LAND USE - PLANS
 MUNICIPAL COMPLIANCE CONSULTING
 12106 LAMBERT AVE EL MONTE, CA 91732 - FAX (626) 350-1630

PROJECT INFORMATION
 APN 8011-007-043 ROMANDEL AVE.
 SANTA FE SPRINGS, CA.
 15-479 - 9 / 01 / 2015





PUBLIC HEARING

Development Plan Approval Case Nos. 913, Modification Permit Case No. 1262, and related Environmental Documents

DPA 913: A request for approval allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building; *MOD 1262*: A request to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property; and *Environmental Documents*: A request for approval of the proposed Initial Study/Mitigated Negative Declaration related to the proposed project, on property located at 11651 Greenstone Avenue (APN: 8026-018-029) within the M-2, Heavy Manufacturing, zone. (Maruichi American Corporation)

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. 913, Modification Permit Case No. 1262 and related Environmental Documents, 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. Find that the applicant's request meets the criteria set forth in Section 155.695 of the City Zoning Regulations for the granting of a Modification Permit; and
5. Approve and adopt the proposed Initial Study/Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
6. Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 902-904 & TPM 73380); and

RECOMMENDATIONS (Cont.)

7. Approve Development Plan Approval Case Nos. 913, Modification Permit Case No. 1262, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND

The subject site, located at 11529-11651 Greenstone Avenue, is comprised of two parcels (APNs: 8026-018-028 and 8026-018-029) measuring approximately 19.38-acres. The site is zoned M-2 (Heavy Manufacturing) and is currently developed with three industrial buildings measuring 62,000 sq. ft. (Building 1), 93,450 sq. ft. (Building 2), and 97,500 sq. ft. (Building 3), respectively. Building 1 and 2 are located on the northerly parcel (APN: 8026-018-028), while Building 3 is located on the southerly parcel (APN: 8026-018-029). The owner and applicant, Maruichi American Corporation, currently occupies both parcels which includes all three building for the manufacturing of steel tubing and pipes. Maruichi is proposing to construct a new industrial building on the southerly parcel, south of Building 3.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA) Case No. 913 – to allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building on property located at 11651 Greenstone Avenue (APN: 8026-018-028).

Modification Permit (MOD) Case No. 1262 – to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property.

DEVELOPMENT PLAN APPROVAL (DPA 913)

As stated previously, the applicant is requesting approval of Development Plan Approval (DPA) Case No. 913: to allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building.

Site Plan

The applicant is proposing to construct a new 163' x 330' (approx. 59,790 sq. ft.) industrial building along the south portion of the southerly parcel (APN: 8026-018-029). The area has historically been used to store the steel tubing and pipes. However, with recent regulations related to water run-off, the applicant must build a structure to house the steel tubing and pipes. The proposed building is being constructed to specifically meet this requirement.

The new building will be setback 120' from the existing 6'-8" block wall that is adjacent to the front property line. The building will also be setback 31' from the southerly property line and 62' from the existing northerly building. Parking for the entire subject parcel is designated along the rear portions of both the new and existing building.

Floor Plan

The floor plan indicates that the building will have an overall building area of approximately 59,790 sq. ft. With the exception of two restrooms that will be provided along the north side of the building, the remaining area will be used for warehousing. There will be a total of four exit doors, 2 along the northerly wall and 2 along the southerly wall.

Elevations

The elevations indicate that the proposed building will be roughly 44' in height and will have a contemporary industrial design. The majority of the enhancements to the building were concentrated on the east elevation, as well as the east portion of the north and south elevations. Nevertheless, similar to the existing building to the north, the new building will utilize the same color scheme, incorporate similar corbel trim (band) and similar squared windows along the north and south elevations. Given the design of the existing buildings and the limited visibility of the proposed building, staff finds the proposed design to be appropriate for the subject site and area.

Parking Requirements

According to site plan, a total of 73 parking stalls (42 standard stalls, 18 compact stalls, 9 carpool/vanpool stalls, and 4 handicap stalls) will be provided for the subject property. However, as proposed, the property is required to have a total of 228 parking stalls. The applicant is, therefore, seeking approval of a Modification Permit to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property. It should be noted that the proposed building is being constructed to simply house steel tubing and pipes that are already being stored on-site. No additional employees are anticipated as a result of this project. Parking demand is therefore not expected to increase. Nevertheless, the applicant has indicated on the plan that an area will be reserved to allow for all 228 required stalls to be striped, should the demand change in the future.

Loading / Roll Up Doors

According to the plan, the proposed building will have a total of seven roll-up doors. Three roll-up doors along both the east and west elevations, and one roll-up door along the north elevation. It should be noted that there is an existing 6'-8" block wall parallel to the front property line, as well as existing street trees in the parkway. Additionally, the new warehouse building will be setback 120' from the front wall.

Trash Enclosures

According to the site plan, an 8'-0" x 41'-0" trash enclosure will be constructed along the southerly property line and within the rear yard area. It will be placed behind the proposed building and thus will be setback at least 500' from Greenstone Avenue.

Driveways

Ingress and egress for the proposed building will be provided primarily by an existing 40' wide driveway along the east property line on Greenstone Avenue.

MODIFICATION PERMIT (MOD 1262)

As part of their request, Maruichi American Corporation, is also requesting approval of a Modification Permit (MOD) to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property.

As proposed, the property is required to have a total of 228 parking stalls. Based on their current employee count, however, the applicant is seeking permission to only stripe 73 parking stalls (42 standard stalls, 18 compact stalls, 9 carpool/vanpool stalls, and 4 handicap stalls) and thereafter preserve an area whereby all 228 required stalls may be striped should the demand change in the future. As mentioned previously, the proposed building is being constructed to simply house steel tubing and pipes that are already being stored on-site. Only two additional employees are anticipated as a result of this project, thus parking demand for the subject property is not expected to significantly increase.

COMMISSION'S CONSIDERATIONS**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 new 163' x 330', approximately 59,790 sq. ft. building) 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 approximately 59,790 sq. ft. industrial building on a portion of existing site that is currently undeveloped, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new building has been specifically designed to match other existing buildings currently situated on the subject site. The building, therefore, will appear as though it was constructed along with the other buildings.

(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 subject southerly parcel is currently developed with a 97,500 sq. ft. industrial building used for the manufacturing of steel tubing and pipes. The applicant is proposing to construct a new approximately 59,790 sq. ft. industrial warehouse building to store their finished product line which is currently being stored outside. The new building not only removes the unsightly appearance of pipes and tubes being stored outside but also address new storm water runoff regulations which prohibit such activities.

Although it has a rather simplistic design, the new warehouse building will match the design and color scheme of the existing buildings on-site. The overall effect will be a new building that looks like it was constructed along with the other buildings that are currently located on the subject site.

(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:

As mentioned previously, the new industrial building was specifically designed to match the existing buildings on-site. Given the intended use of the new building and what is currently developed on-site, staff finds the simplistic design in this particular case is appropriate. Additionally, the new building will be setback 120 feet and also located behind an existing 6'-8" block wall and trees along the front portion of the property. Staff, therefore, finds that the new building is suitable for its intended purpose, and the design of the new 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:

The proposed building will be setback 120 feet and will be situated behind an existing 6'-8" block wall and trees along the front portion of the property. The applicant is not proposing to construct or add any additional landscaping or fencing. Nevertheless, the applicant has located the building in a manner to ensure that there will be no impact or otherwise reduction of the existing landscaping and/or fencing.

The applicant is proposing to construct a new 8' x 41' trash enclosure to house the existing refuse containers so that they are visible from plain view. Additionally, the applicant will also provide additional lighting on the building and in the rear yard area to ensure the area in and around the building is adequately lighted.

- (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 new industrial building was specifically designed with a simplistic appearance to match the existing buildings on-site. Given the intended use of the new building, what is currently developed on-site, and that the new building is setback 120 feet (behind an existing 6'-8" block wall and trees) staff finds the simplistic design in this particular case is appropriate.

- (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."

Staff finds that the new building will be a nice improvement to the property. The proposed industrial building will be utilized to store steel tubing and pipes that is currently being stored outside. The new building not only removes the unsightly appearance of pipes and tubes being stored outside but also address new storm water runoff regulations which prohibit such activities. And as mentioned previously, the new buildings were designed to look like it was constructed along with the other buildings that are currently located on the subject site. Staff therefore believe that proper attention was given to the project to ensure would not have an adverse effect on the surrounding properties and the community in general.

MODIFICATION PERMIT – REQUIRED SHOWING BY APPLICANT.

In accordance with Section 155.697 of the City's Zoning Regulations, and to alleviate hardship that might be cause due to the requirement of immediate compliance with the property development standards, the applicant for temporary modification of development standards shall be exempt from the requirements of Sections 155.694 or 155.695 and 155.696, but shall be required to show that the following conditions apply:

- (A) *That there are hardships involved with immediate compliance with certain property development standards.*

Findings:

The applicant is proposing to construct a new 163' x 330' (approx. 59,790 sq. ft.) industrial building along the south portion of the southerly parcel (APN: 8026-018-029). The area has historically been used to store the steel tubing and pipes. However, with recent regulations related to water run-off, the applicant must build a structure to house the steel tubing and pipes. The proposed building is being constructed to specifically meet this requirement.

Although the City's Zoning Regulations does require the applicant to provide parking for the new approx. 59,790 sq. ft. industrial building, since building will be utilized to store steel tubing and pipes that is already being stored outside, it will not change the existing parking demand for Maruichi American Corporation. And because the use is already occurring on-site, there is no intensification of use that would otherwise result in a higher parking demand.

Maruichi American Corporation is therefore seeking approval to reserve and not provide 155 of the 228 required parking stalls associated with the property. Instead, the applicant is hoping to utilize the area designated as future parking to provide

better circulation for truck and forklifts to maneuver throughout the site. Maruichi American Corporation, however, will still provide and maintain a minimum of 73 parking stalls on-site which should be more than sufficient to accommodate the anticipated parking demands for the subject property.

(B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others.

Findings:

A total of 81 employees are currently employed at the Santa Fe Springs Facility. Although the applicant is requesting to only provide 73 parking stalls on the subject parcel, it should be noted that there are another 84 parking stalls striped and available on the adjacent northerly parcel that is also owned and occupied by Maruichi American Corporation. Therefore, the combined 157 parking stalls that is immediately available should be more than adequate to meet their anticipated parking demands. Nevertheless, the applicant has provided a parking plan to show how they could stripe the subject parcel to meet the current Zoning Regulations, should their parking demand change for any reason in the future.

Additionally, as required by condition #39, the future parking area (as depicted on the parking plan) shall remain undeveloped to preserve the ability to stripe and provide parking, in the event it is needed in the future. Also, as required by condition #40, the applicant understands and agrees that should they transfer, sell, move, vacate, or otherwise abandon the property, the remaining 155 parking stalls shall immediately be provided unless a subsequent Modification Permit is granted by the Planning Commission.

Therefore, for the reasons mentioned, staff finds the requested Modification to provide and maintain a total of 73 of 228 required parking stalls would not be detrimental to the public or to the property of others.

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 and § 155.697 of the City's Zoning Regulations, for the granting of a Development Plan Approval and Modification Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Greenstone Avenue. Greenstone Avenue is considered a local industrial street.

ZONING AND LAND USE

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Transportation terminal</u> (11401 Greenstone Ave/J.B. Hunt Transport, Inc.)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Open storage of trailers</u> (11811 Greenstone Ave/William Scotsman, Inc.)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Parcel delivery service</u> (11525 Greenstone Ave/FedEx Ground)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Open storage of pips</u> (11700 Bloomfield Ave/Kelly Pipe Co. LLC)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval, Modification Permit and related Environmental Documents 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 June 2, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 2, 2016, and published in a newspaper of general circulation (Whittier Daily News) on June 2, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

ENVIRONMENTAL DOCUMENTS

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

Phases in the Environmental Review Process:

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

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA.
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect or a Negative Declaration or Mitigated Negative Declaration if no significant effects will occur.

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

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigation measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect." However, CEQA Guidelines Section 15382 generally defines a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed project could have a significant effect on the environment, there will not be a

significant effect in this case because either revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from May 24, 2016 to June 12, 2016. The Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

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

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

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include:

1. *air quality;*
2. *cultural resources;*
3. *geology and soils;*
4. *hazards and hazardous materials;*
5. *hydrology and water quality; and*
6. *public services; and*

These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring and Reporting Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation and Monitoring and Reporting Program (attachment #12).

Responses to Initial Study/Mitigated Negative Declaration:

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

AUTHORITY OF PLANNING COMMISSION:**Development Plan Approval**

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

Modification Permit

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

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

(Contact: Robert Garcia 562.868.0511 x7545)

1. That the applicant shall pay a flat fee of \$ 41,895.00 to reconstruct/resurface the existing street frontage to centerline for Greenstone Avenue.
2. 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 applicant shall pay the actual cost of sign installation.
3. 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 applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.

4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Greenstone Avenue. Storm drain plans shall be approved by the City Engineer.
5. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
6. All buildings shall be connected to the sanitary sewers.
7. 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.
8. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
9. That the landscape irrigation system shall be connected to reclaimed water, if available, on Greenstone Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
10. The applicant 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.
11. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of

left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

12. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
13. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
14. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
15. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
16. 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.
17. 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.
18. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).
19. The applicant shall remove existing damaged parkway drain culvert and install new parkway drain culvert with steel reinforced Portland Cement Concrete per satisfactory to the City Engineer. Culvert to be per Los Angeles County Public Works Standard Plan No. 3055-1, 2, & 3.

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.409-1850 x3320)**

20. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
21. 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.
22. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
23. 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.

24. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

25. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
26. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
- a. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
29. That the standard aisle width for onsite emergency vehicle maneuvering shall be 28 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 28 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 28 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

30. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
31. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

33. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
34. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire- Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

35. 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.
36. 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.
37. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

38. That the applicant understands and agrees that approval of Development Plan Approval (DPA) Case Nos. 913 is still contingent upon approval of Modification Permit (MOD) Case No. 1262 to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the subject property.
39. That the applicant understands and agrees that a minimum of 73 parking stalls shall be provided and maintained at all times. Additionally, the applicant understands that the area depicted on the site plan, showing where the remaining 155 parking stalls may be provided, shall remain undeveloped to preserve the ability to stripe and provide parking, in the event it is needed in the future.
40. That the privileges granted under Modification Permit Case No. 1262 are for the sole use by Maruichi American Corporation. Should Maruichi transfer, sell, move, vacate, or otherwise abandon the property, the remaining 155 parking stalls shall immediately be required of the next property owner/occupant unless a subsequent Modification Permit is granted by the Planning Commission.
41. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 913. The Mitigation Monitoring Program is listed as an attachment to this staff report.
42. That the applicant agrees and understands that the proposed roll-up door on the north side of the building shall be reduced to be a maximum dimension of 9' x 10' and said roll-up door shall not be utilized for truck loading and unloading at any time.
43. 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.

44. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
45. 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.
46. 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 Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
47. That the applicant, Maruichi American Corp, shall submit a lighting program that is integrated into the overall building design. Lighting shall be used to highlight prominent building features such as entries and other focal points.
48. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change).*
49. 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.

50. 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:
- a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. 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.
51. 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.
52. 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.
53. 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.

54. That the applicant, Maruichi American Corp, understands and agrees that compliance with condition of approval number 50-53 must be obtained prior to issuance of a certificate of occupancy.
55. 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.
56. That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact 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.
57. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
58. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
59. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
60. 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 Deputy Fire Marshall.
61. That the applicant, Maruichi American Corp, shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use said street as a staging area, or to backup onto the street from the subject property.
62. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

63. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's 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. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission,

Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

64. That the applicant, Maruichi American Corp, 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.*
65. That the applicant, Chalmers Equity Group, 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.
66. That the applicant, Maruichi American Corp, 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 all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
67. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

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



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Plot Plan (Subject Parcel)
4. Floor Plan
5. Elevation
6. Colored Rendering
7. Development Plan Approval Application
8. Modification Permit Application
9. Public Hearing Notice/Postcard
10. Radius Map for Public Hearing Notice
11. Draft Mitigated Negative Declaration (*previously delivered to PC on 5/26/2016*)
12. Mitigation Monitoring and Reporting Program

C:\Cuong\Cases\Aug.15-Aug.16\DPA 913 & MOD 1262 - 11529 Greenstone Av\DPA913&MOD1262_PCStaffReport.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 11529 Greenstone Avenue

PROJECT:

Development Plan Approval (DPA) Case No. 913; and
Modification Permit (MOD) Case No. 1262

APPLICANT:

Maruichi American Corporation

987,46 PROPLEKIT LRL

SUMMARY:
 AREA OF SUBJECT PROPERTY: 5.69+/- AC 421,697 S.F.
 GROSS FLOOR AREA OF ALL EXISTING OR PROPOSED BUILDINGS: 151,290 S.F.
 PERCENTAGE OF LOT COVERAGE: 35%
 NUMBER OF LEGAL ON-SITE PARKING STALLS REQUIRED AND PROVIDED: 228
 EXISTING LANDSCAPE: 18,097 S.F. 0.035%
 ZONING OF PROPERTY: COMMERCIAL / INDUSTRIAL
 APN FOR PROPERTY: 0026-018-029

PARKING ANALYSIS: EXISTING BUILDING 97,500 S.F.
 1 - 20K = 1/500 = 40 STALLS
 20 - 97.5K = 1/750 = 103 STALLS
 143 STALLS

PARKING ANALYSIS: NEW WAREHOUSE 53,790 S.F.
 1 - 20K = 1/500 = 40 STALLS
 20 - 53.79K = 1/750 = 45 STALLS
 85 STALLS

OVERALL REQUIRED PARKING = 228 STALLS
 4 HANDICAP STALLS

EXISTING BUILDING 97,500 S.F.

EXISTING BUILDING 93,450 S.F.

EXISTING BUILDING 62,000 S.F.

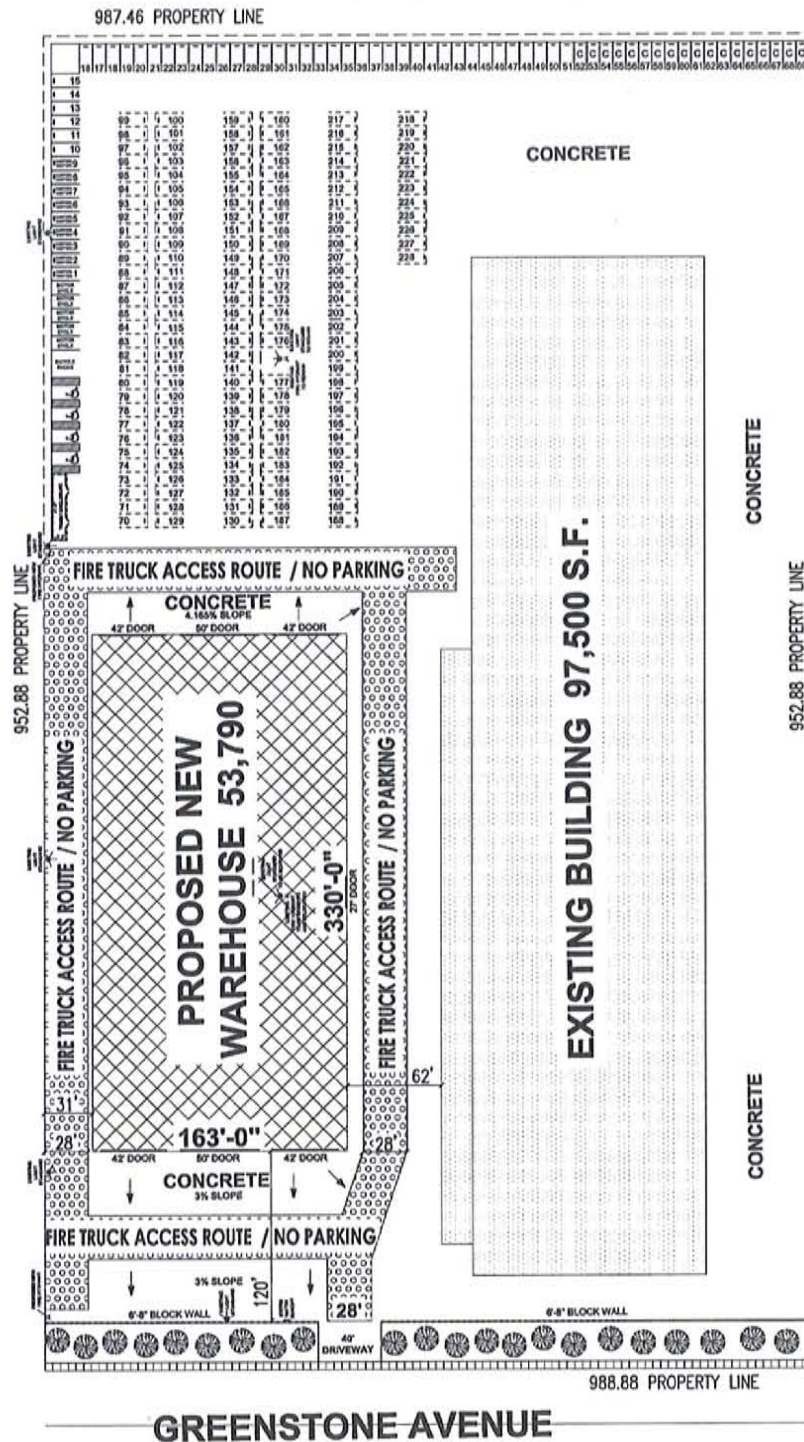
PROPOSED NEW WAREHOUSE 53,790

EXISTING BUILDING 4,000 S.F.

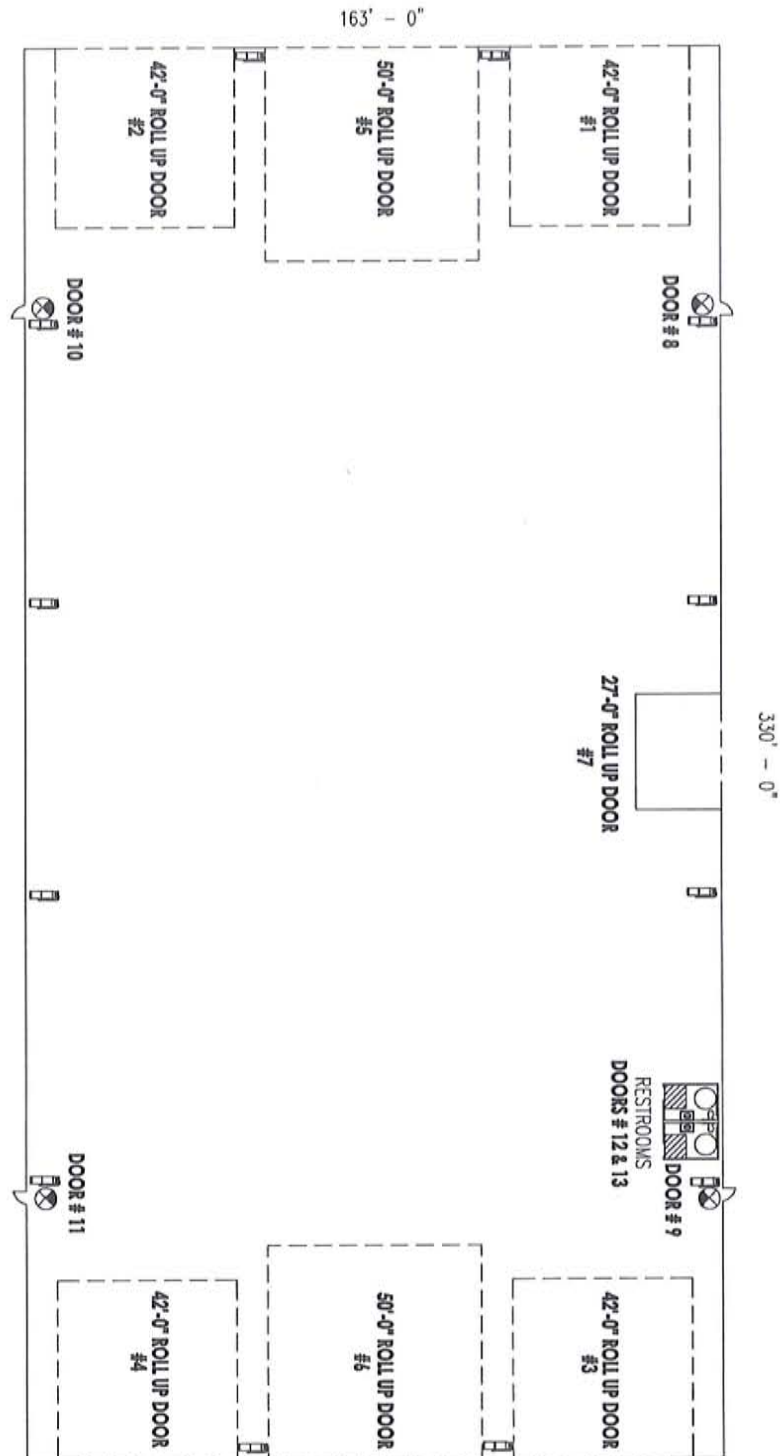
EXISTING BUILDING 6,000 S.F.

GREENSTONE AVENUE

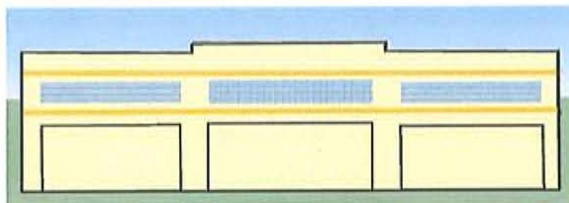
Plot Plan (Subject Parcel)



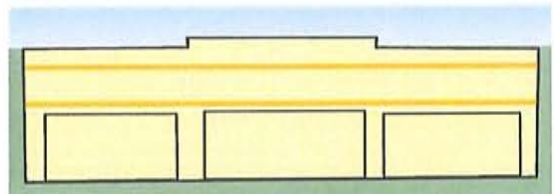
Floor Plan



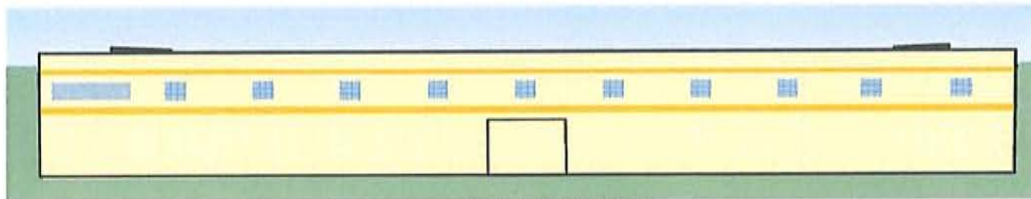
Elevations



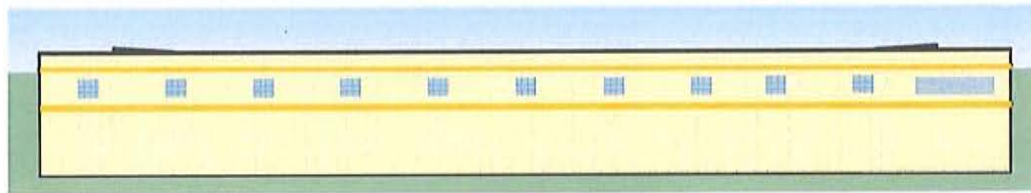
EAST ELEVATION



WEST ELEVATION

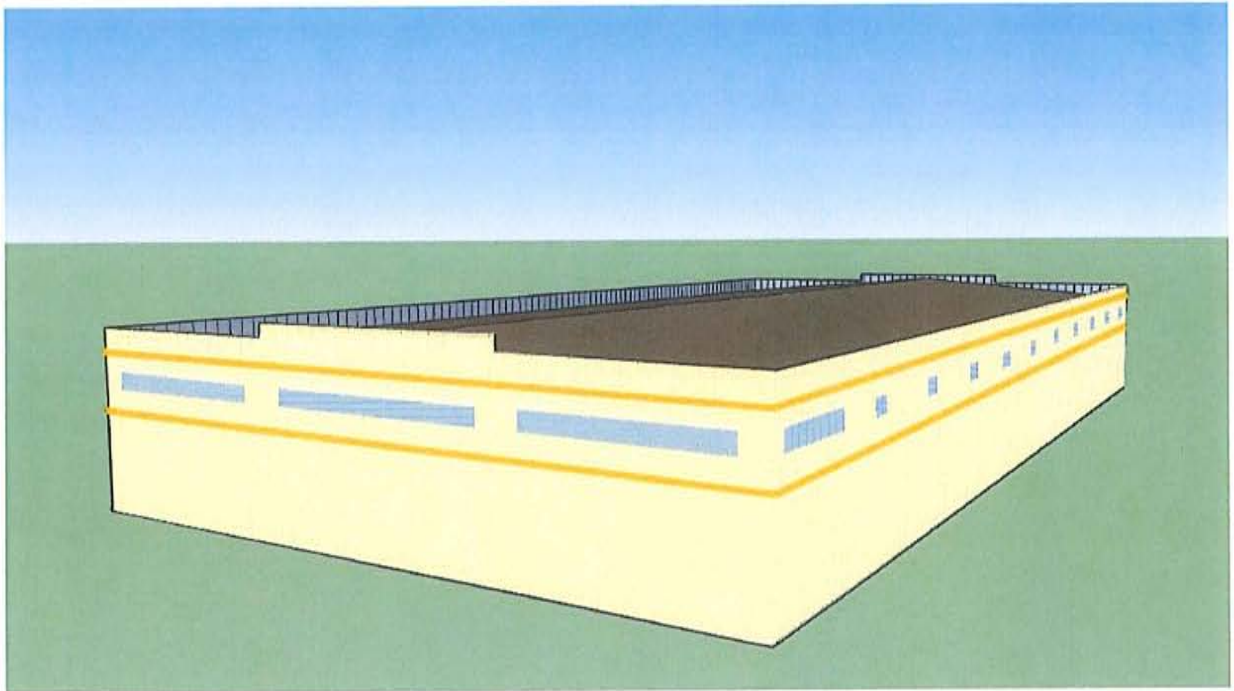


NORTH ELEVATION



SOUTH ELEVATION

Colored Rendering



Development Plan Approval Application

RECEIVED

JUN 28 2016

Planning Dept.



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

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:

APN# 8026-018-029

11529 GREENSTONE AVE. SANTA FE SPRINGS, CA 90670

RECORD OWNER OF THE PROPERTY:Name: MARUICHI AMERICAN CORPORATION Phone No: 562 903-8600Mailing Address: 11529 GREENSTONE AVE. SANTA FE SPRINGS, CA 90670Fax No: 562 903-8601 E-mail: nakatani@macsfs.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: x 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.)

PROJECT WILL CONSIST OF A 330' X 163' WAREHOUSE STRUCTURE WITH ELECTRICAL,
PLUMBING & HVAC. PROJECT PROPOSES 228 PARKING STALLS.

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

DONN STOUT

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."

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): WATARU MORITA
 Mailing Address: 11529 GREENSTONE AVE. SANTA FE SPRINGS, CA 90670
 Phone No: 562 903-8612
 Fax No: 562 903-8601 E-mail: morita.wataru@maruichikokan.co.jp
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, WATARU MORITA, 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: W. Morita 1-12-2016
 (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 Notary Ack.

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>DPA No 913</u>
DATE FILED:	<u>1/24/16</u>
FILING FEE:	<u>\$5,186 -</u>
RECEIPT NO:	<u>1CL9000</u>
APPLICATION COMPLETE?	<u>_____</u>

Development Plan Approval Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

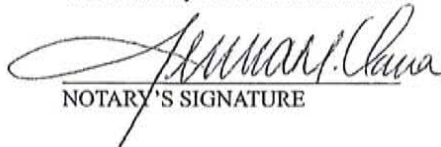
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) S.S.

On January 12, 2016 Before me, Jessica M. Garcia, a Notary Public, personally appeared WATARU MORITA 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


NOTARY'S SIGNATURE

Place Notary Seal In Box Below



OPTIONAL

Though the information 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: Property Owners Statement

Document Date: January 12, 2016 Number of Pages: Two

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer-Title(s): President
☐ Partner- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
 Right Thumbprint of Signer
 Top of Thumb Here

Signer is Representing: _____

Signer's Name: _____
☐ Individual
☐ Corporate Officer-Title(s): _____
☐ Partner- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
 Right Thumbprint of Signer
 Top of Thumb Here

Signer is Representing: _____

Modification Permit Application

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

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): _____

11529 GREENSTONE AVE.

Legal description of property: Parcel 1 of Parcel map 26910 in the City of Santa Fe Springs
County of Los Angeles, State of California, as per plat recorded in book 219
pages 53-54 of parcel maps, records of said County.

Record Owner of Property:

Name: Maruichi American Corp. Phone No: 562 320-8600

Mailing Address: 11529 Greenstone Ave. Santa Fe Springs, CA

Fax No: 562 903-8601 E-mail: nakatani@macsfa.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, attorney, purchaser, lessee, etc.): _____
General Contractor

Describe the modification requested: The modification request is to
reduce the amount of parking stalls.

NOTE

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

Modification Permit Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations. ****Please refer to the site plan c-100. Parking stalls with solid lines are proposed, accessible park, carpool and vanpool. Maruichi American has provided employee counts and the solid lined parking stalls provide more than enough parking stalls (69) for both buildings. If all the parking stalls, solid and dashed were to be incorporated the 228 parking stalls would be unnecessary due to the employee count. Visitor parking is on another part of the Property by main**
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required. **office. **As we've explained, the dashed parking stalls (99 thru 228) would be over kill. The onsite truck route to enter the new proposed building would also be blocked due to the dashed parking stalls interfering with the truck route. The reason Maruichi American is building this Warehouse is to get their finished material out of the exposure, making sure that storm water runoff is not polluted.**
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area. ****If this MOD is approved, no special privileges are to be enjoyed. In theory, these dashed stalls (99 thru 228) are still in place, just not striped. Maruichi American has ample parking stalls on site, they don't park in the street on Greenstone.**
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general. ****Approving the MOD would not be detrimental to other persons or properties in the area. Maruichi American will not be hiring additional employees for this new proposed warehouse, so there will not be any additional vehicles parking on site.**

Modification Permit Application (Cont.)

3. Please refer to the site plan c-100. Parking stalls with solid lines are proposed, accessible park, carpool and vanpool. Maruichi American has provided employee counts and the solid lined parking stalls provide more than enough parking stalls (69) for both buildings.

If all the parking stalls, solid and dashed were to be incorporated the 228 parking stalls would be unnecessary due to the employee count. Visitor parking is on another part of the property by the main office.

4. As we've explained, the dashed parking stalls (99 thru 228) would be over kill. The onsite truck route to enter the new proposed building would also be blocked due to the dashed parking stalls interfering with the truck route.

The reason Maruichi American is building this Warehouse is to get their finished material out of the exposure, making sure that storm water runoff is not polluted.

5. If this MOD is approved, no special privileges are to be enjoyed. In theory, these dashed stalls (99 thru 228) are still in place, just not striped. Maruichi American has ample parking stalls on site, they don't park in the street on Greenstone.

6. Approving this MOD would not be detrimental to other persons or properties in the area. Maruichi American will not be hiring additional employees for this new proposed warehouse, so there will not be any additional vehicles parking on site.

Modification Permit Application (Cont.)MOD Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): MARVICH American CORP.
 Mailing Address: 11529 GREENSTONE AVE.
 Phone No: 562-320-3392 CELL 562-903-8600 BUS.
 Fax No: 562-903-8601 E-mail: nakatani@marvich.com
 Signature: M. Nakatani

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss.

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

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

On April 2 before me William Keith Washburn, Notary Public (seal)
 Personally appeared Masashi Nakatani
 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

William Keith Washburn
 Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: MOD, 1262
 DATE FILED: 1/28/16
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Modification Permit Application (Cont.)



MARUICHI AMERICAN CORPORATION

11629 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA 90670-4097
TEL: (562) 903-8600 FAX: (562) 903-8601

RECEIVED

JAN 28 2016

Planning Dept

January 11, 2016

Mike A. Greer, C.O.O.
G & W Builders, Inc.
557 Mercury Lane
Brea, CA 92821

Re: Number of Employee of existing building(Building #3) and new warehouse

Dear Mr. Greer:

Number of Employee of existing building(Building #3) and new warehouse in Maruichi American Corporation is described below.

- Existing building(Building #3) : 16 persons
- New warehouse : 2 persons

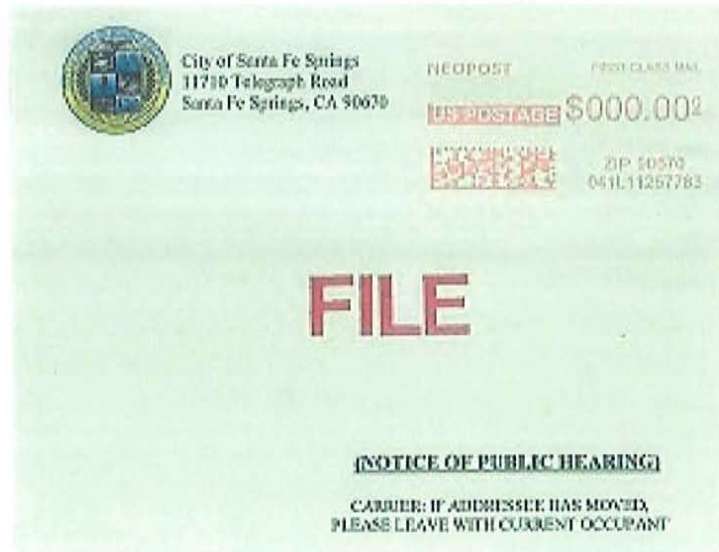
Yours sincerely,

Maruichi American Corporation

Masashi Nakatani, Plant Engineering Manager

A handwritten signature in cursive script that reads "M. Nakatani".

Public Hearing Notice



CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS WITHIN 500 FEET

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, June 13, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

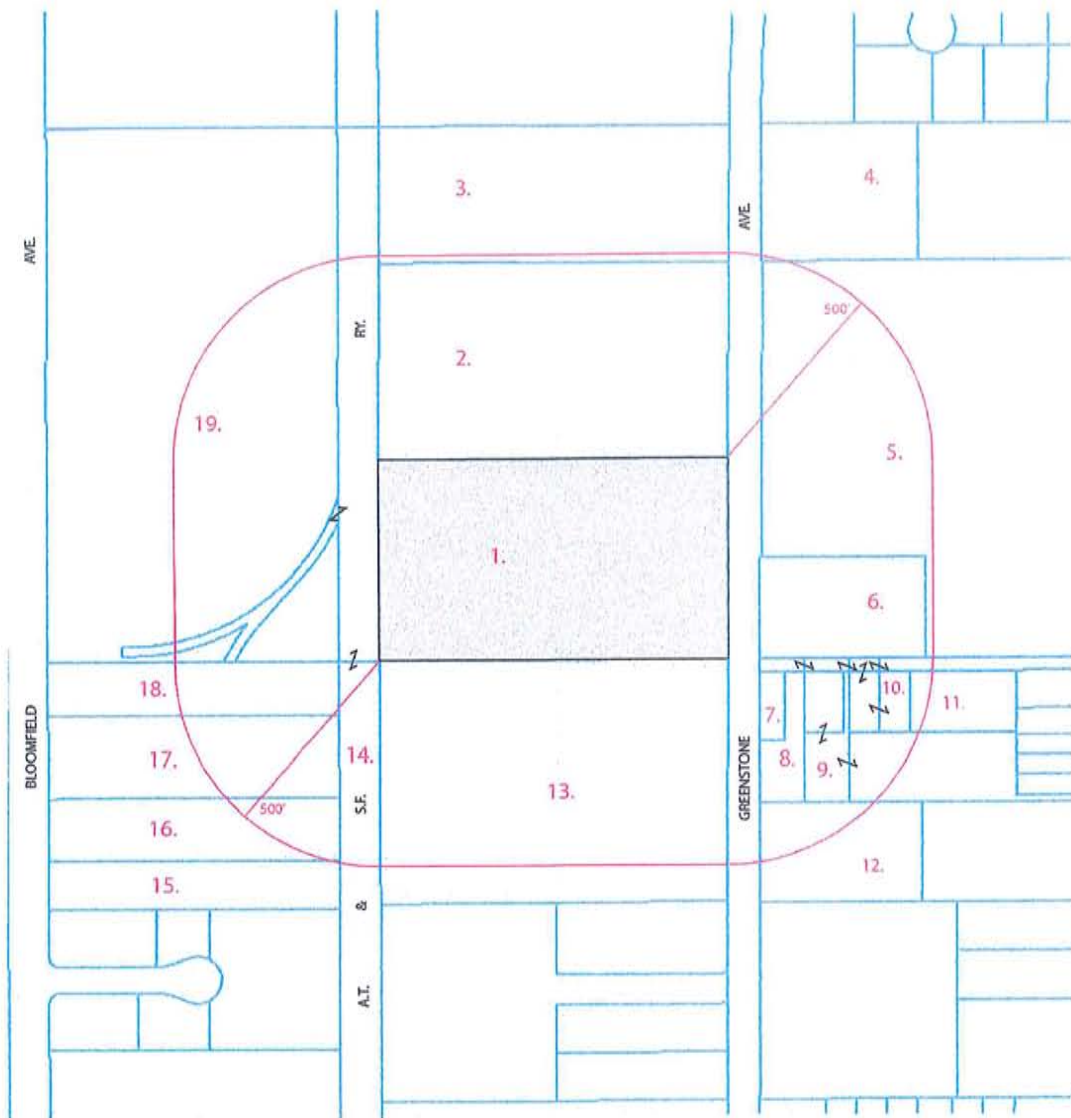
Applicant/Project Location: Maruchi American Corporation / 11651 Greenstone Avenue (APN: 8026-018-029).

Development Plan Approval Case Nos. 913: A request for approval allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building; and **Modification Permit Case No. 1262:** A request to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property.

CEQA Status: On the basis of an Initial Study conducted for the proposed project, the City of Santa Fe Springs finds and determines that the proposed project will not have a significant adverse effect on the environment with the meaning as defined in the Guidelines for Implementation of the California Environmental Quality Act. The City is hereby proposing to adopt a Mitigated Negative Declaration for this project. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning at, or prior to the Public Hearing. Any person interested in this matter may contact Cuong Nguyen at 562-868-0511, Ext. 7359 or cuongnguyen@santafesprings.org

Radius Map for Public Hearing Notice



SITE ADDRESS: 11529 GREENSTONE AVENUE SANTA FE SPRINGS, CA 90670 APN: 8026-018-029 LEGEND: 1. - 19. OWNERS	500' OWNERSHIP RADIUS MAP  JPL ZONING SERVICES 6257 VAN NUYS BLVD., #101 VAN NUYS, CA 91401 PHONE 818-781-0016	CASE NO: DATE: 03/23/2016 SCALE 1"=250' CONTACT PERSON: G & W BUILDERS, INC. PHONE: (714) - 330 - 1885 JPL#7834 AF N ↑
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MITIGATION MONITORING AND REPORTING PROGRAM

**MARUICHI WAREHOUSE IMPROVEMENT PROJECT
11529 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA
DPA 913 & MOD 1262**



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

JUNE 1, 2016

SFSP 033

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3. Findings Related to Mitigation Monitoring	4
4. Mitigation Measures	4
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1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new warehouse building within an existing 9.68-acre (421,697 square feet) site located at 11529 Greenstone Avenue. The larger property, which is occupied by Maruichi American Corporation, consists of two parcels and is currently occupied by three industrial buildings and two office buildings. The proposed project, if approved, will be located on the southernmost portion of the Maruichi property and will consist of a warehouse building with a total floor area of 53,790 square feet. Parking for the entire facility, including the existing buildings and the proposed new warehouse, will be provided by surface parking areas and will include space for 228 stalls. The Applicant is seeking a Modification Permit to reserve, but not immediately provide, 228 parking stalls. The new warehouse will also include a total of seven roll-up doors. Direct access to the proposed development will be provided by an existing 40-foot wide driveway located along Greenstone Avenue.

Maruichi American Corporation, the owner and Applicant, is a steel tubular products manufacturer. The project area is currently completely paved over in concrete and occupied by steel tube product. When completed, the proposed warehouse will store the steel tubes, which currently create a susceptible runoff condition for the project site.¹

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

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

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall

¹ G & W Builders, Inc. *Site Plan*. Site Plan received on February 19, 2016.

include the required standard conditions; and,

- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The following mitigation is required as part of this project to ensure that potential construction related air emissions are mitigated:

Mitigation Measure No. 1 (Air Quality). All unpaved demolition and construction areas shall be watered up to three times per day during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.

Mitigation Measure No. 2 (Air Quality). The Applicant shall ensure the contractors adhere to all pertinent SCAQMD protocols regarding construction equipment, grading, site preparation, and construction activities.

Mitigation Measure No. 3 (Air Quality). To ensure odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

The following mitigation is required due to the potential for disturbance of archaeological resources:

Mitigation Measure No. 4 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

The following mitigation is required due to the potential for soil expansion and subsidence:

Mitigation Measure No. 5 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction

elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineers and the geotechnical recommendations.

The following mitigation is required to ensure that potential impacts related to hazards and hazardous materials are mitigated to become less than significant:

Mitigation Measure No. 6 (Hazards & Hazardous Materials). A vapor barrier must be installed below the entire building slabs to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

The following mitigation is required as part of this project to ensure that potential hydrology and water quality impacts are mitigated:

Mitigation Measure No. 7 (Hydrology & Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 8 (Hydrology & Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

Mitigation Measure No. 9 (Hydrology & Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

Mitigation Measure No. 10 (Hydrology & Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

The analysis of public service impacts indicated that no impacts are anticipated; however, to ensure the proposed project meets the City's Fire and Police department standards, the following mitigation is required:

Mitigation Measure No. 11 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.

Mitigation Measure No. 12 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.

5. MITIGATION MONITORING

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

TABLE 1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Air Quality). All unpaved demolition and construction areas shall be watered up to three times per day during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Air Quality). The Applicant shall ensure the contractors adhere to all pertinent SCAQMD protocols regarding construction equipment, grading, site preparation, and construction activities.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Air Quality). To ensure odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

CITY OF SANTA FE SPRINGS • MITIGATION MONITORING AND REPORTING PROGRAM
DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
MARUICHI WAREHOUSE IMPROVEMENT PROJECT • 11529 GREENSTONE AVENUE

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 4 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	City of Santa Fe Springs Planning and Development Department and the Gabrieleño Band of Mission Indians, Kizh Nation • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> • Mitigation ends when ground disturbance is completed or otherwise noted by the tribal representative.	Date: Name & Title:
Mitigation Measure No. 5 (Geology and Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineers and the geotechnical recommendations.	City of Santa Fe Springs Planning and Development Department and the City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of any Building Permits.</i> • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 6 (Hazards and Hazardous Materials). A vapor barrier must be installed below the entire building slabs to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.	City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • The vapor barrier will remain below the two new buildings throughout their operational lifetime.	Date: Name & Title:

CITY OF SANTA FE SPRINGS • MITIGATION MONITORING AND REPORTING PROGRAM
DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
MARUICHI WAREHOUSE IMPROVEMENT PROJECT • 11529 GREENSTONE AVENUE

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 7 (Hydrology and Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.	City of Santa Fe Springs Planning and Development Department, Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 8 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.	City of Santa Fe Springs Planning and Development Department, Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 9 (Hydrology and Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.	City of Santa Fe Springs Planning and Development Department, City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 10 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.	City of Santa Fe Springs Planning and Development Department, City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

CITY OF SANTA FE SPRINGS • MITIGATION MONITORING AND REPORTING PROGRAM
 DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
 MARUICHI WAREHOUSE IMPROVEMENT PROJECT • 11529 GREENSTONE AVENUE

TABLE 1 MITIGATION-MONITORING PROGRAM (CONTINUED)			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 11 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.	Santa Fe Springs Department of Fire and Rescue • <i>(The Applicant is responsible for implementation)</i>	<i>During final plan check.</i> • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 12 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.	Santa Fe Springs Department of Police Services • <i>(The Applicant is responsible for implementation)</i>	<i>During final plan check.</i> • Mitigation ends at the completion of the construction phase.	Date: Name & Title:

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

MARUICHI WAREHOUSE IMPROVEMENT PROJECT 11529 GREENSTONE AVENUE SANTA FE SPRINGS, CALIFORNIA DPA 913 & MOD 1262



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

MAY 24, 2016

SFSP 033

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Maruichi Warehouse Improvement Project.

APPLICANT: Maruichi American Corporation. 11529 Greenstone Avenue, Santa Fe Springs, California, 90670.

ADDRESS: 11529 Greenstone Avenue. Assessor Parcel Number (APN): 8026-018-029.

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

DESCRIPTION: The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new warehouse building within an existing 9.68-acre (421,697 square feet) site located at 11529 Greenstone Avenue. The larger property, which is occupied by Maruichi American Corporation, consists of two parcels that are currently occupied by three industrial buildings and two office buildings. The two office buildings occupy frontage along Greenstone Avenue. Industrial Building 1 and Industrial Building 2 have total floor areas of 62,000 square feet and 93,450 square feet, respectively, and are located on the northern parcel. Industrial Building 3 has a total floor area of 97,500 square feet and is located on the southern parcel. The proposed warehouse building will be located south of Industrial Building 3 and will be constructed on an area that is presently being used for outdoor storage.

The proposed project, if approved, will consist of a warehouse building and will have a total floor area of 53,790 square feet. Parking for the entire facility, including the existing buildings and the proposed new warehouse, will be provided by surface parking areas and will include space for 228 stalls. The Applicant is seeking a Modification Permit to reserve, but not immediately provide, 228 parking stalls. The Applicant plans to immediately stripe 73 of the 228 parking stalls (including 42 standard stalls, 18 compact stalls, four ADA stalls, and nine carpool/vanpool stalls). The remaining 155 stalls will not be striped but will be reserved for future use, if needed. The parking area will be located to the rear of the new warehouse and will include five motorcycle stalls and a space for bicycle racks. The new warehouse will also include a total of seven roll-up doors. Direct access to the proposed development will be provided by an existing 40-foot wide driveway located along Greenstone Avenue.

Maruichi American Corporation, the owner and Applicant, is a steel tubular products manufacturer. The project area is currently paved over in concrete and occupied by steel tube product. When completed, the proposed warehouse will store the steel tubes, which currently create a susceptible runoff condition for the project site.

Discretionary approvals that would be required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA 913);
- Modification Permit (MOD 1262); and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Other permits will also be required, including permits for construction, grading, utility connections, and building occupancy.

FINDINGS:

The City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The proposed project *will not* have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

Signature

Date

City of Santa Fe Springs Planning and Development Department

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new warehouse building within an existing 9.68-acre (421,697 square feet) site located at 11529 Greenstone Avenue. The larger property, which is occupied by Maruichi American Corporation, consists of two parcels and is currently occupied by three industrial buildings and two office buildings. The two office buildings occupy frontage along Greenstone Avenue. Industrial Building 1 and Industrial Building 2 have total floor areas of 62,000 square feet and 93,450 square feet, respectively, and are located on the northern parcel. Industrial Building 3 has a total floor area of 97,500 square feet and is located on the southern parcel. The proposed warehouse building will be located south of Industrial Building 3 and will be constructed on an area that is presently being used for outdoor storage.

The proposed project, if approved, will consist of a warehouse building and will have a total floor area of 53,790 square feet. Parking for the entire facility, including the existing buildings and the proposed new warehouse, will be provided by surface parking areas and will include space for 228 stalls. The Applicant is seeking a Modification Permit to reserve, but not immediately provide, 228 parking stalls. The Applicant plans to immediately stripe 73 of the 228 parking stalls (including 42 standard stalls, 18 compact stalls, four ADA stalls, and nine carpool/vanpool stalls). The remaining 155 stalls will not be striped but will be reserved for future use, if needed. The parking area will be located to the rear of the new warehouse and will include five motorcycle stalls and a space for bicycle racks. The new warehouse will also include a total of seven roll-up doors. Direct access to the proposed development will be provided by an existing 40-foot wide driveway located along Greenstone Avenue.

Maruichi American Corporation, the owner and Applicant, is a steel tubular products manufacturer. The project area is currently paved over in concrete and occupied by the steel tube product. When completed, the proposed warehouse will store the steel tubes, which currently create a susceptible runoff condition for the project site.

Discretionary approvals that would be required as part of the proposed project's implementation include the following: Development Plan Approval (DPA 913); Modification Permit (MOD 1262); and, Approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Other permits will also be required, including permits for construction, grading, utility connections, and building occupancy. The project Applicant is Maruichi American Corporation, 11529 Greenstone Avenue, Santa Fe Springs, California, 90670.¹ The City of Santa Fe Springs is the designated *Lead Agency* for the proposed project and will be responsible for the project's environmental review.² The construction of the proposed warehouse is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process.³ As part of the

¹ G & W Builders, Inc. *Site Plan*. Site Plan received on February 19, 2016.

² California, State of. *California Public Resources Code, Division 13, Chapter 2.5. Definitions*. as Amended 2001. §21067.

³ California, State of. *Title 14. California Code of Regulations, Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* as Amended 1998 (CEQA Guidelines). §15060 (b).

proposed project's environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study.⁴ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration (ND) for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs, in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵ Questions and/or comments should be submitted to the following contact person:

Mr. Cuong Nguyen, Senior Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511 Ext. 7359

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.

⁴ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act as Amended 1998 (CEQA Guidelines)*. §15050.

⁵ Ibid. (CEQA Guidelines) §15060 (b).

- *Section 2 - Project Description*, provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 - Conclusions*, summarizes the findings of the analysis.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any potentially significant impacts on the environment. For this reason, the City of Santa Fe Springs determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1, provided on the following pages.

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetics. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
Section 3.2 Agriculture and Forestry Resources. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or zoned timberland production (as defined in Government Code §51104[g])?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
Section 3.3 Air Quality. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?		X		
Section 3.4 Biological Resources. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
Section 3.5 Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource, including tribal cultural resources, as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource, including tribal cultural resources, pursuant to §15064.5 of the CEQA Guidelines?		X		
c) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries, including Native American Sacred Sites?				X
Section 3.6 Geology and Soils. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground shaking, liquefaction, or landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Result in, or expose people to, potential impacts, including location on expansive soil, as defined in Table 18-1-B of the California Building Code (2012), creating substantial risks to life or property?		X		
e) Be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Section 3.7 Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
Section 3.8 Hazards and Hazardous Materials. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
Section 3.9 Hydrology and Water Quality. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding as a result of dam or levee failure?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use and Planning. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Section 3.11 Mineral Resources. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan?				X
Section 3.12 Noise. <i>Would the project:</i>				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Result in the exposure of people to, or the generation of, excessive ground-borne noise levels?			X	
c) Result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Section 3.13 Population and Housing. <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>				
a) Fire protection services?		X		
b) Police protection services?		X		
c) School services?				X
d) Other governmental services?				X
Section 3.15 Recreation. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Section 3.16 Transportation and Circulation. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Section 3.17 Utilities. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X
e) Will not have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.				X



SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new warehouse building within an existing 9.68-acre (421,697 square feet) site located at 11529 Greenstone Avenue. The larger property, which is occupied by Maruichi American Corporation, consists of two parcels and is currently occupied by three industrial buildings and two office buildings. The two office buildings occupy frontage along Greenstone Avenue. Industrial Building 1 and Industrial Building 2 have total floor areas of 62,000 square feet and 93,450 square feet, respectively, and are located on the northern parcel. Industrial Building 3 has a total floor area of 97,500 square feet and is located on the southern parcel. The proposed warehouse building will be located south of Industrial Building 3 and will be constructed on an area that is presently being used for outdoor storage. The proposed project, if approved, will consist of a warehouse building and will have a total floor area of 53,790 square feet. Parking for the entire facility, including the existing buildings and the proposed new warehouse, will be provided by surface parking areas and will include space for 228 stalls. The Applicant is seeking a Modification Permit to reserve, but not immediately provide, 228 parking stalls. The Applicant plans to immediately stripe 73 of the 228 parking stalls (including 42 standard stalls, 18 compact stalls, four ADA stalls, and nine carpool/vanpool stalls). The remaining 155 stalls will not be striped but will be reserved for future use, if needed. The parking area will be located to the rear of the new warehouse and will include five motorcycle stalls and a space for bicycle racks. The new warehouse will also include a total of seven roll-up doors. Direct access to the proposed development will be provided by an existing 40-foot wide driveway located along Greenstone Avenue. Maruichi American Corporation, the owner and Applicant, is a steel tubular products manufacturer. The project area is currently paved over in concrete and occupied by steel tube product. When completed, the proposed warehouse will store the steel tubes, which currently create a susceptible runoff condition for the project site.

2.2 PROJECT LOCATION

The project site is located within the center portion of the City of Santa Fe Springs. The City of Santa Fe Springs is located approximately 16.4 miles southeast of downtown Los Angeles and 13.6 miles northwest of downtown Santa Ana.⁶ Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the San Gabriel River (located approximately 2.94 miles west of the project site), Coyote Creek (located approximately 1.38 miles east of the project site), and the Puente Hills (located approximately four miles northeast of the project site).⁷

Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway traverses the City in an east-west orientation

⁶ Google Earth. Website accessed April 14, 2016.

⁷ Ibid.

while the I-605 Freeway extends along the City's westerly side in a north-south orientation.⁸ Other freeways that serve the area include the Artesia (SR-91) Freeway and the Glenn Anderson (I-105) Freeway. The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2, and a vicinity map is provided in Exhibit 2-3.

The project site's Assessor's Parcel Number (APN) is 8026-018-029. The address of the project site is 11529 Greenstone Avenue.⁹ Vehicular access to the proposed project is possible from Greenstone Avenue, where a 40-foot driveway connection provides direct access to the project site.

2.3 ENVIRONMENTAL SETTING

The 9.68-acre site is located in the midst of an urban area and is surrounded on all sides by industrial uses. Exhibit 2-4 includes an aerial photograph of the project site and the adjacent development. Exhibits 2-5 and 2-6 shows photographs of the project site. Surrounding land uses in the vicinity of the project site are listed below:

- *North of the project site.* Greenstone Avenue extends in a north-south orientation along the east portion of the project site. Abutting the larger Maruichi American Corporation site to the north is J. B. Hunt, a freight shipping services company. Located further north of the project site is TwinMed, LLC, a medical supplies distributor.¹⁰ Santa Fe Springs Fire Department Station 1 occupies frontage along the east side of Greenstone Avenue northeast of the project site. Views of this area are provided in Exhibit 2-7.
- *South of the project site.* Abutting the project site to the south is Williams Scotsman, Inc., a modular building manufacturer. S E Pipe Line Construction and Santa Fe Springs Storage Park occupy frontage along Bloomfield Avenue southwest of the project site. Southeast of the project site and along Greenstone Avenue are Chemical Transfer and Metal Center, Inc. Views of this area are provided in Exhibit 2-8.
- *East of the project site.* East of the project site along Greenstone Avenue is FedEx, a courier delivery services shipping facility.¹¹ The Rio Hondo College Fire Academy occupies frontage along Greenstone Avenue northeast of the project site. Views of this area are provided in Exhibit 2-9.

⁸ Google Earth. Website accessed April 14, 2016.

⁹ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed April 15, 2016.

¹⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

¹¹ Ibid.

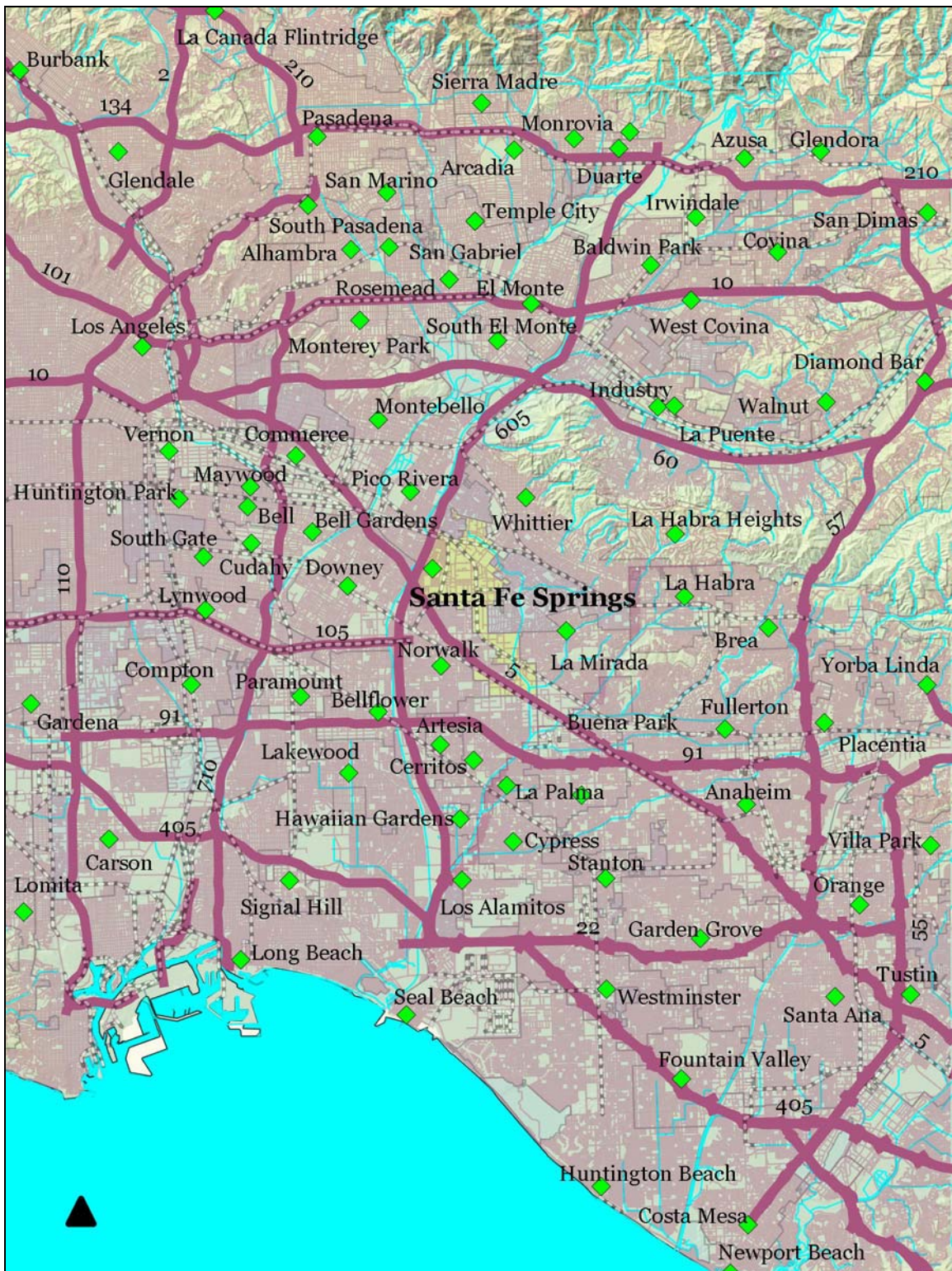


EXHIBIT 2-1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

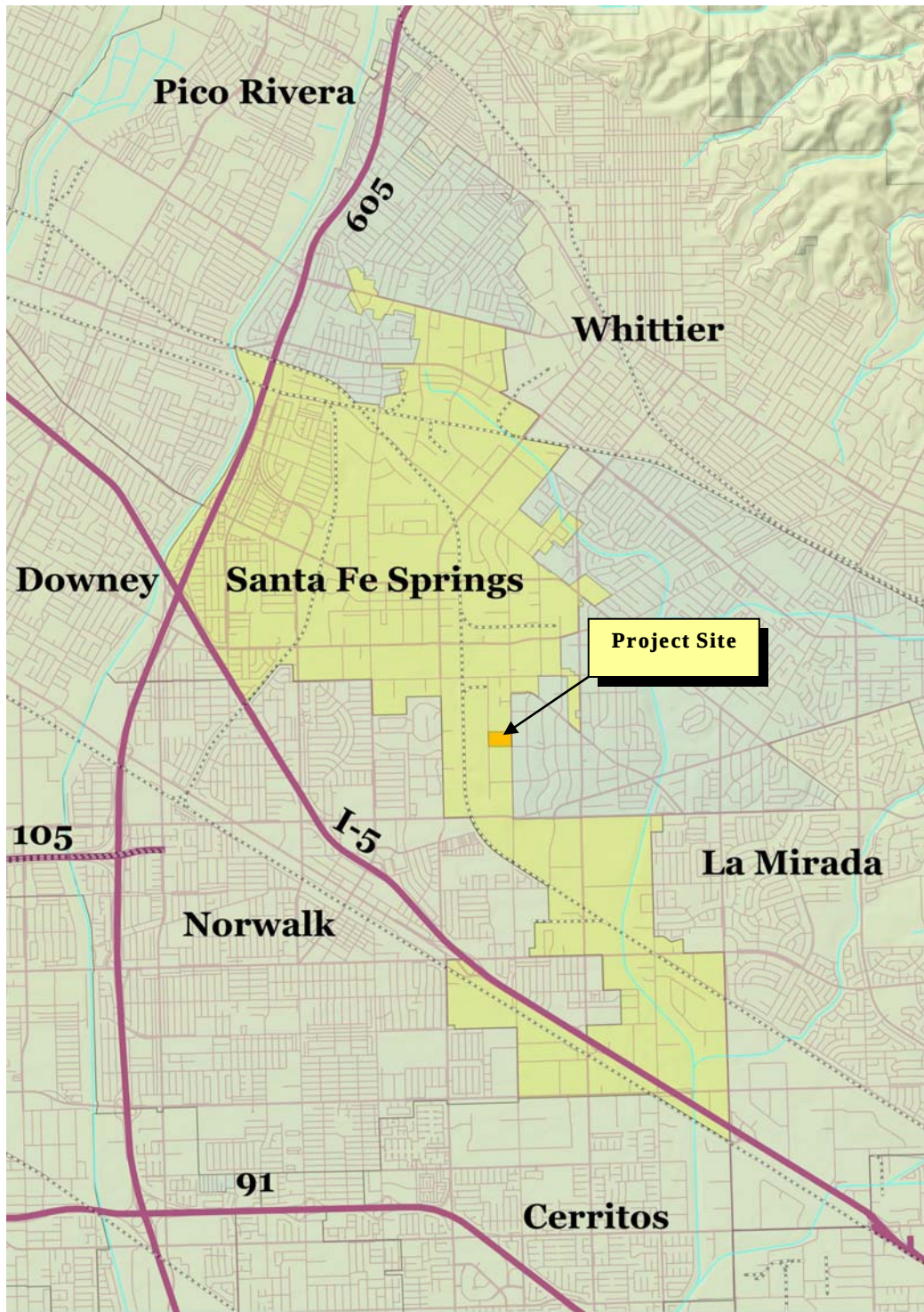


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

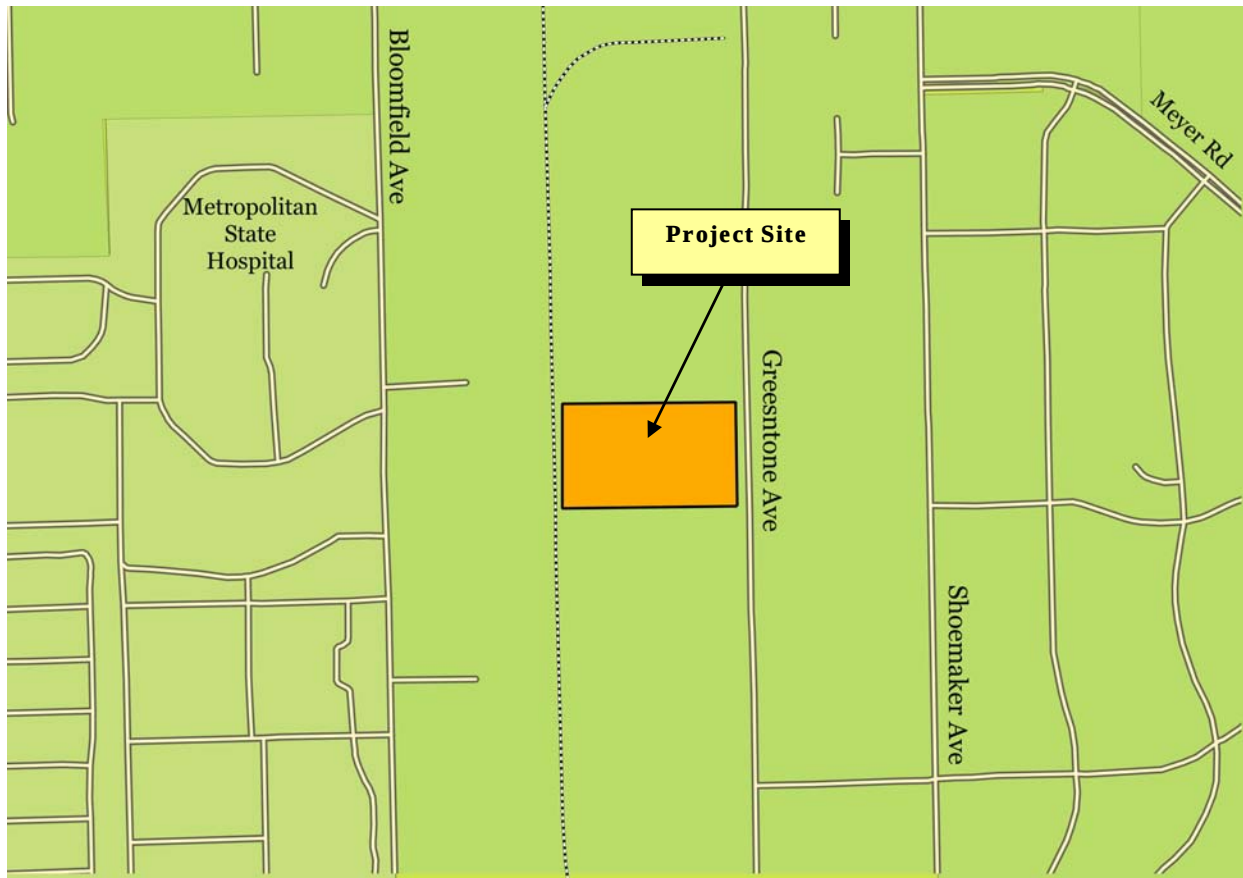


EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

- *West of the project site.* Bloomfield Avenue extends in a north-south orientation west of the project site, parallel to Greenstone Avenue. Dividing the uses that occupy frontage along Greenstone Avenue and Bloomfield Avenue is the Atchison Topeka and Santa Fe Railroad spur. Occupying frontage along Bloomfield Avenue west of the project site are Kelly Pipe, a metal pipe distributor, and Baker Hughes, an oilfield service company.¹² Views of this area are provided in Exhibit 2-10.

Notable uses within the vicinity of the project site include Amelia Mayberry Park (located 0.63 miles northeast of the project site along Meyer Road), Carmela Elementary School (0.81 miles northeast of the project site along Lakeland Road), John Zimmerman Park (0.86 miles south of the project site along Shoemaker Avenue), Loma Vista Elementary School (0.92 miles east of the project site along Meyer Road), and Paddison Elementary School (0.95 miles southwest of the project site along Crewe Street).¹³ Major roadways in the area include Shoemaker Avenue, located approximately 0.25 miles east of the project site; Imperial Highway, located approximately 0.52 miles south of the project site; Florence Avenue, located approximately 0.73 miles north of the site; and Norwalk Boulevard, located approximately 0.75 miles west of the site.

Maruichi American Corporation presently contains three industrial buildings and two office buildings, totaling 262,950 square feet in floor area, within a northern parcel (APN 8026-018-028) and a southern parcel (APN 8026-018-029). The project site is located within the southern parcel (APN 8026-018-029). The area to be developed is currently completely paved over in concrete and occupied by uncovered steel tubes. The project area is fenced along the southern and western boundaries by a six-foot chain link fence. The eastern boundary of the project site abutting Greenstone Avenue is bounded by a six-foot, eight-inch block wall. The northern boundary of the project site is not bounded, as the northern parcel is also part of Maruichi American Corporation.¹⁴

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction of a warehouse building measuring 53,790 square feet in floor area. The proposed project will consist of the following elements:¹⁵

- *Warehouse Building Characteristics.* The proposed warehouse will consist of a single floor and will have a total floor area of 53,790 square feet. The proposed warehouse, a new concrete tilt-up

¹² Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

¹³ Google Earth. Website accessed April 15, 2016.

¹⁴ G & W Builders, Inc. *Site Plan*. Site Plan received on February 19, 2016.

¹⁵ Ibid.

building, will have a width of 163 feet and a length of 330 feet.¹⁶ The building's maximum height will be 43 feet, 15 ¼ inches.¹⁷

- *Parking Characteristics.* Parking for the entire facility, including the existing buildings and the proposed new warehouse, will be provided by surface parking areas and will include space for 228 stalls. The Applicant is seeking a Modification Permit to reserve, but not immediately provide, 228 parking stalls. The Applicant plans to immediately stripe 73 of the 228 parking stalls (including 42 standard stalls, 18 compact stalls, four ADA stalls, and nine carpool/vanpool stalls). The remaining 155 stalls will not be striped and will be reserved for future use. The parking area will be located to the rear of the new warehouse and will include five motorcycle stalls and a space for bicycle racks.
- *Loading Docks and Internal Circulation.* The proposed warehouse will be equipped with seven roll-up doors that will be located along all but the southern-facing elevation. Lastly, access to the proposed warehouse will be provided by an internal roadway. The internal roadway will also serve as a fire truck access lane.
- *Site Access.* The Maruichi facility will make use of the existing curb cuts. Access to the project site will be provided by an existing 40-foot wide driveway along Greenstone Avenue.
- *Other Improvements.* A trash enclosure will be provided along the southerly property line and will measure 41 feet in length and 8 feet in width.

2.4.2 OPERATIONAL CHARACTERISTICS

Maruichi American Corporation manufactures structural, ornamental, and mechanical tubing for construction, construction machinery, fencing, furniture, automobile parts, and shopping carts. The new warehouse building will serve as an enclosure for the steel tube products. Currently, the project site is paved in concrete and the steel products are stored on-site and uncovered. In order to prevent water runoff and comply with clean water act regulations, the new warehouse is proposed to provide enclosure for the steel tube products.

According to the Applicant, the projected increase in permanent employment is two jobs per shift. Normally, an industrial project of 53,790 square-feet in floor area would be projected to provide 53 new jobs, assuming one new job per 1,000 square feet of floor area; however, the proposed warehouse will solely provide an ancillary use to the existing industrial buildings within the Maruichi property and will not demand a high number of jobs. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift.

¹⁶ G & W Builders, Inc. *Floor Plan*. Plan received on February 19, 2016.

¹⁷ G & W Builders, Inc. *Sidewall Elevations*. Plan received on February 19, 2016.



EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



View of interior of project site from driveway, facing northwest



View of interior of project site from driveway, facing southwest

EXHIBIT 2-5

PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of interior of project site from southern abutting property line, facing north



View of interior of project site from driveway, facing west

EXHIBIT 2-6

PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of J.B. Hunt, north of the project site



View of TwinMed, north of the project site

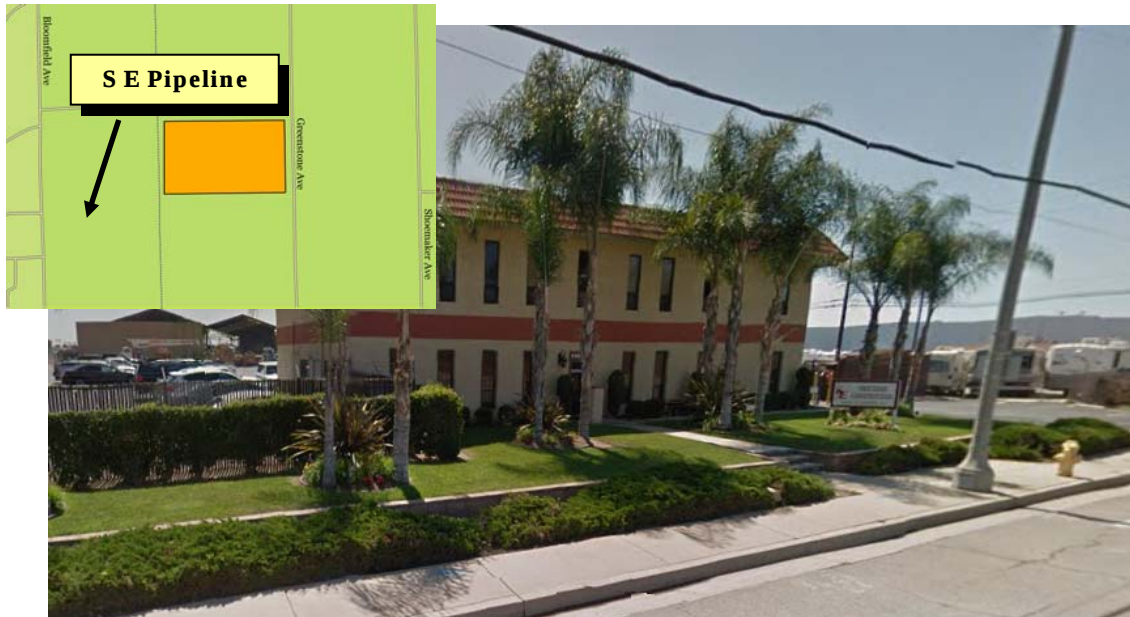
EXHIBIT 2-7

PHOTOGRAPHS OF SURROUNDING LAND USES TO THE NORTH

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING AND GOOGLE MAPS



View of William Scotsman, Inc., south of the project site



View of S E Pipeline, southwest of the project site

EXHIBIT 2-8

PHOTOGRAPHS OF SURROUNDING LAND USES TO THE SOUTH

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING AND GOOGLE MAPS

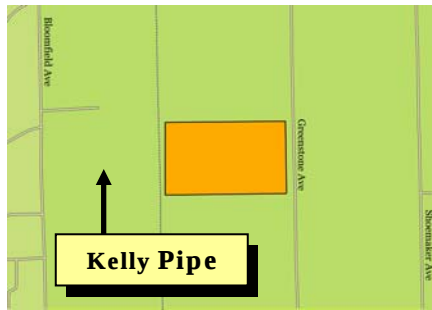


View of FedEx, east of the project site



View of Rio Hondo College Fire Academy, northeast of the project site

EXHIBIT 2-9
PHOTOGRAPHS OF SURROUNDING LAND USES TO THE EAST
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of Kelly Pipe, west of the project site



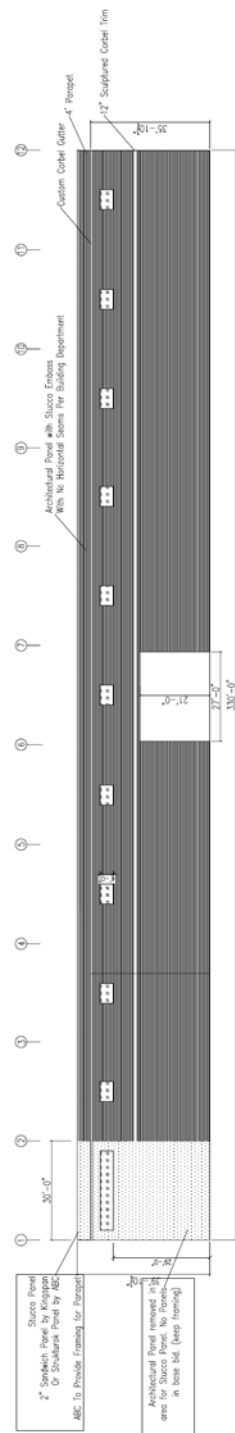
View of Baker Hughes, southwest of the project site

EXHIBIT 2-10

PHOTOGRAPHS OF SURROUNDING LAND USES TO THE WEST

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING AND GOOGLE MAPS





North Wall

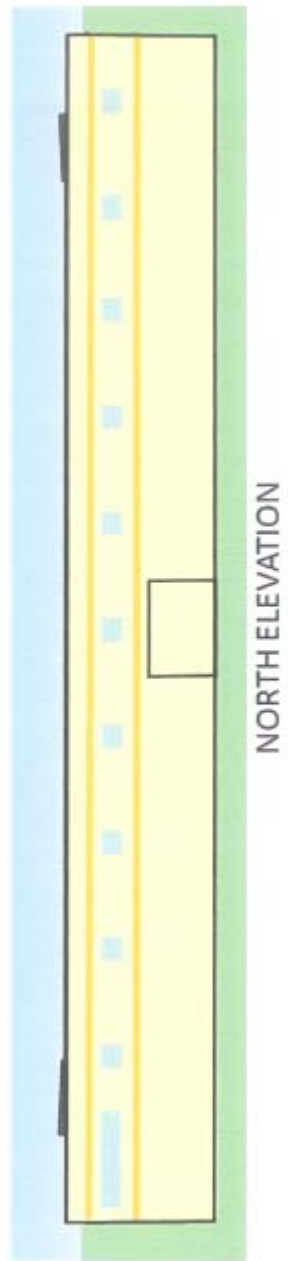
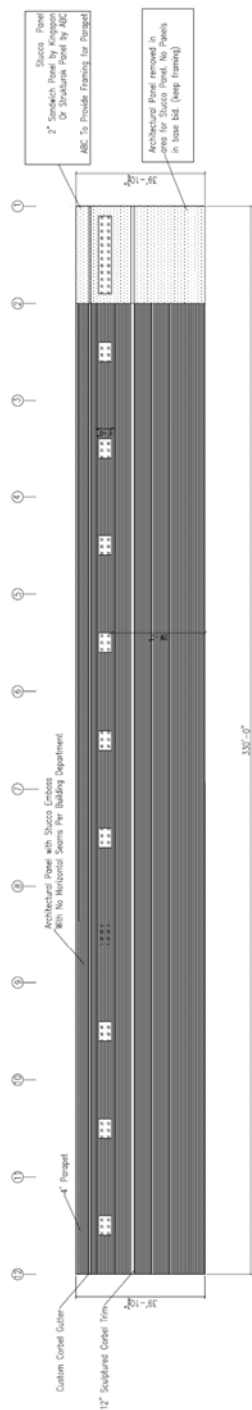


EXHIBIT 2-13
SIDEWALL ELEVATIONS – NORTH
SOURCE: G & W BUILDERS, INC.



South Wall

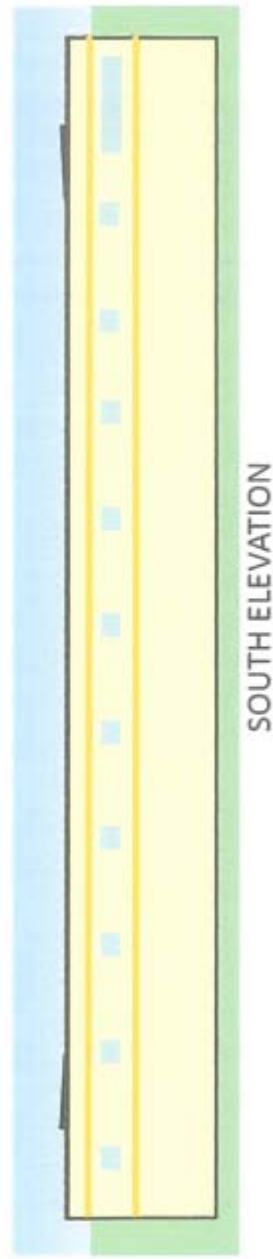
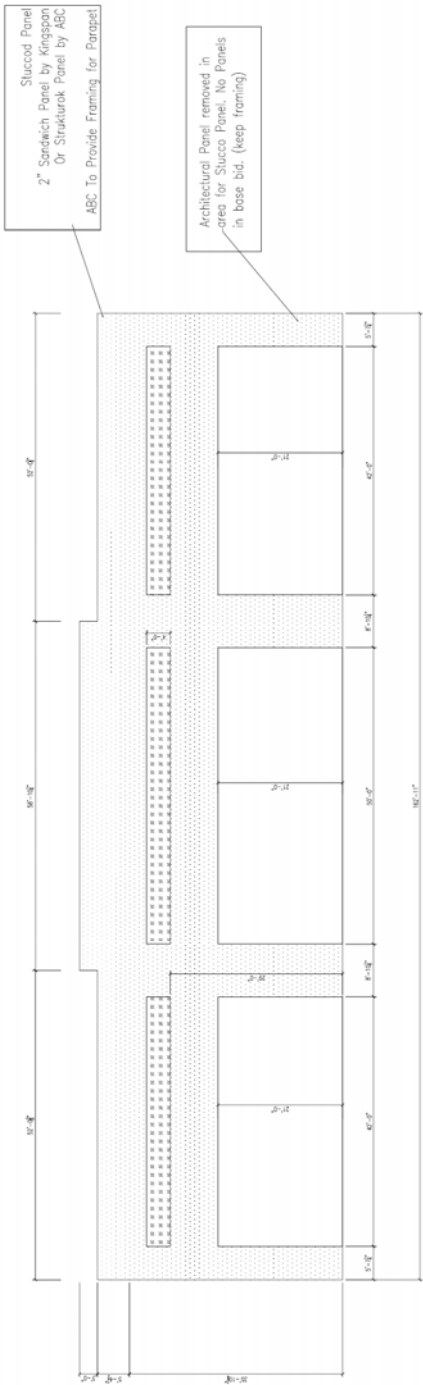


EXHIBIT 2-13
SIDEWALL ELEVATIONS – SOUTH
SOURCE: G & W BUILDERS, INC.



East Wall

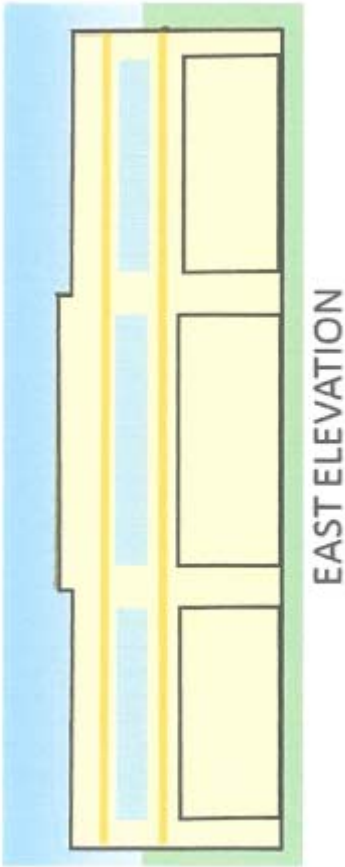
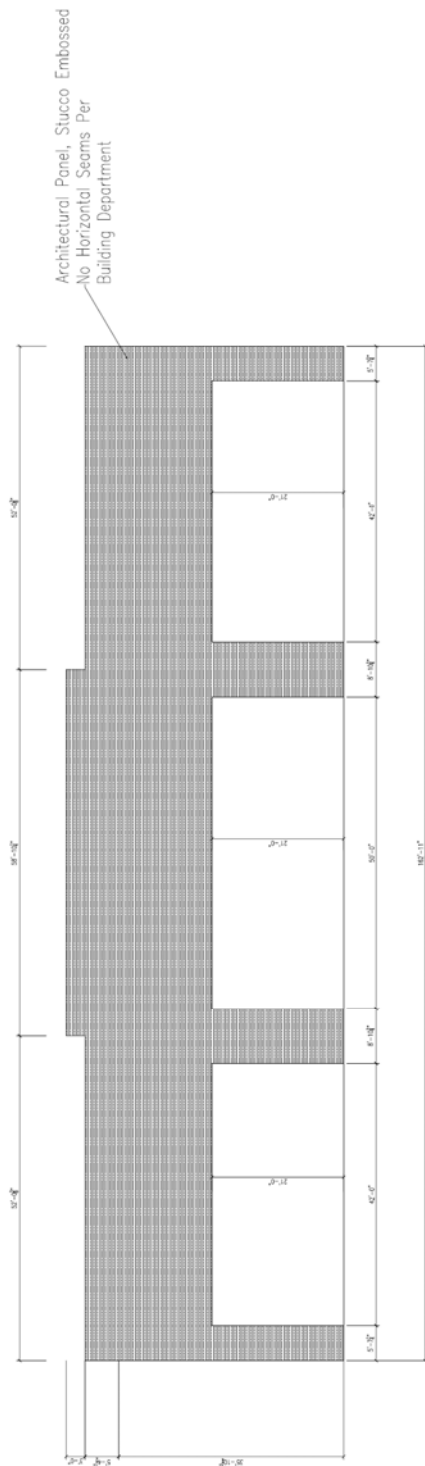
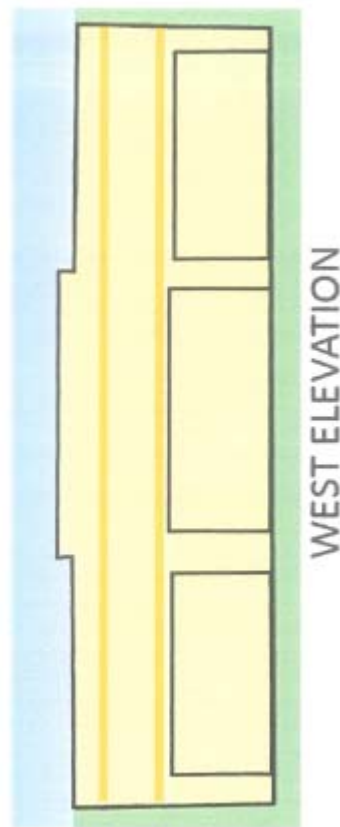


EXHIBIT 2-12
ENDWALL ELEVATIONS – EAST
SOURCE: G & W BUILDERS, INC.



West Wall



WEST ELEVATION

EXHIBIT 2-13
ENDWALL ELEVATIONS – WEST
SOURCE: G & W BUILDERS, INC.

2.4.3 CONSTRUCTION CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will take approximately ten months to complete. The proposed project's construction will consist of the following phases:

- *Site Preparation.* The project site will be prepared for the construction of the new warehouse building. This phase will take approximately one month to complete.
- *Grading.* During this phase, the entire site will undergo grading. This phase will take approximately one month to complete.
- *Building Erection.* The new 53,790 square-foot warehouse building will be constructed during this phase. This phase will take approximately five months to complete.
- *Paving and Finishing.* This concluding phase will involve the finishing of the new warehouse building, the paving of the parking area and hardscape, and the completion of the on-site improvements. This phase will take approximately three months to complete.

2.5 PROJECT OBJECTIVES

The City of Santa Fe Springs seeks to accomplish the following objectives with this review of the proposed project:

- To minimize the environmental impacts associated with the proposed project;
- To promote infill development;
- To promote increased property valuation as a means to finance public services and improvements in the City; and,
- To ensure that the proposed development are in conformance with the policies of the City of Santa Fe Springs General Plan.

The project Applicant is seeking to accomplish the following objectives with the proposed project:

- To more efficiently utilize the site; and,
- To realize a fair return on their investment.

2.6 DISCRETIONARY ACTIONS

A Discretionary Decision is an action taken by a government agency (for this project, the government agency is the City of Santa Fe Springs) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the following entitlements:

- *Development Plan Approval (DPA 913)* to allow the construction of a new 53,790 square-foot warehouse building.
- *Modification Permit (MOD 1262)* to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve, but not immediately provide, 228 parking stalls. The Applicant plans to provide 73 of the 228 parking stalls upon the implementation of the project. The remaining 155 stalls will not be striped and will be reserved for future use.
- *CEQA Compliance.* The adoption of the Mitigated Negative Declaration and the adoption of the Mitigation Monitoring and Reporting Program (MMRP).



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SECTION 3 - ENVIRONMENTAL ANALYSIS

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

Aesthetics (Section 3.1);	Land Use and Planning (Section 3.10);
Agricultural and Forestry Resources (Section 3.2);	Mineral Resources (Section 3.11);
Air Quality (Section 3.3);	Noise (Section 3.12);
Biological Resources (Section 3.4);	Population and Housing (Section 3.13);
Cultural Resources (Section 3.5);	Public Services (Section 3.14);
Geology and Soils (Section 3.6);	Recreation (Section 3.15);
Greenhouse Gas Emissions; (Section 3.7);	Transportation and Circulation (Section 3.16);
Hazards and Hazardous Materials (Section 3.8);	Utilities (Section 3.17); and,
Hydrology and Water Quality (Section 3.9);	Mandatory Findings of Significance (Section 3.18).

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions and answers. The analysis then provides a response to the individual questions. For the evaluation of potential impacts, questions are stated and a response is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

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

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

3.1 AESTHETICS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- A substantial degradation of the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day or nighttime views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

The proposed project involves the construction of a warehouse building with total floor area of 53,790 square feet within a lot located at 11529 Greenstone Avenue. The new warehouse will have a maximum height of 43 feet, 15 ¼ inches and will be compatible with surrounding industrial uses.¹⁸ Once complete, the proposed project will not negatively impact views of the San Gabriel Mountains and Puente Hills, respectively located north and northeast of the project site, because there are no uses located to the south or west of the project site that would be sensitive to a loss in viewsheds. A site survey conducted on April 7, 2016 confirmed that the project will not obstruct views of the aforementioned vistas from the nearest residential units located 1,330 feet east of the project site along Shoemaker Avenue.¹⁹ The project site is not located within the residential neighborhood's line-of-sight with the Puente Hills or the San Gabriel Mountains. Additionally, the proposed warehouse will simply serve an ancillary use to the existing surrounding buildings within the larger Maruichi property and will not have an effect on any scenic vista due to the heavy level of development within Maruichi and in the surrounding area. As a result, the proposed project will not impact scenic views along any nearby streets.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

Trees currently present on-site are located on the eastern boundary of the project site, along Greenstone Avenue. The trees currently in place will remain and no additional landscaping will be provided. In

¹⁸ G & W Builders, Inc. *Sidewall Elevations*. Site Plan received on February 19, 2016.

¹⁹ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

addition, there are no natural rock outcroppings present on-site.²⁰ As indicated previously, the project site is occupied by uncovered steel tubes and there are no historic buildings present on-site (refer to Section 3.5). According to the California Department of Transportation (Caltrans), Greenstone Avenue is not a designated scenic highway and there are no State or County designated scenic highways in the vicinity of the project site.²¹ As a result, no impacts on scenic resources will result from the proposed project's implementation.

C. Would the project result in a substantial degradation of the existing visual character or quality of the site and its surroundings? • No Impact.

The proposed project, if approved, will place a new warehouse building within the Maruichi American Corporation property at 11529 Greenstone Avenue. The project site is currently paved over in concrete and occupied by uncovered steel tubes.²² The landscaping currently present on-site includes trees along the eastern boundary of the site on Greenstone Avenue. No additional landscaping is proposed. The landscaping currently in place will not be affected. The current landscaping will preserve the visual character of the site and of the surrounding area. In addition, the new building will not exceed 43 feet, 15 ¼ inches in height and will be consistent with the surrounding uses.²³ The design and color scheme of the new building's exterior will be required to match existing buildings on-site. Lastly, the new warehouse building will be an improvement in a citywide context because the warehouse will infill an underutilized parcel that occupies frontage along Greenstone Avenue. As a result, no impacts will occur upon the implementation of the proposed project.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • No Impact.

Exterior lighting, in the absence of mitigation, can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* and is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project site is located in the midst of an industrial area and there are no light sensitive receptors located in the vicinity of the project site that would be affected by the introduction of additional sources of light trespass.²⁴ The nearest sensitive receptors to the project site are the residential units located 1,330 feet east along Shoemaker Avenue.²⁵ These sensitive receptors are not in the line-of-sight of the project site because the line-of-sight is obstructed by existing buildings. Therefore, no light sensitive uses will be impacted by the presence of light. As a result, no impacts will result upon the implementation of the proposed project.

²⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

²¹ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov. Website accessed April 19, 2016.

²² Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

²³ G & W Builders, Inc. *Site Plan*. Site Plan received on February 19, 2016.

²⁴ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

²⁵ Google Earth. Website accessed April 19, 2016.

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. The proposed project will not restrict scenic views along Greenstone Avenue, damage or interfere with any scenic resources or highways, degrade the project site and surrounding areas, nor will it affect light sensitive receptors.

3.1.4 MITIGATION MEASURES

The analysis determined that no impacts related to aesthetics and views are anticipated upon the implementation of the proposed project, therefore no mitigation measures are required.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant impact on agricultural and forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined in Government Code §51104[g]);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* • *No Impact.*

The project site is currently zoned as M-2 (*Heavy Manufacturing*), which permits any principal permitted use within the M-L, M-1, and M-2 zones. According to the City's zoning code, both the M-1 and M-2 zoning designations permit agricultural uses, excluding dairies, stockyards, slaughter of animals, and manufacture of fertilizer.²⁶ The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. Upon the completion of the project, the existing industrial use will remain. The proposed project will not require a zone change nor will it create a loss in land zoned for, or land permitting, agricultural uses. According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²⁷ Additionally, the proposed project will be placed over a currently developed lot and will not occupy any undeveloped land. As a result, no impacts on farmland soils will occur upon the implementation of the proposed project.

²⁶ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.211 Principal Permitted Uses.

²⁷ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California*. 2012. http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2012/fmmp2012_08_11.pdf.

B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? • No Impact.

The project site is currently zoned as M-2 (*Heavy Manufacturing*), which permits any principal permitted use within the M-L, M-1, and M-2 zones. According to the City's zoning code, both the M-1 and M-2 zoning designations permit agricultural uses, excluding dairies, stockyards, slaughter of animals, and manufacture of fertilizer.²⁸ The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. Upon the completion of the project, the existing industrial use will remain. The proposed project will not require a zone change nor will it create a loss in land zoned for, or land permitting, agricultural uses. According to the California Department of Conservation, Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁹ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation.

C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined in Government Code §51104[g])? • No Impact.

The City of Santa Fe Springs and the project site are located in the midst of a larger urban area and no forest lands are located within the City (refer to Exhibit 3-1). The City of Santa Fe Springs General Plan and the Santa Fe Springs Zoning Ordinance do not specifically provide for any forest land preservation.³⁰ As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • No Impact.

As previously mentioned, no forest lands are located within the vicinity of the project site. As a result, no impacts related to loss or conversion of forest lands will occur upon the proposed project's implementation.

E. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use? • No Impact.

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. Upon the completion of the project, the existing industrial use will remain. The proposed project's implementation will not result in the conversion of any existing farmlands or forest lands to urban uses.

²⁸ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.211 Principal Permitted Uses.

²⁹ California Department of Conservation. *State of California Williamson Act Contract Land*. http://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.

³⁰ City of Santa Fe Springs. *Santa Fe Springs General Plan and the Santa Fe Springs Municipal Code*, Chapter 155.

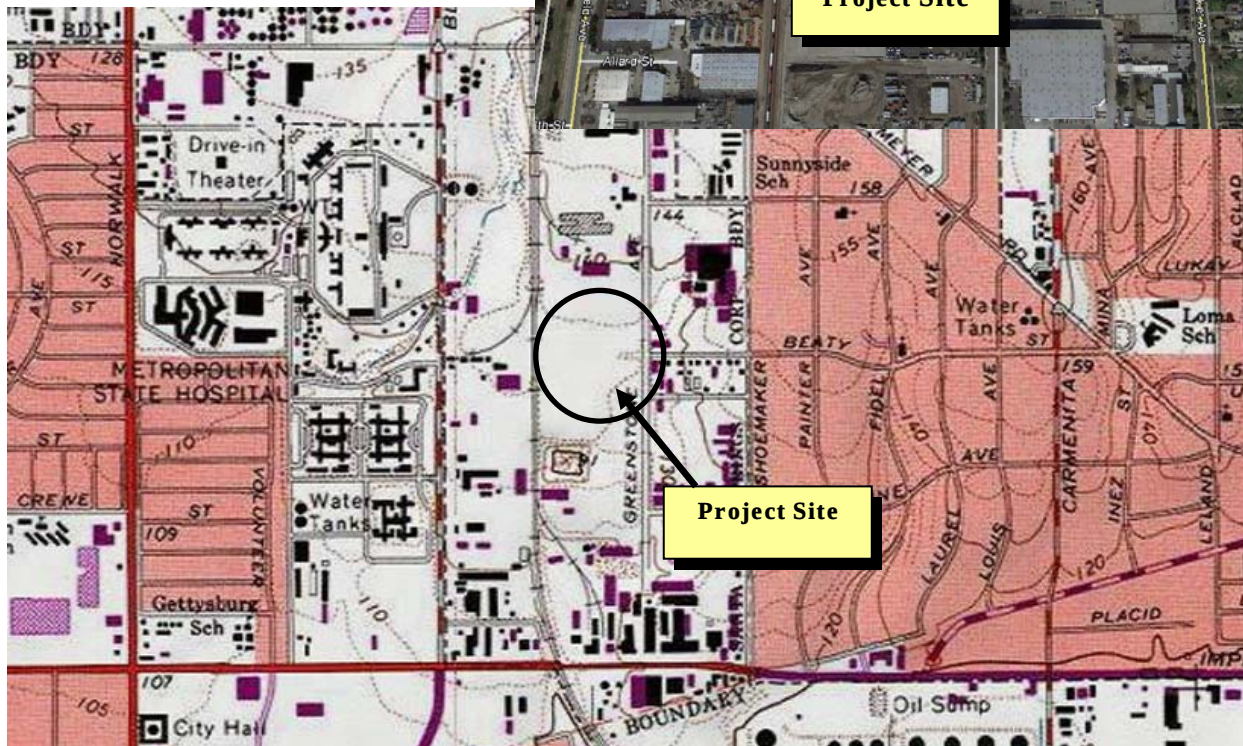
The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland areas to a non-agricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to forest land or farmland. Furthermore, the proposed warehouse will serve as an ancillary use to the existing buildings on-site and therefore will not cause land conversion due to the heavy level of development currently present on-site. As a result, no impacts will result upon the implementation of the proposed project.

3.2.3 CUMULATIVE IMPACTS

The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.

3.2.4 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation and no mitigation is required.



SOURCE: UNITED STATES GEOLOGICAL SURVEY AND GOOGLE EARTH

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project will be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with or the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or a substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs and damages materials and vegetation. O_3 is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns, and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily penetrate the lungs and cause irritation.

Daily and quarterly emissions thresholds for construction activities and the operation of a project have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant:

- 75 pounds per day *or* 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day *or* 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day *or* 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day *or* 6.75 tons per quarter of PM₁₀;
- 55 pounds per day *or* 2.43 tons per quarter of PM_{2.5}; *or*,
- 150 pounds per day *or* 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; *or*,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

The project area is located within the South Coast Air Basin (SCAB), which covers a 6,600 square-mile area within Los Angeles, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County.³¹ Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³² The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).³³ The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2012 AQMP include enhancements to existing programs to meet the 24-hour PM_{2.5} Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the

³¹ South Coast Air Quality Management District. *Final 2012 Air Quality Plan*. Adopted February 2013.

³² Ibid.

³³ Ibid.

SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:³⁴

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.³⁵

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables 3-1 and 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

According to the adopted Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.³⁶ According to the State of California Employment Development Department, the City's current unemployment rate is 6.0 percent, which means there are 500 residents actively seeking work.³⁷ According to the Applicant, the projected increase in permanent employment is two jobs per shift. Normally, an industrial project of 53,790 square-feet in floor area would be projected to provide 53 new jobs, assuming one new job per 1,000 square feet of floor area; however, the proposed warehouse will solely provide an ancillary use to the existing industrial buildings within the Maruichi property and will not demand a high number of jobs. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The number of projected new jobs is well within SCAG's employment projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

³⁴ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

³⁵ *Ibid*

³⁶ Southern California Association of Governments. *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. Demographics & Growth Forecast*. April 2016.

³⁷ State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*. <http://www.labormarketinfo.edd.ca.gov/file/lfmonth/allsubs.xls>. Website accessed May 12, 2016.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less Than Significant Impact with Mitigation.

The entire project construction period is expected to last for approximately ten months (refer to Section 2.4.2) and would include limited grading, site preparation, construction, and finishing of the project (paving, painting, and installation of hardscape). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2013.2.2). The assumptions regarding the construction phases and the length of construction followed those identified herein in Section 2.4.2. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions.

Table 3-1
Estimated Daily Construction Emissions in lb/day

Construction Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation (on-site)	2.44	25.77	16.51	0.02	6.72	4.19
Site Preparation (off-site)	0.03	0.04	0.52	--	0.09	0.02
Total Site Preparation	2.47	25.81	17.03	0.02	6.81	4.21
Grading (on-site)	1.99	21.04	13.67	0.01	5.73	3.54
Grading (off-site)	0.03	0.04	0.52	--	0.09	0.02
Total Grading	2.02	21.08	14.19	0.01	5.82	3.56
Building Construction 2016 (on-site)	3.29	20.55	14.71	0.02	1.37	1.32
Building Construction 2016 (off-site)	0.26	1.39	3.67	--	0.50	0.15
Total Building Construction 2016	3.55	21.94	18.38	0.02	1.87	1.47
Building Construction 2017 (on-site)	2.95	19.11	14.31	0.02	1.23	1.18
Building Construction 2017 (off-site)	0.24	1.27	3.37	--	0.50	0.15
Total Building Construction 2017	3.19	20.38	17.68	0.02	1.28	1.33
Paving (on-site)	1.26	12.10	9.03	0.01	0.73	0.68
Paving (off-site)	0.05	0.06	0.76	--	0.15	0.04
Total Paving	1.31	12.16	9.79	0.01	0.88	0.72
Architectural Coatings (on-site)	18.01	2.19	1.87	--	0.17	0.17
Architectural Coatings (off-site)	0.03	0.03	0.41	--	0.08	0.02
Total Architectural Coatings	18.04	2.22	2.28	--	0.25	0.19
Maximum Daily Emissions 2016	3.55	25.81	18.38	0.03	6.81	4.21
Maximum Daily Emissions 2017	18.04	20.37	17.68	0.03	1.73	1.33
Maximum Daily Emissions	21.59	46.19	36.06	0.06	8.53	5.54
Daily Thresholds	75	100	550	150	150	55

Source: California Air Resources Board, CalEEMod.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V. 2013.2.2 computer model. Table 3-2 (shown below), depicts the estimated operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions

Emission Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	1.99	--	0.01	--	--	--
Energy (lbs/day)	--	0.01	0.01	--	--	--
Mobile (lbs/day)	0.50	1.64	6.49	0.02	1.29	0.36
Total (lbs/day)	2.49	1.65	6.51	0.02	1.29	0.36
Daily Thresholds	55	55	55o	15o	15o	55

Source: California Air Resources Board, CalEEMod.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for ozone and particulates (PM_{2.5}), the following measures will be applicable to the proposed project as a means to mitigate potential construction emissions:

- All unpaved construction areas shall be watered up to three times per day during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.
- The Applicant shall ensure the contractors adhere to all pertinent SCAQMD protocols regarding construction equipment, grading, site preparation, and construction activities.

The aforementioned mitigation will further reduce the potential construction-related impacts to levels that are less than significant.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less Than Significant Impact.

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The SCAB is non-attainment for ozone and particulates. The proposed

project's implementation will result in minimal construction-related emissions (refer to the discussion provided in the previous section). Operational emissions will be limited to vehicular and truck traffic traveling to and from the proposed project. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives. Finally, the proposed project would not exceed these adopted projections used in the preparation of the Regional Transportation Plan (refer to the discussion included in subsection A). As a result, the potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

D. Would the project expose sensitive receptors to substantial pollutant concentrations and harm public health outcomes substantially? • Less than Significant Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes and other facilities where children or the elderly may congregate.³⁸ These population groups are generally more sensitive to poor air quality. As indicated previously, there are no sensitive receptors within the vicinity of the project site. The closest sensitive receptors to the project site are the residential area 1,330 feet to the east along Shoemaker Avenue, and the Metropolitan State Hospital 1,330 feet to the west along Bloomfield Avenue.³⁹ The location and extent of the aforementioned sensitive receptors are shown in Exhibit 3-2.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations.

The use of the “look-up tables” is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 500 meters. As indicated in the table, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables.

³⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

³⁹ Google Earth. Website accessed April 19, 2016.

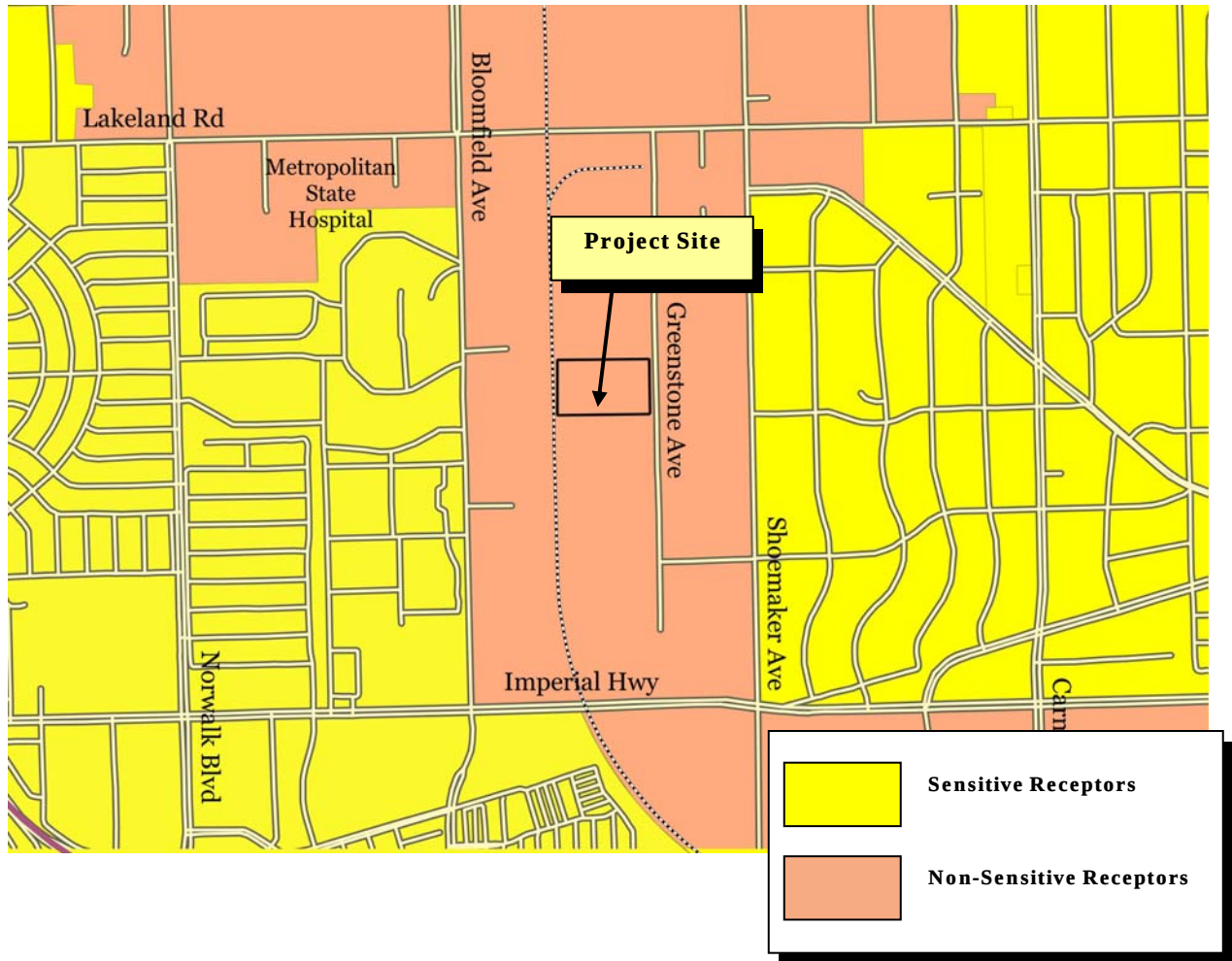


EXHIBIT 3-2
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

Table 3-3
Local Significance Thresholds Exceedance SRA 5

Emissions	Project Emissions* (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO _x	25.81	Construction 2016	172	165	176	194	244
NO _x	20.37	Construction 2017	172	165	176	194	244
NO _x	1.65	Operations	172	165	176	194	244
CO	18.38	Construction 2016	1,480	1,855	2,437	3,897	9,312
CO	17.68	Construction 2017	1,480	1,855	2,437	3,897	9,312
CO	6.52	Operations	1,480	1,855	2,437	3,897	9,312
PM ₁₀	6.81	Construction 2016	7	21	39	74	182
PM ₁₀	1.73	Construction 2017	7	21	39	74	182
PM ₁₀	1.29	Operations	4	10	16	23	49
PM _{2.5}	4.21	Construction 2016	7	10	18	39	120
PM _{2.5}	1.33	Construction 2017	7	10	18	39	120
PM _{2.5}	0.36	Operations	2	3	4	8	25

Source: California Air Resources Board, CalEEMod.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions. High concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. The levels of service (LOS) at the major intersections along Slauson Avenue (Santa Fe Springs and Norwalk Boulevard) will not decline with the implementation of the proposed project (refer to Subsection 3.16.2.A). Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. As indicated in Table 3-3, the project will not result in an exceedance in LSTs. In addition, the proposed project will not degrade any local intersection's level of service. As a result, the impacts will be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant Impact with Mitigation.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.⁴⁰ The proposed

⁴⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

project will be involved in general warehousing uses. Given the nature of the intended use, no impacts related to odors are anticipated. However, the diesel equipment used during the construction period may result in odors in the absence of mitigation. As a result, the following measure is required:

- To ensure odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.3.3 CUMULATIVE IMPACTS

The proposed project's short-term construction emissions will be well below thresholds that are considered to represent a significant adverse impact. The operational emissions will not significantly change from the existing levels since the proposed project will not lead to the generation of any airborne emissions.

3.3.4 MITIGATION MEASURES

The following mitigation is required as part of this project to ensure that potential construction related air quality emissions are mitigated:

Mitigation Measure No. 1 (Air Quality Impacts). All unpaved demolition and construction areas shall be watered up to three times per day during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.

Mitigation Measure No. 2 (Air Quality Impacts). The Applicant shall ensure the contractors adhere to all pertinent SCAQMD protocols regarding construction equipment, grading, site preparation, and construction activities.

Mitigation Measure No. 3 (Air Quality Impacts). To ensure odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations; or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • *No Impact.*

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. The site is presently industrial in nature and will remain an industrial use upon project completion. Due to the level of development on-site and in the surrounding area, the project site is not a suitable environment for any candidate, sensitive, or special status species. There are no local or regional plans, policies, or regulations that identify candidate, sensitive, or special status species except those identified by the California Department of Fish and Wildlife. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle

indicated that there are seven threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is located within the Whittier Quadrangle):⁴¹

- The *California Gnatcatcher* is not likely to be found on-site due to the existing development and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.⁴²
- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.⁴³ As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.
- The *Santa Ana Sucker* will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site.⁴⁴ The nearest body of water is 1.38 miles east at Coyote Creek.
- The *Bank Swallow* lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is 1.38 miles east at Coyote Creek; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development is not an ideal environment for the Bank Swallow.⁴⁵
- The *Willow Flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.⁴⁶ These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *Western Yellow-Billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is slim due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.⁴⁷

⁴¹ California Department of Fish and Wildlife. BIOS Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>. Website accessed March 19, 2016.

⁴² Audubon. *California Gnatcatcher (Poliophtila californica)*. <https://www.audubon.org/field-guide/bird/california-gnatcatcher>.

⁴³ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo (Vireo bellii pusillus)*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm.

⁴⁴ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on February 12, 2016.

⁴⁵ Audubon. *Bank Swallow (Riparia riparia)*. <https://www.audubon.org/guia-de-aves/ave/bank-swallow>. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html.

⁴⁶ Audubon. *Willow flycatcher (Empidonax traillii)*. <http://birds.audubon.org/birds/willow-flycatcher>.

⁴⁷ US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm.

- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties.⁴⁸ As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons. Additionally, the current level of development in the project area is not conducive to the growth of California Orcutt Grass.

The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area. The project site and surrounding areas are not conducive for the survival of the aforementioned species due to the lack of suitable habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from the proposed project's implementation.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. The site is presently industrial in nature and upon project completion, it will remain an industrial use. Due to the level of development on-site and in the surrounding area, the project site does not offer a suitable habitat to any species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community, nor does the California Department of Fish and Wildlife identify any such habitat. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present on-site or in the adjacent properties. The nearest wetland to the project site is a freshwater forested/shrub wetland and is located along the San Gabriel River, 2.8 miles northwest, near the Rio San Gabriel Park in the City of Downey. In addition, there are no designated "blue line streams" located within the project site.⁴⁹ This conclusion is supported by the field survey of the project site and the surrounding area.⁵⁰ As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

- C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.*

The project site is currently paved with concrete and does not contain any natural wetland and/or riparian habitat. The project's implementation will require the removal of concrete on-site to accommodate the implementation of the proposed project. The vegetation currently present on-site will not be removed and consists of species that are typically not found in a wetland environment. The project area and adjacent developed properties do not contain any natural wetland and/or riparian

⁴⁸ County of Los Angeles Department of Public Works. *Listed Species in the County of Los Angeles.* http://dpw.lacounty.gov/pdd/bikepath/bikeplan/docs/App_C_Bio.pdf.

⁴⁹ A blue-line stream is any stream shown as a solid or broken blue line on 7.5 Minute Series quadrangle maps prepared by USGS. Essentially, a blue-line stream is any stream with a significant amount of water-flow for a significant part the year.

⁵⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

habitat (refer to Exhibit 3-1). The project area is located in the midst of an industrial setting and as a result, the proposed project will not impact any protected wetland area or designated blue-line stream.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The project site has no utility as a wildlife migration corridor because the surrounding properties are currently developed and are located in the midst of an urban area. The project site and the surrounding areas have been previously disturbed to accommodate the current level of development and retain little to none of the characteristics of the native environment. As such, there are no natural open space areas remaining in the vicinity. The project site is currently paved in concrete and occupied by uncovered steel tubes. In addition, the property is enclosed on all sides, further diminishing the site's utility as a migration corridor. As a result, no impacts are anticipated due to a lack of suitable habitat and a high level of urbanization.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact.

Title IX (General Regulations) Chapter 96 Codes 130-140 of the City of Santa Fe Springs municipal code serves as the City's "Tree Ordinance." The tree ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way, such as streets and alleys. The proposed project will not violate the City's current tree ordinance because no trees located within the adjacent alleyways and sidewalks will be removed to accommodate the proposed warehouse building. The landscaping currently present on-site includes trees along the eastern boundary of the site on the Greenstone Avenue parkway. No additional landscaping is proposed. Since no public trees will be removed to accommodate the proposed project, no impacts will occur.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately four miles northeast from the project site.⁵¹ The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

⁵¹ Google Earth. Website accessed April 19, 2016.

3.4.3 CUMULATIVE IMPACTS

The impacts on biological resources are typically site-specific. The proposed project will not involve any loss of protected habitat. Furthermore, the analysis determined that the proposed project will not result in any impacts on protected plant and animal species. As result, the proposed project's implementation would not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

3.4.4 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any impacts on biological resources. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource, including tribal cultural resources, as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource, including tribal cultural resources, pursuant to §15064.5 of the State CEQA Guidelines;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries, including North American Sacred Sites.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource, including tribal cultural resources, as defined in §15064.5 of the State CEQA Guidelines? • No Impact.*

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁵² To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in the past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess

⁵² U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://focus.nps.gov/nrhp>.

high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,

- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.⁵³

Two locations in the City are recorded on the National Register of Historic Places: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road.⁵⁴ A third location, identified as the Paddison Ranch Buildings, is within two miles of the project site and is located at 11951 Imperial Highway, in the City of Norwalk.⁵⁵ Other structures and

⁵³ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://focus.nps.gov/nrhp>. Website accessed April 22, 2016.

⁵⁴ Ibid.

⁵⁵ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>. Website accessed April 22, 2016.

sites of historic significance within the City of Santa Fe Springs are outlined in Table 3-4. The sites and structures listed in Table 3-4 are not located within or adjacent to the project site.

Table 3-4
Historic Resources in Santa Fe Springs

Resource Name	Location	Description
Clarke Estate	10211 Pioneer Boulevard	Site is on the National Register of Historic Places.
Hawkins-Nimocks Estate (Ontiveros Adobe)	12100 Telegraph Road	Site is on the National Register of Historic Places.
Hathaway Home	11901 E. Florence Avenue	The Hathaway Ranch Museum is a registered 501(c)3 non-profit corporation dedicated to preserving and presenting the eras of farming, ranching, and oil development in early Fulton Wells/Santa Fe Springs. The centerpiece of the museum is the ranch house that was constructed in 1933.
German Baptist Church Cemetery	Corner of Los Nietos Road and Painter Avenue	Just before the turn of the century, a colony of German Baptists known as Dunkers settled in the area to farm. In 1972, the Dunkers moved to Modesto, leaving behind their church and the neighboring graveyard.
Santa Fe Springs Hotel	2 blocks north of Telegraph Rd. and 2 blocks east Norwalk Blvd.	Site of 1880's hotel.
Four Corners (Fulton Wells)	Norwalk Blvd. and Telegraph Rd.	A Banning Stage Coach stop was located here.

Source: Los Angeles County Historical Directory. Janet I. Atkinson.

The National Register of Historic Places was consulted to determine whether or not the project site is listed in the National Historic Register. The search yielded no results.⁵⁶ In addition, the project site is not listed on the State Historic Register.⁵⁷ As indicated previously, there are two locations in the City that are recorded on the National Register of Historic Places: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe).⁵⁸ The proposed project will be limited to the project site and will not affect any existing resources listed on the National Register or those identified as being eligible for listing on the National Register. As a result, no impacts are associated with the proposed project's implementation.

⁵⁶ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://focus.nps.gov/nrhp>. Website accessed March 19, 2016.

⁵⁷ California Department of Parks and Recreation. *California Historical Resources*. <http://ohp.parks.ca.gov/ListedResources>.

⁵⁸ National Park Service U.S. Department of the Interior. *National Register of Historic Places, Title List Display*. <http://nrhp.focus.nps.gov/natreghome.do>.

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource, including tribal cultural resources, pursuant to §15064.5 of the State CEQA Guidelines? • Less than Significant Impact with Mitigation.*

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission.⁵⁹ The Gabrieleño tribe has lived in this region for around 7,000 years.⁶⁰ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁶¹ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two village sites were located in the Los Nietos area: *Naxaaw'na* and *Sehat*. The sites of *Naxaaw'na* and *Sehat* are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.⁶² The project site is currently occupied by uncovered carbon steel tubes.⁶³ Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. In addition, the project will require minor grading. As a result, the following mitigation is required:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation and grading activities shall be halted and the City of Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of

⁵⁹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

⁶⁰ Ibid.

⁶¹ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/component/k2/item/453-tongva-village-site>.

⁶² McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

⁶³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • No Impact.

The project site is underlain by recent alluvial soils (Perkins-Rincon Association). According to the State of California Geological Survey, the site's geology is classified as "Alluvium" (Qal). Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development, the demolition activities within the property, and the other on-site activities. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Thus, the proposed project is not anticipated to disturb any paleontological resources and no impacts will occur.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries, including Native American Sacred Sites? • No Impact.

Two formal cemeteries are located within two miles of the project site. The Little Lake Cemetery (operated by the Little Lake Cemetery District) is the nearest formal cemetery to the project site and is located approximately 1.18 miles northwest of the project site.⁶⁴ Paradise Memorial Park is the second nearest formal cemetery to the project site and is located approximately 1.78 miles northwest along Florence Avenue.⁶⁵ The proposed project will be restricted to the designated project site and will not affect the aforementioned cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the previous development. Notwithstanding, in the event of an accidental discovery, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. As a result, the proposed construction activities are not anticipated to impact any interred human remains.

3.5.3 CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

⁶⁴ Google Earth. Website accessed April 19, 2016.

⁶⁵ Ibid.

3.5.4 MITIGATION MEASURES

The following mitigation is required due to the potential for disturbance of archaeological resources:

Mitigation Measure No. 4 (Cultural Resources Impacts). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

3.6 GEOLOGY & SOILS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to, potential impacts including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground shaking, liquefaction, or landslides? • Less than Significant Impact.*

The City of Santa Fe Springs is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents, including those who reside in the City of Santa Fe Springs. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁶⁶

⁶⁶ California Department of Conservation. *What is the Alquist-Priolo Act?*
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

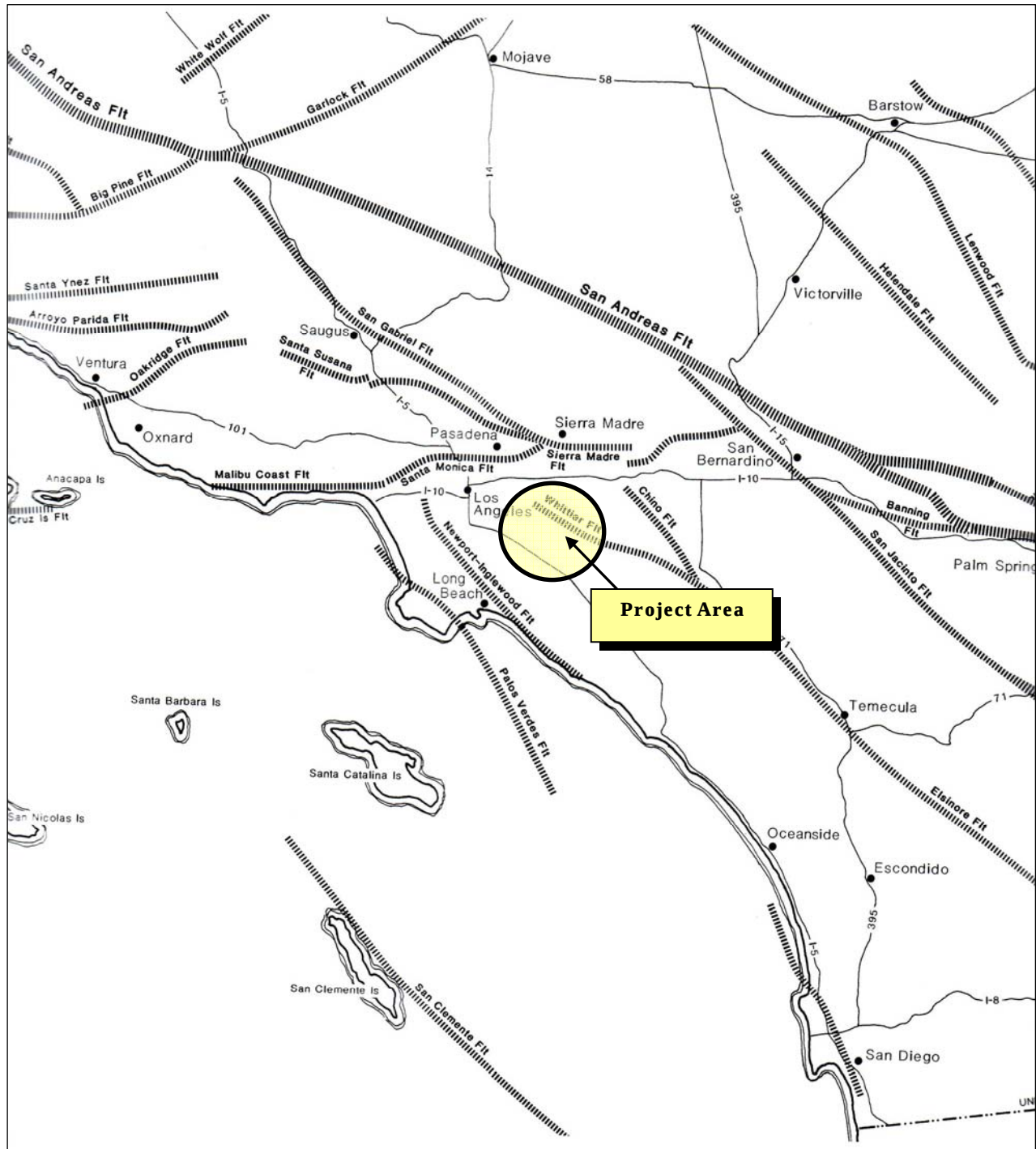


EXHIBIT 3-3
FAULTS IN THE SOUTHERN CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁶⁷ A list of Cities and Counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.⁶⁸ However, the project site is located between the Whittier Fault and the Newport-Inglewood Fault.

The project site is not subject to liquefaction (refer to Exhibit 3-4). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-4) because there are no hills or mountains located in the vicinity of the project site. As a result, the potential impacts in regards to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • No Impact.

According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Perkins Rincon association. Soils of the Perkins Rincon association have a slight to moderate erosion hazard; however, construction activities and the current level of vegetative cover will reduce the soil's erosion risk.⁶⁹ In addition, the underlying soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the project site and surrounding areas.⁷⁰ As a result, no impacts are anticipated to occur.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

Soils of the Perkins Rincon association underlie the project site and immediate area. According to the United States Department of Agriculture, the aforementioned soils are used almost exclusively for residential development. The surrounding area is relatively level and is neither at risk for landslides nor liquefaction (refer to Exhibit 3-4). Lateral spreading is not anticipated to occur because the project site is not located within a liquefaction zone.

⁶⁷ California Department of Conservation. *What is the Alquist-Priolo Act*
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

⁶⁸ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>.

⁶⁹ United States Department of Agriculture Soil Conservation Service. *Report and General Soils Map Los Angeles County, California*. Revised 1969.

⁷⁰ Ibid.

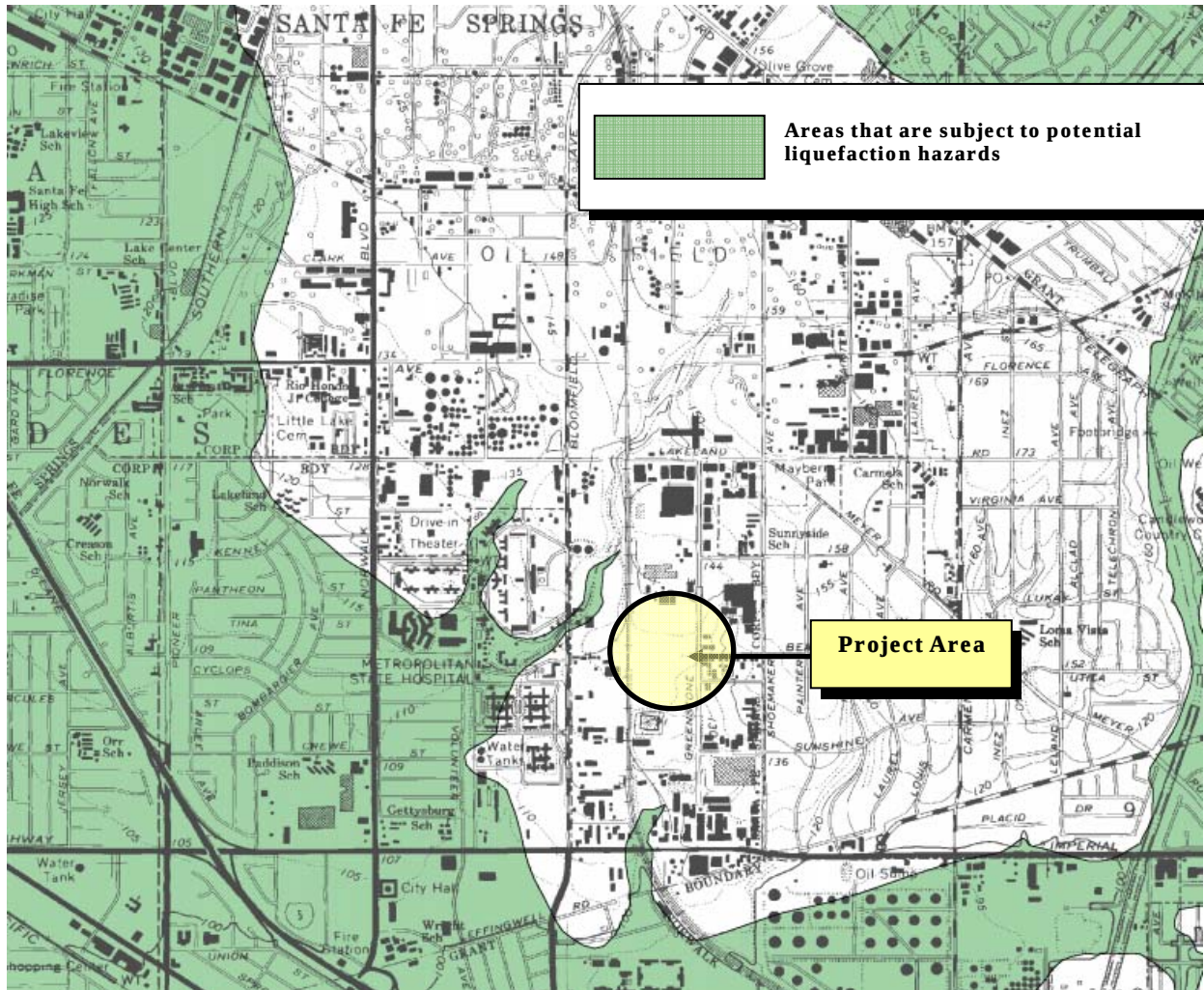


EXHIBIT 3-4
LIQUEFACTION RISK
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

Perkins Rincon soils may be prone to subsidence due to the shrink swell characteristics exhibited by the underlying soils.⁷¹ Although the construction of the proposed project is not anticipated to uncover or drain any underlying groundwater table, the mitigation provided in Section 3.6.2.D will mitigate any potential impacts related to subsidence. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project result in, or expose people to, potential impacts including location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property? • Less than Significant Impact with Mitigation.

The soils that underlie the project site belong to the Perkins Rincon association, which exhibit certain shrink swell characteristics. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.⁷² Clay and silty clay loam are present in the composition of above-mentioned soils.⁷³ These soils become sticky when wet and expand according to the moisture content present at the time. If soils consist of expansive clay, damage to foundations and structures may occur. In order to prevent foundation damage, the following mitigation is recommended:

- Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineers and the geotechnical recommendations.

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

E. Would the project result in, or expose people to, potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

The proposed project will not utilize septic tanks or other alternative wastewater disposal systems. As a result, no impacts associated with the use of septic tanks or other alternative wastewater disposal systems will occur as a result of the proposed project's implementation.

3.6.3 CUMULATIVE IMPACTS

The potential cumulative impacts related to earth and geology are typically site-specific. Furthermore, the analysis determined that further analysis of the underlying soils may be warranted due to the potential for shrink swell, subsidence, and structural damage.

⁷¹ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>.

⁷² Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083.

⁷³ United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Los Angeles County, California*. Revised 1969.

3.6.4 MITIGATION MEASURES

The following mitigation is required due to the potential for soil expansion and subsidence:

Mitigation Measure No. 5 (Geology & Soils Impacts). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineers and the geotechnical recommendations.

3.7 GREENHOUSE GAS EMISSIONS

3.7.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* • *Less Than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

Scientific evidence indicates that there is a correlation between increasing global temperatures/climate change over the past century and human-induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe. GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. For example, some observed changes include shrinking glaciers, thawing permafrost, late freezing and early break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees. Other longer term environmental impacts of global warming may include a rise in sea level, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems, including the potential loss of species, and a significant reduction in winter snow pack.

CEQA requires an agency to engage in forecasting “to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal.” The *CEQA Guidelines* specifically authorize lead agencies to conclude discussion of an impact if the lead agency finds that further discussion would be speculative. Furthermore, the California Supreme Court

has specifically upheld this type of finding in a CEQA analysis when there is no accepted methodology or standard to evaluate a potential cumulative impact.

CEQA does not require an agency to evaluate an impact that is “too speculative,” provided that the agency identifies the impact, engages in a “thorough investigation” but is “unable to resolve an issue,” and then discloses its conclusion that the impact is too speculative for evaluation (*CEQA Guidelines* § 15145, Office of Planning and Research commentary). Additionally, CEQA requires that impacts be evaluated at a level that is “specific enough to permit informed decision-making and public participation” with the “production of information sufficient to understand the environmental impacts of the proposed project and to permit a reasonable choice of alternatives so far as environmental aspects are concerned” (*CEQA Guidelines* § 15146, Office of Planning and Research commentary). Table 3-5 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-5, the CO₂E total for the project is 1,574.43 pounds per day or 0.71 MTCO₂E per day. The SCAQMD GHG threshold of significance is 10,000 tons per year for industrial projects. The project will generate approximately 260.66 metric tons per year of CO₂E. As a result, the impacts are under the recommended thresholds. Therefore, the project’s GHG impacts are less than significant.

Table 3-5
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Site Preparation	1,876.24	0.54	--	1,887.63
Construction Phase - Grading	1,558.00	0.44	--	1,567.37
Construction Phase – Construction (2016)	2,768.49	0.47	--	2,778.44
Construction Phase – Construction (2017)	2,734.96	0.45	--	2,744.38
Construction Phase - Paving	1,496.37	0.41	--	1,505.03
Construction Phase - Coatings	361.52	0.03	--	362.23
Long-Term Area Emissions	0.03	--	--	0.03
Long-Term Energy Emissions	15.78	--	--	15.87
Long-Term Mobile Emissions	1,557.36	0.06	--	1,558.53
Total Long-Term Emissions	1,573.16	0.06	--	1,574.43

Source: CalEEMod.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

The City of Santa Fe Springs does not presently have an adopted Climate Action Plan. However, the City’s General Plan includes a Conservation Element that has an air quality focus. In this section, the following policies related to air quality are identified:

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.

- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.
- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.
- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

The proposed project is an infill development that is consistent with Policy 2.2. The proposed project would incorporate several design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions. A list of the Attorney General's recommended measures and the project's conformance is listed in Table 3-6.

Table 3-6
Project Consistency With the Attorney General's Recommendations

Attorney General's Recommended Measures	Project Compliance	Percent Reduction
Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning, and public-private partnerships.	Compliant. The proposed project will facilitate new infill development in an urban area.	20%
Create transit, bicycle, and pedestrian connections through planning, funding, development requirements, incentives, and regional cooperation; create disincentives for auto use; and implement TDM measures.	Compliant. The proposed project will retain the existing sidewalks and parkway landscaping.	5%
Energy- and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing, prioritization, and other implementing tools.	Compliant. The new building will be required to comply with pertinent low impact development (LID) guidelines where applicable. The project will be consistent with the requirements of AB-1881.	10%
Waste diversion, recycling, water efficiency, energy efficiency, and energy recovery in cooperation with public services, districts, and private entities.	Compliant. The project's contractors will be required to adhere to the use of sustainability practices involving solid waste disposal.	0.5%
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; and heat island reduction programs.	Compliant. The project will not involve the installation of new landscaping, but will retain the existing trees part of the existing landscaping.	0.5%
Regional cooperation to find cross-regional efficiencies in GHG reduction investments and to plan for regional transit, energy generation, and waste recovery facilities.	Compliant. Refer to responses above.	NA
Total Reduction Percentage:		31.0%

Source: California Office of the Attorney General, *Sustainability and General Plans: Examples of Policies to Address Climate Change*, updated January 22, 2010.

The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any other variance from the adopted plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁷⁴ As a result, the impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are less than significant.

3.7.3 CUMULATIVE IMPACTS

The analysis herein also determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gases. As a result, no cumulative impacts will result from the proposed project's implementation.

3.7.4 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁷⁴ Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Focusing growth toward infill areas takes development pressure off conservation lands and working lands; it increases transit rider-ship and reduces vehicle trips; it requires less per capita energy and water use than less space-efficient development; it improves public health by promoting active transportation and active lifestyles; and it provides a more equitable mix of housing choices, among other benefits. Thus, the SGC has been investigating actions that can be taken to improve the ability of local governments and private developers to successfully plan and build good infill projects.

3.8 HAZARDS & HAZARDOUS MATERIALS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Locating of the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating of the project within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating of the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • No Impact.*

Due to the nature of the proposed project, no hazardous materials will be used on-site by Maruichi American Corporation beyond those which are used for routine cleaning and maintenance. In the event that any of the project's existing or future tenants will require the use, transport, or disposal of hazardous materials, the affected tenant(s) will need to comply with all Federal and State regulations regarding hazardous materials. Maruichi would need to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California

Health and Safety Code which requires the reporting of hazardous materials when used or stored in certain quantities. Furthermore, Maruichi American Corporation will need to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of Santa Fe Springs. The EPA's Envirofacts database was consulted to determine the nature and extent of any reported contamination (air, water, soils, waste, etc.) that is associated with the project site. The project site is not included on the list.⁷⁵ As a result, no impacts will occur.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact with Mitigation.

Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. In the event that any of the project's existing or future tenants will require the use, transport, or disposal of hazardous materials, the affected tenant(s) will need to comply with all Federal and State regulations regarding the handling and transportation of hazardous materials should the use of those materials be required for daily operations. Adherence to the regulations outlined in Section 3.8.2.A will minimize the potential for an accidental release of toxic chemicals into the environment.

The City of Santa Fe Springs contains multiple methane risk zones. Methane zones enclose a radius of 1000 feet around an old underground landfill. Methane is an odorless, combustible gas that may become explosive if concentrations are great enough in enclosed, unventilated spaces. Methane is a direct result of the decomposition of organic materials that were disposed of in the area landfills. The project site is located in the midst of a methane zone.⁷⁶ A cluster of three methane sources about the project site to the south along Greenstone Avenue and are identified as Kalico No. 1 (11801 Greenstone Avenue), Kobra Inc., (12027 Greenstone Avenue), and Kalico No. 3 (Greenstone Avenue).⁷⁷ Since the project site is located in the midst of a methane risk zone, the following mitigation is required:

- A vapor barrier must be installed below the entire building slabs to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

Adherence to the mitigation provided above will reduce potential methane impacts to levels that are less than significant.

⁷⁵ United States Environmental Protection Agency. *Envirofacts*. <http://www.epa.gov/enviro/index.html>. Website accessed April 26, 2016.

⁷⁶ City of Santa Fe Springs. *Methane Zone Map*. <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=3424>.

⁷⁷ Ibid.

- C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.*

There are no schools located within one quarter-mile of the proposed project. The nearest school to the project site is Carmela Elementary School, located approximately 0.81 miles northeast of the project site along Lakeland Road.⁷⁸ Additionally, due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. In the event that any of the project's existing or future tenant(s) will require the use, transport, or disposal of hazardous materials, they will need to comply with all Federal and State regulations regarding the handling and transportation of hazardous materials should the future tenant be involved in such uses. Since there are no existing or proposed schools within one-quarter mile of the project site, no impacts will result.

- D. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.*

As indicated in Section 3.8.2.A, the project site is not included on the EPA's Envirofacts database.⁷⁹ In addition, the site is not listed in the California Department of Toxic Substances Control Envirostor website as a Cortese site.⁸⁰ Four Cortese sites are located in the City and include the following: Neville Chemical Company (12800 Imperial Highway, approximately 0.60 miles south of the project site), McKesson Chemical Company (9005 Sorenson Avenue, approximately 2.27 miles north of the project site), Waste Disposal, Inc. (12731 Los Nietos Road, approximately 1.62 miles north of the project site), and Angeles Chemical Company, Inc. (8915 Sorenson Avenue, approximately 2.33 miles north of the project site).⁸¹ Due to their distance from the project site, the proposed project will not affect any of the aforementioned sites. As a result, no impacts are anticipated.

- E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The project site is neither located within an airport land use plan nor within two miles of a public use airport. Fullerton Airport is located approximately 5.8 miles southeast of the project site. The Joint Forces Training Base Los Alamitos is located approximately 8.7 miles to the south. The Long Beach Airport is located approximately 8.6 miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 19.87 miles to the west.⁸² In addition, the proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports and will not penetrate the designated slopes for any of the aforementioned airports. Essentially, the proposed project

⁷⁸ Google Earth. Website accessed April 26, 2016.

⁷⁹ United States Environmental Protection Agency. *Envirofacts*. <http://www.epa.gov/enviro/index.html>. Website accessed April 26, 2016.

⁸⁰ California Department of Toxic Substances Control. *Envirostor*. <http://www.envirostor.dtsc.ca.gov/public/>. Website accessed April 26, 2016.

⁸¹ Google Earth. Website accessed April 26, 2016.

⁸² Ibid.

will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports. As a result, no impacts are anticipated.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located in the vicinity of a private airstrip.⁸³ As a result, the proposed project will not present any impacts in regards to safety hazards related to aircraft and/or airport operations at a private use airstrip.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will Greenstone Avenue or any of the surrounding streets be completely closed to traffic. The construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the project site during construction as a means to provide continued through-access along Greenstone Avenue. As a result, no impacts are associated with the proposed project's implementation.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

The project site and surrounding properties are urbanized and the majority of the parcels are developed. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from off-site locations.

3.8.3 CUMULATIVE IMPACTS

The potential impacts related to hazardous materials are site-specific. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

3.8.4 MITIGATION MEASURES

The following mitigation is required to ensure that potential impacts are mitigated to impacts that are less than significant:

Mitigation Measure No. 6 (Hazards & Hazardous Materials Impacts). A vapor barrier must be installed below the entire building slabs to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

⁸³ Toll-Free Airline. *Los Angeles County Public and Private Airports, California.*
<http://www.tollfreeairline.com/california/losangeles.htm>.

3.9 HYDROLOGY & WATER QUALITY

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river in a manner that would result in flooding on- or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned stormwater drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- Inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact with Mitigation.*

The project site is currently paved in impervious concrete and is occupied by uncovered carbon steel tubes. No additional landscaping is planned beyond the 16,097 square feet of landscaping currently in place throughout the Maruichi American Corporation property. In the absence of mitigation, the amount of impervious surfaces (buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants.⁸⁴ The implementation of the proposed project will preserve the current 0.038 percent of pervious surfaces on the project area (i.e. landscaping).

The proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the Applicant to implement over the life of the project. In addition, the following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

- Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.
- The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.

With the aforementioned mitigation, the impacts would be less than significant.

⁸⁴ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • No Impact.*

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of natural underground water wells. The search yielded no results for the project site and the larger Maruichi American Corporation; although, 14 natural underground water wells were found on the property north of Maruichi.⁸⁵ The proposed project will be connected to the City's utility lines and is not anticipated to deplete groundwater supplies. According to the City's Urban Water Management Plan, the City of Santa Fe Springs Water System has approximately 6,015 service connections through a pipeline network of approximately 108 miles.⁸⁶ The project will be required to install water efficient plumbing to reduce the burden placed on the City's water resources (refer to Section 3.17). Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

- C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? • No Impact.*

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. The project site is located approximately 1.38 miles west of the Coyote Creek flood control channel and approximately 2.94 miles east of the San Gabriel River.⁸⁷ The proposed project will be restricted to the designated site and will not alter the course of either waterway. No other bodies of water are located in or around the project site. As a result, no impacts will occur.

- D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site? • No Impact.*

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. As indicated previously, the proposed project will be restricted to the designated site and will not alter the course of the heavily channelized Coyote Creek, located approximately 1.38 miles east of the project site, nor will it alter the course of the San Gabriel River, located approximately 1.38 miles west of the project site. In addition, the proposed project will be properly drained and is not expected to result in on- or off-site flooding. As a result, no impacts are anticipated.

⁸⁵ Geotracker GAMA. *Search for Wells*. Website accessed April 26, 2016.

⁸⁶ City of Santa Fe Springs, Urban Water Management Plan (2010-2014). Department of Public Works, Utilities Services Division. June 2011.

⁸⁷ Google Earth. Website accessed April 26, 2016.

E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? • Less than Significant Impact with Mitigation.

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. The proposed project is currently on a heavily-developed industrial lot. The lot is partly covered over in pervious surfaces and the underlying soils are well-drained.⁸⁸ The proposed project site does not have a landscaping plan and will retain the current landscaping, which covers approximately 16,075 square feet of the larger Maruichi property. Currently, approximately 99 percent of the project site is covered over in impervious surfaces, with the remaining one percent dedicated for landscaping. In the absence of mitigation, the impervious surfaces (internal driveways, parking areas, etc.) part of the site could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas.⁸⁹ The following measures are required as a means to address potential storm water impacts:

- All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.
- The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

F. Would the project otherwise substantially degrade water quality? • No Impact.

Adherence to the mitigation provided in Sections 3.9.2.A and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. No additional impacts are anticipated.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (refer to Exhibit 3-5). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁹⁰ In addition, the nature of the proposed project is industrial and will not contain any housing. As a result, no impacts are anticipated to occur.

⁸⁸ United States Department of Agriculture Soil Conservation Service. Report and General Soils Map Los Angeles County, California. Revised 1969.

⁸⁹ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 7, 2016.

⁹⁰ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>.

CITY OF SANTA FE SPRINGS • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
MARUICHI WAREHOUSE IMPROVEMENT PROJECT • 11529 GREENSTONE AVENUE

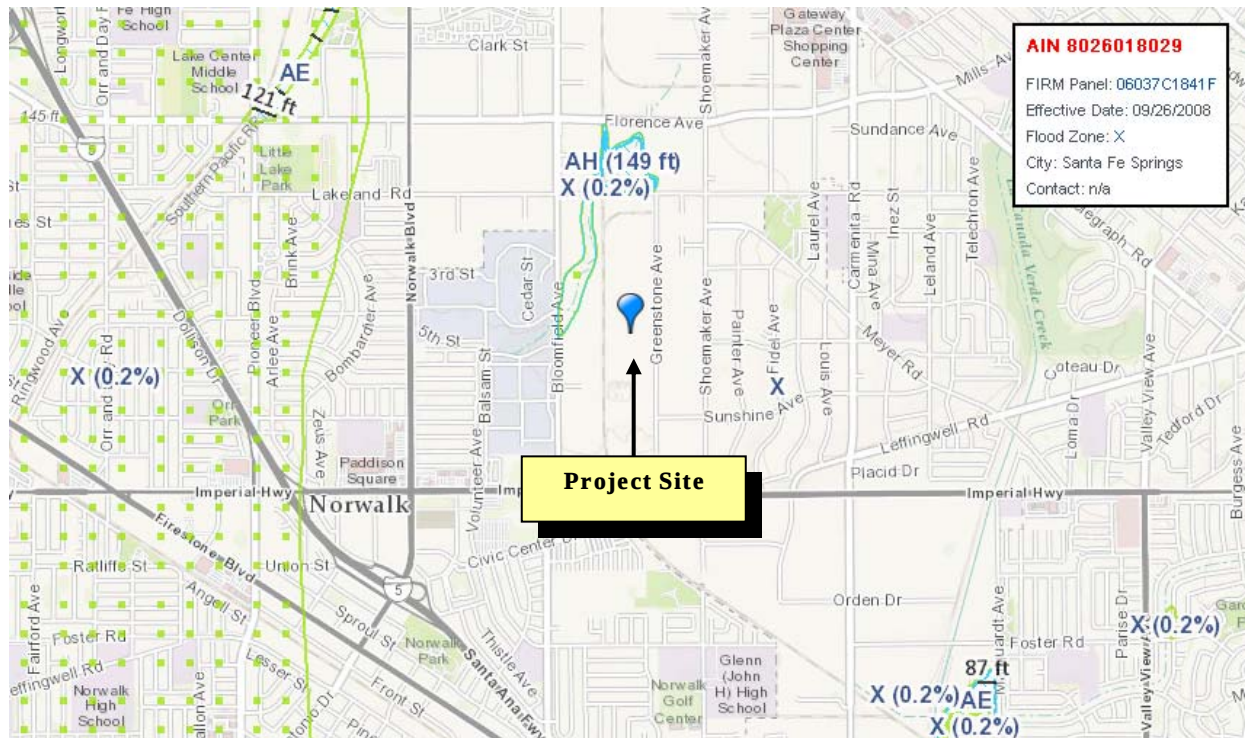


EXHIBIT 3-5 FEMA FLOOD MAP

SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

H. Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁹¹ As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows since the site is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project's implementation.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? • No Impact.

The Santa Fe Springs General Plan and the City's Hazard Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately 4.66 miles northwest of the City. In the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City's impacted area.⁹² Since the project site is located outside the potential inundation area of this reservoir, no impacts are anticipated.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the Coyote Creek flood control channel or the San Gabriel River is not likely to happen due to the current level of channelization and volume of water present. In addition, the project site is located approximately 21.5 miles inland from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.⁹³ Lastly, the proposed project will not result in any mudslides since the project site will be leveled and properly drained. As a result, no impacts are anticipated.

3.9.3 CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts. As a result, no cumulative impacts are anticipated.

⁹¹ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>.

⁹² City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

⁹³ Google Earth. Website accessed April 19, 2016.

3.9.4 MITIGATION MEASURES

The following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

Mitigation Measure No. 7 (Hydrology & Water Quality Impacts). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 8 (Hydrology & Water Quality Impacts). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

Mitigation Measure No. 9 (Hydrology & Water Quality Impacts). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

Mitigation Measure No. 10 (Hydrology & Water Quality Impacts). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

3.10 LAND USE & PLANNING

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use?* • *No Impact.*

The proposed project will be restricted to the project site and will not divide or disrupt any residential neighborhood. The project site is located in the midst of an industrial area and within an existing development. The nearest residential neighborhood is located approximately 1,330 feet east of the project site along Shoemaker Avenue.⁹⁴ In addition, the proposed project will not result in an incompatible land use since the project site is currently zoned as *Heavy Manufacturing* (M-2) (refer to Exhibit 3-6 for the Zoning/General Plan Land Use map) and its General Plan land use designation is *Industrial* (refer to Exhibit 3-6). The proposed project will not require the approval of a Conditional Use Permit, Zone Change, or General Plan Amendment to permit the development of the warehouse building within the project site. As a result, no impacts will occur.

B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* • *No Impact.*

The industrial use will not conflict with any existing General Plan land use designation or zoning designation.⁹⁵ As indicated in the previous subsection, the project site's General Plan and Zoning classifications are *Industrial* and *Heavy Manufacturing* (M-2), respectively. In addition, the project site is located approximately 21.5 miles inland from the Pacific Ocean and is not subject to a local coastal program.⁹⁶ As a result, no impacts will occur.

⁹⁴ Google Earth. Website accessed April 19, 2016.

⁹⁵ City of Santa Fe Springs. General Plan Land Use Map and Zoning Map. As amended. 2010.

⁹⁶ Google Earth. Website accessed April 19, 2016.

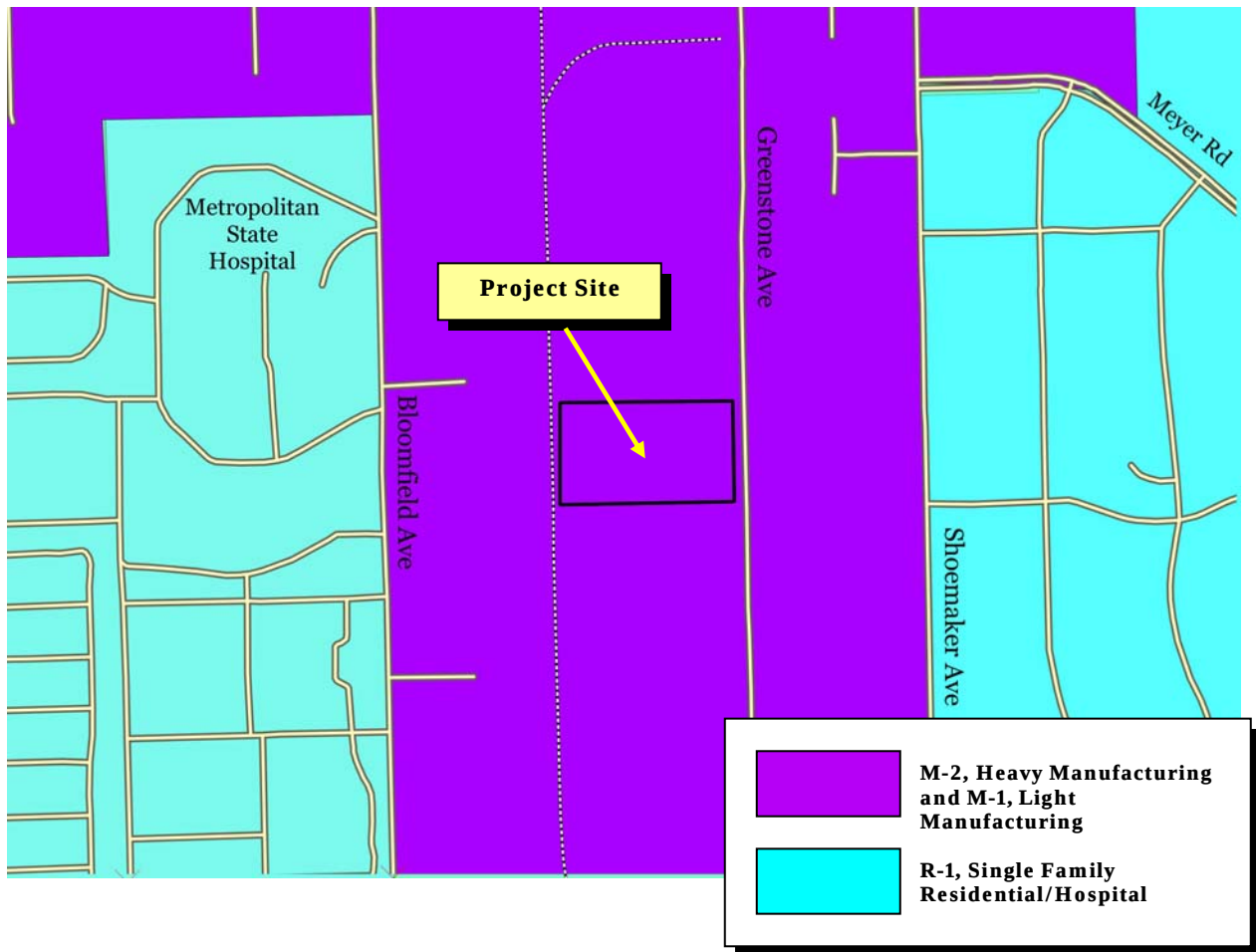


EXHIBIT 3-6

ZONING AND GENERAL PLAN LAND USE MAP

SOURCE: QUANTUM GIS AND CITY OF SANTA FE SPRINGS

C. *Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?* • *No Impact.*

The project site is currently completely paved over in concrete and occupied by uncovered steel tubes. The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills SEA (SEA #15) is the closest protected area and is located approximately four miles northeast from the project site.⁹⁷ The construction and subsequent operation of the proposed project will not affect the Puente Hills SEA due to the site's distance from the resource areas. Therefore, no impacts will occur.

3.10.3 CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. Furthermore, the analysis determined that the proposed project will not result in any significant adverse impacts. As a result, no cumulative land use impacts will occur upon the proposed project's implementation.

3.10.4 MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

⁹⁷ Google Earth. Website accessed April 19, 2016.
SECTION 3.10 • LAND USE & PLANNING

3.11 MINERAL RESOURCES

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?* • No Impact.

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the project site.⁹⁸ The nearest recorded well to the project site is located approximately 1,292 feet north of the project site.⁹⁹ Furthermore, the project area is not located within a Significant Mineral Aggregate Resource Area (SMARA), nor is it located in an area with active mineral extraction activities. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan?* • No Impact.

The resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.11.3 CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

⁹⁸ California Department of Conservation. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed April 28, 2016.

⁹⁹ Google Earth. Website accessed April 19, 2016.

3.11.4 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.12 NOISE

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local General Plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or the generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating of the project within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people to excessive noise levels; or,
- Locating of the project within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in exposure of persons to, or the generation of, noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?* • *Less than Significant Impact.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. At 140 dB, the eardrum may rupture. In general, an increase in between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.¹⁰⁰ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-7. The implementation of the proposed project will not expose future employees to excessive noise because the use that is contemplated for development is not a noise sensitive receptor.

¹⁰⁰ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

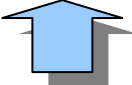
Noise Levels – in dBA		
 <i>Serious Injury</i>	165	
	160	
	155	
	150	
 <i>Pain</i>	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 ft.</i>
	120	
 <i>Discomfort</i>	115	<i>music in night club interior</i>
	110	<i>motorcycle at 20 ft.</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 ft.</i>
	90	<i>food blender</i>
 <i>Range of Typical Noise Levels</i>	85	<i>electric mixer, light rail train horn</i>
	80	
	75	
	70	<i>portable fan, roadway traffic at 50 ft.</i>
	65	
	60	<i>dishwasher, air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator, light traffic at 100 ft.</i>
	40	
	35	<i>library interior (quiet study area)</i>
	30	
 <i>Threshold of Hearing</i>	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

EXHIBIT 3-7 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

An existing residential neighborhood located approximately 1,330 feet east along Shoemaker Avenue and the Metropolitan State Hospital along Bloomfield Avenue will be unaffected by noise generated from the proposed project because of their orientation and distance from the project site. In addition, Maruichi American Corporation will be required to adhere to all pertinent noise control regulations outlined by the City of Santa Fe Springs. As a result, the potential impacts will be less than significant.

B. Would the project result in exposure of people to, or the generation of, excessive ground-borne noise levels? • Less than Significant Impact.

The nearest land uses that may potentially be impacted from ground-borne vibration and noise (primarily from the use of heavy construction equipment) are the single-family residential units along Shoemaker Avenue and the Metropolitan State Hospital along Bloomfield Avenue. As noted in Subsection 3.12.2.D, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. The proposed project is anticipated to generate limited additional traffic. As a result, the impacts are anticipated to be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The proposed project's traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The proposed project is anticipated to generate limited additional traffic. Furthermore, the project site is not located within the line-of-sight for the single-family residential area located to the east at Shoemaker Avenue and is not expected to impact the aforementioned sensitive receptors. As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-8. The noise levels are those that would be expected at a distance of 50 feet from the noise source. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman. In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worst-case scenario, the 89 dBA value was used as an average noise level for the construction activities at 50 feet from the noise sources.

Typical noise levels 50-ft. from source

			70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	Materials Handling Equipment	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	Stationary Equipment	Pumps				
		Generators				
		Compressors				
Impact Equipment	Pneumatic Wrenches					
	Jack Hammers					
	Pile Drivers					
Other Equipment	Vibrators					
	Saws					

EXHIBIT 3-8 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

As indicated previously, the nearest noise sensitive receptors are the single-family homes located 1,330 feet east of the project site and the Metropolitan State Hospital located 1,330 feet west of the project site. The aforementioned uses are not located with the proposed project's line-of-sight. In addition, the uses that surround the project site are industrial and are not considered to be noise sensitive receptors. As a result, the impacts are anticipated to be less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is neither located within an airport land use plan nor within two miles of a public use airport. Fullerton Airport is located approximately 5.8 miles southeast of the project site. The Joint Forces Training Base Los Alamitos is located approximately 8.7 miles to the south. The Long Beach Airport is located approximately 8.9 miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 19.87 miles to the west.¹⁰¹ The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, no impacts related to the exposure of excessive aircraft-generated noise levels are anticipated.

F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

As indicated previously in Section 3.8.2.F, the project site is not located in the vicinity of a private airstrip. As a result, no noise impacts related to the exposure of persons to aircraft noise from a private airstrip will result from the proposed project.

3.12.3 CUMULATIVE IMPACTS

The analysis indicated that the proposed project would not result in any significant noise impacts. As a result, no cumulative noise impacts will occur with the implementation of the proposed project.

3.12.4 MITIGATION MEASURES

The analysis identified a lack of noise sensitive receptors within the vicinity of the project site. Therefore, no mitigation measures were provided.

¹⁰¹ Google Earth. Website accessed April 26, 2016.

3.13 POPULATION & HOUSING

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* • *No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. The variables that typically contribute to growth-inducing impacts, and the project's potential growth-inducing impacts, are identified in Table 3-7.

Table 3-7
Potential Growth-Inducing Impacts

Factor Contributing to Growth Inducement	Project's Potential Contribution	Basis for Determination
New development in an area presently undeveloped.	The proposed project will promote development of an underutilized parcel in a heavily developed area.	The project will promote development consistent with the City's land use policy.
Extension of roadways and other transportation facilities.	The project will not involve the extension or modification of any off-site roadways.	The project will not require any off-site improvements or curb-cuts.
Extension of infrastructure and other improvements.	No off-site water, sewer, and other infrastructure are anticipated.	The only infrastructure improvements will serve the proposed project site only.
Major off-site public projects (treatment plants, etc).	No major facilities are proposed at this time.	No off-site facilities will be required to accommodate the projected demand.
Removal of housing requiring replacement housing elsewhere.	The project does not involve the removal of existing affordable or subsidized units.	No affordable housing will be affected by the proposed project.
Additional population growth leading to increased demand for services.	The proposed project will provide long-term growth in employment.	Long-term employment will be provided by the proposed development.
Short-term growth inducing impacts related to the project's construction.	The proposed project may result in the creation of new construction employment.	Short-term increases in construction employment are a beneficial impact.

As indicated in Table 3-7, the proposed development would not result in any growth inducing impacts related to potential population growth. In addition, the jobs expected to be added are well within the employment projections contemplated by SCAG. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.¹⁰² According to the State of California Employment Development Department, the City's current unemployment rate is 6.0 percent which means there are 500 residents actively seeking work.¹⁰³ According to the Applicant, the projected increase in permanent employment is two jobs per shift. Normally, an industrial project of 53,790 square-feet in floor area would be projected to provide 53 new jobs, assuming one new job per 1,000 square feet of floor area; however, the proposed warehouse will solely provide an ancillary use to the existing industrial buildings within the Maruichi property and will not demand a high number of jobs. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The number of new jobs is well within SCAG's employment projections for the City of Santa Fe Springs. As a result, no impacts are anticipated to occur.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

The project involves construction and operation of a new warehouse within an existing industrial development. The proposed project will not involve the removal of any existing residences because no housing units are located within the project area. In addition, the site is zoned for M-2 and the site's General Plan land use designation is *Industrial* (refer to Section 3.10.2.A). As a result, no housing displacement necessitating the construction of new replacement housing elsewhere in the City will occur upon the proposed project's implementation and no impacts are anticipated to occur.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • No Impact.

The project involves construction and operation of a new warehouse within an existing industrial operation. As indicated previously, the proposed project will not result in any housing displacement. In addition, the site is zoned for M-2 and the site's General Plan land use designation is *Industrial* (refer to Section 3.10.2.A). As indicated previously, the proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

3.13.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that none would occur as a result of the proposed project's implementation. Therefore, no cumulative impacts will occur.

¹⁰² Southern California Association of Governments. *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy*. Growth Forecast. April 2012.

¹⁰³ State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*. <http://www.labormarketinfo.edd.ca.gov/file/lfmonth/allsubs.xls>. Website accessed May 12, 2016.

3.13.4 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that none would occur as a result of the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.14 PUBLIC SERVICES

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *other government services*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact with Mitigation.*

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The Fire Department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4

(11736 Telegraph Road). The first response station to the site is Station No. 1. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would not place additional demands on fire services since the project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Compliance with the following mitigation as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant:

- The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact with Mitigation.

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The law enforcement contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six civilian employees.¹⁰⁴ Once operational, the proposed project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. To ensure the proposed industrial project elements adhere to the City's security requirements, the following mitigation will be required:

- The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to the Department requirements, including, but not limited to, photometric plan review.

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

¹⁰⁴ City of Whittier, Whittier Police Department. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.

- C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services?* • No Impact.

The proposed project will not involve any development and/or uses that could potentially affect school enrollments. As a result, no impacts on schools will result from the proposed project's implementation.

- D. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services?* • No Impact.

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. As a result, no impacts are anticipated.

3.14.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in an incremental increase in the demand for public services. As a result, no cumulative impacts are anticipated.

3.14.4 MITIGATION MEASURES

The analysis of public service impacts indicated that no impacts are anticipated; however, to ensure the proposed project meets the City's Fire and Police department standards, the following mitigation is required:

Mitigation Measure No. 11 (Public Services Impacts). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.

Mitigation Measure No. 12 (Public Services Impacts). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.

3.15 RECREATION

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • No Impact.

Due to the industrial nature of the proposed project, no significant increase in the usage of City parks and recreational facilities will occur. The City of Santa Fe Springs Parks and Recreation Services operates six public parks devoted to active recreation. The proposed project would not result in any development that would potentially physically alter any public park facilities and services. No parks are located adjacent to the site. The nearest park is Amelia Mayberry Park, located approximately 0.63 miles east of the project site.¹⁰⁵ As a result, no impacts are anticipated.

B. *Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?* • No Impact.

The proposed project would not result in any development that would potentially significantly increase the demand for recreational facilities and services. As a result, no impacts are anticipated upon the implementation of the proposed project.

3.15.3 CUMULATIVE IMPACTS

The analysis determined that the proposed project would not result in any potential significant impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

¹⁰⁵ Google Earth. Website accessed April 28, 2016.

3.15.4 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project will have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- A substantially increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease, the performance or safety of such facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?* • *Less than Significant Impact.*

The proposed project will involve the construction of a new warehouse building totaling 53,790 square feet in floor area over an existing lot. The existing roadway network located in the vicinity of the project site includes Greenstone Avenue, which abuts the project site to the east and extends in a north-south orientation; Bloomfield Avenue and Shoemaker Avenue, which also extend in a north-south orientation 1,330 feet to the west and east of the project site, respectively; Lakeland Road, which extends in an east-west orientation 2,526 feet north of the project site; and Imperial Highway, which also extends in an

east-west orientation approximately 2,780 feet south of the project site. Direct vehicular access to the project site will be provided by an existing driveway connection along Greenstone Avenue.

Trip generation estimates for the project were developed using the trip rates contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition based on the warehousing land use category (ITE Code 150). Project traffic was assumed to consist of a mix of passenger car and heavy vehicle traffic. This ITE information was used to estimate existing and future traffic generated and this information is summarized in Table 3-8. As indicated in Table 3-8, a typical 53,790 square foot warehouse is anticipated to generate approximately 191 daily trips, with approximately 16 trips occurring during the AM peak hour, and 17 trips occurring during the PM peak hour.

**Table 3-8
Typical Project Trip Generation**

Trip Generation Rates								
ITE Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Warehousing	Trips/1,000 sq. ft.	3.56	0.237	0.063	0.300	0.080	0.240	0.320
Typical Warehouse Project Trip Generation								
Warehousing	53,790 sq. ft.	191	13	3	16	4	13	17

Source: Institute of Transportation Engineers (ITE) 9th Edition

As indicated in Section 2 herein, Maruichi American Corporation manufactures structural, ornamental, and mechanical tubing for construction, construction machinery, fencing, furniture, automobile parts, and shopping carts. The new 53,790 square-foot warehouse building will serve as an enclosure for these steel tube products. Currently, the project site is paved in concrete and the steel products are stored on-site and uncovered. In order to prevent water runoff and comply with clean water act regulations, the new warehouse is proposed to provide enclosure for the steel tube products. According to the Applicant, the projected increase in permanent employment is two jobs per shift. Normally, an industrial project of 53,790 square-feet in floor area would be projected to provide 53 new jobs, assuming one new job per 1,000 square feet of floor area; however, the proposed warehouse will solely provide an ancillary use to the existing industrial buildings within the Maruichi property and will not demand a high number of jobs. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift.

Overall, the projected peak hour traffic increase will involve no more than six trips ends per day for the two new employees. This additional traffic will not affect the existing LOS at any local intersection.¹⁰⁶ As a result, the impacts will be less than significant.

B. Would the project result in a conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • Less than Significant Impact.

The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The purpose of the CMP is to link land use, transportation, and air quality decisions to develop a partnership among transportation decision-makers in devising appropriate transportation solutions that include all modes of travel and to propose transportation projects that are eligible to compete for State gas tax funds. The nearest CMP intersections include Whittier Boulevard/Norwalk Boulevard, Norwalk Boulevard/Imperial Highway, and Imperial Highway/Firestone Boulevard. The nearest CMP arterials include Imperial Highway, Firestone Boulevard, and Whittier Boulevard. The peak hour trips from the proposed new warehouse will be far less than the 50 or more needed to require a CMP analysis. As a result, the impacts on CMP arterial roadways or intersections are less than significant.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The proposed project will not result in any changes in air traffic patterns because the proposed project will not significantly increase traffic to levels that would warrant mitigation. As a result, no impacts will occur with the implementation of the proposed project.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No Impact.

Vehicular access to the proposed project and new surface parking lot would be provided from an existing driveway along Greenstone Avenue. The existing public streets would remain unchanged. As a result, no impacts will occur.

E. Would the project result in inadequate emergency access? • No Impact.

The proposed project has been designed to provide a fire truck access lane. The proposed project will not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

¹⁰⁶ City of Santa Fe Springs. *Traffic Volume ADT Count Map 2009 Santa Fe Springs Citywide*. July 3, 2009. Website accessed April 29, 2016.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The proposed project involves the addition of a warehouse building to an existing development. No conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities will exist upon the implementation of the proposed project. No existing bus stops will be removed as part of the proposed project's implementation. As a result, the proposed project's implementation will not result in any impacts.

3.16.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in any increased traffic generation in the area. As a result, no cumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.17 UTILITIES

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system, causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- A determination by the landfill provider that serves or may serve the project that it has insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems or substantial alterations in power or natural gas facilities; or,
- A need for new systems or substantial alterations in communications systems.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • No Impact.*

The project site is currently paved over in concrete and occupied by uncovered steel tubes. In order to prevent water runoff and comply with clean water act regulations, the new warehouse is proposed to provide enclosure for the steel tube products. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and

the Artesia (SR-91) Freeways. The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd. The remaining treatment capacity is 5.7 mgd. As indicated in Table 3-9, a typical warehouse consisting of 53,790 square feet of floor area is projected to generate 5,390 gallons of effluent on a daily basis, which is well under the capacity of the aforementioned WRPs.

**Table 3-9
Wastewater (Effluent) Generation (gals/day)**

Use	Unit	Factor	Generation
Warehouse Project	53,790 square feet	0.11 gals/unit	5,390 gals/day

Source: Blodgett Baylosis Environmental Planning.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements; no new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, no impacts are anticipated to occur.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated previously, the new warehouse building will serve as an enclosure for steel tube products. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Therefore, no new water or wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.

The new warehouse building will serve as an enclosure for steel tube products. In order to prevent water runoff and comply with clean water act regulations, the new warehouse is proposed to provide enclosure for the steel tube products. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has County-wide flood control responsibility. LACFCD responsibilities include developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. Additionally, the project will be

required to comply with the City's storm water management guidelines. As a result, no impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • No Impact.

The new warehouse building will serve as an enclosure for steel tube products. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The proposed project will connect to an existing water line located in Greenstone Avenue. As indicated in Table 3-10, a typical warehouse consisting of 53,790 square feet of floor area is projected to consume approximately 7,521 gallons of water on a daily basis. The new warehouse will simply provide support to the primary functions of the steel manufacture and will only demand an increase of two employees per shift. As a result, no impacts are anticipated upon the implementation of the proposed project.

Table 3-10
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Warehouse Project	53,790 square feet	0.14 gals/sq. ft.	7,521 gals/day

Source: Blodgett Baylosis Environmental Planning.

E. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • No Impact.

Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receive Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. As a result, no impacts are anticipated to occur upon the implementation of the proposed project.

F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? • No Impact.

The new warehouse building will serve as an enclosure for steel tube products. Currently, the project site is paved in concrete and the steel products are stored on-site and uncovered. The new warehouse will simply provide support to the primary functions of the steel carbon manufacture and will only demand an increase of two employees per shift. The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.¹⁰⁷ The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. As indicated in Table 3-11, the future daily solid waste generation is projected to be 282 pounds per day. The proposed project will contribute a limited amount to this waste stream. As a result, no impacts on solid waste generation are anticipated.

**Table 3-11
Solid Waste Generation (lbs/day)**

Use	Unit	Factor	Generation
Warehouse Project	53,790 square feet	6 lbs/1,000 sq. ft.	323 lbs/day

Source: Blodgett Baylosis Environmental Planning.

G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.17.3 CUMULATIVE IMPACTS

The potential impacts related to water line and sewer line capacities are site-specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on local utilities. The ability of the existing sewer and water lines to accommodate the projected demand from

¹⁰⁷ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

3.17.4 MITIGATION MEASURES

The analysis of utilities impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The approval and subsequent implementation of the proposed project *will not* have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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SECTION 4 - CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The proposed project *will not* have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A Mitigation Monitoring and Reporting Program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.



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SECTION 5 - REFERENCES

5.1 PREPARERS

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5.2 REFERENCES

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DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
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APPENDIX A - AIR QUALITY WORKSHEETS

Maruichi Warehouse Addition
 South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	53.79	1000sqft	1.23	53,790.00	0
Parking Lot	73.00	Space	0.66	29,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2018

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times estimated and are provided in IS/MND.

Architectural Coating - per SCAQMD

Construction Off-road Equipment Mitigation -

CalEEMod Version: CalEEMod 2013.2.2

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Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblConstructionPhase	NumDays	10.00	43.00
tblConstructionPhase	NumDays	200.00	107.00
tblConstructionPhase	NumDays	4.00	22.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	21.00
tblConstructionPhase	PhaseEndDate	4/28/2017	4/30/2017
tblGrading	AcresOfGrading	8.25	1.50
tblGrading	AcresOfGrading	10.50	1.00
tblProjectCharacteristics	OperationalYear	2014	2018

2.0 Emissions Summary

CITY OF SANTA FE SPRINGS • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
MARUICHI WAREHOUSE IMPROVEMENT PROJECT • 11529 GREENSTONE AVENUE

CalEEMod Version: CalEEMod 2013.2.2

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2.1 Overall Construction (Maximum Daily Emission)
Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2016	3.5543	25.8136	18.3767	0.0300	5.4093	1.3692	6.8085	2.9256	1.3389	4.2129	0.0000	2,768.494	2,768.494	0.5421	0.0000	2,779.878
2017	18.0361	20.3741	17.6801	0.0300	0.4787	1.2466	1.7253	0.1287	1.2015	1.3302	0.0000	2,734.959	2,734.959	0.4487	0.0000	2,744.380
Total	21.5903	46.1877	36.0568	0.0599	5.8880	2.6158	8.5338	3.0543	2.5404	5.5431	0.0000	5,503.453	5,503.453	0.9908	0.0000	5,524.259

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2016	3.5543	25.8136	18.3767	0.0300	2.1642	1.3692	3.5634	1.1555	1.3389	2.4427	0.0000	2,768.494	2,768.494	0.5421	0.0000	2,779.878
2017	18.0361	20.3741	17.6801	0.0300	0.4787	1.2466	1.7253	0.1287	1.2015	1.3302	0.0000	2,734.959	2,734.959	0.4487	0.0000	2,744.380
Total	21.5903	46.1877	36.0568	0.0599	2.6429	2.6158	5.2887	1.2841	2.5404	3.7730	0.0000	5,503.453	5,503.453	0.9908	0.0000	5,524.259
Percent Reduction	0.00	0.00	0.00	0.00	55.11	0.00	38.03	57.96	0.00	31.93	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational
Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Area	1.9916	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0284
Energy	1.4500e-003	0.0132	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733
Mobile	0.4997	1.6363	6.4909	0.0189	1.2664	0.0258	1.2922	0.3384	0.0237	0.3621		1,557,355	1,557,355	0.0557		1,558,525
												3	3			7
Total	2.4927	1.6496	6.5151	0.0190	1.2664	0.0258	1.2932	0.3384	0.0248	0.3632		1,573,160	1,573,160	0.0561	2.9000e-004	1,574,428
												3	3			3

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Area	1.9916	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0284
Energy	1.4500e-003	0.0132	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733
Mobile	0.4997	1.6363	6.4909	0.0189	1.2664	0.0258	1.2922	0.3384	0.0237	0.3621		1,557,355	1,557,355	0.0557		1,558,525
												3	3			7
Total	2.4927	1.6496	6.5151	0.0190	1.2664	0.0258	1.2932	0.3384	0.0248	0.3632		1,573,160	1,573,160	0.0561	2.9000e-004	1,574,428
												3	3			3

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	10/1/2016	10/31/2016	5	21	
2	Grading	Grading	11/1/2016	11/30/2016	5	22	
3	Building Construction	Building Construction	12/1/2016	4/30/2017	5	107	
4	Paving	Paving	5/1/2017	5/31/2017	5	23	
5	Architectural Coating	Architectural Coating	6/1/2017	7/31/2017	5	43	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 81,999; Non-Residential Outdoor: 27,333 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	91	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	228	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	6.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Building Construction	7	35.00	14.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Architectural Coating	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT

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3.1 Mitigation Measures Construction

Water Exposed Area
 Clean Paved Roads

3.2 Site Preparation - 2016 Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBIo- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust	2.4428	25.7718	16.5144	0.0171	5.3198	0.0000	5.3198	2.9019	0.0000	2.9019			0.0000			0.0000
Off Road						1.3985	1.3985		1.2866	1.2866		1,781.087	1,781.087	0.5372		1,782.365
												2	2			3
Total	2.4428	25.7718	16.5144	0.0171	5.3198	1.3985	6.7183	2.9019	1.2866	4.1885		1,781.087	1,781.087	0.5372		1,792.368
												2	2			3

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3.2 Site Preparation - 2016
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592
Total	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Fugitive Dust					2.0747	0.0000	2.0747	1.1317	0.0000	1.1317			0.0000			0.0000
Off-Road	2.4428	25.7718	16.5144	0.0171		1.3985	1.3985	1.2866	1.2866	2.5732	0.0000	1,781.087	1,781.087	0.5372		1,792.369
Total	2.4428	25.7718	16.5144	0.0171	2.0747	1.3985	3.4732	1.1317	1.2866	2.4183	0.0000	1,781.087	1,781.087	0.5372		1,792.369

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3.2 Site Preparation - 2016

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592
Total	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592

3.3 Grading - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					4.5889	0.0000	4.5889	2.4905	0.0000	2.4905			0.0000			0.0000
Off-Road	1.9908	21.0361	13.6704	0.0141		1.1407	1.1407		1.0494	1.0494		1,462.8468	1,462.8468	0.4413		1,472.1130
Total	1.9908	21.0361	13.6704	0.0141	4.5889	1.1407	5.7296	2.4905	1.0494	3.5399		1,462.8468	1,462.8468	0.4413		1,472.1130

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3.3 Grading - 2016

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592
Total	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					1.7897	0.0000	1.7897	0.9713	0.0000	0.9713			0.0000			0.0000
Off-Road	1.9908	21.0361	13.6704	0.0141		1.1407	1.1407		1.0494	1.0494	0.0000	1,462.8468	1,462.8468	0.4413		1,472.1130
Total	1.9908	21.0361	13.6704	0.0141	1.7897	1.1407	2.9304	0.9713	1.0494	2.0207	0.0000	1,462.8468	1,462.8468	0.4413		1,472.1130

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3.3 Grading - 2016

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592
Total	0.0334	0.0418	0.5200	1.1300e-003	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244	95.1567	95.1567	95.1567	4.8800e-003		95.2592

3.4 Building Construction - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176		2,046.943	2,046.943	0.4499		2,056.391
Total	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176		2,046.943	2,046.943	0.4499		2,056.391

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3.4 Building Construction - 2016
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.1166	1.2081	1.3843	3.0400e-003	0.0875	0.0199	0.1074	0.0249	0.0183	0.0432	305.2405	305.2405	2.1800e-003	2.1800e-003		305.2862
Worker	0.1462	0.1828	2.2751	4.9600e-003	0.3912	3.2700e-003	0.3945	0.1038	3.0100e-003	0.1068	416.3104	416.3104	0.0214	0.0214		416.7590
Total	0.2628	1.3919	3.6693	8.0000e-003	0.4787	0.0232	0.5019	0.1287	0.0213	0.1500	721.5509	721.5509	0.0235	0.0235		722.0452

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176	0.0000	2,046.943	2,046.943	0.4499		2,056.391
Total	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176	0.0000	2,046.943	2,046.943	0.4499		2,056.391

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3.4 Building Construction - 2016
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.1166	1.2081	1.3843	3.0400e-003	0.0875	0.0199	0.1074	0.0249	0.0183	0.0432		305.2405	305.2405	2.1800e-003		305.2862
Worker	0.1462	0.1828	2.2751	4.9600e-003	0.3912	3.2700e-003	0.3945	0.1038	3.0100e-003	0.1068		416.3104	416.3104	0.0214		416.7590
Total	0.2628	1.3919	3.6693	8.0000e-003	0.4787	0.0232	0.5019	0.1287	0.0213	0.1500		721.5509	721.5509	0.0235		722.0452

3.4 Building Construction - 2017
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Off-Road	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823		2,034.2860	2,034.2860	0.4268		2,043.2497
Total	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823		2,034.2860	2,034.2860	0.4268		2,043.2497

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3.4 Building Construction - 2017
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.1068	1.1002	1.3112	3.0400e-003	0.0875	0.0178	0.1053	0.0249	0.0163	0.0413		300.2964	300.2964	2.1100e-003		300.3407
Worker	0.1314	0.1650	2.0579	4.9500e-003	0.3912	3.1500e-003	0.3944	0.1038	2.9000e-003	0.1067		400.3767	400.3767	0.0197		400.7906
Total	0.2382	1.2653	3.3691	7.9900e-003	0.4788	0.0209	0.4996	0.1287	0.0192	0.1479		700.6732	700.6732	0.0218		701.1313

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823	0.0000	2,034.2860	2,034.2860	0.4268		2,043.2497
Total	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823	0.0000	2,034.2860	2,034.2860	0.4268		2,043.2497

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3.4 Building Construction - 2017 Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.1068	1.1002	1.3112	3.0400e-003	0.0875	0.0178	0.1053	0.0249	0.0163	0.0413		300.2964	300.2964	2.1100e-003		300.3407
Worker	0.1314	0.1650	2.0579	4.9500e-003	0.3912	3.1500e-003	0.3944	0.1038	2.9000e-003	0.1067		400.3767	400.3767	0.0197		400.7906
Total	0.2382	1.2653	3.3691	7.9900e-003	0.4788	0.0209	0.4996	0.1287	0.0192	0.1479		700.6732	700.6732	0.0218		701.1313

3.5 Paving - 2017 Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Off-Road	1.1857	12.0681	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755		1,347.6575	1,347.6575	0.4052		1,356.1677
Paving	0.0752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2608	12.0681	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755		1,347.6575	1,347.6575	0.4052		1,356.1677

CITY OF SANTA FE SPRINGS • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
DEVELOPMENT PLAN APPROVAL 913 • MODIFICATION PERMIT 1262
MARUICHI WAREHOUSE IMPROVEMENT PROJECT • 11529 GREENSTONE AVENUE

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3.5 Paving - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396	148.7114	148.7114	148.7114	7.3200e-003		148.8651
Total	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396	148.7114	148.7114	148.7114	7.3200e-003		148.8651

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.1957	12.0681	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755	0.0000	1,347.6575	1,347.6575	0.4052		1,356,167.7
Paving	0.0752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2608	12.0681	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755	0.0000	1,347.6575	1,347.6575	0.4052		1,356,167.7

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3.5 Paving - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396	148.7114	148.7114	148.7114	7.3200e-003		148.8651
Total	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396	148.7114	148.7114	148.7114	7.3200e-003		148.8651

3.6 Architectural Coating - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	17.6775					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	281.4481	281.4481	281.4481	0.0297		282.0721
Total	18.0098	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	281.4481	281.4481	281.4481	0.0297		282.0721

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3.6 Architectural Coating - 2017
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0263	0.0330	0.4116	9.9000e-004	0.0782	6.3000e-004	0.0789	0.0208	5.8000e-004	0.0213	80.0753	80.0753	80.0753	3.9400e-003		80.1581
Total	0.0263	0.0330	0.4116	9.9000e-004	0.0782	6.3000e-004	0.0789	0.0208	5.8000e-004	0.0213	80.0753	80.0753	80.0753	3.9400e-003		80.1581

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Archit. Coating	17.6775					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721
Total	18.0098	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721

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3.6 Architectural Coating - 2017
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0263	0.0330	0.4116	9.9000e-004	0.0782	6.3000e-004	0.0789	0.0208	5.8000e-004	0.0213	80.0753	80.0753	80.0753	3.9400e-003		80.1581
Total	0.0263	0.0330	0.4116	9.9000e-004	0.0782	6.3000e-004	0.0789	0.0208	5.8000e-004	0.0213	80.0753	80.0753	80.0753	3.9400e-003		80.1581

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.4997	1.6363	6.4909	0.0189	1.2664	0.0258	1.2922	0.3384	0.0237	0.3621	1,557,355	1,557,355	1,557,355	0.0557		1,558,525
Unmitigated	0.4997	1.6363	6.4909	0.0189	1.2664	0.0258	1.2922	0.3384	0.0237	0.3621	1,557,355	1,557,355	1,557,355	0.0557		1,558,525

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4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	139.32	139.32	139.32	597,069	597,069
Total	139.32	139.32	139.32	597,069	597,069

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	Primary	Diverted	Pass-by
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00			92	5	3

5.0 Energy Detail

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.511172	0.060004	0.180590	0.138995	0.042398	0.006681	0.016070	0.032568	0.001938	0.002493	0.004370	0.000586	0.002135

Historical Energy Use: N

5.1 Mitigation Measures Energy

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Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
NaturalGas Mitigated	1.4500e-003	0.0132	0.0110	8.0000e-005	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733
NaturalGas Unmitigated	1.4500e-003	0.0132	0.0110	8.0000e-005	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Cool	134,107	1.4500e-003	0.0132	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733
Total		1.4500e-003	0.0132	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733

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5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr																
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.134107	1.4500e-003	0.0132	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733
Total		1.4500e-003	0.0132	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003		15.7772	15.7772	3.0000e-004	2.9000e-004	15.8733

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category																
Mitigated	1.9916	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0294
Unmitigated	1.9916	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0294

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6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.3471					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	1.6432					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	1.2500e-003	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0294
Total	1.9915	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0294

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.3471					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	1.6432					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	1.2500e-003	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0294
Total	1.9915	1.2000e-004	0.0131	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0278	0.0278	8.0000e-005		0.0294

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

City of Santa Fe Springs

Planning Commission Meeting

June 13, 2016



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before June 13, 2021, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Applicant, Vinifera Imports, is one of the top importers of premium Italian wines in America. Founded in 1979 as a one-office operation in Chicago, Vinifera has now expanded throughout fifteen states.

As part of their expansion efforts, in 2013, Vinifera Imports signed a lease agreement to occupy a 10,284 sq. ft. concrete tilt-up building, located at 13273 Barton Circle. Vinifera Imports uses the facility as a warehouse/distribution facility of alcoholic beverages, mainly wine. It should be noted that retail sales does not occur from this location.

The applicant maintains a license with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of alcoholic beverages. The license has been held without incidents or cause for an investigation by ABC.

This matter is before the Planning Commission because the last time extension required a review to determine if the business, along with the alcoholic beverage use, is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Crime records indicated that no calls for service were conducted as a result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the alcohol sales conditional use permit process, staff conducted an inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to other risk considerations such as schools, religious facilities, recreation or other public facilities attended or utilized by minors.

After conducting the said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 14 which references the new compliance review due date.

1. That the approval of this Permit shall be granted for the warehouse and distribution of alcoholic beverages only and that any other type of use or change of the existing use related to, but not limited to, the alcohol sales, storage, distribution shall required City Council approval.
2. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC) in good standing at all times. Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
3. That the applicant shall store all alcoholic beverages in a secured manner at all times.
4. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
5. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
6. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.

7. That the alcoholic beverages shall not be directly sold to the general public from the subject site at any time. Internet and mail orders are exempt from this condition.
8. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
9. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
10. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
13. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
14. ***That this Permit shall be subject to a compliance review in five years, no later than June 13, 2021, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
15. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

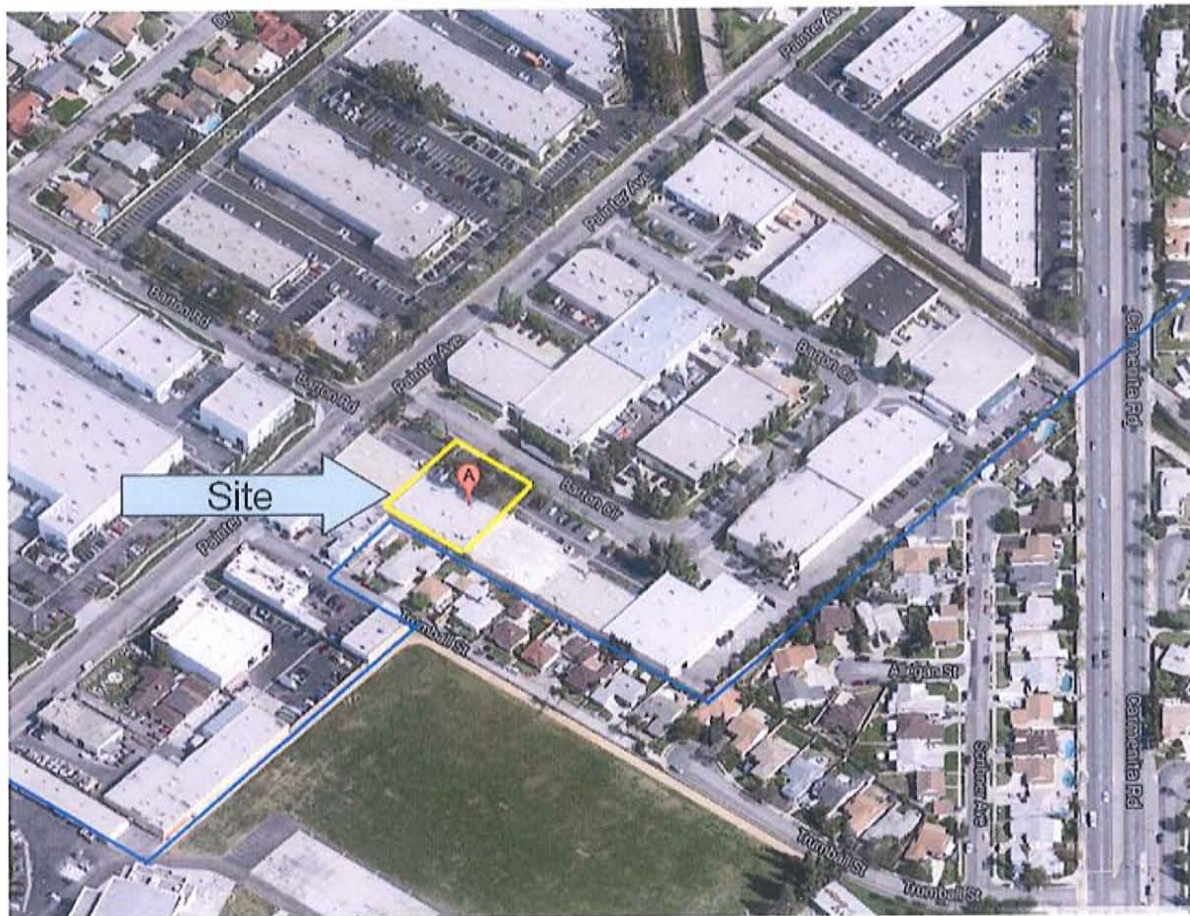
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process at which time the privileges granted hereunder shall be terminated.



Dino Torres
Director of Police Services

Attachment(s)

1. Aerial Photograph
2. Application



City of Santa Fe Springs

LOCATION MAP

Vinifera Imports
13273 Barton Circle
Alcohol Sales Conditional Use Permit Case No. 63



CONSENT AGENDA

Conditional Use Permit Case No. 700-2

Request for approval to allow the continued operation and maintenance of a recycling center, for all types of California Refund Value (CRV) approved aluminum, glass, plastic, and bimetal consumer beverage containers, on property located at 13003 La Dana Court (APN: 8011-015-057) in the M-2, Heavy Manufacturing, Zone. (Adis Starukyan and Jose Herrera for PIVCO Recycling Center)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a State licensed, recycling center for all types of CRV approved aluminum, glass, plastic, and bimetal consumer beverage containers, if conducted in strict compliance with the conditions of approval, will continue to be harmonious with adjoining properties and surrounding uses in the area 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
2. Require that Conditional Use Permit Case No. 700-2, be subject to a compliance review in five (5) years, on or before October 14, 2019, to ensure that the recycling use is operating in strict compliance with the conditions of approval as stated within this staff report.

LOCATION/BACKGROUND

The subject site is located on the northeast corner of Shoemaker Avenue and La Dana Court in the M-2, Heavy Manufacturing, Zone. The subject building is one of seven concrete tilt-up industrial buildings developed under Development Plan Approval Case No. 282, approved by the Planning Commission on March 9, 1981.

At their respective meeting of November 9, 2009, the Planning Commission initially approved CUP Case No. 700, a request by PIVCO Recycling Center, to establish, operate and maintain a recycling center for all types of CRV approved aluminum, glass, plastic, and bimetal consumer beverage containers. The initial approval was for one year. A subsequent three-year extension was granted in October of 2011.

In accordance with Section 155.243 (C)(5) of the City's Zoning Regulations, recycling uses are required to obtain a Conditional Use Permit prior to commencement of such activities:

City of Santa Fe Springs – Zoning Regulations
Section 155.243 – CONDITIONAL USES

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

(5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance review, and inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the inspection process, staff was made aware of an unpermitted wall sign on the northern wall visible from southbound traffic on Shoemaker Avenue, which has since been removed. Staff was also made aware of the acceptance of non-CRV materials such as scrap metals and scrap plastics at the subject site. Unwilling to amend the original CUP to allow the acceptance of such materials, the applicant submitted written documentation stating that they only accept CRV materials as approved via the original CUP. The applicant has also been made aware that an amendment to the CUP is required prior to the acceptance of non-CRV materials. Staff observed no other items that needed to be addressed; as such, the recycling use is now operating in full compliance with the existing conditions of approval.

Consequently, staff finds that if the recycling use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 700-2, be subject to compliance review five (5) years from the last Planning Commission approval of October 14, 2014, 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 bolded lettering.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That adequate "on-site" parking shall be provided per City requirements, and 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. **(Condition has been satisfied)**

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

2. That Knox access is required. All entry gates shall also be equipped with Knox boxes or Knox key switches for power activated gates. **(Condition has been satisfied)**

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

3. That the applicant shall obtain a General Industrial Activities Storm Water Permit from the State Water Resources Control Board. **(Condition is no longer applicable)**
4. That the applicant shall implement best management practices to prevent residual material in beverage containers from being discharged to the storm drain system. **(Ongoing)**
5. That the applicant shall obtain an Industrial Wastewater Discharge Permit Application if wastewater will be generated, stored, treated or discharged to the sanitary sewer. **(Condition has been satisfied)**

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 568.868-0511 x3320)**

6. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candlepower) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. **(Condition has been satisfied)**
7. 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. **(Condition has been satisfied)**

8. ~~That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Condition is no longer applicable)**~~
9. ~~That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. The Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Phillip De Rousse, Management Assistant, Department of Police Services, at (562) 409-1850 for said application. **(Condition has been satisfied)**~~
10. That the existing building, 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)**

11. That the applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**
12. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. **(Ongoing)**

13. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #12. **(Ongoing)**
14. 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. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Edgar Gonzalez 562.868-0511 x7356)

15. ~~That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361. **(Condition is no longer applicable)**~~
16. ~~That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Condition is no longer applicable)**~~
17. ~~That landscaping and irrigation shall be provided pursuant to the landscape and irrigation plans that were approved by City Staff on September 9, 2008. Staff shall provide a copy of the plan if the applicant does not have a copy. All work shall be completed within 90 days of approval by the Planning Commission of Conditional Use Permit Case No. 700. **(Condition has been satisfied)**~~
18. That upon completion of the landscaping, 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. The irrigation system shall also be well maintained. **(Ongoing)**
19. That all recycling activities shall occur inside the building within the area(s) shown on the site plan submitted by the applicant and on file with this case. The recycling collection facility shall not expand its recycling activities without prior written approval from the Director of Planning and Development. **(Ongoing)**
20. That the subject site and perimeter area of the recycling collection facility shall be regularly cleared of graffiti, shopping carts, trash, junk, litter, debris and safety hazards. Applicant shall not allow shopping carts to accumulate within

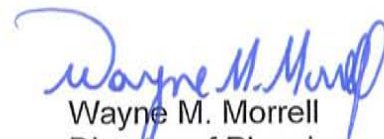
the parking lot area and area surrounding the recycling collection facility. Additionally, Applicant shall maintain an inspection log that shows the date and time of each inspection. Said log shall be made available to City Staff upon request. **(Ongoing)**

21. That all containers (35-gallon, 4-cubic yards, etc.,) shall be well maintained, neatly painted and free from graffiti, litter, vectors, stains, and other unsightly debris at all times. Additionally, all containers shall be emptied on a regular and continuous basis. In no event shall materials be allowed to overflow the containers. All containers shall be kept inside the building. **(Ongoing)**
22. That at no time shall there be storage of recyclables outside of the recycling collection facility. **(Ongoing)**
23. That a sufficient number of approved outdoor trash receptacles shall be provided for the collection of trash, junk, litter and debris. Said receptacle(s) shall be located so as not to obstruct or disrupt either automobile or pedestrian traffic to or from the site. Moreover, the trash receptacles shall be kept inside the building when the recycling facility is closed. **(Ongoing)**
24. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
25. ~~That the applicant shall obtain the required permits and approval for the existing 8-foot-high chain-link fence and gate, and the wrought iron fence. Said approvals shall be obtained prior to the scheduled Planning Commission meeting.~~ **(Condition has been satisfied)**
26. That all future fences, walls, gates and similar improvements to the property shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
27. That A-Frame or other portable signs are not allowed. The Department of Planning and Development shall first review and approve all sign proposals for the recycling facility. 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)**

28. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(ongoing)**
29. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on La Dana Court, and/or use said street as a staging area, or to back up onto the subject property from the street. **(ongoing)**
30. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has 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 prior to occupancy, the applicant shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.~~ **(Condition has been satisfied)**
32. ~~That the submitted site plan and floor plan be modified to reflect the existing site/floor condition or proposed site/floor conditions. Additionally, each area of the floor plan shall be properly identified.~~ **(Condition has been satisfied)**
33. That the proposed use shall operate substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(ongoing)**
34. ~~That the final plot plan and floor plan for the proposed use and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.~~ **(Condition has been satisfied)**
35. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
36. That **Reconsideration of Conditional Use Permit Case CUP No. 700-42** shall be subject to a compliance review in three **five (5) years, until October**

14, 2019. Approximately, three (3) months before October 14, 2019, to ensure that the recycling use is still operating in strict compliance with the conditions of approval. **(Revised Ongoing)**

37. That CUP Case No. 700-1 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(Condition has been satisfied)**
38. That the **applicant** Jack S. Pivevaroff 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 Conditional Use Permit Case No. 700, 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. **(Revised Ongoing)**
39. 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

Attachments:

1. Aerial Photograph
2. CUP Extension Request Letters (1 & 2)

Aerial Photograph



CUP Extension Request Letter (1)

PIVCO RECYCLING
13003 LA DANA CT
SANTA FE SPRINGS, CA 90670
OFFICE: (562) 944-1380



OCTOBER 21, 2014

CONDITIONAL USE PERMIT (CUP)
CASE NO. 700

TO WHOM IT MAY CONCERN:

I would like to letting you know that we have not change our activities. Our current activities are helping customers on anything within recycling. We make sure for all materials such as: aluminum, glass, plastic, and bimetal beverage containers, contain California Refund Value. Also, known as CRV.

We also buy non CRV materials, but consider that as scrap plastic and we recycle scrap metal also. We are make sure always asking for a valid photo ID, finger print, and a picture of the card holder. We weight the metal as same as plastic or glass beverage, and we pay after categorize and weight their metal.

If you need further confirmation on this information please contact us on our work phone no. (562) 944-1380

Sincerely yours,

Adrian Barrios
Pivco Recycling Center

Thank you.

CUP Extension Request Letter (2)

PIVCO RECYCLING CENTER

13003 LA DANA CT

SANTA FE SPRING CA 90670

TEL. (562) 944-1380 FAX (562) 944-13330

JULY 13 2015

CONDITIONAL USE PERMIT (CUP) CASE NO. 700

TO : ELIJIO SANDOVAL

DEPERTMENT OF PLANNING AND DEVELOPMENT

I WOULD LIKE TO LETTING YOU KNOW THAT WE HAVE NOT CHANGE OUR ACTIVITIES,

OUR CURRENT ACTIVITIES ARE HELPING CUSTOMERS ON ANYTHING WHITHIN RECYCLING.

WE DO ACCEPTIN ONLY BEVERAGE CONTAINERS CONTAIN CALIFORNIA REFUND VALUE .

WE ARE STOP RECYCLING ANY OTHER MATERIALS FROM DATE YOU TELL . WE HAVE TO STOP OTHER

RECYCLING MATERIAL. THAT WAS FROM LAS YEAR ON NOVEMBER, 2014. SHOULD YOU HAVE ANY

QUESTIONS , PLEASE CALL ARE OFFICE ANY TIME (562) 944-1380 THANK FORYOU ATT.

ADIS TSARUKYAN.

A handwritten signature in black ink, appearing to read "Adis Tsarukyan", with a horizontal line underneath.



CONSENT ITEM

Conditional Use Permit Case No. 762-1

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed sandblasting facility use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
2. Require that Conditional Use Permit Case No. 762, be subject to a compliance review in five (5) years, on or before June 13, 2021, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located at 10630 Painter Avenue (APN: 8011-013-019), in the M-2 (Heavy Manufacturing) Zone. The site is owned by Winnen Brothers Properties and is generally located on the east side of Painter Ave., north of Florence Ave. The site consists of 3 buildings; the applicant is occupying Unit B of the westernmost building. The property is accessible from Painter Ave. from the west and from Laurel Ave. from the east.

On February 18, 2015, the Planning Commission approved Conditional Use Permit (CUP) Case No. 762 to allow the establishment, operation, and maintenance of a sandblasting facility at 10630-B Painter Avenue. The CUP was approved for a one (1) year time period, until February 18, 2016.

ZONING CODE REQUIREMENT

In accordance, with Section 155.243 (H)(6) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any sandblasting plants within the M-2 (Heavy Manufacturing) Zone.

Section 155.243 (H)(6)

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

(H) Asphalt, concrete and earth products activities of the following kinds:

(6) Sandblasting plants.

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.

An initial inspection of the property, conducted on February 3, 2016, revealed that the business was in violation of conditions of approval #4, #5, #7, and #20. During our inspection, Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Remove the outdoor storage from the fenced area.
- Provide a parking plan which will provide the sufficient number of parking spaces.
- Provide a lighting (photometric) plan for the property.
- Post 17" wide by 22" long signs at each entry to the property to facilitate the removal of unauthorized vehicles.
- Remove the unpermitted banner.

A follow-up inspection, conducted on May 19, 2016, revealed that the outdoor storage and the unpermitted banner had been removed. After further review between Police Services and the Planning Department, it was determined that conditions of approval #4, #5, and #7, specifically the parking plan, lighting plan, and the unauthorized vehicle signs, should be resolved by the property management company.

With the business now in full compliance with the existing conditions of approval, staff finds that if the sandblasting facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 762 be subject to a compliance review in five (5) years, on or before, June 13, 2021, 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.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868.0511 x3715)

1. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(condition is ongoing)**

DEPARTMENT OF FIRE - RESCUE (Prevention)

(Contact: Brian Reparuk 562.868.0511 x3716)

2. ~~Submit plans for the installation of the self-contained and enclosed sandblasting unit and obtain approval prior to installing at the site.~~ **(condition has been satisfied)**
3. ~~That the applicant shall maintain strict housekeeping rules to prevent the accumulation of dusts at all times.~~ **(condition has been satisfied)**

DEPARTMENT OF POLICE SERVICES:

(Contact: Margarita Munoz 562.868.0511 x3319)

4. That the applicant understands that the fenced area is still required off-street parking for the subject property and it is not to be used for outdoor storage at any time. ~~The applicant shall provide a parking plan which will provide the sufficient number of parking spaces to satisfy Section 155.481(D) of the City Code and Building Code as it pertains to handicap parking.~~ **(revised - condition is ongoing)**
5. ~~That the applicant 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 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.~~ **(condition has been satisfied)**
6. ~~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 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.~~
(condition has been satisfied)

7. ~~That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.~~ **(condition has been satisfied)**
8. That the property, its 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. **(condition is ongoing)**
9. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center. **(condition is ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

10. 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. **(condition is ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868.0511 x7353)

11. This approval allows the applicant, Premium Sandblasting, to establish, operate and maintain a sandblasting facility inside an existing building located at 10630 Painter Avenue (APN: 8011-013-019). **(condition is ongoing)**

12. That the proposed sandblasting facility use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. Most importantly, all sandblasting activities shall occur within the interior of the sandblasting enclosure as depicted on the provided plans. **(condition is ongoing)**
13. That any increase or expansion in square footage of the sandblasting enclosure shall require prior approval from the Planning Department and Building and Safety Division. **(condition is ongoing)**
14. That proposed sandblasting facility use shall not occur during the following night time hours: 10:00 p.m. to 7:00 a.m. **(condition is ongoing)**
15. That all activities related to the proposed sandblasting facility use shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall. **(condition is ongoing)**
16. That the proposed sandblasting facility use shall comply with Section 155.415 of the City's Zoning Ordinance regarding the prohibition of dangerous or objectionable elements. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the dangerous or objectionable element in a timely manner. **(condition is ongoing)**
17. That all vehicles associated with the subject businesses 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. **(condition is ongoing)**
18. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Painter Avenue or Laurel Avenue, use said street as a staging area, or to back up onto the street from the subject property. **(condition is ongoing)**
19. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent

with the architecture of the building and approved by the Director of Planning and Development or designee. **(condition is ongoing)**

- 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;
 - 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. **(condition is ongoing)**

20. That the Department of Planning and Development shall first review and approve all new 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. **(condition is ongoing)**
21. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org. **(condition is ongoing)**
22. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(condition is ongoing)**
23. That Conditional Use Permit Case No. 762 shall be subject to a compliance review after ~~one (1) year~~ five (5) years, on or before, ~~February 18, 2016~~ June 13, 2021 to ensure the subject sandblasting facility use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised - condition is ongoing)**
24. That the applicant, Premium Sandblasting, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees

from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(condition is ongoing)**

25. 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 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. **(condition is ongoing)**
26. 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. **(condition is ongoing)**
27. That the proposed sandblasting use shall comply with Section 155.424 of the City's Zoning Ordinance regarding permitted noise levels. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable noise from the operation in a timely manner. **(condition is ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Compliance Review Request Letter/ Receipt

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 762-1



NORTH

10630-B Painter Avenue
(Applicant: Premium Sandblasting)

CUP Compliance Review Request Letter/ Receipt

January 14, 2016

City of Santa Fe Springs
 Department of Planning and Development
 Att: Vince Velasco
 11710 Telegraph Road
 Santa Fe Springs, CA 90670

RE: CUP Case No. 762 - 10630-B Painter Ave. Santa Fe Springs, CA 90606

I am writing this letter to request a review for compliance of the subject permit. Our business is still doing sandblasting and no changes or alterations have been made since the last review.

Please feel free to contact me at (562) 552-4796 should you have any questions.

Kind Regards,

(562) 944-2222

Maria De La Cruz
 Premium Sandblasting

			DISTRIBUTION		
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	317	4110	8800		563.00

City of Santa Fe Springs

Premium Sandblasting
 (NAME)
 10630 B Painter Ave
 (ADDRESS)
 Santa Fe Springs, CA 90606
 (CITY AND STATE)
 Compliance Review
 (DESCRIPTION)

RECEIPT

01-19-16 1CLB251 CHECK 563.00



CONSENT ITEM

Development Plan Approval Case No. 850-2

Request for an amendment of Development Plan Approval Case No. 850 to allow the removal of condition #36 relating to the screening of all roof-mounted mechanical equipment and/or duct work on properties located at 13700, 13750 and 13770 Firestone Boulevard, in the M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking, Zone. (Roy Furuto for LeFiell Manufacturing Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the removal of condition #36 does not change the overall character of the project or property in a manner that would restrict its ability to remain 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; and
2. Approve Development Plan Approval Case No. 850-2, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is currently owned by Le Fiell Manufacturing Company, a fabricator of precision tubular products in support of the commercial airplane, defense and aerospace industries. The property is comprised of 2 parcels (8.327 total acres) located on the south side of Firestone Boulevard, south of Interstate 5 (I-5) Freeway at 13700, 13750 and 13770 Firestone Boulevard, in the M-2-FOZ and BP (Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking) Zone. The addresses of 13700 Firestone Boulevard (APN: 7005-014-052) and 13750 Firestone Boulevard (APN: 7005-014-045) are both occupied by LeFiell Manufacturing Company. The remaining parcel, also owned by LeFiell Manufacturing, is addressed as 13770 Firestone Boulevard (APN: 7005-014-009), has frontage on Firestone Boulevard and Alondra Boulevard, and is occupied by Budget Truck Rental.

In August of 2011, the Planning Commission approved Development Plan Approval (DPA) Case No. 850 to allow the applicant to cut back portions of several buildings, apply a new architectural façade, construct a building addition, construct new buildings, and establish 2 freestanding signs on the subject property.

At the same meeting, the Planning Commission also approved Zone Variance (ZV) Case No. 72 to allow the applicant to deviate from certain development standards of the City's Zoning Regulation. The specific deviations are as follows:

1. To allow Buildings B, D and H to observe a building setback of less than 30 feet
2. To allow landscape areas of less than 30' in front of the areas of Buildings B, D and H, that are setback less than 30 feet.
3. To allow the relocation and/or installation of a freestanding sign within the required yard area, and to allow the sign to exceed the height and size limits of prescribed by the Zoning Regulations.
4. To allow existing truck doors, made non-conforming by the freeway expansion, to be located less than 75 feet from the property line adjoining Firestone Boulevard.
5. To allow walls and fences to be located within the front-yard setback area and to allow said walls and fences to exceed a height of 42 inches.

PROPOSED AMENDMENT

Unlike A/C units in the past, today's energy efficient units are generally taller. To add to the challenge, many units are also placed on isolation platforms to help dampen the noise and vibration emitting from the units. Unfortunately, the end result is an A/C unit profile that has become increasingly more difficult to screen from view.

The applicant, LeFiell Manufacturing Company, is requesting approval to remove condition #36, relating to the screening of all roof-mounted mechanical equipment and/or duct work on the subject property. As per the original conditions of approval for DPA Case No. 850, the applicant is required to screen all roof-mounted mechanical and/or duct work on the subject site. LeFiell complies with said requirement for all but one building. Unfortunately, building "L" does not meet said screening requirement.

As evident in the line-of-sight drawings (*see provided attachments*), the roof top units on building "L" are visible from a distance ranging from 73'-8 ½" at the closest distance (Section C), and 1,090'-7" at the further distance (Section F). On average, based on the 21 various viewpoints provided, the units are generally visible from an average distance of approximately 418' away.

Although the units on building "L" are technically visible, it should be noted that the applicant has already placed the units at the lowest points in the building to help reduce the overall profile. Also, to help ensure that the units visually blend in with the existing architecture of the building, the applicant has painted the units to match the building's color.

There are two other possible solutions: 1) One solution would be to put a screen around the units. However, because the units are rectangular, and thus similar to the architectural style of the building, the applicant believes that painting the units to match the building color would be less noticeable than to create a screen around the units which would extend beyond the existing parapet; 2) A second solution would be to raise the entire parapet to extend beyond the height of the A/C units. However,

aside from having to reconstruct the entire parapet, the applicant believes that raising the parapet for building "L" would only make the subject building stand out since it would then be taller than all other buildings on-site.

STAFF CONSIDERATIONS:

Upon review of the circumstances presented, and after visiting the site to confirm the visibility of the roof top units for building "L", staff finds that painting the units to match the building color (in this particular case) is the best solution since the other two alternatives would not be as subtle.

Staff is, therefore, recommending approval of the subject request, subject to the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

1. That all applicable conditions from the original Development Plan Approval granted by the Planning Commission on August 8, 2011 shall remain valid and in effect.
2. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
3. That the applicant, LeFiell Manufacturing Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject request, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
4. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachment(s)

- | | |
|---|---|
| 1. Aerial Photograph | 4. Line of Sight Drawings |
| 2. Existing Photographs of Subject Property | 5. Letter requesting Reconsideration of DPA 850 |
| 3. Roof Plan for Building "L" | |

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 13700, 13750 and 13770 Firestone Blvd

PROJECT:

Development Plan Approval (DPA) Case No. 850-2

APPLICANT:

LeFiell Manufacturing Company

EXISTING PHOTOGRAPHS OF SUBJECT PROPERTY



(View near Alondra Boulevard overpass)



(View from Freeway Springs project)

EXISTING PHOTOGRAPHS OF SUBJECT PROPERTY (Cont.)

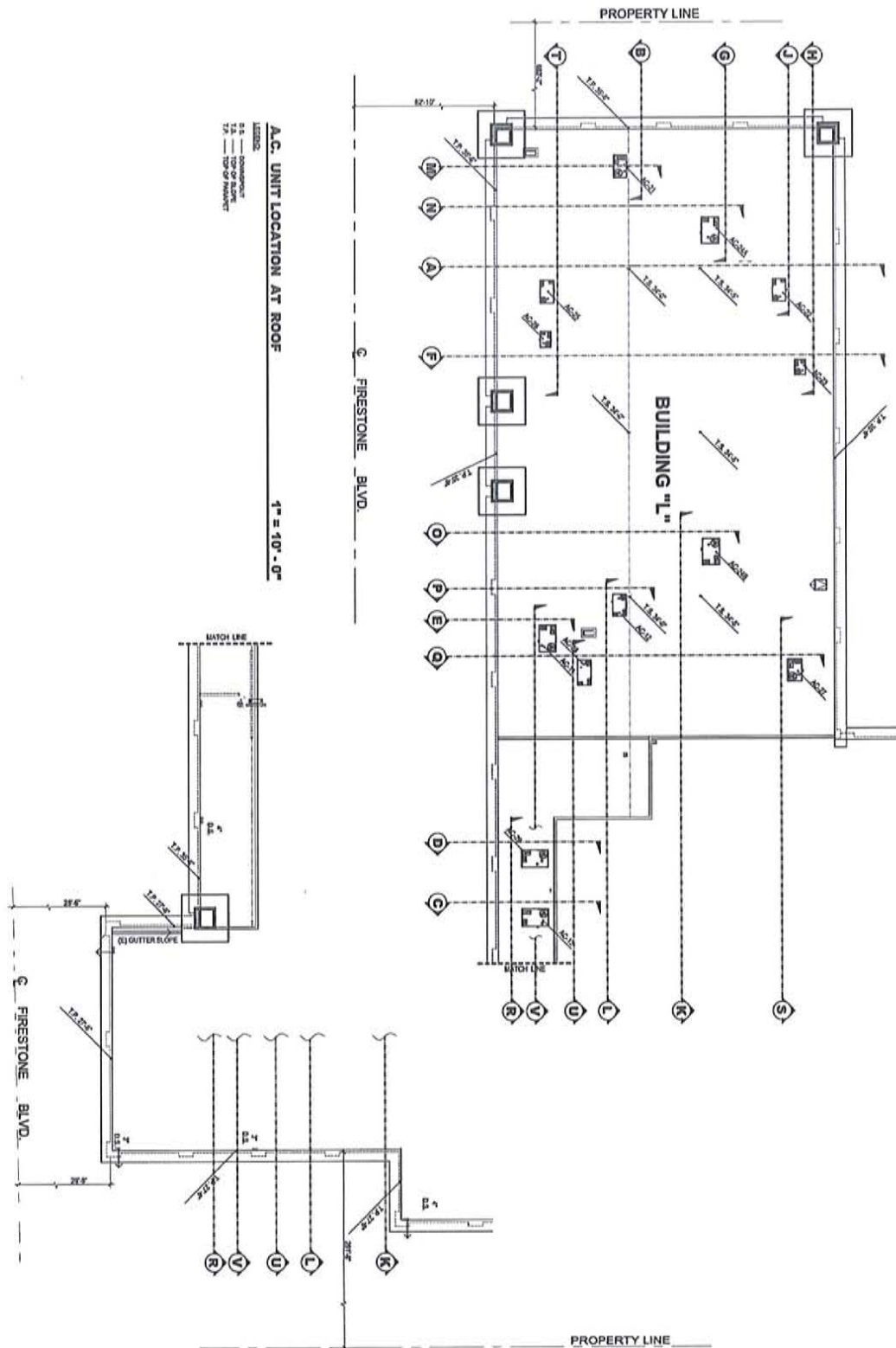


(View from east side of 1-5 Freeway)



(Close-Up View from east side of 1-5 Freeway)

ROOF PLAN FOR BUILDING "L"



SECTION - "A"

SECTION - "B"

SECTION - "C"

SECTION - "D"

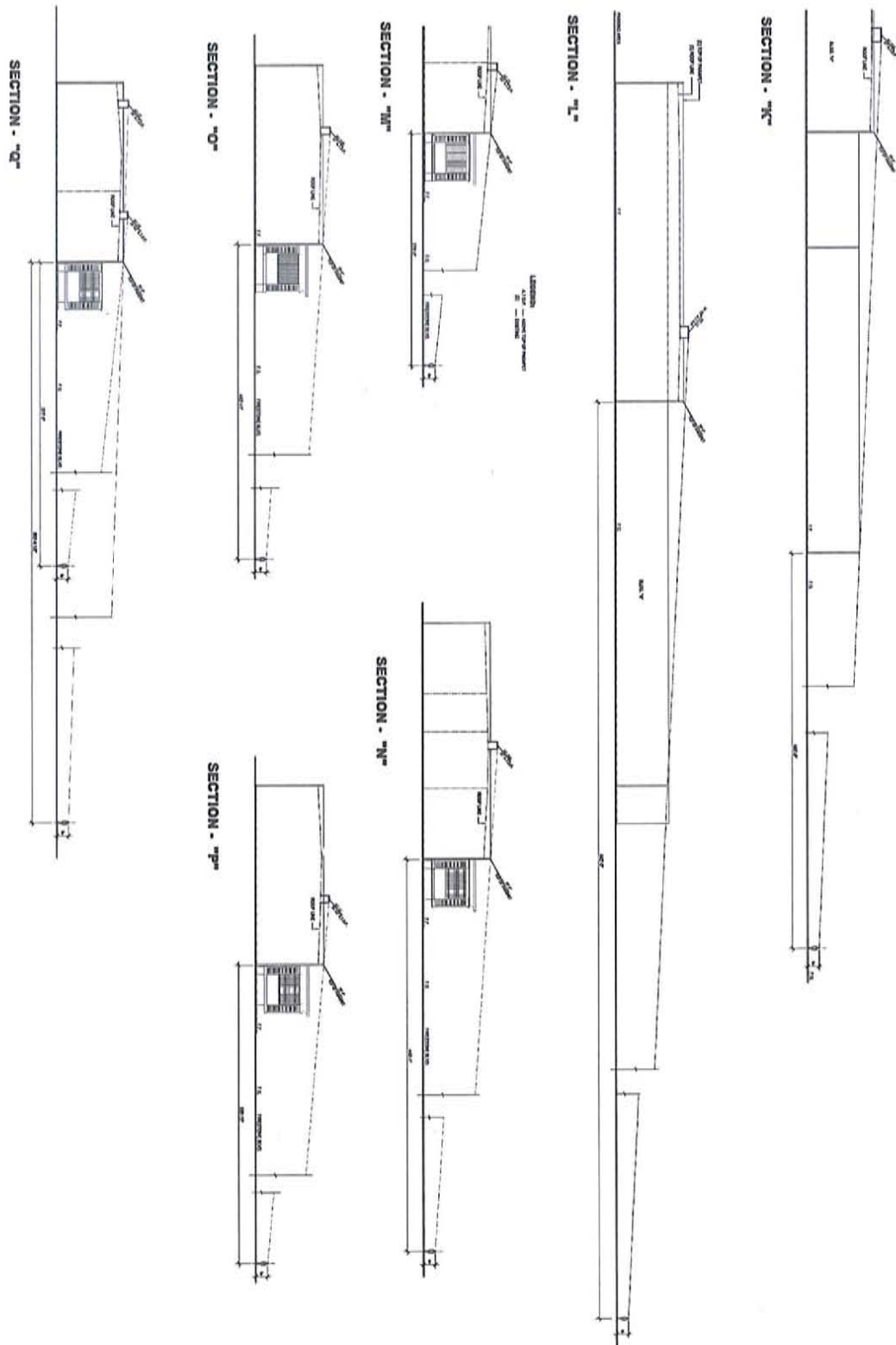
SECTION - "E"

SECTION - "F"

SECTION - "G"

SECTION - "H"

LINE OF SIGHT DRAWINGS (Cont.)



SECTION - "V"

LETTER REQUESTING RECONSIDERATION OF DPA 850



13760 FIRESTONE BOULEVARD
SANTA FE SPRINGS, CALIFORNIA 90670
(562) 921-3411
FAX (562) 926-1714

RECEIVED

APR 18 2016

Planning Dept

<http://www.lefiell.com>

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, Ca 90670

April 15, 2016

Attention: Mr. Cuong Nguyen
Subject: LeFiell Manufacturing Company request.

Please reconsider DPA Case 850 condition #36 screening of roof equipment.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'George Ray', is written over the printed name.

George Ray

Chairman

PRECISION TUBULAR PARTS & ASSEMBLIES

LETTER REQUESTING RECONSIDERATION OF DPA 850 (Cont.)

LeField Manufacturing Co.
13700 Firestone Blvd.
Santa Fe Springs CA. 90670

Vendor: 3388 Date: 04/18/2016 Check Number: 302122
Tel: 562-921-3411

INVOICE NO. REMOVE COND#36	INVOICE DATE 04/15/2016	INVOICE AMOUNT \$1,140.00	DISCOUNT AMT *	AMOUNT PAID \$1,140.00
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TOTAL:

\$1,140.00

\$1,140.00

I-5 Fwy project

04-18-16 1013225 CHECK 1140.00

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT

(NAME) _____
 (ADDRESS) _____
 (CITY AND STATE) _____
 (DESCRIPTION) _____

RECEIPT

04-18-16 1013225 CHECK 1140.00

RECEIVED
APR 18 2016
Planning Dept