City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE
PLANNING COMMISSION
February 17, 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 January 11, 2015 Regular Planning Commission Meetings.

6. **APPOINTMENT TO HERITAGE ARTS ADVISORY COMMITTEE**

7. **PUBLIC HEARING**
Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261
A request to allow for the establishment, operation, and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space and a request for a Modification of Property Development Standards Permit to not provide eight (8) on-site required parking stalls related to the proposed use, at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

8. **PUBLIC HEARING**
Development Plan Approval Case No. 898 and Modification Permit Case No. 1259
A request for approval to replace an existing 43'-6" high silo with a new 29' high steel silo and a request for a Modification of Property Development Standards to not fully screen the new 29' high steel silo from view from the public right of way(s) on property at 10643 Norwalk Boulevard (APN: 8009-025-045), within the M-2, Heavy Manufacturing, Zone. (Furuto Rubio & Associates on behalf of Continental Heat Treating)

9. **PUBLIC HEARING**
Development Plan Approval Case No. 905, Modification Permit Case No. 1260, and Environmental Documents
A request for approval to allow the demolition of a 10,150 sq. ft. portion of the rear warehouse building, installation of a new rail spur track adjacent to rear property line, construction of an approximately 11,440 sq. ft. containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the proposed tanks, and re-configure the existing on-site parking and circulation; and a request for a

Modification of Property Development Standards to not provide full screening of the proposed tanks from the public right-of-way, for property located at 9051 Sorensen Avenue (APN: 8168-007-031), within the M-2, Heavy Manufacturing, Zone. (Northstar Chemical, Inc.)

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 751-1

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

11. PRESENTATION

HIGHLIGHTS OF 2015 PRESENTATION

12. ANNOUNCEMENTS

- Commissioners
- Staff

13. ADJOURNMENT

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

Teresa Cavallo
Commission Secretary

February 11, 2015
Date

MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
January 11, 2016

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Vice Chairperson Arnold to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora

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

Council: Mayor Pro Tem Rounds

Absent: None

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:03 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

5. MINUTES

Approval of the Minutes

A. Minutes of the November 9, 2015 Regular Planning Commission Meeting.
B. Minutes of the December 14, 2015 Regular Planning Commission Meeting.

Planning Commissioner Ralph Aranda made note of a few changes to the minutes.

Vice Chairperson Arnold moved to approve the minutes as corrected for November 9, 2015 and December 14, 2015; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. **PUBLIC HEARING**

Conditional Use Permit Case No. 308-10

Request for approval to apply an exterior facade to an existing ±2,765 sq. ft. building (El Pollo Loco) at 10100 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Lanett Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (El Pollo Loco)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:05 p.m. and called upon Planning Intern Vince Velasco to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the Applicant was Architect Steve Shaw.

Vice Chairperson Arnold inquired if the handi-cap parking stall on the site plan that leads to the loading zone is allowed per the Building Code. Director of Planning Wayne Morrell replied that the site plan that the applicant has provided is a conceptual plan and once they submit their plans to the building department all those issues will be addressed.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:08 p.m. and requested a motion.

Commissioner Aranda moved to approve Item No. 6; Commissioner Jimenez seconded the matter which was unanimously approved.

7. **PUBLIC HEARING**

Amendment of Conditional Use Permit Case No. 497

A request for approval to allow the operation and maintenance of a gauze manufacturing and LAC (large area coating) use in conjunction with an existing precious metal reclamation and product manufacturing use on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone. (Heraeus Precious Metal North America LLC)

Chairperson Ybarra opened the Public Hearing for Item No. 7 at 6:09 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant were various representatives and Manager for Environmental Health and Safety Peter Eckert.

Vice Chairperson Arnold inquired if anything that would be processed at this location would be creating any toxic material that could seep into the atmosphere and/or groundwater. Senior Planner Cuong Nguyen replied that Heraeus is highly regulated by both the DTSC and the AQMD and called upon Peter Eckert, Manager of Environmental Health and Safety for Heraeus. Mr. Eckert replied that Heraeus has installed an air pollution controlled system and modern technology that includes a HEPA filtration system that would collect any particulates coming off this process. These two processes don't use any liquid in the process it is all metal deposited directly onto the targets.

Commissioner Aranda inquired if the gas storage tank that was mentioned in the staff report was new or existing and as to what type of gas that was being stored. Senior Planner Cuong Nguyen replied that there are gas storage tanks being installed as part of the proposal being

located at the south side of the northeast building and as indicated in the staff report the tanks will be located behind an existing 15 ft high screen wall that should fully screen the gas storage tank. Peter Eckert replied that carbon dioxide that is used for the process to cool the target that is deposited.

Commissioner Aranda also inquired if the employee population would be changing and if so, is there adequate parking. Peter Eckert replied that 30 or more employees will be added for both processes. Senior Planner Cuong Nguyen also replied that there is currently a Modification permit that will be tied to the employee count to parking ratios that is being provided on site. According to the existing employee count and the updated employee count the parking will be adequate to meet the necessary parking.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:21 p.m. and requested a motion.

Vice Chairperson Arnold moved to approve Item No. 6; Commissioner Jimenez seconded the matter which was unanimously approved.

8. **PUBLIC HEARING**

Development Plan Approval Case Nos. 902-904 and Environmental Documents

A request for approval of Development Plan Approval (DPA). **DPA Case No. 902**: to allow the construction of a 82,362 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 903**: to allow the construction of a 75,331 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 904**: to allow the construction of a 74,038 sq. ft. concrete tilt-up building (Building 3) on an approximately on an approximately ±9.68-acre site located at 13101 and 13123 Rosecrans Avenue (APNs:8059-030-021 and 8059-030-022), within the B-P, Buffer Parking, M-1, Light Manufacturing, and Heavy M-2, Manufacturing, Zones. (Bridge SF Springs, LLC)

*** Please see Item No. 9 below ***

9. **PUBLIC HEARING**

Tentative Parcel Map No. 73880 and Environmental Documents

A request for approval to allow the approximately +/-9.68-acre subject site to be subdivided into three (3) separate parcels: 155,530 sq. ft. (Proposed Parcel 1),138,331 sq. ft. (Proposed Parcel 2), 127,912 sq. ft. (Proposed Parcel 3) for property located at 13101 and 13123 Rosecrans Avenue (APNs: 8059-030-021 and 8059-030-022), within the BP, Buffer Parking, M-1, Light Manufacturing, and M-2, Heavy Manufacturing, Zones. (Bridge SF Springs LLC)

Chairperson Ybarra opened the Public Hearing for Item Nos. 8 and 9 at 6:22 p.m. and called upon Senior Planner Cuong Nguyen to present Item Nos. 8 and 9 before the Planning Commission. Present in the audience on behalf of the applicant were various representatives from the architectural firm, environmental firm and traffic firm.

Chairperson Ybarra thanked the applicant for bringing such a beautiful development project to the City.

Commissioner Aranda indicated that the report referenced an area that there are some knock-out panels that would remove parking area if utilized. Commissioner Aranda inquired if that

was a concern. Senior Planner Cuong Nguyen replied that the knock-out panels are essentially for potential future users. Staff has conveyed to the Applicant that if or when a future user intends to use the knock-out panels the new user will need to justify that the parking immediately adjacent to the knock-out panels will be accessible.

Commissioner Aranda also inquired about the kind of businesses or operations can the City expect. Senior Planner Cuong Nguyen replied that at this time there are only speck buildings that the applicant does not have an identified tenant but that the development is being designed for your typical warehouse use or manufacturer use.

Commissioner Jimenez inquired about the end of the cul-de-sac and if there was enough room for a big rig to maneuver within the development. Bridget Herdman of Herdman Rierson Architecture & Design replied that all three (3) of the buildings have been designed so that a truck can pull in in the forward direction off the street and can completely maneuver on-site and when they enter back onto the street they will be in the forward direction. There will be no backing up onto the street or any maneuvering on any public street. The development was designed with standard industrial full length 53 ft trailers that would maneuver on-site.

Senior Planner Cuong Nguyen also added that the site plan has been reviewed by Fire Department for fire circulation and the Fire Department has signed off on the circulation that is before the Planning Commission.

Vice Chairperson Arnold inquired about the mitigation monitoring program particularly Section 5, Table 1 at the bottom of page 9 mitigation measure No. 8 – Air Quality states"…that all project contractors and future tenants shall ensure that all diesel trucks should not be running idle for longer than five (5) minutes…"; however, under the monitoring phase it states "…that the mitigation ends when construction is completed…". Vice Chairperson Arnold inquired how mitigation measure No. 8 would affect the tenants from having diesel trucks from idling for more than five (5) minutes. Marc Blodgett, Principal at Blodgett Baylosis Environmental Planning replied that there is a mitigation monitoring and reporting program and there are periodic visits to the site by designated personnel or City Staff to make sure that this mitigation is adhered to. All the licensed contractors and the developers are aware of the requisites of AQMD protocols concerning the use and the operation of this equipment.

City Attorney Steve Skolnik clarified that the mitigation measure no. 8 appears to read that the particular mitigation measure would cease once construction is completed. Vice Chairperson Arnold commented that it seems that it applies to the tenant also. Mr. Blodgett replied that the primary concern is related to the construction equipment itself and does not apply to the tenants.

A discussion ensued regarding the mitigation measure no 8.

City Attorney Steve Skolnik indicated that AQMD themselves would monitor the future tenants operation thereafter and the City would not place something in our documents that would purport to supersede AQMD's rules.

Vice Chairperson Arnold requested that the term tenant should be removed as part of the mitigation monitoring program. Mr. Blodgett apologized for that mitigation measure not being clear but that measure applies to the construction equipment only. Marc Blodgett replied that he will remove that term and provide an updated report to City Staff.

Vice Chairperson Arnold also commented about the mitigation measure to alleviate the amount of time for people waiting to make turns onto Rosecrans would take 140-some seconds for the person to clear traffic and make a left hand turn. Marc Blodgett replied that was correct when referring to the peak hour left hand turn off of Maryton. Mr. Blodgett further stated that the mitigation is designed to make sure that should someone want to make a left hand turn from Maryton then they should make a left hand turn during off peak hours because it is not an appropriate maneuver when traffic is at its busiest along Rosecrans Avenue and besides it is also unsafe. That mitigation is to prohibit left hand turns during peak hours from 4:00 p.m. – 6:00 p.m.

Vice Chairperson Arnold inquired about how traffic will be affected when someone makes a right hand turn then waits to the westerly intersection to make a U-turn. Marc Blodgett deferred to Traffic Engineer Fred Minegar, a Principal at Minegar & Associates to respond to Vice Chairperson Arnold's inquiry. Mr. Minegar replied that typically most 18-wheelers have a tendency to avoid peak hours in the City due to the queuing imposed along the 5 and 605 freeways and major intersections in the City. Mr. Minegar further stated that the mitigation that is being proposed is for passenger cars and a combined 69 passenger vehicles is anticipated to be leaving and arriving to these three (3) buildings. Mr. Minegar further stated that the additional seconds anticipated to make these turns are within the City's congested management plan.

Vice Chairperson Arnold commented that most City intersections are rated F. Mr. Minegar indicated that F stands for failing; however none of these intersections according to state law exceed the congestion management thresholds imposed by the state.

A discussion ensued regarding traffic management plan.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward.

Mr. Tom Ashcraft of Bridge Development Partners wanted to introduce himself and to provide an overview of Bridge Development Partners. Mr. Ashcroft also wished to thank staff for all their hard work and for the Planning Commissions consideration of this project.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:48 p.m. and requested a motion.

Commissioner Jimenez moved to approve Item Nos. 8 and 9; Commissioner Aranda seconded the matter which was unanimously approved.

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 677-2

A compliance review to allow the continued operation and maintenance of a recycling/collection facility within the westerly rear parking lot area of Gateway Plaza,

located at 10541 Carmenita Road, in the C-4, Community Commercial Zone, within the Consolidated Redevelopment Project Area. (Brian Jackson for Replanet, LLC)

Vice Chairperson Arnold questioned why CUP 677-2 wasn't brought before the Planning Commission for consideration back in April 2015. Senior Planner Cuong Nguyen explained that due to rotating staffing issues the CUP started by several Planners that are now no longer with the City; however, it was reassigned and to Edgar's credit he has brought the CUP before the Planning Commission for consideration in a short time after it was assigned to him.

Since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item No. 10A.

Vice Chairperson Arnold moved to approve Item No. 10A; Commissioner Aranda seconded the motion which was unanimously approved.

11. ANNOUNCEMENTS

- Commissioners

  Chairperson Ybarra, Vice Chairperson Arnold, and Commissioners Jimenez and Mora welcomed newly appointed Commissioner Aranda.

  Commissioner Aranda announced that he looks forward to working with everyone.

- Staff

  Senior Planner Cuong Nguyen announced that staff is preparing a presentation that will be presented at the February Planning Commission meeting outlining a recap of what has occurred throughout 2015.

  Planning Intern Vince Velasco echoed the sentiment of welcoming Commissioner Aranda and how honored he was to present his first Planning Commission case.

  Planning Consultant Paul Garcia and Planning Intern Edgar Gonzalez welcomed Commissioner Aranda.

12. ADJOURNMENT

At 7:00 p.m. Chairperson Ybarra adjourned the meeting to Wednesday, February 17, 2016 at 6:00 p.m.

_____
Chairperson Ybarra

ATTEST:

_____
Teresa Cavallo, Planning Secretary

PUBLIC HEARING

Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261

A request to allow for the establishment, operation, and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space and a request for a Modification of Property Development Standards Permit to not provide eight (8) on-site required parking stalls related to the proposed use, at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261, 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 §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and

4. Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulation for the granting of a Modification Permit; and

5. Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), 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

6. Approve Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261, subject to the conditions of approval as contained with the Staff Report.

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

Date of Report: February 11, 2016

LOCATION / BACKGROUND

The subject site, comprised of two parcels (APN's 8005-015-029 and 8005-015-028) totaling approximately 4.65 acres, has an address of 12319 Telegraph Road, and is located on the north side of Telegraph Road, east of Norwalk Boulevard. The site is within the M-2, Heavy Manufacturing, Zone and along the Telegraph Road Corridor. Properties to the north, east, and west are also zoned M-2 and consist of various industrial uses; properties to the south consist of single-family and multi-family residences located within the subdivision known as The Villages at Heritage Springs.

The 4.65-acre site consists of two multi-tenant industrial buildings totaling approximately 94,326 sq. ft. The subject building measures 46,338 sq. ft. with the remaining 47,988 sq. ft. within the adjacent building. The buildings were constructed in 1974 and 1979, respectively, and are generally occupied by various light industrial uses.

The applicant, Jumper's Jungle Family Fun Center, is proposing to utilize a 5,043 sq. ft. unit as an indoor recreational facility. Specifically, the proposed use will offer accommodations for private birthday parties, special events, etc. in an interactive jungle-themed environment that encourages physical activity. Per Section 155.264 (C) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required before commencement of such operations. As a result, Jumper's Jungle Family Fun Center has filed an application for said permit as required by the Zoning Regulations.

PROJECT DESCRIPTION

Company Background

Jumper's Jungle Family Fun Center established themselves in Las Vegas, Nevada in 2012 and is now expanding across the United States at a projected rate of 100 new locations in the next three years, including the proposed location at 12319 Telegraph Road.

Details of Proposed Use

As aforementioned, the proposed use will be within an existing 5,043 sq. ft. unit. The floor plan details that 3,760 sq. ft. will be dedicated to the indoor activity area; the remaining floor area consists of a lobby/waiting area, restrooms, a snack/party room, and a seating area adjacent to the indoor activity area. According to their application materials, Jumper's Jungle Family Fun Center activity area will consist of five (5) types of inflatable jumpers/slides: a toddler's playground; a bounce house/slide combo; a four-in-one combo bounce house; an obstacle course bounce house; and a slider jumper. The inflatables within the activity area will allow for jumping, sliding, and climbing within the various bouncers.

A lobby/waiting area is provided inside the building to ensure patrons do not gather outside the building prior to their reserved playing time. Also, a snack/party room is provided for patrons who wish to serve a light snack or cake to celebrate a special occasion.

Proposed Improvements

The applicant proposes only minor modifications to the interior, consisting of various safety measures including the installation of carpet throughout the recreation area, two-inch padding at the entrance and exits of the jumpers, enclosing the toddler play area, and the installation of a video surveillance system that will monitor the interior and exterior of the tenant space. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date).

Proposed Hours of Operation

The proposed hours of operations will be 10:00 am - 4:00 pm, seven days a week, with extended hours from 4:00 pm – 6:00 pm on an as needed basis. The facility will offer reservations for private parties and "open-play", which is walk-in traffic during non-reserved hours. Additional detail on the proposed operations is contained within the attached operational narrative provided by the applicant.

Parking

Upon review of the proposal, because it is considered an intensification of use, staff determined the proposed use and its related required parking demand will create a deficit of eight (8) parking stalls on the subject property. Per City parking standards, the proposed use has a parking requirement of 29 stalls, resulting in a total parking requirement for the subject site of 202 parking stalls. The subject site is fully developed and currently provides 194 parking stalls. As a result, the applicant has submitted an application for a Modification of Property Development Standards Permit to allow for said deficit of required parking stalls.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.264 (C) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.264 (C)	Section 155.264 The following uses shall be permitted in the M-2 Zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued: (C) Public, private, or quasi-public uses of an educational or recreational nature.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.264 (C) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

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

1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and

2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

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

The reasons for the findings are as follows:

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

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. An indoor recreational facility use would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which would be compatible with the proposed use.

The primary concern would be to ensure that there is sufficient parking to accommodate the customers of the proposed use. As aforementioned, upon review of the proposal, staff determined the proposed use and its related required parking demand will create a deficit of eight (8) parking stalls on the subject property. As a result, the applicant has submitted an application for a Modification of Property Development Standards (MOD) Permit to allow for said deficit of required parking stalls. With staff's recommendation, a parking survey was included as part of the application materials to better understand the existing parking demand of the subject site. Upon review of the survey provided by the applicant, and staffs independent parking survey, it is staff's opinion that the site could accommodate the parking demand associated with the proposed use (findings in support of the MOD are forthcoming). Additionally, other typical concerns related to safety, noise, and

loitering have been addressed through conditions of approval numbers 4-6, and 14-17. It should also be noted that, in accordance with condition number 1, the applicant shall maintain an occupancy level of 49 persons or less.

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

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

The subject property is fully improved with two (2) multi-tenant industrial buildings totaling 94,326 sq. ft. of building area and mature landscaping throughout the site. The applicant is planning to make only interior modifications to the building to accommodate their proposed indoor recreational facility use. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). Additionally, day-to-day functions of the proposed use will be conducted indoors. Staff therefore finds that since the site characteristics will remain practically unchanged, the proposed use will preserve the general appearance and welfare of the community.

MODIFICATION PERMIT CASE NO. 1261

The applicant is requesting a modification of property development standards to not provide eight (8) on-site required parking stalls associated with the proposed indoor recreational facility use.

REQUIRED SHOWING

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

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

The proposed use will have its highest demand for parking during the weekend hours of operation, when the other on-site businesses are not fully operational. Additionally, the nature of the proposed use results in children, accompanied by their parents, being the desired customer. As such, the parking demand for the proposed use is not as high for other assembly type uses, as vehicles visiting the facility will contain

multiple individuals commuting together. Moreover, if a similar request arose, staff would consider the circumstance of the case and, if the facts presented are similar, staff would also recommend approval for a Modification.

Lastly, it should also be noted that although there will be a deficit of eight (8) parking stalls on the subject site, 96% (194 of 202) of required parking stalls, a substantial majority of the overall requirement, will be provided and continually maintained.

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

The site is fully developed; as such, there is no available space on the subject property to provide the additional eight (8) on-site required parking stalls. The only alternatives would be to reduce the number of fixed seating from 38 to 14, reduce the assembly area by 2,000 sq. ft., or a combination of the two. Unfortunately, that would result in significant impact to the snack/party room and/or a less desirable play area. All available alternatives have the potential to strictly handicap their ability to attract their desired clientele, families with kids in different age groups.

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

The unique circumstance in this case is the fact that the applicants desired customers, families with kids, commute together in a single vehicle. As a result, the parking demand for the proposed use is not as high for other assembly type uses. Additionally, the applicant's peak demand for parking will be during the weekend hours of operation, when the other on-site businesses are not fully operational. Nevertheless, staff has imposed a condition to limit the occupancy to 49 individuals or less, thus leaving adequate parking for visitors and the future growth of the other businesses on-site.

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

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. In support of their application, the applicant conducted a parking survey to determine the availability of parking stalls. The applicants parking survey was conducted on four separate dates, with three counts done on each date. It was found that, at a minimum, there remained 64 parking stalls available. It should be noted that staff conducted its on parking survey to confirm the results of the submitted parking survey, which was consistent with the submitted application materials. The two parking surveys are provided an attachment to this report. Based on these factors, staff believes that the modification, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental

to the community in general.

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 §155.716 and §155.695 of the City's Zoning Regulations for the granting of a Conditional Use Permit and a Modification Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Telegraph Road between Norwalk Boulevard and Santa Fe Springs Road; all are designated as a "Major Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, east, and west are also zoned M-2 and consist of various industrial uses; properties to the south consist of single-family and multi-family residences located within the subdivision known as The Villages at Heritage Springs.

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 February 5, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 5, 2016, and published in a newspaper of general circulation (Whittier Daily News) February 5, 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 1, Section 15301 – Existing Facilities of the California Environmental

Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

As aforementioned, the project entails minor modifications (alterations) to the interior. Staff finds that the project meets the criteria stated above and believes the indoor recreational facility use will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a conditional use permit plan and/or modification request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of 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:

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

1. That occupancy shall be limited to 49 persons or less.

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

2. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 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.

3. 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.

4. That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.

5. 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.

6. That the applicant and/or his employees shall not allow children under the age of 18, for their safety, to be left unsupervised in the front parking area of the premises.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

7. 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.

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Paul M. Garcia 562.868-0511 x7354)

9. That Conditional Use Permit No. 772 allows for an indoor recreational facility within a 5,043 sq. ft. unit located at 12319 Telegraph Road. Specifically the use will offer accommodations for private birthday parties, special events, and open play (walk-in traffic during non-reserved hours) with related activities only. The indoor activity area will consist of various jumpers/bounce houses. Approval of Conditional Use Permit No. 772 is contingent upon approval of Modification Permit Case No. 1261.

10. That Modification Permit Case No. 1261 allows for an eight (8) parking stall reduction to the minimum parking development requirements associated with the subject property. Said parking reduction is specific to the subject indoor recreational facility use.

11. That the proposed indoor recreational facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed.

12. That all activities related to the indoor recreational facility shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning and the Fire Marshall or designee.

13. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

14. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each activity session.

15. That in the event noise levels outside of the subject unit are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.

16. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage clients from waiting outside.

17. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.

18. That the days and hours of operation shall be Monday through Sunday from 10:00 a.m. to 6:00 p.m. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee.

19. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.

20. That the indoor recreational facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.

21. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.

22. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).

23. That Conditional Use Permit Case No. 772 shall be subject to a compliance review in one year, on or before February 16, 2017. Approximately three (3) months before February 16, 2017, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

24. That the applicant understands and agrees that any future changes to the floor plan whereby the seating area or the square footage of activity area is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.

25. That the remaining 194 parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.

26. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.

27. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational 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 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

28. 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.

29. That the applicant, Jumper's Jungle Family Fun Center, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit and Modification Permit, 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.

30. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a

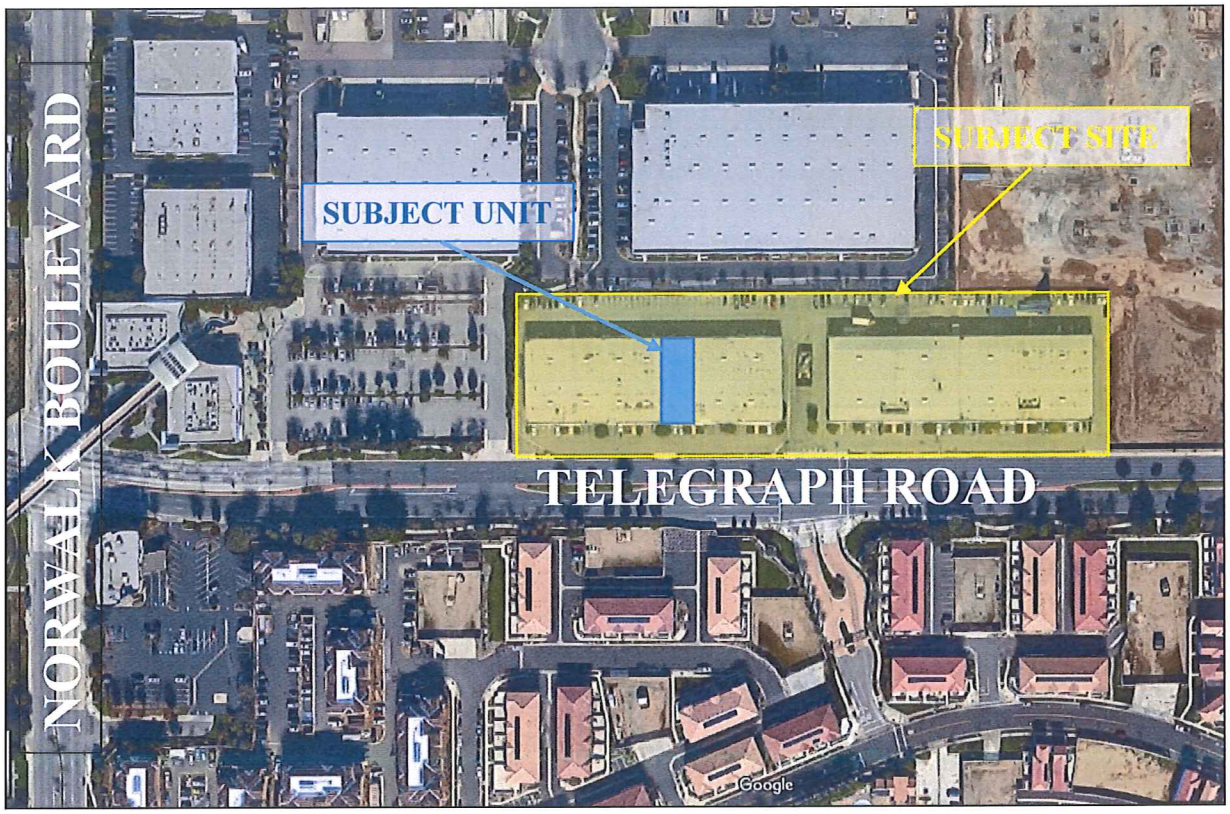
substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

31. 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 privileges granted hereunder shall lapse.

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Plans (Site Plan, Floor Plan)
3. Business Operations Outline
4. Parking Survey
5. Conditional Use Permit Application
6. Modification Permit Application

Aerial Photograph

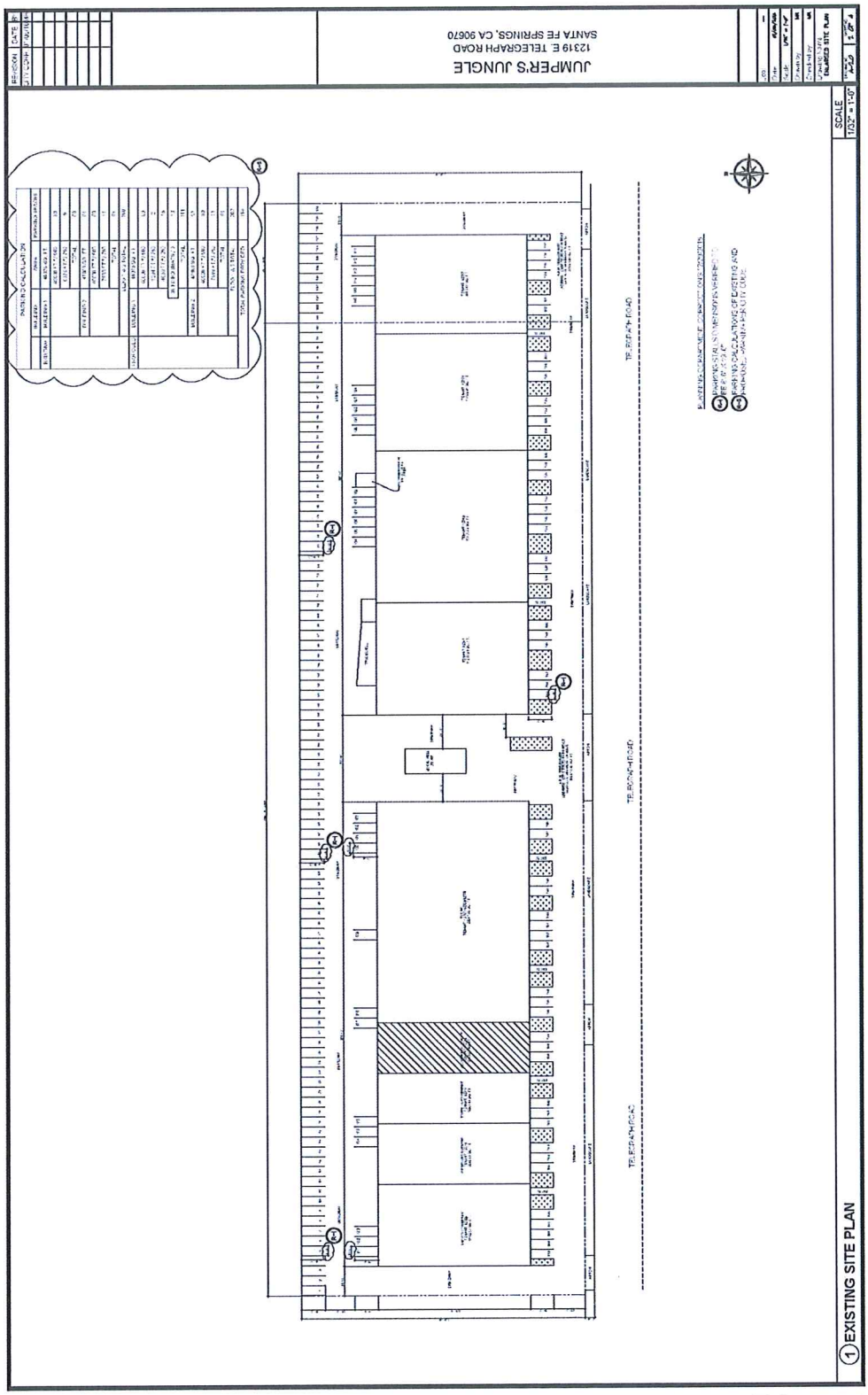


Conditional Use Permit Case No. 772
12319 Telegraph Road
Jumper's Jungle Family Fun Center

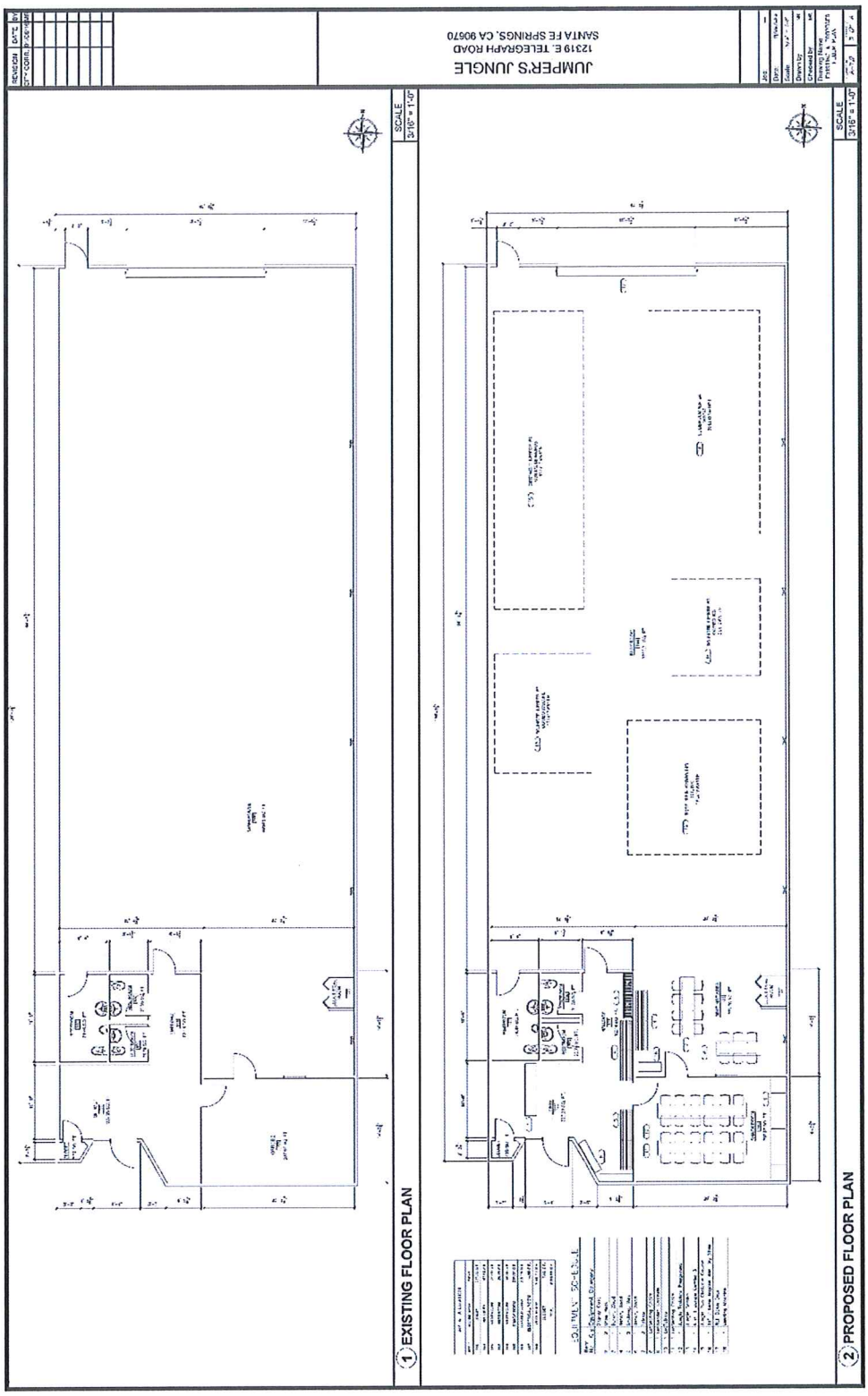
Report Submitted By: Paul M. Garcia
Planning and Development Department

Date of Report: February 11, 2016

Site Plan


JUMPER'S JUNGLE
12319 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
SCALE
1/32" = 1'-0"
1 EXISTING SITE PLAN

Floor Plan


JUMPER'S JUNGLE
12319 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
SCALE
3/16" = 1'-0"
1 EXISTING FLOOR PLAN
SCALE
3/16" = 1'-0"
2 PROPOSED FLOOR PLAN

Business Operations Outline

RECEIVED
JAN 14 2016
Planning Dept.

From: JUMPER'S JUNGLE FAMILY FUN CENTER

To: Santa Fe Springs-Planning Commission

RE: Business Operations

JUMPER'S JUNGLE FAMILY FUN CENTER was established in 2012 in Las Vegas, NV and is now spreading across the U.S. We are projected to reach 100 locations nationwide in the next 3 years, with about 10 of those locations throughout California alone. We are an indoor recreation center that offers birthday parties, special events, and open play sessions all in an interactive jungle-themed environment encouraging all family members to get active. Activities include climbing and sliding down the different slides and obstacles, jumping and dunking play balls in the bouncers, challenging your friends in various sports games, all while bonding with family and friends. Each facility is family-owned and will employ 2 to 3 employees, all of which are owners, family of the owners, or friends of the family. Hours of operation will be from 10am-4pm, 7 days a week plus extended hours from 4pm-6pm will be strictly for reservations if necessary. Open-play which is walk-in traffic is only scheduled from 10am-4pm. If a reservation is made during the open play schedule, open play will be cancelled for that time plus the 30 minutes before the start of the reservation.

Our Facilities do not prepare any food. All snacks and drinks that are sold will be prepackaged in non-glass containers from vending machines. A single party will be hosted at a time but on rare occurrence we may host two small parties of about 10 kids. Our facility will accommodate for a total of 49 people, including children and adults. The facility in Las Vegas, NV has seen a percentage of about 90% single parties and 10% shared parties. The duration will be between 1.5 and 3.0 hours, an additional 30 minutes will be allocated as a buffer to allow for disbursement and cleanup for the next party. There is currently central air in the lobby and the snack room. The seating area will provide seating for the recreation area during open play and private events.

Some of the extra safety precautions will include: Having carpet installed throughout the recreation area. Additional 2 inch padding will be installed at the entrance and exits of the jumpers. A parent or guardian is required to stay with their children at the facility. Safety rules will be posted before entering the recreation area and surveillance cameras will be installed throughout the facility. The toddler playground is a jumper that is enclosed by three walls and will be restricted to only allow children 3 and under. The parent or guardian can also enter if desired or required by the child.

A windshield survey (figure 1) was conducted for parking and found that the number of available parking will meet the anticipated foot traffic. Weekdays 10am-4pm will have very few guest for open play and the majority of parking will be needed on the weekends starting Friday 4pm to Sunday, during which the majority of business are closed in the complex.

Parking Survey

12319 Telegraph Road

Applicant Survey

Date	Day of Week	Time	Total Available Parking
12/1/2015	Tuesday	10:30am	93
12/1/2015	Tuesday	01:45pm	92
12/1/2015	Tuesday	04:53pm	146
12/2/2015	Wednesday	10:45am	80
12/2/2015	Wednesday	01:30pm	89
12/2/2015	Wednesday	04:45pm	141
12/4/2015	Friday	11:05am	64
12/4/2015	Friday	03:12pm	107
12/4/2015	Friday	05:00pm	162
12/5/2015	Saturday	09:10am	173
12/5/2015	Saturday	02:25pm	180
12/5/2015	Saturday	04:30pm	185

*Total parking stalls within the property totals 194

Staff Survey

Date	Day of Week	Time	Total Available Parking
1/28/2016	Thursday	11:45am	143
1/28/2016	Thursday	04:45pm	152
2/2/2016	Tuesday	03:30pm	128
2/4/2016	Thursday	10:45am	114
2/4/2016	Thursday	04:30pm	160
2/5/2016	Friday	10:30am	91
2/5/2016	Friday	04:00pm	164
2/9/2016	Tuesday	02:45pm	125
2/10/2016	Wednesday	04:00pm	140

*Total parking stalls within the property totals 194

Conditional Use Permit Application

City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 12319 Telegraph Rd., Santa Fe Springs, CA 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) *TR=SANTA FE SPRINGS*LOT COM AT NW COR OF LOT 4 BLK 82 TH N 89°56' E TO N PROLONGATION OF W LINE OF LOT 11 BLK81 TH S ON SD PROLONGATION AND SD W LINE TO N

Record Owner of the property: Ted R Cooper Properties
Name: Mark Scott Phone No: 310-305-8555
Mailing Address: 4553 Glencoe Ave #315 Marina Del Rey, CA 90292 Date of Purchase: 11/10/2009
Fax No: 310-305-0055 E-mail: trcproperties@gmail.com
Is this application being filed by the Record Owner? No
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Cristobal Urena Phone No: 310-404-5355
Mailing Address: 8504 Firestone Blvd. #380 Downey, CA 90241
Fax No: NA E-mail: jumpersjungle.sfs@gmail.com
Describe any easements, covenants or deed restrictions controlling the use of the property: NA

The Conditional Use Permit is requested for the following use *(Describe in detail the nature of the proposed use, the building and other improvements proposed)*:
We are an indoor recreational center with various inflatable devices and party rooms for gatherings, all set in a jungle theme. No other improvements.

NOTE

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

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

   Any business that gets the kids away from their video screens is essential and desirable. We provide a facility that allows the kids to exercise in a safe, climate-controlled environment, that improves their physical and mental health, while helping them develop necessary social skills.

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

   Our business is truly community based, we partner with schools, churches and local charities for gatherings and fundraisers. The other properties will not be affected because most of our gatherings are after 6pm and weekends.

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

   Parents are required to be with their children the entire time they are here. Also, the location has cement walls all around that will contain any noise a child might make while they are playing and having fun. No other features with our use.

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

   Our use will only increase the quality and diversity of the adjoining properties and will help bring more awareness to them.

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

   Our busiest time are weekdays after 6pm and weekends, when all other businesses and any large trucks will NOT be around. Also, we offer additional parking behind the building which will further reduce traffic flow onto Telegraph Rd.

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

   Cristobal Urena, 8504 Firestone Blvd. #380 Downey, CA 90241

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

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

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(seal)

On _____ 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

See attached California Acknowledgment
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: CUP No. 772
DATE FILED: 12/7/15
FILING FEE: $4,046
RECEIPT NO: 1CL5942
APPLICATION COMPLETE? _____

Conditional Use Permit Application (Cont.)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

On 11/30/2015 before me, Ricardo Magno, Notary Public, (Here insert name and title of the officer),

personally appeared Cristobal Urena,

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.

RICARDO MAGNO
COMM. #2123529
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 11, 2019

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Property Owners Statement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/30/2015

CAPACITY CLAIMED BY THE SIGNER

- [X] Individual (s)
- [ ] Corporate Officer
  (Title)
- [ ] Partner(s)
- [ ] Attorney-in-Fact
- [ ] Trustee(s)
- [ ] Other

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is~~ /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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): 12319 Telegraph Road, Santa Fe Prings, CA 90670

Legal description of property: *TR=SANTA FE SPRINGS*LOT COM AT NW COR OF LOT 4 BLK 82 TH N 89°56' E TO N PROLONGATION OF W LINE OF LOT 11 BLK81 TH S ON SD PROLONGATION AND SD W LINE TO N

Record Owner of Property:
Name: Mark Scott Phone No: 310-305-8555
Mailing Address: 4553 Glencoe Ave. #315, Marina Del Rey, CA 90292
Fax No: E-mail: trcproperties@gmail.com

The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): Lessee

Describe the modification requested: To allow a conditional use permit to be processed with a deficit of seven (7) parking spaces.

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.

   Under the current regulations the entire property lacks seven (7) parking stalls.

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

   There is no additional space to create more parking.

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.

   This is a circumstance where a regulation requires a specific amount of parking to square footage ratio and does not account for that our facility will mostly need parking in the afternoons and weekends, when all other business are closed.

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

   The surrounding businesses will not be affected because our busiest time will be during the afternoon when they're all closed. The general public will only benefit from having a family friendly space for them to have fun and have no adverse effect.

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): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

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

(seal)

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

WITNESS my hand and official seal

_____
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: MOD #1261
DATE FILED: 01/14/2016
FILING FEE: $1,140.00
RECEIPT NO: 1CL8163
APPLICATION COMPLETE? _____

01-14-16 1CL8163 Chq 1140.00

Modification Permit Application (Cont.)

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 13th day of January, 20 16 by Cristobal Urena,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

RICARDO MAGNO
COMM. #2123529
Notary Public · California
Los Angeles County
My Comm. Expires Sep. 11, 2019

Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Property Owners Statement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a Jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

PUBLIC HEARING

Development Plan Approval Case No. 898 and Modification Permit Case No. 1259

A request for approval to replace an existing 43'-6" high silo with a new 29' high steel silo and a request for a Modification of Property Development Standards to not fully screen the new 29' high steel silo from view from the public right of way(s) on property at 10643 Norwalk Boulevard (APN: 8009-025-045), within the M-2, Heavy Manufacturing, Zone. (Furuto Rubio & Associates on behalf of Continental Heat Treating)

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. 898 and Modification Permit Case No. 1259, 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 §155.695 of the City's Zoning Regulation for the granting of a Modification Permit.

5. Find and determine that the project is categorically exempt pursuant to Section 15302 (b), Class 2 (Replacement or Reconstruction), 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

6. Approve Development Plan Approval Case No. 898 and Modification Permit Case No. 1259, subject to the conditions of approval as contained with the Staff Report.

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

Date of Report: February 11, 2016

LOCATION / BACKGROUND

The subject property is located on the west side of Norwalk Boulevard between Clark Street and Florence Avenue, within the M-2, Heavy Manufacturing, Zone. The property measures 175'-0" x 400'-0" (70,000 sq. ft.), and is developed with a 29,188 sq. ft. industrial building that was constructed in 1969. Since 1969, the property has been utilized by Continental Heat Treating, a company that specializes in commercial heat treating. The original building, composed of a combination of metal siding and concrete block, was entitled under Development Plan Approval (DPA) Case No. 56, which also allowed the building to encroach ten (10) feet into the required thirty (30) feet front yard side-yard setback. Development Plan Approval (DPA No. 837) to re-clad the original metal building (apply a stucco finish) and for a 4,933 sq. ft. addition at the rear of the original building was approved in July of 2007.

The applicant is now requesting to allow for the replacement of an existing 43'-6" tall steel silo with a new 29' tall steel silo. Per Section 155.742 of the City's Zoning Regulations, Development Plan Approval (DPA) is required prior to the installation of a storage tank to ensure consideration is given regarding proper siting and design necessary to conceal the storage tank from view from public right-of-way(s). Additionally, the applicant is requesting a Modification of Property Development Standards (MOD) Permit to not fully screen the new 29' tall steel silo from view from public right-of-way(s).

DEVELOPMENT PROPOSAL

Site Plan

The site plan indicates that the proposed 29' tall steel silo, to contain nitrogen, will be strategically placed in the northwest corner of the property, to the rear of the existing building, to reduce its visibility from the adjacent properties and streets. The silo will be setback approximately 360' from the easterly property line along Norwalk Boulevard and approximately 25' from the northerly property line, which abuts an industrial property consisting of an approximately 39,000 sq. ft. concrete tilt-up building. Additionally, the applicant will be removing an existing 43'-6" tall silo located adjacent to the proposed 29' tall silo; as such, the new silo will be less visible than the existing (to be removed) silo.

Elevations/Perspective Views

The elevations indicate that the proposed 29' high silo will stand ten (10) inches less than the peak building height of 29'-10". Also, as aforementioned, the silo is strategically placed in the northwest corner of the property, to the rear of the existing building, to minimize its visibility from the adjacent streets, as detailed within the provided prospective views. Lastly, the proposed silo will be painted to match the existing building to help ensure that it blends in with the building.

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 project 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 project is industrial, rather than residential or commercial in nature, the land is being maintained for industrial uses.
3. With exception of the MOD request, the project complies with all development standards set forth in the M-2 zone.

(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 strategic placement of the silo will minimize its visibility from the adjacent streets. Moreover, as previously stated, the silo will be painted to match the existing building to help ensure that it blends in with the building. As a result, the silo will not have an adverse visual impact on the building or to the general appearance of the area.

(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 steel silo, to contain nitrogen, is necessary for the metal heating process. Without the silo, the business could not function. Steel is an appropriate material for silos. Composition wise, steel is not consistent with a concrete tilt-up building, however, when considering the location of the silo and that it will be painted to match the color of the building. The proposed silo is proportionate to the existing building, as it deviates only 10" from the peak height; as such, the silo will not adversely impact the proportion and harmony of the various elements of the existing building.

(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:
Landscaping or fencing is not required as screening for the silo. The site plan details, however, that a new 12' high chain link fence, provided with slats to match the existing building, will be provided along the northern property line to screen the related equipment. Moreover, the proposed silo is strategically placed to minimize its visibility from adjacent streets and will also be painted to match the existing building. As a result, the proposed silo will blend in with the existing building and the general area.

(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.

(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 had considerable discussions with the applicant regarding the siting of the proposed silo and the need to integrate it with the existing building so as to not have

an adverse effect on surrounding properties and the community in general. Through placement and painting the silo to match the existing building, staff believes that proper attention has been giving to the location, size, and design of the proposed silo so as to harmonize with the general area.

MODIFICATION PERMIT CASE NO. 1259

The applicant is requesting a modification of property development standards to not fully screen the 29' high steel silo from view from public right-of-way(s).

REQUIRED SHOWING

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

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

Staff has worked closely with the applicant regarding the location and size of the proposed silo to ensure it will have minimal visual impact on surrounding properties. The strategic placement of the proposed silo will greatly reduce its visibility from adjacent streets and properties. Furthermore, the proposed silo is required to be painted to match the existing building. Additionally, the proposed 29' high silo is replacing an existing 43'-6" high silo currently on-site. The proposed silo is almost 15' lower than the existing silo, and thus, will be less visible. Lastly, if a similar request arose, staff would consider the circumstance of the case and, if the facts presented are similar, staff would also recommend approval for a Modification.

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

The proposed silo is a critical component necessary to support the operations of the existing tenant, Continental Heat Treating. Without the silo, the business simply could not operate despite the fact that the City's Zoning Regulations expressly permit the use. All alternative locations within the parking lot area will result in the elimination of parking spaces, but most importantly, will also result in the silo being readily visible from public right-of-way(s).

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

The unique circumstance is the peak height of the building (29'-10"), and the strategic placement of the 29' high silo in relation to the building, allows for the proposed silo

to be located in a manner that will greatly reduce its visual impact. The silo will be setback approximately 360' from the easterly property line along Norwalk Boulevard, within the northwest corner of the parking lot area. In order to minimize the silos visual impact, staff has conditioned that the silo be painted to match the existing building. As a result, the proposed silo will have limited visibility from the public right-of-way(s).

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

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. The silo will be placed in a manner where it will have limited visibility from adjacent streets and properties, and will be painted to match the color of the existing building. Considering that an existing 43'-6" silo, to be removed, is already on the property, the proposed 29' high silo will be less visible. Based on these factors, staff believes that the modification, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

STAFF REMARKS

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

STREETS AND HIGHWAYS

The subject site has frontage on Norwalk Boulevard between Clark Street and Florence Avenue. Norwalk Boulevard and Florence Avenue are designated as a "Major Highway" within the Circulation Element of the City's General Plan; Clark Street is a local industrial street.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, west, and south are zoned M-2, Heavy Manufacturing, and are currently occupied with industrial manufacturing, production, and warehouse/distribution facilities. Properties to the east are zoned M-2-PD, Heavy Manufacturing – Planned Development, and are generally occupied by various manufacturing/warehouse type uses.

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 February 5, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 5, 2016, and published in a newspaper of general circulation (Whittier Daily News) February 5, 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, if the Planning Commission agrees, a Notice of Exemption, specifically Class 2, Section 15302 – Replacement or Reconstruction of the California Environmental Quality Act (CEQA). Class 2 exemptions include the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

As aforementioned, the project involves the replacement of a 43' tall steel nitrogen tank with a smaller 29' tall steel nitrogen tank. Staff finds that the project meets the criteria stated above and will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan and/or modification request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of 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 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.

2. 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 current MS4 Permit.

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

3. 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.

4.. 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.

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

5.. That the applicant shall cease the use of the area, as well as all other areas designated for off-street parking for outdoor storage.
6. All work shall be performed indoors at all times.

7. That the applicant shall not store cargo containers on the subject property at any time.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

8. 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.

9. 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)

10. That the proposed 29' high silo, risers, etc. shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

11. That the proposed 29' high silo and risers shall be painted to match the color of the existing building.

12. That the proposed 29' high silo and related equipment shall otherwise be substantially in accordance with the plot plan and elevations submitted by the owner and on file with the case.

13. That the final plot plan, elevations for the proposed 29' silo and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.

14. That the applicant understands and agrees that any future expansions or deviations shall require prior approval for an Amendment to the subject Development Plan Approval by the City's Planning Commission.

15. That in the event the noise level associated with the silo exceeds levels permitted by the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.

16. 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.

17. 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.

18. That the applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire Department for all improvements related to the subject request.

19. 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 accessed 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.

20. 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.

21. That the applicant, Continental Heat Treating, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject DPA and MOD, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

22. 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. Plans (Site Plan and Elevations)
3. Development Plan Approval Application
4. Modification Permit Application

Aerial Photograph

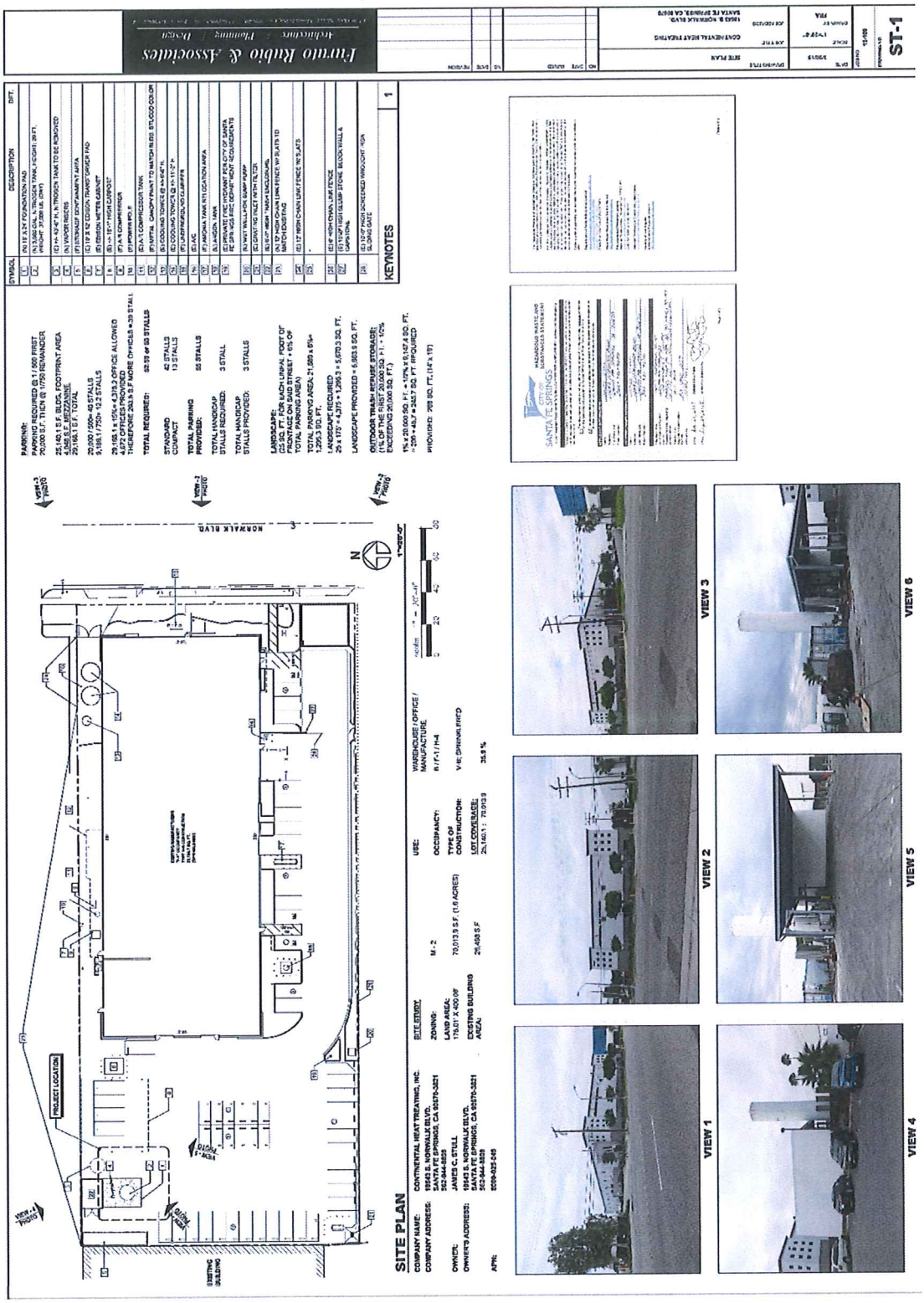
Development Plan Approval Case No. 898 – 10643 Norwalk Boulevard

Furuto Rubio & Associates on behalf of Continental Heat Treating

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

Date of Report: February 11, 2016

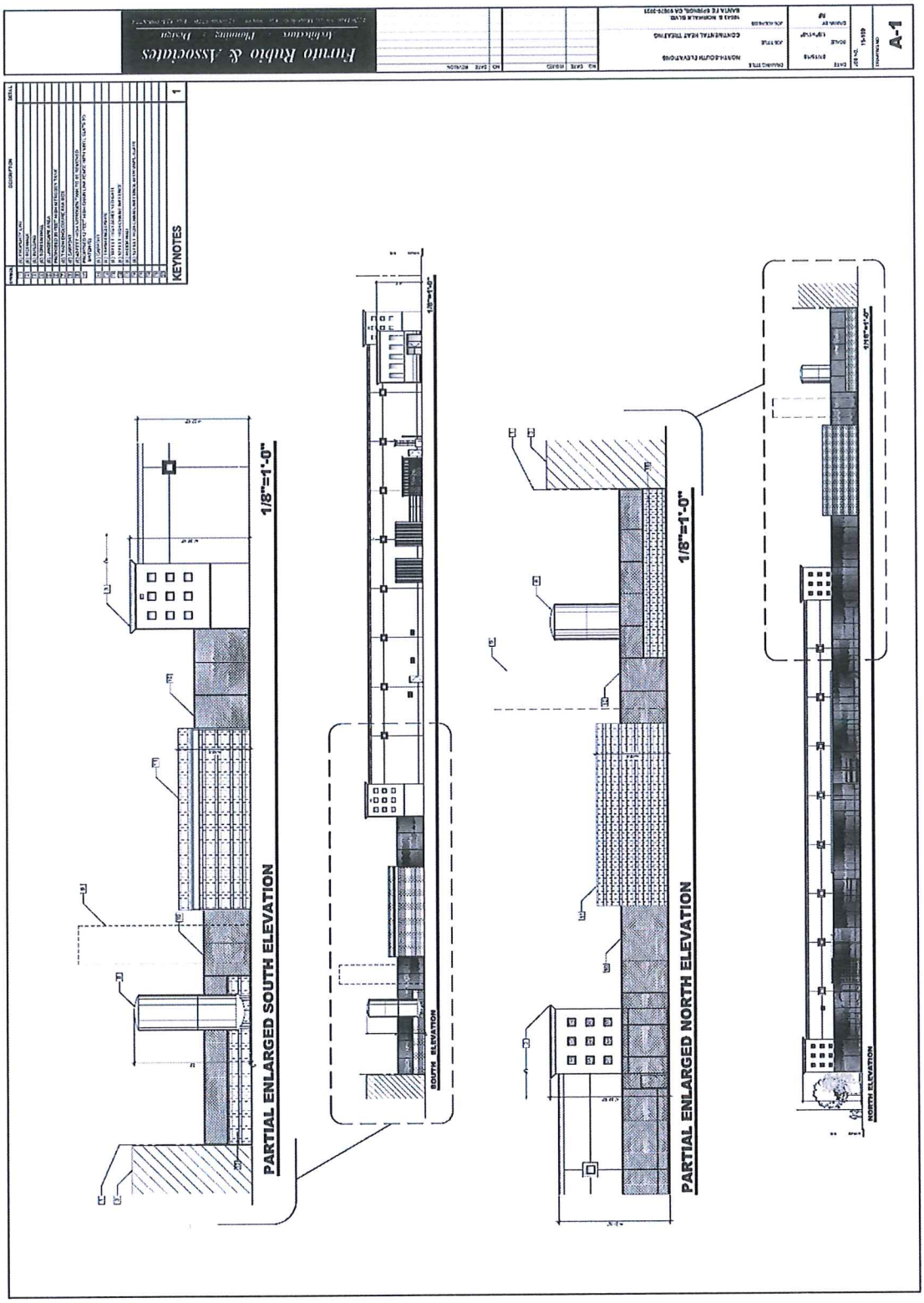
Site Plan



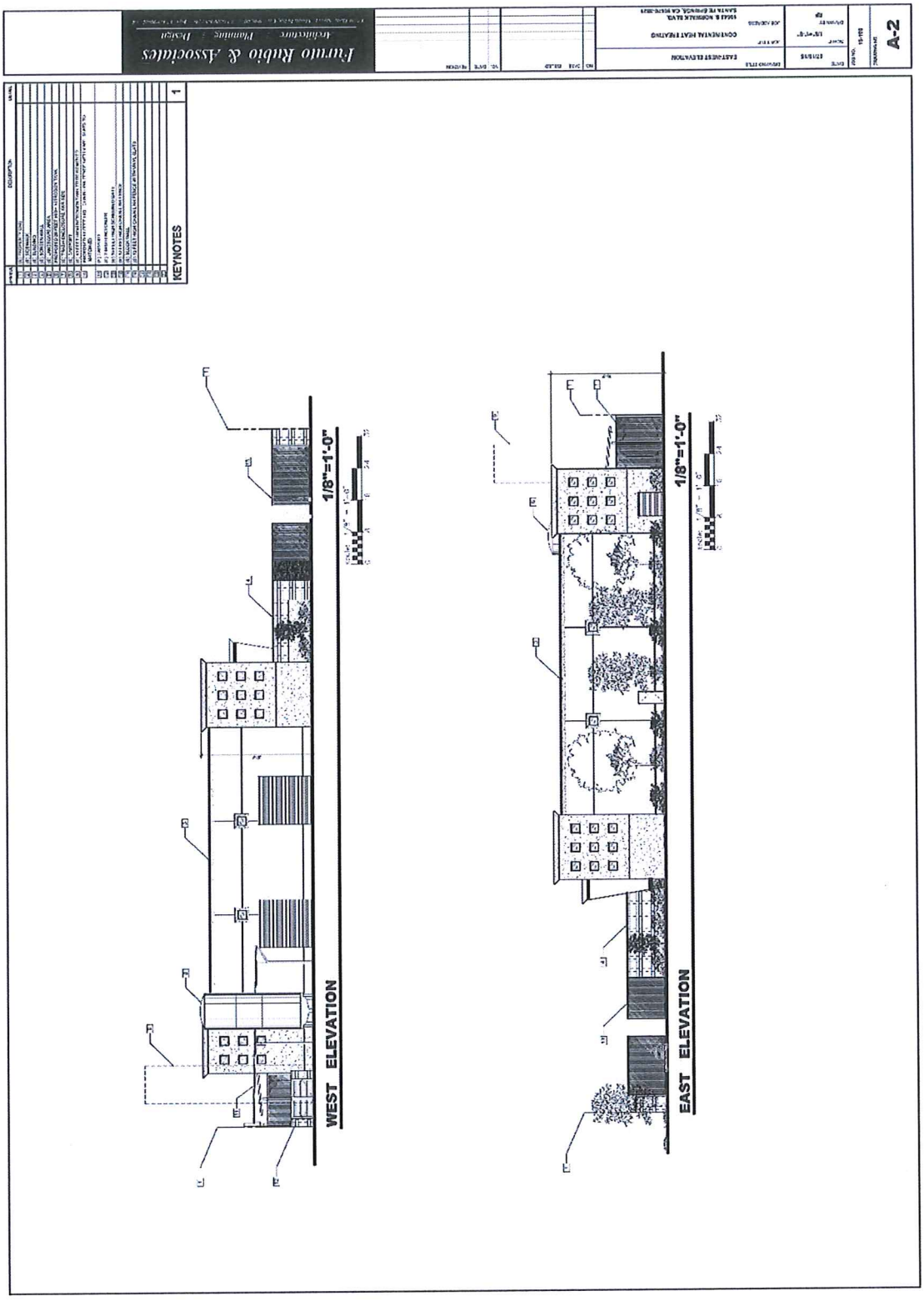
Report Submitted By: Paul M. Garcia
Planning and Development Department

Date of Report: February 11, 2016

Elevations


A-1
KEYNOTES
PARTIAL ENLARGED SOUTH ELEVATION
1/8"=1'-0"
SOUTH ELEVATION
PARTIAL ENLARGED NORTH ELEVATION
1/8"=1'-0"
NORTH ELEVATION

Elevations



Development Plan Approval Application

RECEIVED
JUL 20 2015
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:
10643 S. Norwalk Boulevard, Santa Fe Springs, California 90670

RECORD OWNER OF THE PROPERTY:
Name: Continental Heat Treating, Inc. Phone No: 562-944-8808
Mailing Address: 10643 S. Norwalk Boulevard, Santa Fe Springs, California 90670
Fax No: 562-944-1499 E-mail: jstull@continentalht.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.)
Replace existing 43 feet high nitrogen tank with new 29 feet tall nitrogen tank

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

Roy Furuto
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): Continental Heat Treating, Inc.
Mailing Address: 10643 S. Norwalk Boulevard, Santa Fe Springs, California 90670
Phone No: 562-944-8808
Fax No: 562-944-1499 E-mail: jstull@continentalht.com
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, James Stull, 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: _____ July 17, 2015
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

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

WITNESS my hand and official seal

_____
Notary Public

SEE ATTACHED

FOR DEPARTMENT USE ONLY
CASE NO: DPA No. 898
DATE FILED: 7/20/15
FILING FEE: $ 4,046
RECEIPT NO: 1CL8504, -05, -06
APPLICATION COMPLETE? _____

Development Plan Approval Application (Cont.)

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On July 17, 2017 (Date) before me, Kumar Venkatesan, Notary Public (Here Insert Name and Title of the Officer)

personally appeared JAMES STULL (Name(s) of Signer(s))

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

KUMAR VENKATESAN
Commission # 2108658
Notary Public - California
Los Angeles County
My Comm. Expires May 20, 2019

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

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

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Modification Permit Application

RECEIVED
NOV 2 5 2015
Planning Dept.

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): 10643 Norwalk Boulevard, Santa Fe Springs, California 90670

Nearest street Florence Avenue

Legal description of property:

Parcel map as per book 70 pages 98 and 99 of P.M. lot 1

Record Owner of Property:

Name: Continental Heat Treating Inc. Phone No: 562-944-8808

Mailing Address: 10643 S. Norwalk Boulevard, Santa Fe Springs, California 90670

Fax No: 562-944-1499 E-mail: jstull@continentalht.com

The application is being filed by:

_____ Record Owner of the Property

X Authorized Agent of the Owner

(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): Architect

Describe the modification requested: See EXHIBIT "A" pages 1 & 2

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.

   N.A.P.

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

   N.A.P.

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.

   See EXHIBIT "A" see page 3

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

   See EXHIBIT "A" see page 4

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.

   See EXHIBIT "A" see page 5 and pictures of other projects throughou

   City of similar situations EXHIBIT E1 - E15

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.

   See EXHIBIT "A" see page 6 and Site line elevations EXHIBIT "C" can not see till you

   are 1/2 mile away and Site line site plan EXHIBIT "D"

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): Continental Heat Treating Inc.
Mailing Address: 10643 S. Norwalk Boulevard, Santa Fe Springs, California 90670
Phone No: 562-944-8808
Fax No: 562-944-1499 E-mail: jstull@continentalht.com
Signature: JAMES C. STULL NOV. 24, 2015

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

I, JAMES C. STULL, 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: NOV. 24, 2015
(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.

SEE ATTACHED

WITNESS my hand and official seal

_____
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: MOD No. 1259
DATE FILED: 11/25/15
FILING FEE: $ 1,146
RECEIPT NO: 1CL5604
APPLICATION COMPLETE?

Modification Permit Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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

On NOV 23, 2015 (Date) before me, Kumar Venkatesan, Notary Public (Here Insert Name and Title of the Officer),
personally appeared JAMES C. STULL (Name(s) of Signer(s))

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

KUMAR VENKATESAN
Commission # 2108658
Notary Public - California
Los Angeles County
My Comm. Expires May 20, 2019

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

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Signer is Representing: _____

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☐ Other: _____
Signer is Representing: _____

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PUBLIC HEARING

Development Plan Approval Case No. 905, Modification Permit Case No. 1260, and Environmental Documents

A request for approval to allow the demolition of a 10,150 sq. ft. portion of the rear warehouse building, installation of a new rail spur track adjacent to rear property line, construction of an approximately 11,440 sq. ft. containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the proposed tanks, and re-configure the existing on-site parking and circulation; and a request for a Modification of Property Development Standards to not provide full screening of the proposed tanks from the public right-of-way, for property located at 9051 Sorensen Avenue (APN: 8168-007-031), within the M-2, Heavy Manufacturing, Zone. (Northstar Chemical, 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 Development Plan Approval Case No. 905 and Modification Permit Case No. 1260 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 §155.695 of the City's Zoning Regulation for the granting of a Modification Permit.

5. Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that proposed project (Development Plan Approval (DPA) Case No. 905 & Modification Permit (MOD) Case No. 1260) will have a significant adverse effect on the environment; and

Report Submitted By: Cuong Nguyen
Planning and Development Department

Date of Report: February 11, 2016

RECOMMENDATIONS (Cont.)

6. Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 905 & MOD 1260); and

7. Approve Development Plan Approval Case No. 905 and Modification Permit Case No. 1260, subject to the conditions of approval as contained with the Staff Report.

LOCATION / BACKGROUND:

The subject site is located on the west side of Sorensen Avenue between John Street and Burke Street at 9051 Sorensen Avenue. The subject site, currently occupied by Northstar Chemical, measures approximately 147,294 sq. ft. (3.4-acres) and is currently developed with two buildings totaling approximately 28,229 sq. ft. (an existing office building at 2,427 sq. ft. and an existing warehouse building at 25,802sq. ft.). Northstar Chemical, a wholesale distributor of water treatment and industrial food chemicals, currently conducts their administrative operations (customer orders, purchasing, dispatch, and clerical) out of the existing office building located along the front portion of the site. The existing rear warehouse building is currently used for plastic tank plumbing activities whereby Northstar purchases empty plastic polyethylene tanks (ranging in size from 200 gallons to 2,750 gallons) and then cuts holes, install a nozzle, level indicator, and hose connection to the tanks. Once plumbed, the tanks are then loaded onto a flatbed truck and transported to the customer location.

Northstar recently purchased the property at 9051 Sorensen Avenue with the intent to expand their existing on-site operations. In addition to their plans to demolish a 10,150 sq. ft. portion of the existing rear warehouse building, Northstar is proposing to install approx. 350' of additional rail to the existing spur that is adjacent to the rear property line, construct an approximately 11,440 square containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the yard activities and proposed tanks, and re-configure the existing parking and circulation throughout the site. The proposed project, once completed, would enable Northstar to expand their current operations to include the storage and distribution of water treatment and industrial food chemicals on the subject site.

SUBJECT ENTITLEMENTS:
The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 905) – A request to allow the demolition of a 10,150 sq. ft. portion of the rear warehouse building, installation of a new rail spur track adjacent to the rear property line, construction of an approximately 11,440 sq. ft. containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the proposed tanks, and re-configure the existing on-site parking and circulation.

Modification Permit (MOD 1260) – A request to not provide full screening of the proposed tanks from the public right-of-way.

Although the project is been described in its entirety, it should be noted that the proposed construction of metal storage tank(s) is what triggered the need for a DPA. Additionally, the applicant is seeking approval of a Modification Permit because the proposed tanks will be temporarily visible along Sorensen Avenue (until the proposed landscape screen fully matures) and the taller tanks may be visible along Altamar Place and Dice Road. Per the City's Zoning Regulations, a development plan approval is required for a metal building or storage tank of metal construction. Said tank must also be completely concealed from view from public rights-of-way. (see Section 155.742 below)

Code Section:	Development Plan Approval - Conditional Approval
155.742	The Commission may grant approval of a development plan 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. In granting any development plan approval that would permit a metal building or storage tank of metal construction to be located on any parcel of land, the Commission shall impose conditions requiring all metal buildings on the parcel to be located and/or designed in such a manner as to be completely concealed from view from public rights-of-way, and further requiring all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public rights-of-way. 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.

PROJECT DETAILS:

Rear Warehouse Building

As mentioned previously, the site is currently developed with two buildings totaling approximately 28,229 sq. ft. (an existing office building at 2,427 sq. ft. and an existing warehouse building at 25,802 sq. ft.). As part of the project, the applicant is proposing to demolish a 10,150 sq. ft. portion of the existing warehouse building located in the rear yard area. Removal of said square footage allows for improved on-site circulation which is essential for the new distribution activities. By demolishing the rear portion of the existing warehouse building, trucks can then maneuver completely around the warehouse building and thus enter and exit the site in a forward manner without the need to reverse.

Rail Spur Track

The applicant is proposing to install a new rail spur adjacent to the rear property line. Currently, a rail spur already leads onto the subject site; however, the applicant is planning to remove and replace the existing rail spur as well as add approximately 350' to the existing line to be able to accommodate a total of approximately six (6) rail cars. As noted on the plans, the applicant will work with Southern Pacific Railroad for specific design requirements.

The installation and upgrade of the existing rail spur will allow Northstar to receive bulk liquid deliveries via rail. Having a longer rail spur that accommodates up to six rail cars will allow for better efficiency and thus reduce the overall number of truck deliveries to the site. In fact, majority of the incoming liquid products (approximately 80%) will be transported via rail.

Containment Basin and Above-ground Tanks

In order to store products on-site, the applicant is proposing to construct an approximately 11,440 sq. ft., 52' x 220' containment basin that will house a total of 29 new above-ground storage tanks. The tanks range from 1,000 gallons to 30,000 gallons in capacity, with diameters ranging from 5' to 14', and tank heights ranging from 6' to 31'. It should be noted that the applicant plans to install new fencing and landscaping to help screen the tank profiles from street view. Specifically, the applicant is proposing to install a new 10' high block wall with landscaping adjacent to the front parking area. The applicant is also proposing to install a new 10' high chain link fence with slats and landscape along the south property line.

Parking and Circulation

As proposed, a total of 40 parking stalls will be provided on-site: 38 standard parking stalls, 1 standard handicap accessible stall, and 1 van accessible stall. Based on the site plan and the remaining building square footage following the

demolition of a 10,150 sq. ft. portion of the existing warehouse building, the subject site is required to provide a total of 39 parking stalls. A total of 31 parking stalls are required for the remaining 15,652 sq. ft. warehouse building (15,652 / 500 = 31.30) and a total of 8 parking stalls for the 2,427 sq. ft. front office building (2,427 / 300 = 8.09). The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's zoning regulations.

Other improvements
In addition to the improvements already mentioned, the applicant is also proposing to do the following: 1) Install a new 12' x 70' truck scale in the rear yard; 2) install restrooms for the rear warehouse building; 3) construct a new 9'-4" x 9'-4" compressor room; 4) Provide two new trash enclosures for the site; and 5) Provide necessary ADA upgrades to the existing office building.

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 project 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 project is industrial, rather than residential or commercial in nature, the land is therefore being maintained for industrial uses.
3. The proposed project will allow an existing Santa Fe Springs business to

remain in the City and expand rather than go elsewhere outside the City which would result in a net loss of jobs to the local job market.

4. With the exception of the MOD request, the project complies with the development standards set forth in the M-2 Zone.

(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:
As noted previously, the project involves the installation of 29 new metal tanks ranging from 6' high to 31' high. Although, a Modification Permit is necessary since the tanks will not be entirely screened from view, it should be noted that the applicant has made considerable effort to provide practical screening of the proposed metal tanks. To screen the tank profiles from the primary street frontage, the applicant is proposing to install new fencing and landscaping. Specifically, the applicant will install a new 10' high block wall adjacent to the front parking area. The applicant is also proposing to install a new 10' high chain link fence along the south property line with a row of Italian Cypress trees used as a landscape screen immediately adjacent to the proposed wall and fence. An Italian Cypress is a fast growing evergreen tree that is often used as a vertical screen. It can grow up to 40 feet high but may also be trimmed to the desired height. Staff finds the proposed vertical screen, once matured, should adequately screen the proposed tanks from the Sorensen right-of-way.

Nevertheless, as required by condition #56, the proposed tanks will also be painted a color to match the adjacent building on the subject property to further ensure that it blends in with the existing development. As a result, it is staff opinion that the proposed metal tanks will not have an adverse visual impact on the building or to the general appearance of the area.

(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 steel tanks, will contain various water treatment and industrial food chemicals, which are critical to the applicant's plans to expand their existing operations. Without the 29 metal tanks, as well as the re-construction of the existing rail spur, the applicant could not expand their existing operation and thus would need to re-locate to another site.

Although steel is an appropriate material for tanks and silos, it is not particularly consistent with a concrete tilt-up building; however, staff believes the applicant has made a noteworthy effort to screen the proposed tanks from public view. Even considering that many other tanks in the surrounding area are visible.

Staff finds the proposed landscape screen is appropriate for the following reasons: 1) Italian Cypress trees are often used by property owner as a vertical screen; 2) Their projected growth height of up to 40' is more than sufficient to screen the tallest tank at 31' high; and 3) a landscape screen is both more cost-effective and practical. Staff believes that an approx. 30' tall screen wall would simply be viewed as a blank canvas by local graffiti artists.

(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 main focus to screen the metal tanks is through both landscaping and wall/fencing. Staff believes the applicant has given proper attention and consideration to the location and design of both elements. For instance, immediately adjacent to the front parking area, the applicant is proposing to construct a block wall to ensure it blends in with the existing office building located along the front portion of the site. Additionally, although a landscape screen is provided, the applicant still continue with a 10' high fence along the southerly property line so the height of both elements would be in harmony with one another.

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

Findings:
The subject metal tanks are proposed to be screened with both landscaping and wall/fencing. The project does not involve the construction of any new building and/or walls aside from the block wall that will be constructed adjacent to the front parking area. Said wall will be constructed using split face blocks and thus will match the front office building currently located on-site. As a result, the proposed improvements will blend in with the existing building and 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:
As evident from previous findings, staff has had considerable discussions with the applicant regarding the placement and screening of the proposed metal tanks to ensure that they would blend in with the existing building and general area and not have an adverse effect on surrounding properties. Although many other tanks in the surrounding area are clearly visible, staff believes the applicant has made a noteworthy effort to design and place the proposed tanks and screen to help minimize its view from the public right-of-way.

MODIFICATION PERMIT CASE NO. 1253

The applicant is requesting a modification of property development standards to not provide full screening of the proposed tanks from view from the public right-of-way. As aforementioned, the City's Zoning Regulations require that all storage tanks of metal construction be located and/or designed in such a manner as to be concealed from view from the public right-of-way.

REQUIRED SHOWING

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

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

The Planning Commission would not be granting special privileges to the applicant since a similar request has been granted in the past. In June of 2015, the Planning Commission approved Modification Permit (MOD) Case No. 1253 to allow a 48' high silo to be constructed in a rear truck well area. Although, the subject tank was significantly setback from the street, the MOD did allow said tank to be constructed without full screening from the right-of-way as required by the Zoning Regulations.

Although, existing non-conforming properties should not be a reason to justify approval of a MOD, some consideration should be given to the fact that there are many visible tanks in the immediate vicinity. Nevertheless, staff believes the applicant has made a noteworthy effort to locate and screen the proposed tanks so as to minimize their view from the public right-of-way.

Lastly, if a similar request arose, staff would consider the circumstances of the case and, if the facts presented are similar, would consider recommending approval of such request.

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

The proposed project will allow an existing Santa Fe Springs business remain in the City and expand its current operations rather than possibly re-locating outside the City which would result in a net loss of jobs to the local job market. However, the steel tanks, which is the subject of the MOD request, is critical to the applicant's plans to expand their existing operations. Without the proposed metal tanks, as well as the upgrade to the existing rail spur, the applicant would need to consider re-locating to another site

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

The unique circumstance is the odd shape and configuration of the subject parcel. Although the shape does affect or otherwise limit the layout of any development of the subject site, the unique shape does allows the proposed tanks to be situated in a rear yard area that will be significantly setback from the street. In fact, the tank nearest to the street will be at least 250' from Sorensen Avenue. Nevertheless, as stated previously, the applicant will install new fencing and landscape to help screen the tank profiles from Sorensen Avenue

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

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. The proposed tanks, once the proposed landscaping has fully matured, should be entirely screened from the primary right-of-way (Sorensen Avenue) and also have limited visibility from adjacent streets (Dice Road and Altamar Place). In addition to the proposed screening, the applicant will also paint the tanks to match the adjacent building on the subject property so that it blends in with the existing development. Based on these factors, staff believes that the modification, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

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

STREETS AND HIGHWAYS

The subject site has frontage on Sorensen Avenue. Sorensen Avenue is designated as a "Secondary Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

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

Direction	*Zoning District*	*General Plan*	*Land Use*
North	M-2,Heavy Manufacturing	Industrial	9005 Sorensen Ave. – Owned by McKesson Corp (currently unoccupied)
South	M-2,Heavy Manufacturing	Industrial	9005 Sorensen Ave. – Viking Supply Net (fire protection and life safety systems supplier)
East	M-2,Heavy Manufacturing	Industrial	8956 Sorensen Ave. – Swiss Chalet Fine Foods (manufacturer and distributor of fine foods)
West	M-2,Heavy Manufacturing	Industrial	8934 Dice Rd. – ProCal (gas & supplies manufacturer and distributor) 9028 Dice Rd. – KIK corporation (bleach & household cleaning products manufacturer and distributor)

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 February 5, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 5, 2016, and published in a newspaper of general circulation (Whittier Daily News) February 5, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

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 reviewed the proposal and determined that the project is subject to CEQA.

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

To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect." However, CEQA Guidelines Section 15382 generally defines a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis 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 January 21, 2016 to February 9, 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;*
6. *public services; and*
7. *utilities*

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 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 Program (attachment #10).

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:

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

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

STREETS

1. That the applicant shall pay a flat fee of $ 12,038 to reconstruct/resurface the existing street frontage to centerline for Sorensen Ave.

2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Sorensen Ave 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 owner shall pay the actual cost of sign installation.

CITY UTILITIES

4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Sorensen Ave. Storm drain plans shall be approved by the City Engineer.

5. 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.

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 existing 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. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

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.

TRAFFIC

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 owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

FEES

12. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

13. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

14. 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.

MISCELLANEOUS

15. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

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

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

19. 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.

20. 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.

21. 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.

22. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

23. 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.

24. 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.

25. 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.

26. 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.

27. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

28. Applicant shall provide Methane Gas Survey prior to beginning construction.

29. Applicant shall provide yard fire hydrants for on-site protection.

30. Any upgrades for fire sprinkler protection to existing buildings shall be provided under separate permits.

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

31. 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.

32. 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.

33. 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.

34. That the applicant shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department.

35. That the Applicant shall not load or unload tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless automatic and manual shut-off valves and secondary containment are provided.

36. That the Applicant shall provide and maintain secondary containment for all in-use tank cars which are unloaded through pressurizing the car, or bottom unloading, tank vehicles, piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. Flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to a Fire-Rescue Department approved location.

37. That the applicant shall provide two 5-gallon containers of WD881 Class A foam at a predetermined approved location for Fire-Rescue Department use

in suppressing hydrochloric acid vapors where the acid tanks are loaded or unloaded through a bottom connection.

38. That the applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to a Fire-Rescue Department approved location.

39. That the Applicant shall provide high level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity.

40. That the Applicant shall provide an in-house emergency response system that includes the following:

    1. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
    2. Liquid level limit alarms on stationary tanks.
    3. Automatic shut-off valves on stationary tanks.
    4. Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
    5. Adequately trained manpower and equipment.
    6. Hydrochloric acid and ammonia detectors (as applicable) at hydrochloric acid and ammonia tanks, on the fence line, and at other Fire-Rescue Department approved locations.
    7. Remote cameras (when applicable) at Fire-Rescue Department approved locations.
    8. A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to the facility, and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire-Rescue Department.

41. That the Applicant install and maintain windsocks and placards as required.

42. The Applicant shall obtain permits for any proposed facility modifications and for the storage and use of new materials that have physical and/or health hazards as defined in the California Fire Code. All storage and use of

hazardous chemicals shall meet the requirements of the current California Fire and Building Codes.

43. That the Applicant ensure all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored.

44. That the Applicant label piping conveying hazardous materials noting their contents and direction of flow.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409-1850 x3320 or Margarita Matson at x3319)

45. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbs to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.

46. 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.

47. 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.

48. 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.

49. 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.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

50. 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.

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

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

52. That the applicant shall obtain a demo permit for the demolition of the westerly 10,150 sq. ft. warehouse building prior to commencement of such activities.

53. That the proposed rail spur shall be developed substantially in accordance with the site plan, as submitted by the applicant and on file with this case. Additionally, the applicant shall obtain all necessary approvals from Southern Pacific Road for the removal and proposed replacement of the existing rail spur prior to commencement of such activities.

54. That all parking areas shall be re-striped in accordance with the proposed site plan (sheet A-1.2), as submitted by the applicant and on file with this case.

55. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material.

56. That the proposed tanks shall be painted a color to match the adjacent building on the subject property and thereafter continuously maintain in a state of good condition.

57. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said plans shall detail the upgrade to existing landscape area as well as all new landscape areas. Said plans shall indicate the location and type of all plant materials to be used; and more importantly, that the plant type and spacing is adequate to screen the proposed tank farm once the landscape is mature.

58. That the landscaped areas shall all 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).*

59. That upon completion of the new landscaping and landscape upgrade, all landscaped areas thereafter 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.

60. 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.

61. 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.

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 all fences, walls, gates and similar improvements for the proposed development shall be subject to the *prior* approval of the Fire Department and the Department of Planning and Development.

64. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Sorensen Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.

65. 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.*

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 accessed 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 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.

68. 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.

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 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.

71. That the applicant, Northstar Chemical, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval (DPA 905), 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.

72. 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. Existing Site Plan
3. Proposed Site Plan
4. Warehouse Building Elevations
5. Existing Photos of Subject Site
6. Perspective Views
7. Development Plan Approval Application
8. Modification Permit Application
9. Proposed Mitigated Negative Declaration
10. Mitigation Monitoring and Reporting Program

Report Submitted By: Cuong Nguyen
Planning and Development Department

Date of Report: February 11, 2016

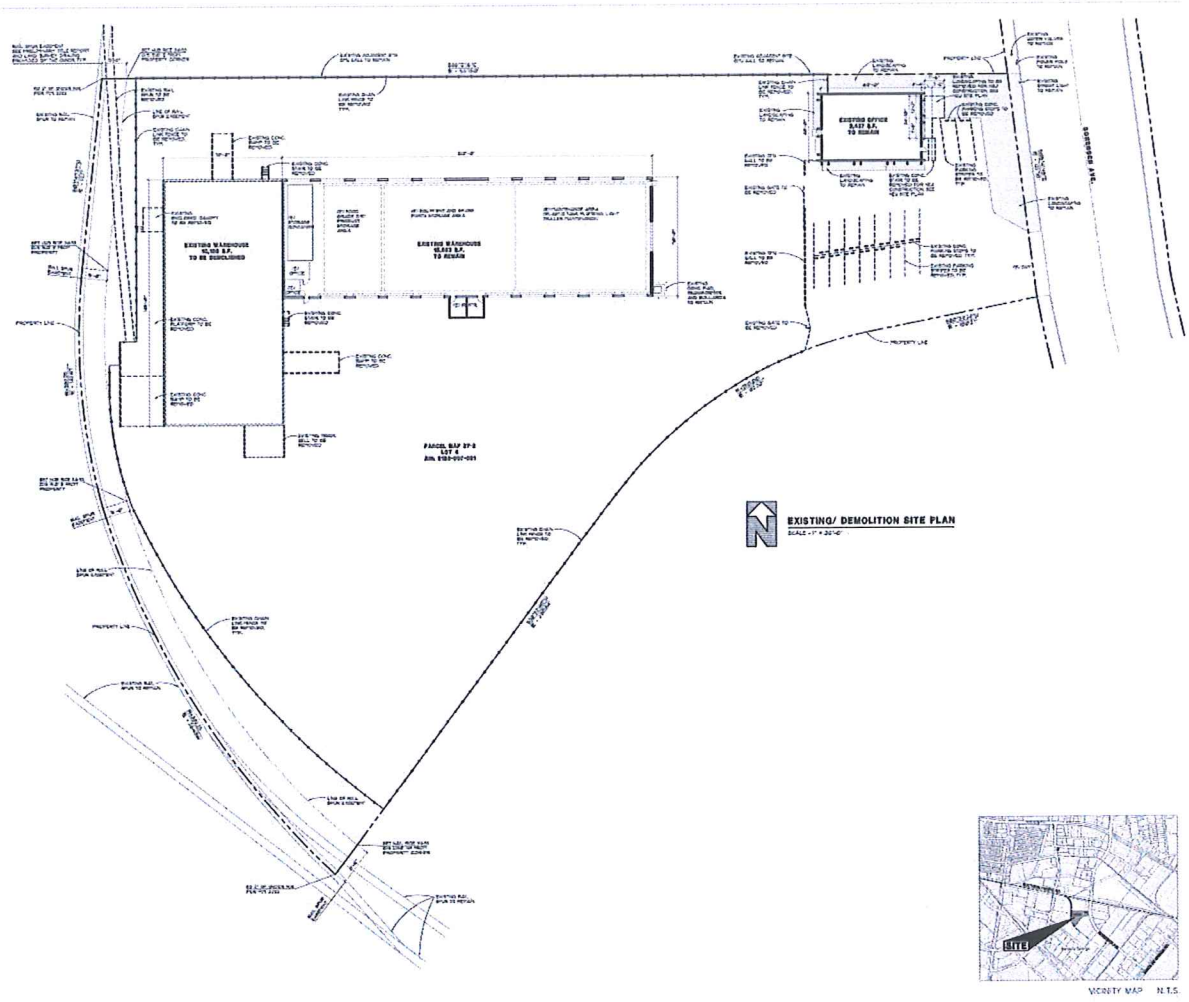
Aerial Photograph

CITY OF SANTA FE SPRINGS

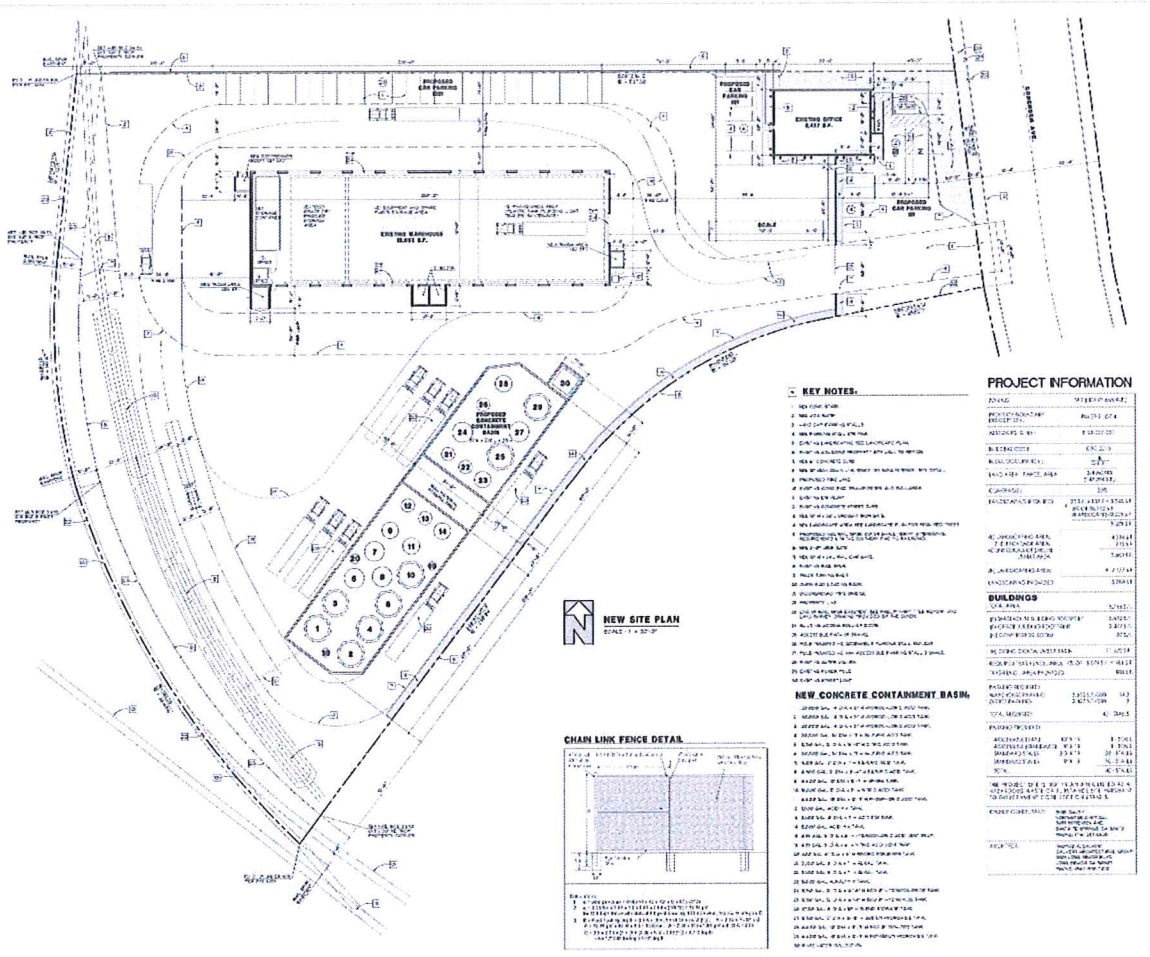
Report Submitted By: Cuong Nguyen
Planning and Development Department

Date of Report: February 11, 2016

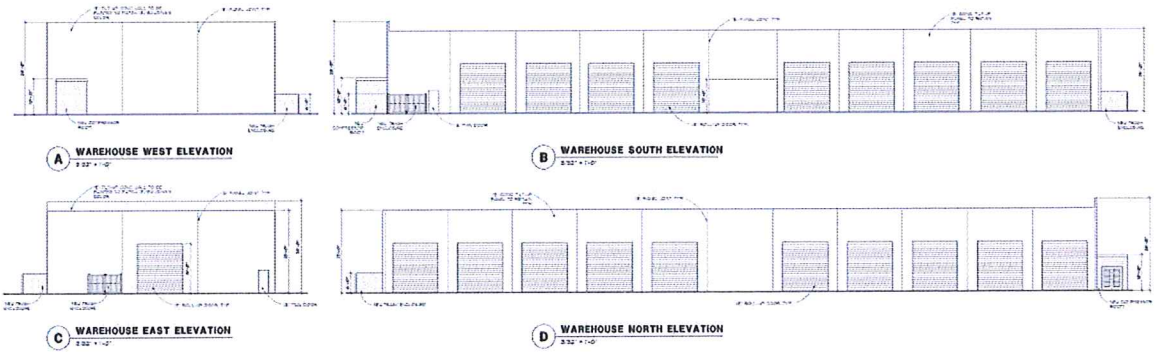
Existing Site Plan



Proposed Site Plan



Warehouse Building Elevations

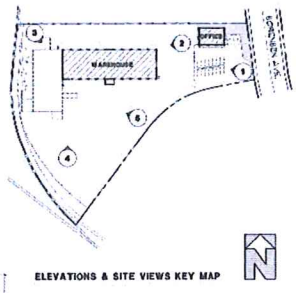


Photographs of Existing Subject Site

1 EAST SIDE OF THE SITE

2 EAST-NORTH ELEVATION OF THE WAREHOUSE

3 NORTH-WEST ELEVATION OF THE WAREHOUSE

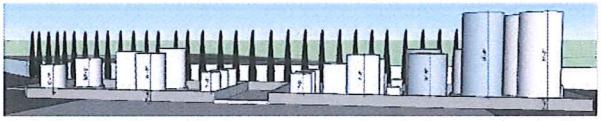


ELEVATIONS & SITE VIEWS KEY MAP

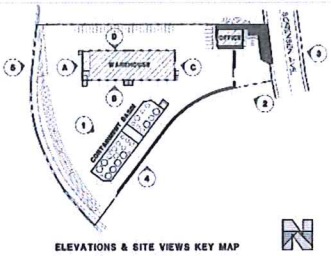
4 SOUTH ELEVATION OF THE WAREHOUSE

5 SOUTH SIDE OF THE SITE

Perspective Views

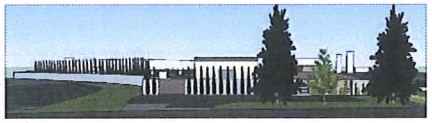


1 CONTAINMENT BASIN NORTH ELEVATION

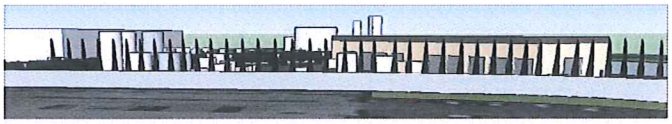


ELEVATIONS & SITE VIEWS KEY MAP

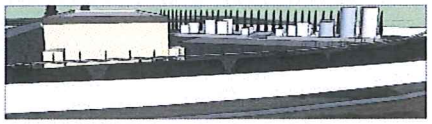
2 SOUTH-EAST SIDE OF THE SITE



3 EAST SIDE OF THE SITE



4 SOUTH SIDE OF THE SITE



5 WEST SIDE OF THE SITE

Development Plan Approval Application

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

RECEIVED
OCT 07 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:

9051 Sorensen Ave
Santa Fe Springs, CA
1/2 mile from intersection Sorensen and Santa Fe Springs road

RECORD OWNER OF THE PROPERTY:
Name: Northstar Chemical Inc Phone No: 503-625-3770
Mailing Address: 14200 SW Tualatin Sherwood Rd
Sherwood, OR 97140
Fax No: 503-625-1478 E-mail:

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.)

Installation of rail spur track, outdoor above ground storage tanks and truck/tanker parking to enable distribution of food grade chemicals

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] 10-6-15
Signature
Robert Cavey
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): Robert Cavey
Mailing Address: 14200 SW Tualatin Sherwood Road, Sherwood, OR 97140
Phone No: (503) 625-3770
Fax No: (503) 625-1478 E-mail: bcavey@northstarchemical.com
Signature: Robert Cavey 10-6-15

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

(seal)

WILLIAM KEITH WASHBURN
Commission # 2116223
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2019

On 10/6/2015 before me, William Keith Washburn, Notary Public
Personally appeared Robert Cavey
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: DPA 905
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

Development Plan Approval Application (Cont.)

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

WILLIAM KEITH WASHBURN
Commission # 2116223
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2019

Subscribed and sworn to (or affirmed) before me on this 6th day of October, 2015,
Date *Month* *Year*
by (1) Robert Cavey
(and (2)),
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature William Keith Washburn
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ **Document Date:** _____

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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): 9051 Sorensen Ave
Santa Fe Springs, CA
1/2 mile from intersection Sorensen and Santa Fe Springs Road

Legal description of property:

Assessor Parcel Number 8168-007-031

Record Owner of Property:
Name: Northstar Chemical Inc Phone No: 503-625-3770
Mailing Address: 14200 SW Tualatin Sherwood Rd
Sherwood, OR 97140
Fax No: 503-625-1478 E-mail:

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.): purchaser

Describe the modification requested: This request is to NOT provide screening of tanks on the north, west and southwest based on distances from streets and existing large structures that block the view. Screening of tanks will be provided on the east side of the property using landscaping with trees.

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.

   N/A

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

   N/A

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.

   It is not necessary to provide screening on the north, west and south west side of the property because of limited visibility of tanks.

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

   The distances from street to the tanks is greater than 380 ft and there are existing tall structures (warehouse, tank, vapor abatement tower, cooling towers) that obstruct the view from street to the Northstar proposed tank locations.

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.

   Other businesses in the area such as Valvoline and Air Products have large storage tanks that are visible from street and do not have screening to obstruct the view.

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

   The impacted businesses on the north, west and south west sides have existing tall structures on their property.

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): Robert Cavey
Mailing Address: 14200 SW Tualatin Sherwood Road, Sherwood, OR 97140
Phone No: (503) 625-3770
Fax No: (503) 625-1478 E-mail: bcavey@northstarchemical.com
Signature: R Cavey 1-4-16

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

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

WITNESS my hand and official seal

_____
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: MOD 1260
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

MITIGATION MONITORING AND REPORTING PROGRAM

NORTHSTAR CHEMICAL TANK CONTAINMENT BASIN AND SITE IMPROVEMENT PROJECT
9051 SORENSEN AVENUE
SANTA FE SPRINGS, CALIFORNIA

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

JANUARY 22, 2016

SFSP 030

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1. OVERVIEW OF THE PROJECT

The proposed project involves the installation of a tank containment basin designed to house 26 above-ground storage tanks related to the storage of hazardous chemicals. The 29 new tanks will be located within a new 11,522 square-foot containment basin that will connect to a new railroad spur via a pipe bridge. The project will also involve the demolition of 10,150 square feet of an existing warehouse structure. The remaining 15,652 square-foot warehouse structure will then be refurbished for use by NorthStar Chemicals, Inc. The refurbished warehouse structure will be used for storage. The refurbished warehouse structure will be used for storage of spare parts, such as pumps, valves, and fittings and will also be used to perform plumbing of small plastic tanks less than 3,000 gallons each. The existing office has already been refurbished and will continue to be used as office space. Finally, a new rail spur track will be constructed on to the property (the majority of the incoming liquid products will be transported to the site via rail). The entire site will be resurfaced and striped to provide 40 parking stalls in the northern portion of the site. An additional 2,177 square feet of landscaping will be installed for a total of 5,780 square feet of landscaping on-site. Access to the project site will be provided by an existing 38-foot wide driveway connection along the west side of Sorensen Avenue. The proposed project's implementation will require the approval of a Development Plan Approval. The proposed project will enable the storage and distribution of hazardous chemicals. The project Applicant is Bob Cavey, NorthStar Chemical, 9051 Sorensen Avenue, Santa Fe Springs, California, 90670

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, 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

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 analysis determined that no significant adverse impacts related to air quality are anticipated with adherence to existing regulations and requirements. However, 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). All unpaved demolition and construction areas shall be watered 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). All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.

Mitigation Measure No. 3 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

Mitigation Measure No. 4 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities

The environmental analysis in the preceding sections determined that the proposed project is located in an area that has a high sensitivity for cultural resources. As a result, the following mitigation is required:

Mitigation Measure No. 5 (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 Gabrielino 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 analysis determined that the proposed project would not result in any significant adverse impacts related to earth and geology. However, since the project site is located in a liquefaction zone, the following mitigation is required:

Mitigation Measure No. 6 (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.

In addition, the following mitigation is required as part of this project to ensure that potential impacts related to hazardous and hazardous materials are mitigated:

Mitigation Measure No. 7 (Hazards and Hazardous Materials). The Applicant 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. In addition, prior to the project's operation, the site, containment basin, and tanker vehicles will need to be inspected and approved by the Santa Fe Springs Department of Fire-Rescue.

Mitigation Measure No. 8 (Hazards and Hazardous Materials). The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

In addition, the following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

Mitigation Measure No. 9 (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.

Mitigation Measure No. 10 (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.

Mitigation Measure No. 11 (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.

Mitigation Measure No. 12 (Hydrology and 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 significant adverse 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. 13 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Department of Fire and Rescue to ensure that the tanks, containment basin, safety equipment, and trucks are designed to meet the Department's requirements regarding the handling of chemicals.

Mitigation Measure No. 14 (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 the Department requirements.

The analysis determined that the following mitigation would be required to address potential impacts to water consumption. These mitigation measures are identified below:

Mitigation Measure No. 15 (Utilities). The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.

Mitigation Measure No. 16 (Utilities). If and when recycled water lines are provided in close proximity to the project site, recycled water shall be used to wash the trucks, tanks, containment basin, and concrete drive aisles when feasible. According to the U.S. EPA, using recycled water will not only reduce water consumption, but long term costs and the burden placed on water treatment facilities.

5. MITIGATION MONITORING

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

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 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 ● *(The Applicant is responsible for implementation)*	*During the project's construction phase.* ● Mitigation ends when construction is completed.	Date: Name & Title:

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 2 (Air Quality). All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.	City of Santa Fe Springs Planning and Development Department and the SCAQMD ● *(The Applicant is responsible for implementation)*	*During the project's construction phase.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.	City of Santa Fe Springs Planning and Development Department and the SCAQMD ● *(The Applicant is responsible for implementation)*	*During the project's construction phase.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.	City of Santa Fe Springs Planning and Development Department and the SCAQMD ● *(The Applicant is responsible for implementation)*	*During the project's construction phase.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino 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 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 will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, to the an archaeological resource(s) are encountered during grading and excavation activities, pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k) shall apply. The on-site monitoring shall end when the project site grading and excavation activities are completed.	City of Santa Fe Springs Planning and Development Department and the Gabrielino Band of Mission Indians, Kizh Nation ● *(The Applicant is responsible for implementation)*	*Prior to the start of any construction related activities* ● Mitigation ends when ground disturbance is completed or otherwise noted by the tribal representative.	Date: Name & Title:

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 6 (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 ● *(The Applicant is responsible for implementation)*	*Prior to the issuance of any Building Permits* ● Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 7 (Hazards and Hazardous Materials). The Applicant 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. In addition, prior to the project's operation, the site, containment basin, and tanker vehicles will need to be inspected and approved by the Santa Fe Springs Department of Fire-Rescue.	City of Santa Fe Springs Planning and Development Department, Santa Fe Springs Department of Fire and Rescue ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a Certificate of Occupancy.* ● Mitigation to continue over the project's operational lifetime	Date: Name & Title:
Mitigation Measure No. 8 (Hazards and Hazardous Materials). The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.	City of Santa Fe Springs Planning and Development Department, Chief Building Official ● *(The Applicant is responsible for implementation)*	*Prior to the issuance of any Building Permits* ● Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 9 (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 ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a grading permit.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 10 (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 ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a grading permit.* ● Mitigation ends when construction is completed.	Date: Name & Title:

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 11 (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 ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a Certificate of Occupancy.* ● Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 12 (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 ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a Certificate of Occupancy.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 13 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Department of Fire and Rescue to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements.	Santa Fe Springs Department of Fire and Rescue ● *(The Applicant is responsible for implementation)*	*During final plan check* ● Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 14 (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 the Department requirements.	Santa Fe Springs Department of Police Services ● *(The Applicant is responsible for implementation)*	*During final plan check* ● Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 15 (Utilities). The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.	City of Santa Fe Springs Planning and Development Department, Department of Public Works ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a Certificate of Occupancy.* ● Mitigation to continue over the project's operational lifetime	Date: Name & Title:
Mitigation Measure No. 16 (Utilities). If and when recycled water lines are provided in close proximity to the project site, recycled water shall be used to wash the trucks, tanks, containment basin, and concrete drive aisles when feasible. According to the U.S. EPA, using recycled water will not only reduce water consumption, but long term costs and the burden placed on water treatment facilities.	City of Santa Fe Springs Planning and Development Department, Department of Public Works ● *(The Applicant is responsible for implementation)*	*Over the project's operational lifetime.* ● Mitigation to continue over the project's operational lifetime	Date: Name & Title:

INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION

NORTHSTAR CHEMICAL TANK CONTAINMENT BASIN AND SITE IMPROVEMENT PROJECT
9051 SORENSEN AVENUE
SANTA FE SPRINGS, CALIFORNIA

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

JANUARY 21, 2016
SFSP 030

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: NorthStar Chemical Tank Containment Basin and Site Improvement Project.

APPLICANT: Bob Cavey, NorthStar Chemical, 9051 Sorensen Avenue, Santa Fe Springs, California, 90670.

ADDRESS: 9051 Sorensen Avenue. Assessor Parcel Numbers (APNs) include 8168-007-031.

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

DESCRIPTION: The proposed project involves the installation of a tank containment basin designed to house 26 above-ground storage tanks related to the storage of hazardous chemicals. The tank containment basin will be located within a new 11,522 square-foot containment basin that will connect to a new railroad spur via a pipe bridge. In addition to the installation of the aforementioned improvements, the project will involve the removal of 10,150 square feet of warehousing from the existing connected warehouse. The site will be resurfaced and a total of 40 new parking stalls will be installed along the northern portion of the site. Furthermore, an additional 2,177 square feet of landscaping will be provided along the eastern portion of the site. Approximately 3,603 square feet of the original landscaping will remain on-site, bringing the total amount of landscaping to 5,780 square feet. The proposed project's implementation will require the approval of a Development Plan Approval (DPA 905) to permit the installation of the tanks and the new railroad spur.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. 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 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.

MITIGATED NEGATIVE DECLARATION (CONTINUED)

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

TABLE OF CONTENTS

Section **Page**

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The proposed project involves the installation of 26 above-ground storage tanks within a new containment basin that will provide storage of hazardous chemicals. The 29 above-ground tanks will be located within a new 11,522 square-foot containment basin that will connect to a new railroad spur via a pipe bridge. The project will also involve the demolition of 10,150 square feet of an existing warehouse structure. The remaining 15,652 square-foot warehouse structure will then be refurbished for use by NorthStar Chemicals, Inc. The refurbished warehouse structure will be used for storage of spare parts, such as pumps, valves, and fittings and will also be used to reform plumbing of small plastic tanks less than 3,000 gallons each. The existing office has already been refurbished and will continue to be used as office space. Finally, a new rail spur track will be constructed on to the property (the majority of the incoming liquid products will be transported to the site via rail). The entire site will be resurfaced and striped to provide 40 parking stalls in the northern portion of the site. An additional 2,177 square feet of landscaping will be installed for a total of 5,780 square feet of landscaping on-site. The proposed project's implementation will require the approval of a Development Plan Approval (DPA 905) to permit the installation of the tanks and railroad spur.[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 installation of the tanks and containment basin 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 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 it is 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, or negative declaration 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,

[1] Calvert Architectural Group, Inc. *New Site Plan*. Plan dated August 25, 2015.

[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).

[4] Ibid. (CEQA Guidelines) §15050.

- 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. Certain projects or actions may also require oversight approvals or permits from other public agencies. 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.

- *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 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.

[5] 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).

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 Aesthetic Impacts. *Would the project:*				
a) Have a substantial adverse affect 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) Would the project 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 that would adversely affect day- or night-time views in the area?				**X**
Section 3.2 Agriculture and Forestry Resources Impacts. *Would the project:*				
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) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				**X**
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				**X**
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				**X**
Section 3.3 Air Quality Impacts. *Would the project:*				
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 in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			**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) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
e) Create objectionable odors affecting a substantial number of people?				**X**
Section 3.4 Biological Resources Impacts. *Would the project have a substantial adverse effect:*				
a) 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) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
c) 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) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				**X**
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				**X**
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				**X**
Section 3.5 Cultural Resources Impacts. *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource 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?			**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
Section 3.6 Geology Impacts. *Would the project result in or expose people to potential impacts involving:*				
a) 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 (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) Substantial soil erosion or the loss of topsoil?				**X**
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?		**X**		
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
Section 3.7 Greenhouse Gas Emissions Impacts. *Would the project:*				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Increase the potential for 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 Impacts. *Would the project:*				
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 or result in 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**	

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) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?			**X**	
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f) Within the vicinity of a private airstrip, 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 response plan or emergency evacuation plan?				**X**
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				**X**
Section 3.9 Hydrology and Water Quality Impacts. *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?		**X**		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				**X**
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				**X**
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		**X**		
f) 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**

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
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 because of dam or levee failure?				**X**
j) Result in inundation by seiche, tsunami, or mudflow?				**X**
Section 3.10 Land Use and Planning Impacts. *Would the project:*				
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 or natural community conservation plan?				**X**
Section 3.11 Mineral Resources Impacts. *Would the project:*				
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 Impacts. *Would the project result in:*				
a) 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**	
b) Exposure of people to, or generation of, excessive ground-borne noise levels?			**X**	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			**X**	
d) 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**

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
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 Impacts. *Would the project:*				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				**X**
b) 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 Impacts. *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:*				
a) Fire protection services?		**X**		
b) Police protection services?		**X**		
c) School services?				**X**
d) Other governmental services?				**X**
Section 3.15 Recreation Impacts. *Would the project:*				
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**
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				**X**
Section 3.16 Transportation Impacts. *Would the project:*				
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?			**X**	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				**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
c) 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 Impacts. *Would the project:*				
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 storm water 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**		
e) Result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
f) 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. *The approval and subsequent implementation of the proposed project:*				
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**

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
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) The Initial Study indicated there is no evidence that the proposed project will 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 proposed project involves the installation of a tank containment basin designed to house 26 above-ground storage tanks related to the storage of hazardous chemicals. The 29 new tanks will be located within a new 11,522 square-foot containment basin that will connect to a new railroad spur via a pipe bridge. The project will also involve the demolition of 10,150 square feet of an existing warehouse structure. The remaining 15,652 square-foot warehouse structure will then be refurbished for use by NorthStar Chemicals, Inc. The refurbished warehouse structure will be used for storage. The refurbished warehouse structure will be used for storage of spare parts, such as pumps, valves, and fittings and will also be used to perform plumbing of small plastic tanks less than 3,000 gallons each. The existing office has already been refurbished and will continue to be used as office space. Finally, a new rail spur track will be constructed on to the property (the majority of the incoming liquid products will be transported to the site via rail). The entire site will be resurfaced and striped to provide 40 parking stalls in the northern portion of the site. An additional 2,177 square feet of landscaping will be installed for a total of 5,780 square feet of landscaping on-site. Access to the project site will be provided by an existing 38-foot wide driveway connection along the west side of Sorensen Avenue. The proposed project's implementation will require the approval of a Development Plan Approval.[6] The proposed project will enable the storage and distribution of hazardous chemicals.[7]

2.2 PROJECT LOCATION

The project site is located within the northern portion of the City. 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.[8] 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 surrounding region include the San Gabriel River (located 1.37 miles to the west of the site) and the Puente Hills (located 2.75 miles to the northeast of the project site).[9]

Regional access to Santa Fe Springs is possible from 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 while the I-605 Freeway extends along the City's westerly side in a north-south orientation.[10] The nearest freeway connection is provided by Pioneer Boulevard ramp connections with the I-5 freeway (1.28 miles to the

[6] Calvert Architectural Group, Inc. *New Site Plan*. Plan dated August 25, 2015.

[7] City of Santa Fe Springs. *Application for a Development Plan Approval (DPA)*. Application dated October 6, 2015.

[8] Google Earth. Site accessed November 6, 2015.

[9] Ibid.

[10] Google Earth. Site accessed November 6, 2015.

northwest).[11] 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 legal address is 9051 Sorensen Avenue. The Assessor Parcel Number (APN) that is applicable to the site is 8168-007-031.[12] The project site is located along the west side of Sorensen Avenue and is 0.48 miles south of Slauson Avenue, 0.40 miles east of Norwalk Boulevard, and 0.49 miles northwest of Santa Fe Springs Road.

2.3 ENVIRONMENTAL SETTING

The 3.40-acre (147,294 square-foot) site is located in the midst of an industrial area and is surrounded on all sides by development. Exhibit 2-4 shows an aerial photograph of the project site and the adjacent development. Surrounding land uses in the vicinity of the project site are listed below:

- *North of the Project Site*. A vacant warehouse abuts the project site to the north.[13] A Southern Pacific Railroad right-of-way (ROW) extends in an east-west orientation 361 feet to the north of the project site.[14] Additional industrial uses are located further north.[15] Views of this area are provided in Exhibit 2-5.

- *East of the Project Site*. Sorensen Avenue extends along the east side of the project site in a north-south orientation. Industrial uses including Pacific Paradise Foods, a distributor of Asian cuisine products, occupy frontage along both sides of Sorensen Avenue.[16] Views of this area are provided in Exhibit 2-6.

- *West of the Project Site*. A Union Pacific Railroad ROW traverses the west side of the project site. Various industrial uses including Pro Cal and Kik Custom Products are located west of the aforementioned ROW along Dice Road.[17] Views of this area are provided in Exhibit 2-7.

- *South of the Project Site*. Viking SupplyNet, a provider of fire protection equipment such as fire sprinklers, pipes, and valves abuts the project site to the southeast. The Southern Pacific Railroad ROW is located along the southwest portion of the site. Kik Custom Products is located further southwest.[18] Views of this area are provided in Exhibit 2-8.

[11] Google Earth. Site accessed November 6, 2015.

[12] Los Angeles County. *Los Angeles County Tax Assessor, Parcel Viewer*. Website accessed on November 4, 2015

[13] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[14] Google Earth. Site accessed November 6, 2015.

[15] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[16] Ibid.

[17] Ibid.

[18] Ibid.

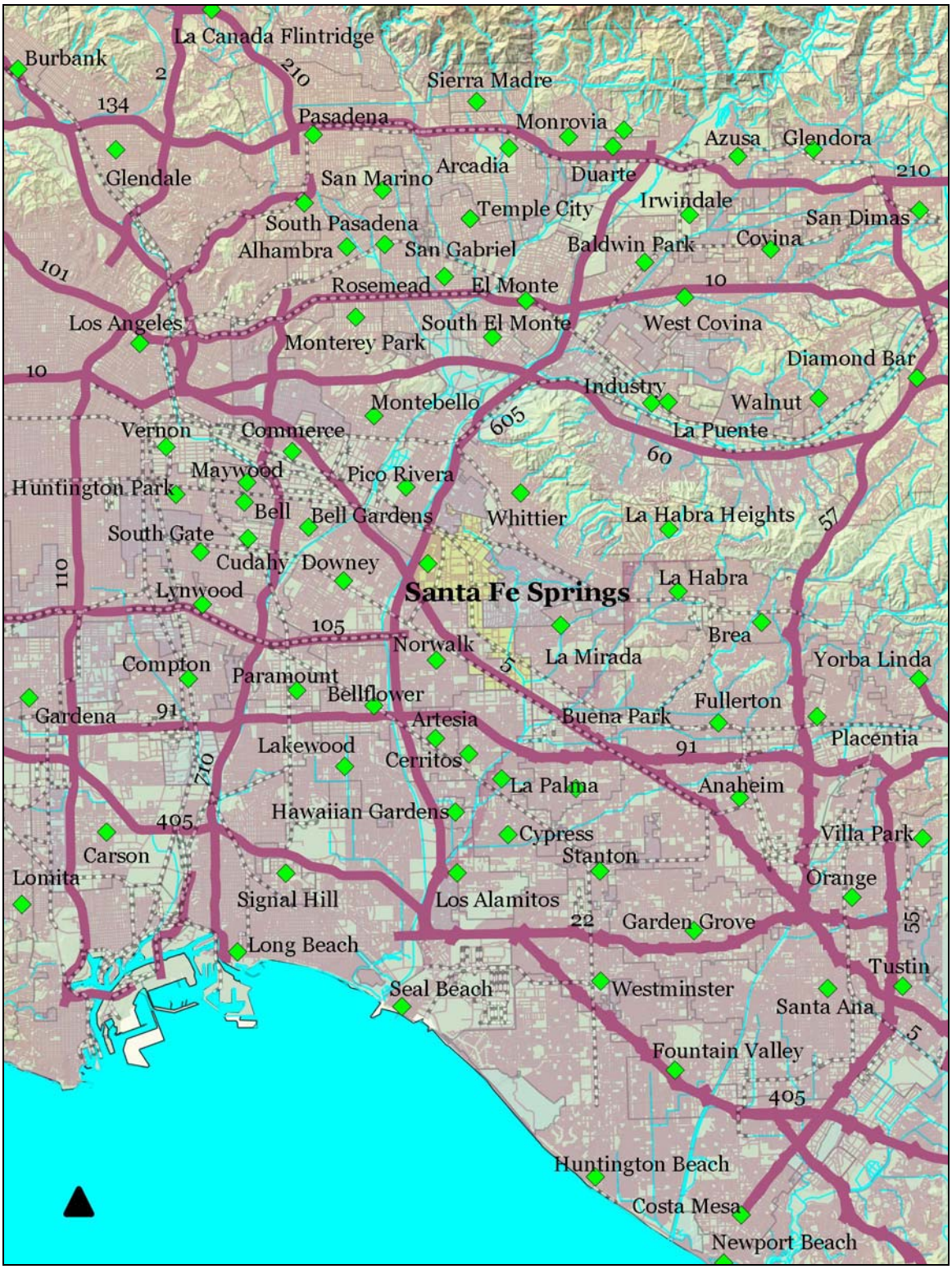


EXHIBIT 2-1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

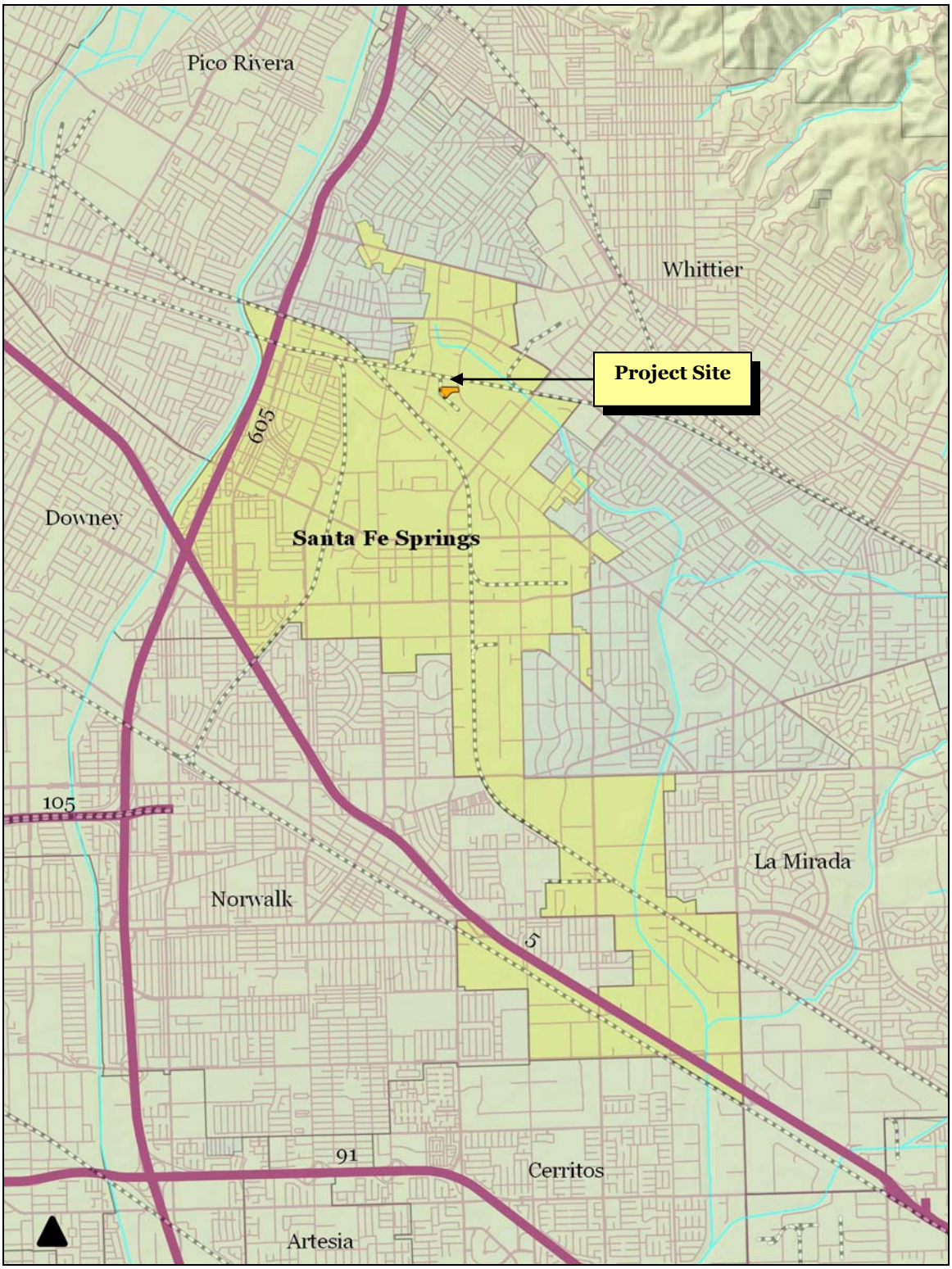


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

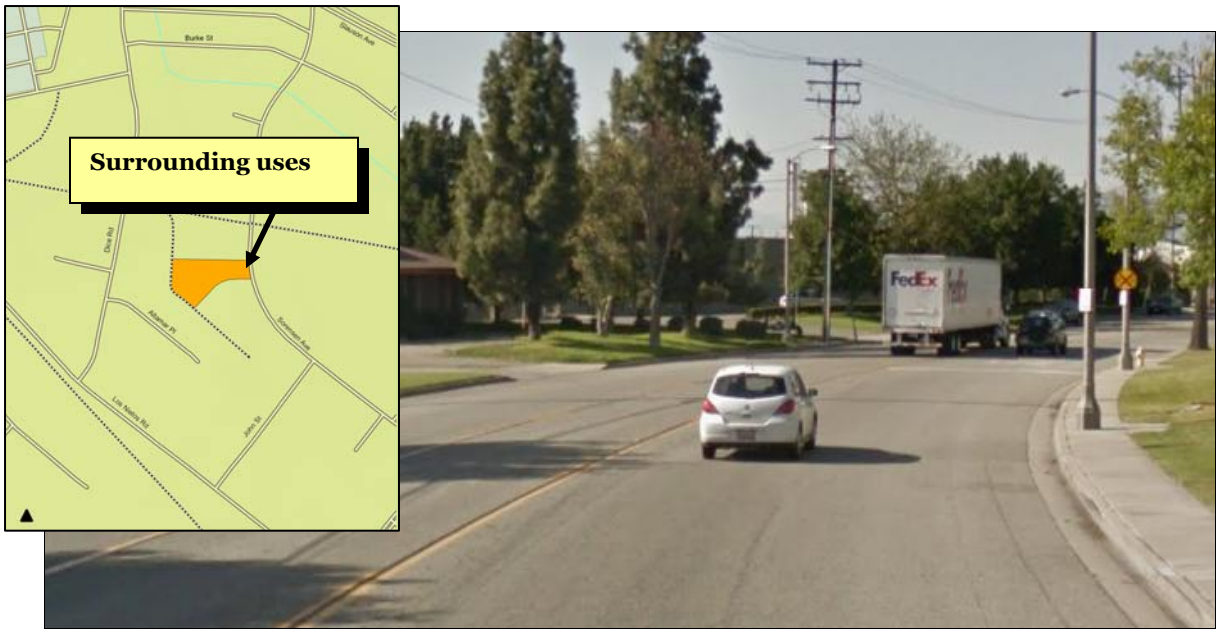
EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH

View of the existing vacant building looking north

View of the vacant use to the north with the railroad spur in the background

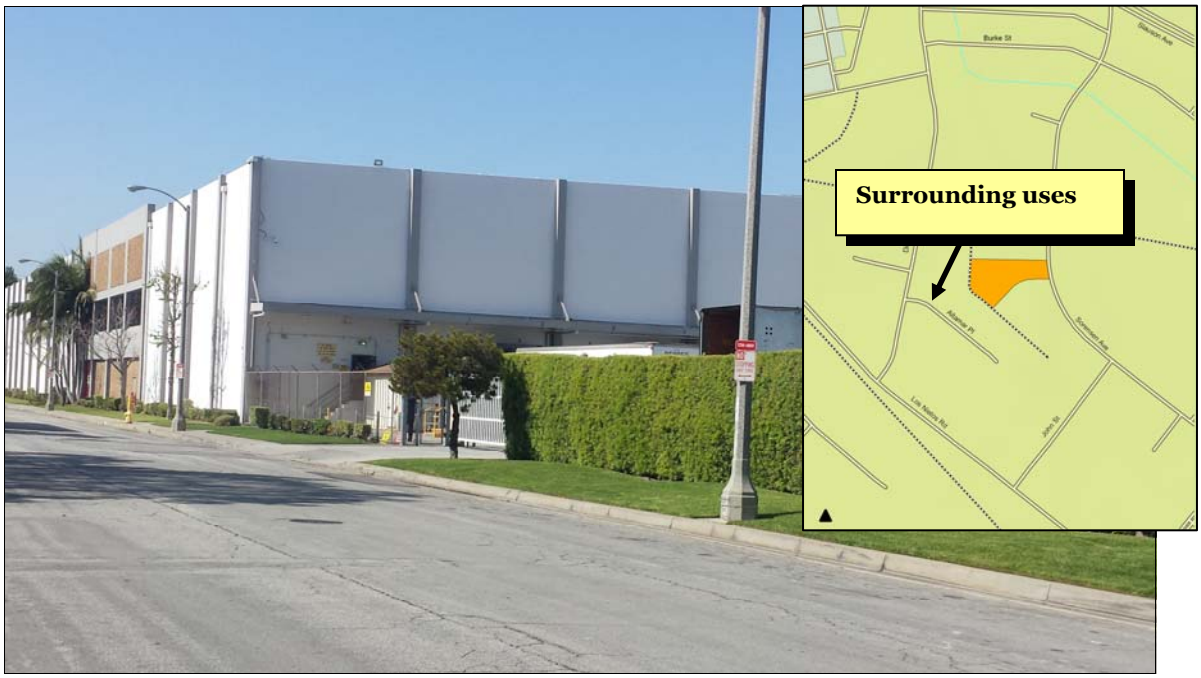
EXHIBIT 2-5
VIEWS OF LAND USES NORTH OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

View of an industrial use along Sorensen Avenue looking east

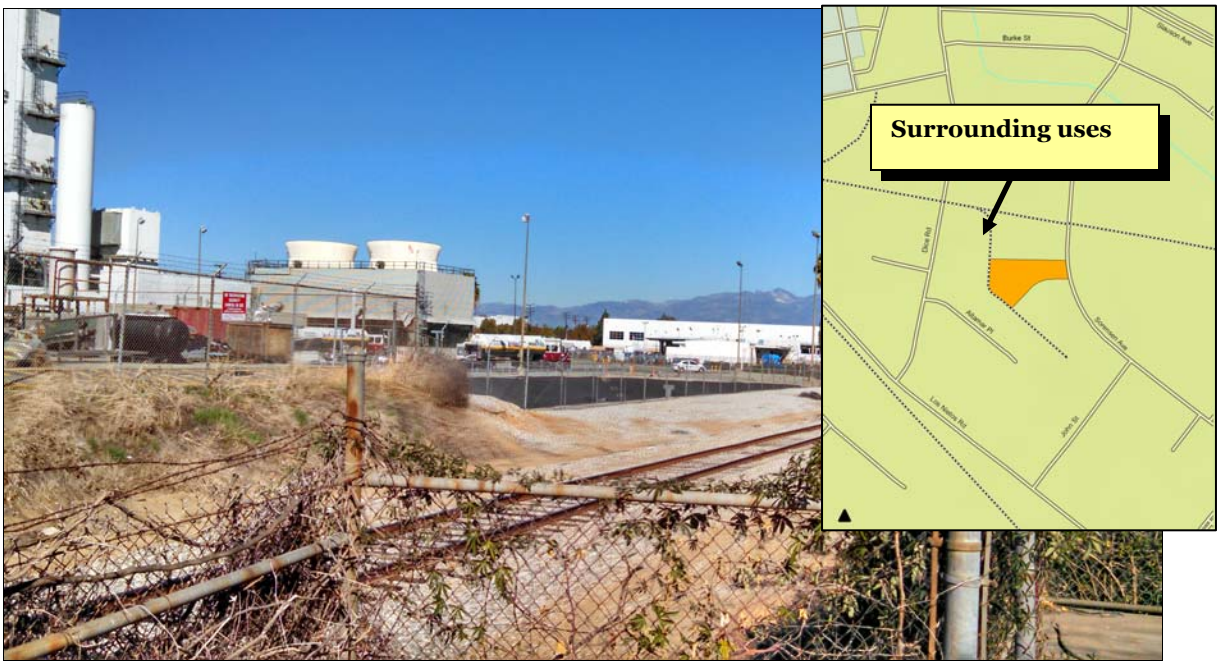


View of Sorensen Avenue looking north

EXHIBIT 2-6
VIEWS OF LAND USES EAST OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of Kik Custom products to the west looking west down Altamar Place



View of the railroad right-of-way and adjacent industrial uses to the west looking northwest

EXHIBIT 2-7
VIEWS OF LAND USES WEST OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

View of Viking SupplyNet to the south looking south

View of the industrial uses to the south facing south

EXHIBIT 2-8
VIEWS OF LAND USES SOUTH OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

The project site is currently developed and is occupied by three buildings: an office and two connected warehouses. The office is located in the northeast portion of the project site and has a floor area of 2,427 square feet. The office has a width of 60 feet and a length of 40 feet. The central part of the project site is occupied by two warehouses. The first warehouse extends in a north-south orientation and has a total building area of 10,150 square feet. This warehouse has a width of 70 feet and a length of 145 feet. The second warehouse is located adjacent to the aforementioned one and has a floor area of 15,652 square feet. This warehouse has a width of 220 feet and a length of 70 feet. The site is currently paved over in dilapidated asphalt. In addition, the property is fenced off on all sides by a chain link fence with added barbed wire though the portion of the fence that extends through the existing parking area located in the east is reinforced by a block wall.[19] Views of the project site are provided in Exhibits 2-9 and 2-10.

Notable uses within the vicinity of the project site include York Park, located 0.67 miles to the east of the site; Saint Paul Catholic High School, located 0.64 miles to the southeast; Sierra Vista High School, located 0.93 miles to the southeast; and Aeolian Elementary School, located 0.55 miles to the northwest of the project site.[20]

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF PROPOSED PROJECT

As indicated previously, the proposed project will involve the installation of a tank containment basin designed to house 26 above-ground storage tanks, a new railroad spur, the resurfacing of the entire site, 40 new on-site parking stalls, and 2,177 square feet of additional landscaping. The project will also include the removal of a 10,150 square-foot portion of the existing connected warehouse. The primary element of the proposed project will involve the installation of a tank containment basin, which will consist of the following:

- The project will include the installation of three, 30,000-gallon hydrochloric acid tanks. The tanks will have a diameter of 14 feet and a height of 31 feet.

- The project will include the installation of two, 20,000-gallon sulfuric acid tanks. The tanks will have a diameter of 14 feet and a height of 17 feet.

- The project will include the installation of a 12,150-gallon citric acid tank. The citric acid tank will be 12 feet in diameter and 16 feet and eight inches in height.

- The project will include the installation of a 9,100-gallon sulfuric acid tank. This tank will have a diameter of 12 feet and a height of 11 inches.

[19] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[20] Google Earth. Site accessed November 6, 2015.

View of the existing office looking east

View of the existing warehouse looking west

EXHIBIT 2-9
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

View of the existing warehouse that will be demolished looking north

View of the tank containment basin installation site

EXHIBIT 2-10
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- The project will include the installation of a 6,900-gallon sulfuric acid tank. This tank will have a diameter of 12 feet and a height of eight feet and four inches.

- The project will include the installation of a 6,600-gallon spare tank with a diameter of ten feet and a height of 12 feet seven inches.

- The project will include the installation of an 18,000-gallon nitric acid tank with a diameter of 12 feet and a height of 21 feet.

- The project will include the installation of a 6,600-gallon phosphoric acid tank with a diameter of ten feet and a height of 12 feet seven inches.

- The project will include the installation of a 1,000-gallon and a 5,000-gallon acid mix tank.

- The project will include the installation of a 2,300-gallon acid mix tank. This tank will have a diameter of eight feet and a height of seven feet.

- The project will include the installation of a 685-gallon hydrochloric acid vent trap. The vent trap will have a diameter of five feet and a height of six feet.

- The project will include the installation of a 685-gallon nitric acid vent trap. The vent trap will have a diameter of five feet and a height of six feet.

- The project will include the installation of a 300-gallon recirc scrubber tank with a diameter of six feet and a height of six feet.

- The project will include the installation of two, 2,300-gallon alkali tanks. The two alkali tanks will have a diameter of eight feet and a height of seven feet.

- The project will include the installation of a 5,000-gallon alkali mix tank.

- The project will include the installation of a 12,150-gallon sodium hydrochloride tank with a diameter of 12 feet and a height of 16 feet and eight inches.

- The project will include the installation of two, 12,150-gallon sodium hydroxide tanks with a diameter of 12 feet and a height of 16 feet and eight inches.

- The project will include the installation of a 2,700-gallon blend storage tank. The blend storage tank will have a diameter of eight feet and a height of ten feet.

- The project will include the installation of a 6,600-gallon sodium bisulfite tank with a diameter of ten feet and a height of 12 feet seven inches.

- The project will include the installation of a 6,600-gallon potassium hydroxide tank with a diameter of ten feet and a height of 12 feet seven inches.

- The project will include the installation of a rinse water collection.[21]

Other elements of the proposed project include:

- The entire site will be resurfaced and a total of 40 new parking stalls will be installed along the northern portion of the site. The project conforms to the City's off-street parking requirements. Access will continue to be provided by an existing 38-foot wide driveway connection along the west side of Sorensen Avenue. A new 26-foot wide fire access lane will be provided. The fire access lane will wrap around the existing 15,652 square-foot warehouse. Access to the site's interior will be provided by a new wrought iron gate.[22]

- Approximately 3,603 square feet is currently dedicated to landscaping. Once implemented, the project will involve the installation of an additional 2,177 square feet of landscaping. The new landscaping will be provided along the eastern portion of the site, bringing the total amount of landscaping to 5,780 square feet.[23]

A site plan is provided in Exhibit 2-11. Elevations of the warehouse and tanks are shown in Exhibits 2-12 through 2-14.

2.4.2 OPERATIONAL CHARACTERISTICS

NorthStar Chemical is the project Applicant and is the tenant that will be occupying the site. NorthStar Chemical distribute inorganic chemical liquids used for the treatment of drinking water and municipal water. NorthStar Chemical is a company that engages primarily in direct distribution or the process of buying chemicals in bulk from other suppliers and distributing smaller quantities direct from the vendors to the clients. The process of direct distribution allows NorthStar chemical to reduce the amount of trips needed to complete the transaction and distribute the chemicals to the customers. Under this business model, NorthStar chemical employees arrive at the vendor location to obtain the specific chemical. Upon arrival, NorthStar chemical delivery drivers pump the specific chemical into the company tractors and tanks, which are usually parked at the vendor's facility, through the top via a pump and hose. Once loaded, the delivery drivers will deliver the chemical directly to the client without needing to stop at the project site.

While most of the business done by NorthStar is direct distribution, the company desired a facility that would allow for flexibility and the storage of extra or reserve supplies.

[21] Calvert Architectural Group, Inc. *New Site Plan.* Plan dated August 25, 2015.

[22] Ibid.

[23] Ibid.

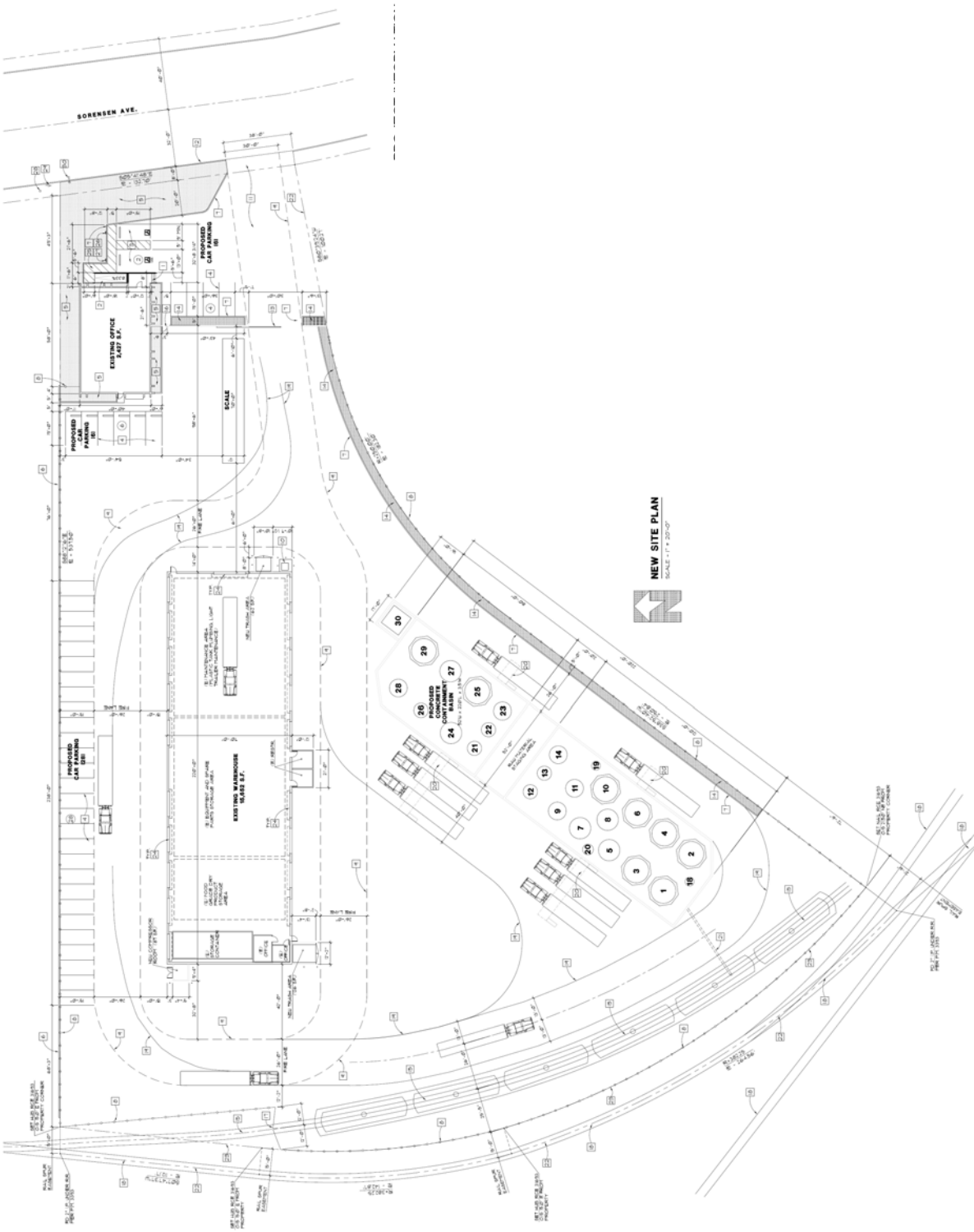


EXHIBIT 2-10
CONCEPTUAL SITE PLAN
SOURCE: CALVERT ARCHITECTURAL GROUP, INC.

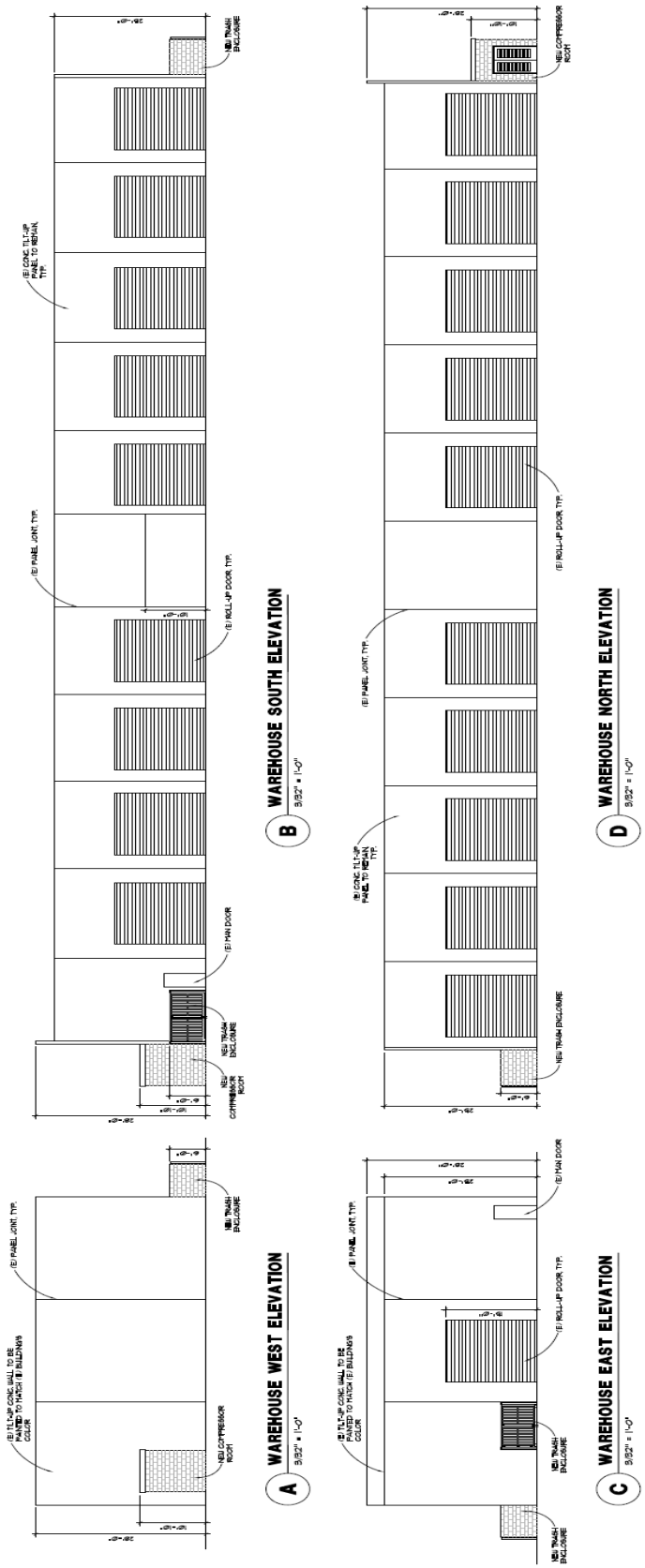


EXHIBIT 2-11
BUILDING ELEVATIONS
SOURCE: CALVERT ARCHITECTURAL GROUP, INC.

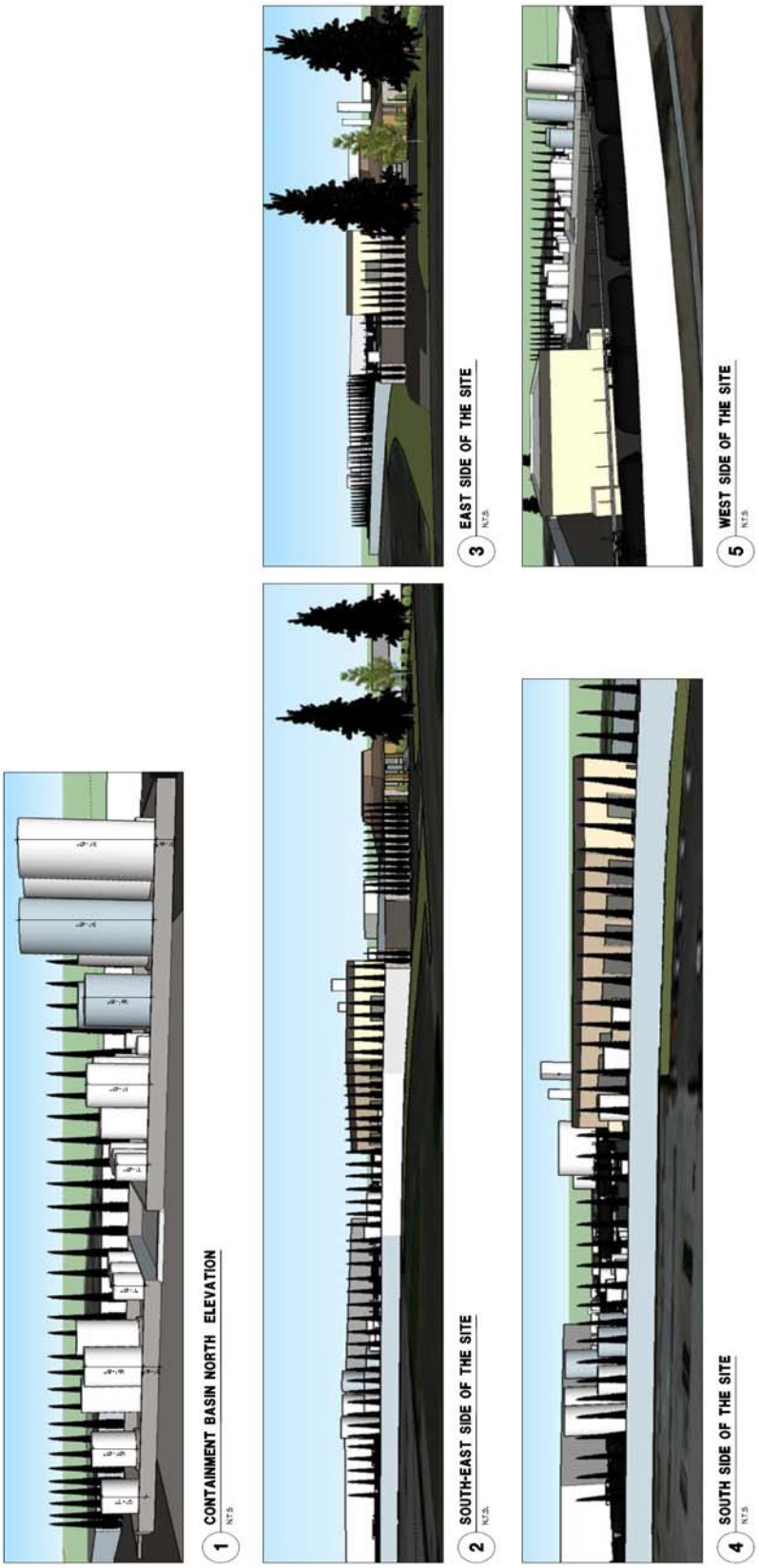


EXHIBIT 2-12
TANK CONTAINMENT BASIN ELEVATIONS
SOURCE: CALVERT ARCHITECTURAL GROUP, INC.

The company also wanted the facility and tank containment basin to purchase chemicals and have them shipped via rail and store them on-site for repackaging and distribution. Approximately 80 percent of the deliveries to the site will be rail and the other 20 percent will be by truck.[24] Once received, the chemicals will be transferred from the railcar or tanker truck into the designated tanks. From there, the chemicals will be pumped into the outbound tanker trucks via a hose through the top of the truck. The company will not fill or mix chemicals in the railcars nor will they dispense chemicals into the railcars. The railcars will be for offloading use only.[25]

The tank containment basin will be laid out in a manner that will promote maximum efficiency and safety. The north segment of the tank containment basin will contain alkaline (base) chemicals while the south segment will contain acid chemicals. There will be 25 feet of separation between the two areas which will be used as a buffer zone and as a raw material staging area. Small quantity raw material additives from drums or totes located in the raw materials staging area can be added to a product as requested by a customer. The concrete that surrounds the staging area will also be used to park the 13 to 18 trucks. Other features include load racks with worker fall protection and a rinse water collection pit in an underground tank located in a vault, where rinse water originating from rinsing of drips from hoses will be neutralized before pumped into the City's sanitary sewer.[26]

As stated earlier, the project will retain approximately 15,652 square feet of the existing warehouse. The warehouse will be divided into three segments that will serve different purposes. The east portion of the warehouse will be used for trailer maintenance and plumbing of small plastic tanks. No repairs will be made to the tractors in the facility. The only maintenance that will be done within this portion of the warehouse will be done to the pipes, hoses, pumps, and valves that are ancillary to the trailers. The central portion of the warehouse will dedicated storage space for valves, hoses, pumps, operating supplies, and other miscellaneous equipment. Lastly, the west end of this building will be used for the storage of food grade chemicals such as dry citric acid. No hazardous materials will be stored in this portion of the warehouse.[27]

2.4.3 CONSTRUCTION CHARACTERISTICS

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

- *Demolition.* The existing concrete tilt-up warehouse will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.

[24] Meeting with Mr. Bob Cavey with NorthStar chemical. Meeting took place on November 6, 2015.

[25] Ibid.

[26] Ibid.

[27] Ibid.

- *Grading*. During this phase, the portion of the project site that will contain the tank containment basin and rinse water collection pit will be graded. This phase will take approximately one month to complete.

- *Site Preparation*. The project site will be prepared for the installation of the tank containment basin. This phase will take approximately one month to complete.

- *Construction and Installation*. The new tank containment basin and other on-site improvements will occur during this phase. This phase will take approximately three months to complete.

- *Paving, Landscaping, and Finishing*. This phase will involve paving, the installation of the landscaping, and the completion of the on-site improvements. This phase will last approximately two months.

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 is 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 approvals:

- A Development Plan Approval (DPA 905) for the 26 new tanks and new railroad spur;

- A Modification Permit (MOD 1260) to allow for the Applicant to not provide full screening of the proposed tank containment basin from the public right-of-way;

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

Aesthetics (Section 3.1);
Agricultural and Forestry Resources (Section 3.2);
Air Quality (Section 3.3);
Biological Resources (Section 3.4);
Cultural Resources (Section 3.5);
Geology and Soils (Section 3.6);
Greenhouse Gas Emissions; (Section 3.7);
Hazards and Hazardous Materials (Section 3.8);
Hydrology and Water Quality (Section 3.9);
Land Use and Planning (Section 3.10);
Mineral Resources (Section 3.11);
Noise (Section 3.12);
Population and Housing (Section 3.13);
Public Services (Section 3.14);
Recreation (Section 3.15);
Transportation and Circulation (Section 3.16);
Utilities (Section 3.17); and,
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 an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact*. The proposed project *will not* have any measurable environmental impact on the environment.

- *Less Than Significant Impact*. The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Santa Fe Springs or other responsible agencies consider to be significant.

- *Less Than Significant Impact with Mitigation*. The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.

- *Potentially Significant Impact*. The proposed project may result in environmental impacts that are significant.

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

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-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse affect on a scenic vista? ● Less than Significant Impact.

The proposed project involves the construction of a concrete containment basin that will be used to house the 26 new steel tanks. In addition, the project will involve the demolition of one of the two connected warehouses, the repaving of the site, and the installation of new landscaping.

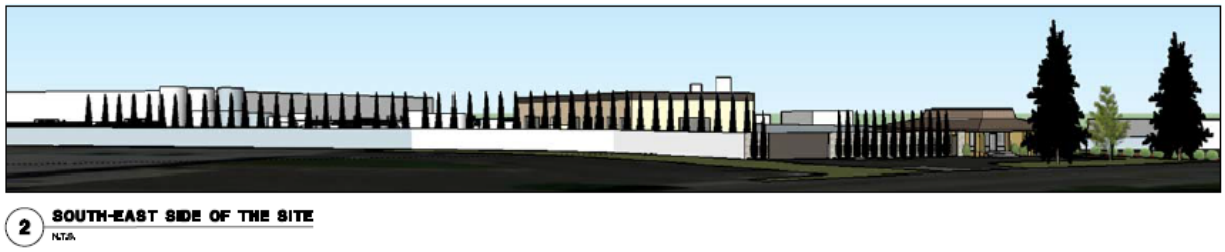
Once complete, the proposed project will not negatively impact views of the Puente Hills and San Gabriel Mountains since the existing development restricts views of the aforementioned scenic vistas.[28] In addition, the project site is located in an industrial area and there are no uses located in the vicinity of the project site that would be sensitive to a loss in scenic viewsheds. The tallest tanks will have a height of 31 feet. Exhibit 3-1 provides a depiction of the project's line of sight from the east, south, and southeast. As shown in Exhibit 3-1, the tanks will be properly screened by the additional landscaping that will be installed along the east side of the project site, though a portion of the tanks that have a maximum height of 31 feet will still be visible along Sorensen Avenue. Since the project will not result in a loss of viewsheds but will still be partially visible from the adjacent uses, the potential impacts will be less than significant.

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.

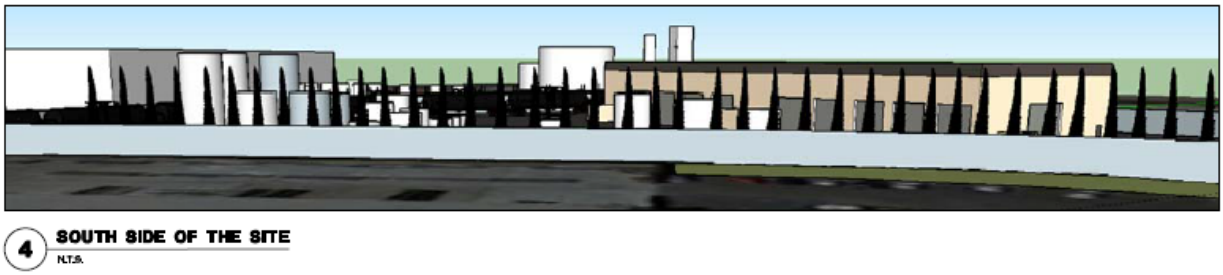
At the present time, the site is covered in dilapidated pavement. A total of two existing structures occupy the project site: an office building and two connected warehouses. The existing on-site vegetation consists of species that are most commonly found in an urban environment as ornamental landscaping.

[28] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

View of the project site along Sorensen Avenue looking east



View of the project site along Sorensen Avenue looking southeast



View of the project site looking south

EXHIBIT 3-1
VIEWS OF THE NEW TANKS
SOURCE: CALVERT ARCHITECTURAL GROUP, INC.

The project site is developed and there are no remaining natural rock outcroppings present on-site.[29] In addition, there are no historic buildings present on-site (refer to Section 3.5). According to the California Department of Transportation (Caltrans), Sorensen Avenue is not a designated scenic highway and there are no State or County designated scenic highways in the vicinity of the project site.[30] As a result, no impacts on scenic resources or designated scenic highways 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? ● Less than Significant Impact.*

As noted previously, the site is covered over in dilapidated pavement. The proposed project will introduce new paved surfaces and well as improvements to the existing warehouse. Additional landscaping will be provided along the east side of the project site to screen the new tanks. Once complete, the above-mentioned improvements will enhance the quality of the project site. However, although screening has been proposed, the tanks might still be visible from Sorensen Avenue (primary street view) until the proposed landscape fully matures. Even though three of the tanks are proposed at 31 feet high, the project will not degrade the appearance of the site or the surrounding areas because the tanks will be located in an area that is entirely industrial. As a result, the impacts will be less than significant.

D. *Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? ● No Impact.*

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. As stated earlier, the site is located in an industrial area and there are no light sensitive receptors found in the vicinity of the project site. In addition, there are no uses that would be sensitive to potential glare impacts from the tanks. Therefore, no impacts will occur since there are no sensitive receptors present in the vicinity of the project site.

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 Sorensen Avenue, damage or interfere with any scenic resources or highways, degrade the project site and surrounding areas, or introduce unwanted light and glare impacts.

3.1.4 MITIGATION MEASURES

The analysis determined that no significant adverse impacts related to aesthetics and views are anticipated with adherence to existing regulations and requirements.

[29] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[30] California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

3.2 AGRICULTURE AND 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 agriculture resources if it results in any of the following:

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

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.

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.[31] The property has been occupied since 1928 when it was initially developed as an agricultural use. The site was then developed for industrial uses in 1970.[32] Currently, the property is vacant and no agricultural activities are present in and around the project site. As a result, no impacts on prime farmland soils will occur with the implementation of the proposed project.

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-1, M-2, and M-L zone. According to the City's zoning code, agricultural uses, excluding dairies, stockyards, slaughter of animals and manufacturers of fertilizer, are listed as a permitted use within the M-1 zone.[33] The proposed project will not require a zone change and no loss in land zoned for/or permitting agricultural uses will occur. In addition, according to the California Department of

[31] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

[32] Leymaster Environmental Consulting, L.L.C. Phase I and Phase II Environmental Site Assessment Report. Report dated December 8, 2014.

[33] City of Santa Fe Springs Municipal Code. Title XV, Land Usage. Chapter 155, Code 155.211 Principal Permitted Uses.

Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[34] 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 Section 4526), or zoned timberland production (as defined by 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 3-2). The City of Santa Fe Springs General Plan and the Santa Fe Springs Zoning Ordinance do not specifically provide for any forest land preservation.[35] 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.

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation.

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

The proposed project's implementation will not result in the conversion of any existing farm lands or forest lands to urban uses. As a result, no impacts will result from 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 significant adverse 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 significant adverse impacts on these resources would occur as part of the proposed project's implementation and no mitigation is required.

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

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

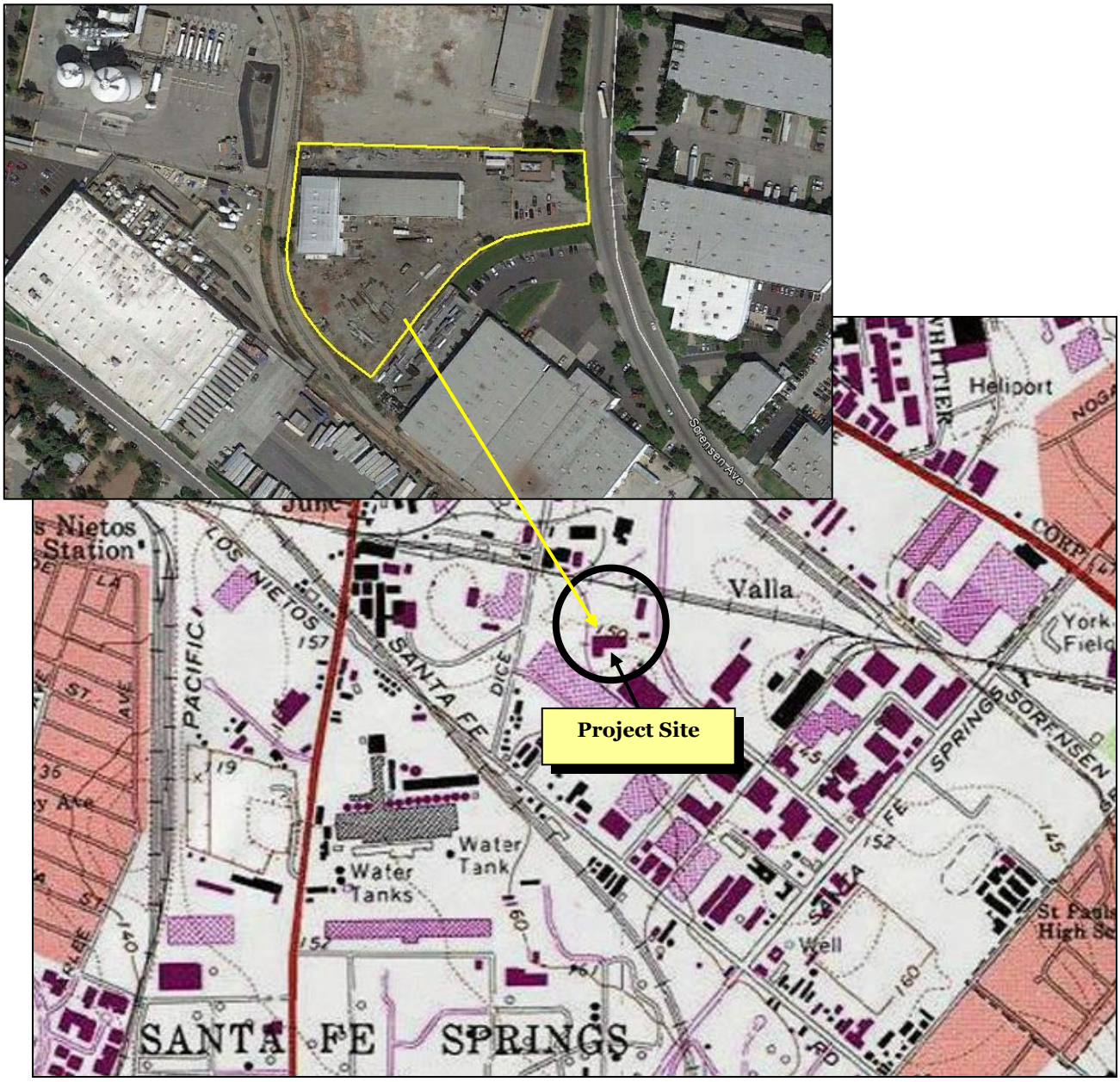


EXHIBIT 3-2
LAND COVERAGE AND LAND USE MAP
SOURCE: UNITED STATES GEOLOGICAL SURVEY

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 normally 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 contribute substantially 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, damages materials, and vegetation. O_3 is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO),* a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, 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 cause irritation.

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 under CEQA:

- 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 PM_{10}; 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 of reactive organic compounds;
- 55 pounds of nitrogen dioxide;
- 550 pounds of carbon monoxide;
- 150 pounds of PM_{10}; or,
- 150 pounds 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.[36] Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).[37] 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).[38] 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 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:[39]

- *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.

[36] South Coast Air Quality Management District, *Final 2012 Air Quality Plan*, Adopted June 2007.

[37] Ibid.

[38] Ibid.

[39] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

- *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.[40]

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 Growth Forecast Appendix prepared by SCAG for the 2012-2035 Regional Transportation Plan (RTP), the City of Santa Fe Springs is projected to add a total of 900 new jobs through the year 2035.[41] In addition, the State Employment Development Department's most recent estimates indicate that the City's current unemployment rate is 8.3 percent, which means that there are 600 residents actively seeking work. As indicated by the project Applicant, up to 20 new jobs will be created upon the implementation of the proposed project.[42] The number of 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 will occur.

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 eight months (refer to Section 2.4.2) and would include site preparation, installation of the containment basin and 29 new tanks, and finishing the project (paving areas, painting, and installing landscaping). The analysis of daily construction and operational emissions was prepared utilizing 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.

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

[41] Southern California Association of Governments. *Growth Forecast*. *Regional Transportation Plan 2012-2035*. April 2012.

[42] Meeting with Mr. Bob Cavey with NorthStar chemical. Meeting took place on November 6, 2015.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition (on-site)	1.31	11.23	8.70	0.01	1.27	0.83
Demolition (off-site)	0.07	0.65	1.07	--	0.16	0.04
Total Demolition Phase	**1.38**	**11.88**	**9.77**	**0.01**	**1.43**	**0.87**
Grading (on-site)	1.31	11.23	8.70	0.01	1.55	1.18
Grading (off-site)	0.04	0.05	0.65	--	0.11	0.03
Total Grading	**1.35**	**11.28**	**9.35**	**0.01**	**1.66**	**1.21**
Site Preparation (on-site)	1.35	13.63	7.34	--	0.85	0.76
Site Preparation (off-site)	0.02	0.02	0.32	--	0.05	0.01
Total Site Preparation	**1.37**	**13.65**	**7.66**	**--**	**0.90**	**0.77**
Building Construction (on-site)	1.38	13.70	8.21	0.01	0.93	0.86
Building Construction (off-site)	0.13	0.69	1.86	--	0.25	0.07
Total Building Construction	**1.51**	**14.39**	**10.07**	**0.01**	**1.18**	**0.93**
Paving (on-site)	1.16	10.62	7.29	0.01	0.66	0.61
Paving (off-site)	0.07	0.09	1.17	--	0.20	0.05
Total Paving	**1.23**	**10.71**	**8.46**	**0.01**	**0.86**	**0.66**
Architectural Coatings (on-site)	9.10	2.37	1.88	--	0.19	0.19
Architectural Coatings (off-site)	0.01	0.02	0.26	--	0.04	0.01
Total Architectural Coatings	**9.11**	**2.39**	**2.14**	**--**	**0.23**	**0.20**
Maximum Daily Emissions	**9.12**	**14.40**	**10.07**	**0.01**	**1.66**	**1.21**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Source: CalEEMod V.2012.2.2

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, which include, but are not limited to, water active grading of the site and unpaved surfaces at least three times daily, daily clean-up of mud and dirt carried onto paved streets from the site, and use of low VOC paint.

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 on the following page), depicts the estimated operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	1.03	--	--	--	--	--
Energy (lbs/day)	--	0.07	0.06	--	--	--
Mobile (lbs/day)	0.44	1.51	5.98	0.01	1.12	0.31
Total (lbs/day)	**1.47**	**1.59**	**6.06**	**0.01**	**1.12**	**0.32**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**

Source: CalEEMod V.2013.2.2

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, the following measures will be applicable to the proposed project as a means to mitigate potential construction emissions:

- All unpaved demolition and construction areas shall be watered 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.

- All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.

- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

- The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding 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 in 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

travelling 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 the State's 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? ● 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.[43] These population groups are generally more sensitive to poor air quality. The project site is located in the midst of an industrial area. The nearest sensitive receptors to the project site include the single family residential neighborhood located 0.36 miles to the northwest of the project site along the north side of Burke Street.

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 NO_2; carbon monoxide (CO) emissions from construction and operations; PM_{10} emissions from construction and operations; and $PM_{2.5}$ emissions from construction and operations. As indicated in Table 3-2, the proposed project's operational emissions are not anticipated to exceed thresholds of significance outlined by the SCAQMD.

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 (the site is 3.4-acres in size). 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.

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

Table 3-3
Local Significance Thresholds Exceedance SRA 5 for 5 acre sites

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_2	14.40	Construction	172	165	176	194	**244**
NO_2	1.59	Operations	172	165	176	194	**244**
CO	10.07	Construction	1,480	1,855	2,437	3,897	**9,312**
CO	6.06	Operations	1,480	1,855	2,437	3,897	**9,312**
PM_{10}	1.12	Operations	4	10	16	23	**49**
PM_{10}	1.66	Construction	7	21	39	74	**182**
$PM_{2.5}$	0.32	Operations	2	3	4	8	**25**
$PM_{2.5}$	1.21	Construction	7	10	18	39	**120**

Source: South Coast Air Quality Management District

As shown in Table 3-3, the project will not exceed LST thresholds for any of the listed criteria pollutants. Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and 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. These areas of high CO concentration are referred to as *hot-spots*. Two variables influence the creation of a hot-spot and these variables include traffic volumes and traffic congestion. Typically, a hot-spot may occur near an intersection that is experiencing severe congestion (LOS E or LOS F).

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. 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. According to the project Applicant, the project will have a potential employment generation of up to 20 new employees. In addition, approximately 13-18 trucks will be located on-site. Therefore, the project is estimated to generate approximately 76 daily trips. This additional peak hour traffic will not degrade any local intersection's level of service (LOS E or F). In addition, project-generated traffic will not result in the creation of a carbon monoxide hot-spot. As a result, the potential impacts will be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? ● No Impact.

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.[44] The proposed project will be involved in the storage and distribution of inorganic hazardous chemicals in 26 tanks. The tanks will be filled using a closed system and no odors will be generated. In addition, odors generated by

[44] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

the rinsing of drips will be minor and neutralized as the spills are cleaned. Given the nature of the intended use, no impacts related to odors are anticipated with the proposed project.

3.3.3 CUMULATIVE IMPACTS

The proposed project's short-term and long term emissions will be below levels considered to represent a significant impact. However, mitigation was provided to control fugitive dust and PM emissions generated by trucks and diesel equipment. The project's PM emissions are localized and will not result in a cumulative impact.

3.3.4 MITIGATION MEASURES

In addition, 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). All unpaved demolition and construction areas shall be watered 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). All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.

Mitigation Measure No. 3 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

Mitigation Measure No. 4 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.

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.

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).[45] These species include:

- The *Coastal 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

[45] California Department of Fish and Wildlife. Bios Viewer. https://map.dfg.ca.gov/bios/?tool=cnddbQuick

sage scrub, the California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.[46]

- The *least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.[47] As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.

- 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.[48]

- The *bank swallow* populations located in Southern California are extinct.[49]

- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.[50] 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 project site and in the surrounding areas. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of western yellow-billed cuckoos.[51]

- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego counties.[52] There are no bodies of water located on-site that would be capable of supporting populations of California orcutt grass.

The proposed project will not have an impact on the aforementioned species because the project site is located in the midst of an urban area and there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

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[46] Audubon. *California Gnatcatcher*. http://birds.audubon.org/species/calgna

[47] California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

[48] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[49] California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

[50] Audubon. *Willow flycatcher*. http://birds.audubon.org/birds/willow-flycatcher

[51] 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

[52] Center for Plant Conservation. Orcuttia Californica. http://www.centerforplantconservation.org/collection/cpc_viewprofile.asp?CPCNum=3038

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

A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there are no wetlands or riparian habitat present on-site or in the adjacent properties. In addition, there are no designated "blue line streams" located within the project site (refer to Exhibit 3-2). 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.

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.[53] The project area is located in the midst of an industrial setting. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

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 and surrounding areas have been previously disturbed to facilitate the construction of the existing warehouses, office unit, and paved portions of the site. Because of this previous development, no native vegetation remains. Furthermore, the aforementioned conditions restrict the site's utility as a migration corridor because the site lacks adequate suitable habitat. In addition, there are no natural open space areas present within the project site and adjacent properties. As a result, no impacts are anticipated.

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 there are no trees located within the adjacent alleyways and sidewalks. In addition, there are no trees or other vegetation located on-site. Therefore, the implementation of the proposed project will not require the removal of existing trees on-site. The Applicant intends to provide an additional 2,177 square feet of landscaping including 45-60 Italian Cypress trees. Since no public trees will be removed, no impacts will occur.

[53] U.S. Fish and Wildlife Service. *Wetlands Mapper*. http://www.fws.gov/Wetlands/data/Mapper.html

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. The closest Significant Ecological Area (SEA) to the project site is the Sycamore and Turnbull Canyons Significant Ecological Area (SEA #44), located approximately 2.85 miles northeast from the project site.[54] The construction and operation of the proposed project will not affect the Sycamore and Turnbull Canyons SEA because the proposed project will be restricted to the project site. Therefore, no impacts will occur.

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 significant adverse 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 determined that no mitigation measures will be required.

[54] Google Earth. Site accessed November 18, 2015.

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 as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource 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.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource 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.[55] 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 or 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 high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,

[55] U. S. Department of the Interior, National Park Service. National Register of Historic Places. http://nrhp.focus.nps.gov. 2010.

- 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 is 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.[56]

According to the Phase I report that was prepared for the project site, use of the site dates back to at least 1928, when the site and surrounding areas were used for agricultural purposes until 1970. The site underwent construction in 1970 and the existing buildings were added. Fontaine Truck Equipment Company, a distributor of truck body and equipment products, occupied the site from 1970 to 1992. In 1993, occupation of the project site was held by KMG International, a construction company; J.I.T Engineering; and Wessex Industries, a pipe fabrication and fitting company.[57]

The aforementioned structures do not meet any of the eligibility criteria listed above. In addition, the project site is not listed on the State or National historic register.[58] There are two locations in the City that are recorded on the National Register of Historic Places: the Clarke Estate and the Hawkins-Nimocks

[56] U.S. Department of the Interior, National Park Service. National Register of Historic Places. http://nrhp.focus.nps.gov. 2010

[57] Leymaster Environmental Consulting, L.L.C. Phase I and Phase II Environmental Site Assessment Report. Report dated December 8, 2014.

[58] California Department of Parks and Recreation. *California Historical Resources*. http:// ohp.parks.ca.gov/ ListedResources

Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe).[59] The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Mora Drive.[60] 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.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource 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.[61] The Gabrieleño tribe has lived in this region for around 7,000 years.[62] Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.[63] 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.[64] The project site is occupied by two connected warehouses, pavement, and an office unit, which were constructed in 1970. Although the site 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 and excavation to accommodate the containment basin and rinse water collection pit. 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 Gabrielino 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

[59] National Park Service U.S. Department of the Interior. *National Registrar of Historic Places, Title List Display. http://nrhp.focus.nps.gov/natreghome.do*

[60] U. S. Department of the Interior, National Park Service. National Register of Historic Places. www. National register of historic places.

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

[62] Ibid.

[63] Rancho Santa Ana Botanical Garden. *Tongva Village Site*. http://www.rsabg.org/tongva-village-site-1

[64] McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles.* 1996.

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.

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? ● Less than Significant Impact.

As indicated in the previous subsection, the project will require minor grading and excavation to accommodate the tank containment basin and rinse water collection pit. The likelihood of the discovery of paleontological resources is considered to be low due to the limited scope of grading and excavation required to implement the project as well as the age of the underlying soils. Additionally, the site is underlain by unconsolidated recent alluvium. Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.[65] Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries? ● Less than Significant Impact.

There are two cemeteries located within five miles of the project site. The Little Lake Cemetery (operated by the little Lake Cemetery District) is the nearest cemetery to the project site and is located approximately 1.69 miles to the northwest along Florence Avenue.[66] Paradise Memorial Park is the second closest cemetery to the project site. This cemetery is located on the east side of Pioneer Boulevard and south of Florence Avenue approximately 1.76 miles to the southwest of the project site.[67] The proposed project will be restricted to the designated project site and will not affect the aforementioned cemeteries. In addition, the proposed project is not likely to disturb any on-site burials due to the level of disturbance that has occurred in order to accommodate the existing development. As a result, the project's impacts will be less than significant with adherence to the above-mentioned mitigation.

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 impacts on cultural resources; however, since the site is located in an area that is highly sensitive, mitigation has been provided to reduce potential impacts regarding archeological resources.

[65] United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html

[66] Google Earth. Site accessed November 6, 2015

[67] Ibid.

3.5.4 MITIGATION MEASURES

The environmental analysis in the preceding sections determined that the proposed project is located in an area that has a high sensitivity for cultural resources. As a result, the following mitigation is required:

Mitigation Measure No. 5 (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 Gabrielino 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 AND 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 with Mitigation.

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. 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.[68]

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

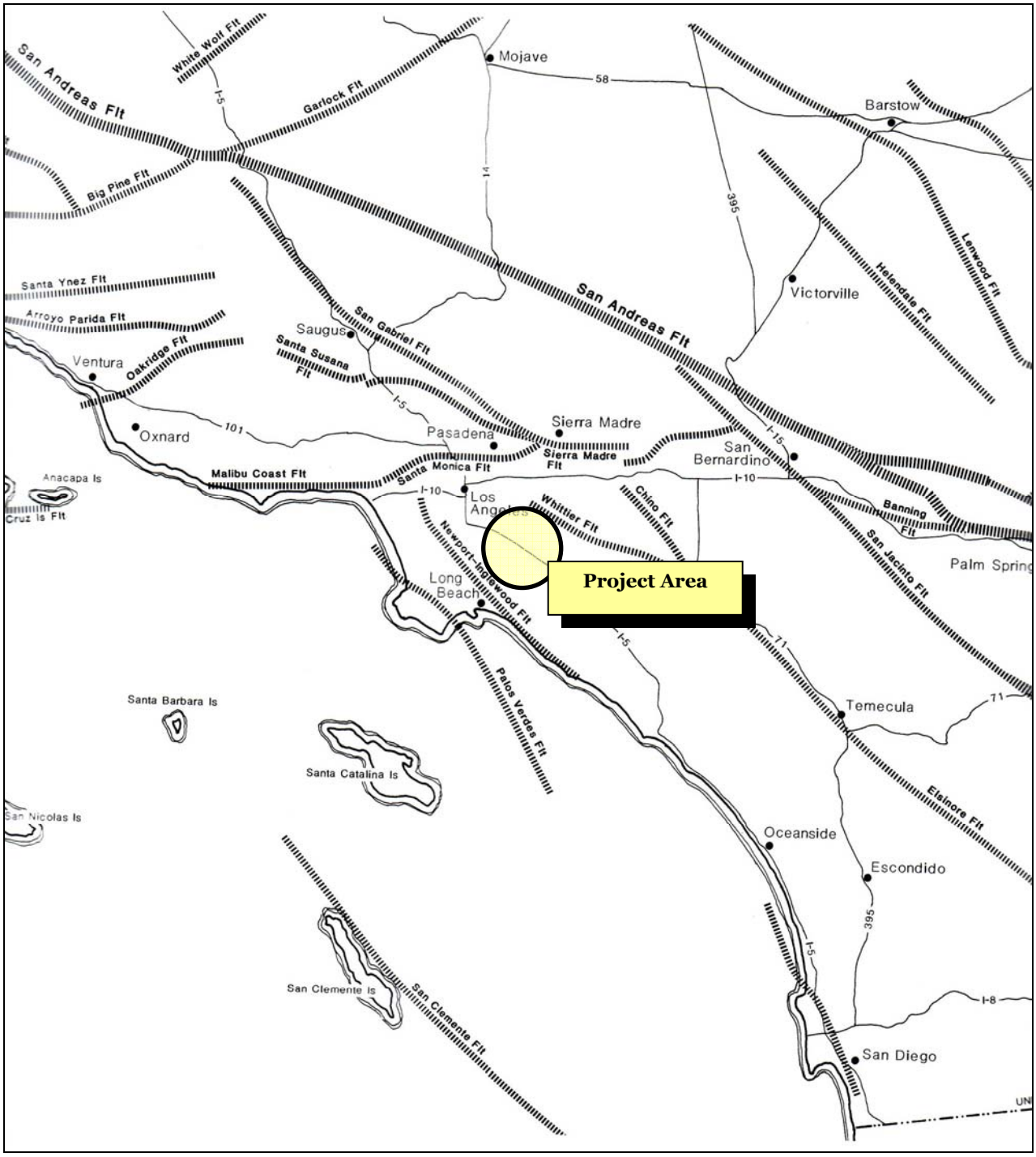

EXHIBIT 3-3
FAULTS IN THE SOUTHERN CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

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.[69] 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.[70] A segment of the Puente Hills blind thrust fault known as the Santa Fe Springs segment extends across the northern portion of the City. This segment of the Puente Hills fault is the closest known fault to the project site. Although the potential impacts in regards to ground shaking are less than significant since the risk is no greater in and around the project site than for the rest of the area.

The project site is not located in an area that is 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. The concrete containment basin is the only structure that will be installed. Each of the 29 tanks will be required to adhere to all pertinent structural and seismic requirements. 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 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 placement of "permanent vegetative cover" will reduce the soil's erosion risk.[71] 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.[72] As a result, no impacts will occur.

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

[70] 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

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

[72] Ibid.

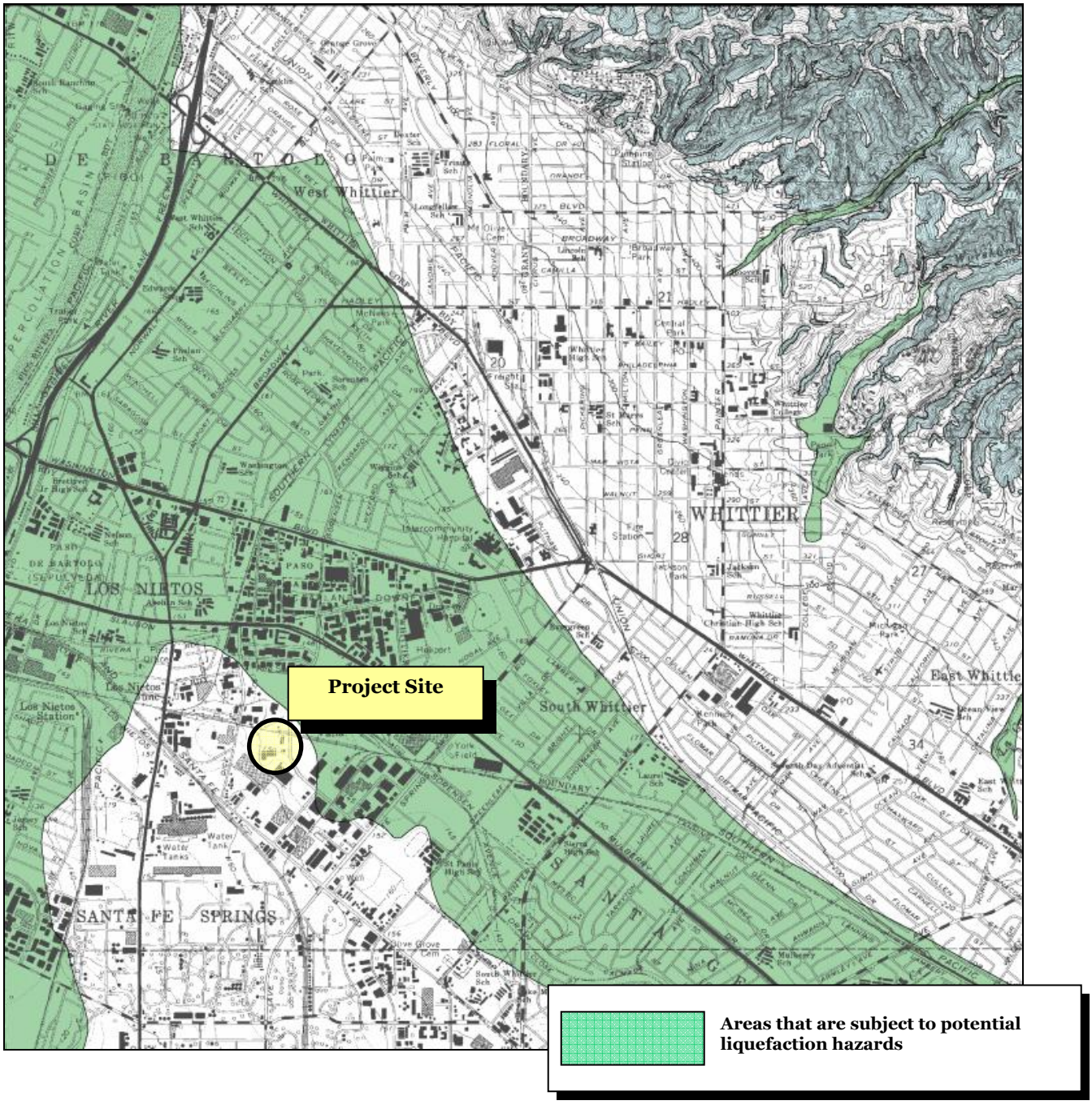

EXHIBIT 3-4
LIQUEFACTION RISK
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

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 at no risk for landslides (refer to Exhibit 3-4). Lateral spreading is not anticipated to occur because previous construction activities have compressed the native soils that underlie the project site, thus altering their native characteristics.

Soils of the Perkins Rincon association might be prone to subsidence due to the shrink swell characteristics exhibited by the underlying soils.[73] Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table. 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. Lastly, the project site is not located in an area that is subject to liquefaction. 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 Uniform 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.[74] Clay and silty clay loam is present in the composition of above-mentioned soils.[75] 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.

[73] Subsidence Support. *What Causes House Subsidence?* http://www.subsidencesupport.co.uk/what-causes-subsidence.html

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

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

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. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 CUMULATIVE IMPACTS

The potential cumulative impacts related to earth and geology is typically site specific. Furthermore, the analysis herein determined that the proposed project would not result in significant adverse impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts will occur.

3.6.4 MITIGATION MEASURES

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

Mitigation Measure No. 6 (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.

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 (CO_2), methane (CH_4), and nitrous oxide (N_2O). 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.[76]

Scientific evidence indicates 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 to include shrinking glaciers, thawing permafrost, later freezing and earlier 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. [77]

Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO_2E total for the project is 1,485.66 pounds per day or 0.67 $MTCO_2E$ per day. This translates into 244.55 $MTCO_2E$ per year, which is below the threshold. The SCAQMD has

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

[77] Ibid.

recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons per year of CO_2E for commercial projects, 3,500 tons per year for residential projects, 3,000 tons per year for mixed-use projects, and 7,000 tons per year for industrial projects. As stated previously, the project will generate approximately 244.55 metric tons per year of CO_2E. Therefore, the project's GHG impacts are less than significant.

Table 3-4
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO_2	CH_4	N_2O	CO_2E
Construction Phase - Demolition	281.73	--	--	281.88
Construction Phase - Site Preparation	973.08	0.29	--	979.25
Construction Phase - Grading	1,193.61	0.24	--	1,198.62
Construction Phase – Construction	1,178.55	0.36	--	1,186.02
Construction Phase - Paving	1,083.58	0.30	--	1,089.82
Construction Phase - Coatings	281.45	0.03	--	282.14
Long-term Area Emissions	0.01	--	--	0.02
Long-term Energy Emissions	94.90	--	--	95.47
Long-term Mobile Emissions	1,389.09	0.05	--	1,390.17
Total Long-term Emissions	**1,484.00**	**0.05**	**--**	**1,485.66**

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.

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. E.O. B-30-15 calls for a 40 percent reduction in greenhouse gas emissions below 1990 levels by 2030.[78] The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHP emissions. The emissions generated by the proposed project will be less than the thresholds of significance established for CO_2 (refer to Table 3-4). As a result, no significant adverse impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are anticipated.

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 with each are listed in Table 3-5. The new on-site improvements will incorporate sustainable practices that include water, energy, and solid waste efficiency measures.

[78] Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.* http://gov.ca.gov/news.php?id=18938

Table 3-5
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.	10%-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.	**Not Compliant.** The project does not currently include any bicycle racks, parking stalls for clean air or carpool vehicles, and no incentives to utilize alternative forms of transportation are currently proposed.	0%
Energy- and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing, prioritization, and other implementing tools.	**Compliant.** The new buildings will be required to comply with the City's 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; heat island reduction programs.	**Compliant.** The project will involve the installation of additional landscaping beyond that which presently exists.	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%**

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

Table 3-6 identifies which CARB Recommended Actions applies to the proposed project. Of the 39 measures identified, those that would be considered to be applicable to the proposed project would primarily be those actions related to electricity, natural gas use, water conservation, and waste management. A discussion of each applicable measure and the project's conformity with the measure is provided in Table 3-6. As indicated in the table, the proposed project would not impede the implementation of CARB's recommended actions.

Table 3-6
Recommended Actions for Climate Change

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
T-1	Transportation	Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No

Table 3-6
Recommended Actions for Climate Change (continued)

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
T-6	Transportation	Goods-Movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action)	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy Efficiency Programs More Stringent Building and Appliance Standards	**Yes**	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	**Yes**	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	No	No
W-1	Water	Water Use Efficiency	**Yes**	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	No	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	**Yes**	No
F-1	Forestry	Sustainable Forest Target	No	No

Table 3-6
Recommended Actions for Climate Change (continued)

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perflourocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan,* 2008.

As indicated previously, the installation and operation of the proposed project will result in an incremental increase in GHG emissions; however, the project's operational GHG emissions will be below SCAQMD thresholds of significance. The proposed project will not introduce any conflicts with adopted initiatives that are designed to control future GHG emissions. The project is an "infill development" and is seen as an important strategy in reducing regional GHG emissions. As a result, the impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are considered to be 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 significant adverse 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 adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.8 HAZARDS AND 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 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 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 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? ● Less than Significant Impact with Mitigation.

As noted earlier, the chemicals that will be stored, handled, and distributed on-site will be hazardous chemicals. In addition, sodium hypochlorite (bleach) constitutes the highest selling chemical by volume sold to clients by NorthStar Chemical. The characteristics of each of the aforementioned chemicals are discussed on the following pages:

- *Hydrochloric Acid.* Hydrochloric acid is a colorless, compressed liquefied gas with a sharp, irritating odor.[79] It is used in the production of chlorides, fertilizers, and dyes, in electroplating, and in the photographic, textile, and rubber industries. Hydrochloric acid is corrosive to the eyes, skin, and mucous membranes. Acute (short-term) inhalation exposure may cause eye, nose, and respiratory tract irritation and inflammation and pulmonary edema in humans. Acute oral exposure may cause corrosion of the mucous membranes, esophagus, and stomach and dermal contact may produce severe burns, ulceration, and scarring in humans. Chronic (long-term) occupational exposure to hydrochloric acid has been reported to cause gastritis, chronic bronchitis, dermatitis, and photosensitization in workers. Prolonged exposure to low concentrations may also cause dental discoloration and erosion.[80]

- *Sulfuric Acid.* Sulfuric acid is a colorless oily liquid. It is soluble in water with release of heat and is corrosive to metals and tissue. Long term exposure to low concentrations or short term exposure to high concentrations can result in adverse health effects from inhalation including irritation to the eyes, nose, skin, and lungs. It is used to make storage batteries, fertilizers, paper products, textiles, explosives, and pharmaceuticals, in steel and iron production, as well as for wastewater treatment.[81]

- *Citric Acid.* Citric acid is a colorless and odorless non-hazardous acid compound found in citric fruits. It may be found in solid or liquid form. Citric acid is used in a variety of products including non-pesticidal agricultural products, adhesives and sealant chemicals, bleaching agents, automotive care products, cleaning products, ink, toner, and other colorant products, laundry and dishwashing products, personal hygiene products, painting and coating, and for water treatment. Citric acid is combustible and accidental contact with citric acid may cause eyes, nose, throat, and skin irritation.[82]

- *Nitric Acid.* Nitric acid is a liquid that is used in the manufacture of inorganic and organic nitrates and nitro compounds for fertilizers, dye intermediates, explosives, and many different organic chemicals and is corrosive to metals and tissues. Nitric acid has a suffocating odor and is usually colorless or yellow. Uses for nitric acid include non-pesticidal agricultural products, building/construction materials, electrical and electronic products, explosive materials, fabric, textile, and leather products, laundry and dishwashing products, personal care products, plastic and rubber products, and water treatment. Nitric acid may be fatal if swallowed and may cause severe skin and eye burns and damage to the respiratory and digestive tract if swallowed or inhaled.[83]

[79] PubChem. *Hydrolochloric Acid.* http://pubchem.ncbi.nlm.nih.gov/compound/hydrochloric_acid#section=Top

[80] Ibid.

[81] State of New Jersey Department of Health. *Hazardous Substance Fact Sheet for Sulfuric Acid.* http://nj.gov/health/eoh/rtkweb/documents/fs/1761.pdf

[82] PubChem. *Citric Acid.* http://pubchem.ncbi.nlm.nih.gov/compound/citric_acid#section=Reactive-Group

[83] PubChem. *Nitric Acid.* http://pubchem.ncbi.nlm.nih.gov/compound/nitric_acid#section=Top

- *Phosphoric Acid.* Phosphoric acid is a colorless, odorless phosphorus-containing inorganic acid that may be found in solid or liquid form. It is corrosive to metals and tissue, though the chemical is not flammable. Accidental contact with phosphoric acid may cause sever eye burns, burns on mouth and lips, severe gastrointestinal irritation, nausea, vomiting, bloody diarrhea, difficult swallowing, severe abdominal pains, thirst, acidemia, difficult breathing, convulsions, collapse, shock, and/or death. Phosphoric acid is generally used in dyes, flame retardants, corrosion inhibitors, dentistry and othordontics, food processing, making fertilizers and degergents, and in water treatment.[84]

- *Alkali.* Alkali (base) materials include sodium hydroxide and potassium hydroxide. These elements react with water to create hydroxide ions. Alkali chemicals have a pH greater than seven and are also known as bases.[85]

- *Sodium Hypochlorite.* Sodium hypochlorite is a greenish yellow liquid with a faint chlorine-like odor. It is used as an oxidizing and bleaching agent and as a disinfectant. Sodium hypochlorite may cause severe skin burns and eye damage and is corrosive and non-flammable. The decomposure of sodium hypochlorite may produce chlorine gas.[86]

- *Sodium Hydroxide.* Sodium hydroxide is a highly caustic substance that is used to neutralize acids and make sodium salts. At room temperature, sodium hydroxide is a white crystalline odorless solid that absorbs moisture from the air. Sodium hydroxide is very corrosive and is generally used as a solid or a 50 percent solution. Other common names include caustic soda and lye. Sodium hydroxide is used to manufacture soaps, rayon, paper, explosives, dyestuffs, and petroleum products. It is also used in processing cotton fabric, laundering and bleaching, metal cleaning and processing, oxide coating, electroplating, and electrolytic extracting. It is commonly present in commercial drain and oven cleaners. Sodium hydroxide maybe harmful if swallowed and may cause severe skin burns, eye damage, and damage to the respiratory tract. Sodium hydroxide is not combustible.[87]

- *Sodium Bisulfite.* Sodium bisulfite is a solid that is found in the form of colorless crystals or white fused lumps. Sodium bisulfite is typically used in bleaching agents, paper products, cleaning products, and water treatment.[88] Sodium bisulfite may be harmful if swallowed and may cause irritation to skin, eyes and respiratory tract.[89]

[84] PubChem. *Phosphoric Acid*. http://pubchem.ncbi.nlm.nih.gov/compound/Phosphoric_acid#section=Top

[85] UC Davis ChemWiki. *Group 1: Hydrogen and Alkali Metals*. http://chemwiki.ucdavis.edu/Inorganic_Chemistry/Descriptive_Chemistry/Elements_Organized_by_Block/1_s-Block_Elements/Group__1%3A_The_Alkali_Metals

[86] PubChem. *Sodium Hydrochlorite*. http://pubchem.ncbi.nlm.nih.gov/compound/sodium_hypochlorite#section=Top

[87] PubChem. *Sodium Hydroxide*. http://pubchem.ncbi.nlm.nih.gov/compound/sodium_hydroxide#section=Top

[88] PubChem. *Sodium Hydrogen Sulfate*. http://pubchem.ncbi.nlm.nih.gov/compound/Sodium_hydrogen_sulfate

[89] Email from Mr. Bob Cavey. Email received December 3, 2015.

- *Potassium Hydroxide*. Potassium hydroxide is a clear, sometimes syrupy liquid that is corrosive to metal and tissue. In addition, it is noncombustible and is used in chemical manufacturing, petroleum refining, cleaning formulations, batteries, fabric, textile, and leather products, laundry and dishwashing products, personal care products, paper products, and water treatment. The chemical maybe harmful if swallowed and causes sever skin burns and eye damage. [90]

The project Applicant will need to adhere to all pertinent Federal, state, and local regulations regarding the handling, storage, and distribution of the aforementioned chemicals. Once operational, the project Applicant will 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. The project Applicant will also need to conform to all pertinent Department of Transportation regulations regarding the distribution of the above-mentioned chemicals. In addition, the project Applicant will be required to implement the following mitigation:

- The Applicant 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. In addition, prior to the project's operation, the site, containment basin, and tanker vehicles will need to be inspected and approved by the Santa Fe Springs Department of Fire and Rescue.

The Phase I report identified a potential vapor encroachment concern from the adjacent property to the north. The vacant use located north of the site was formerly occupied by McKesson Chemical Company from 1976 to 1986. McKesson Chemical Company operated a bulk repacking facility for hydrogen peroxide, corrosives, and solvents. The soils and groundwater that underlie the site and adjacent property have been contaminated by chemical spills from the solvent tank farm that was present at the McKesson facility. Subsurface testing indicated that the site was contaminated with tetrachloroethene (PCE), trichloroethene (TCE), and other volatile organic solvents (VOCs); however, the adjacent site is currently undergoing remediation under the oversight of the Department of Toxic Substances Control (DTSC). The preparers of the Phase I conducted a Screening Level Risk Assessment due to the presence of the above-mentioned contaminants. The assessment concluded that the estimated risk due to exposure to the contaminants detected does not exceed commercial/industrial thresholds. Therefore, the site conditions do not pose a health risk for future employees.[91]

The project will also involve the demolition of a portion of the existing connected warehouse. According to the Phase I report, the existing on-site improvements were constructed in the early 1970's. Buildings constructed through the 1970's typically contain lead based paint asbestos-containing materials found in insulation and other building materials. As a result, the following mitigation is required:

- The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site

[90] PubChem. *Potassium Hydroxide*. http://pubchem.ncbi.nlm.nih.gov/compound/potassium_hydroxide#section=Top

[91] Leymaster Environmental Consulting, L.L.C. Phase I and Phase II Environmental Site Assessment Report. Report dated December 8, 2014.

preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

Adherence to the aforementioned mitigation and to all pertinent Federal, State, and local regulations will reduce potential impacts to levels that are less than significant.

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.

The construction of the proposed project is not anticipated to release hazardous materials into the environment due to the location of the project site. The City of Santa Fe Springs contains multiple methane risk zones. 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. Methane associated with old landfills in the area is not identified as being a problem at the project location. The proposed project is located approximately 0.59 miles to northeast from the nearest *methane zone*.[92] The nearest methane zone to the project site is LA By-Products, located at 9615 Norwalk Boulevard.[93] The proposed project will be limited to the designated project site and will not impact or encroach on a *methane zone*.

The Applicant indicated that the chemicals that will be transferred and dispensed on-site will be pumped into the outbound tanker trucks via a hose through the top of the truck. The company will not fill or mix chemicals in the railcars nor will they dispense chemicals into the railcars.[94] The tank containment basin will be laid out in a manner that will promote maximum efficiency and safety. The north segment of the tank containment basin will contain alkaline (base) chemicals while the south segment will contain acid chemicals. There will be 25 feet of separation between the two areas which will be used as a buffer zone and as a raw material staging area. Small quantity raw material additives from drums or totes located in the raw materials staging area can be added to a product as requested by a customer. The concrete that surrounds the staging area will also be used to park the 13 to 18 trucks. Other features include load racks with worker fall protection and a rinse water collection pit in an underground tank located in a vault, where rinse water originating from rinsing of drips from hoses will be neutralized before pumped into the City's sanitary sewer.[95] Should any of the chemicals spill as they are dispensed, staff will immediately wash down the trucks and surrounding concrete.

As indicated in the previous section, the project Applicant will need to comply with all Federal and State regulations regarding the handling and transportation of aforementioned materials. Adherence to the regulations and mitigation identified in Section 3.8.2.A will reduce potential impacts to levels that are less than significant.

[92] Google Earth. Site accessed. November 23, 2015.

[93] City of Santa Fe Springs. Methane Zone Map. http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=3424

[94] Meeting with Mr. Bob Cavey with NorthStar chemical. Meeting took place on November 6, 2015.

[95] 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? ● Less than Significant Impact.

There are no schools located within one quarter mile of the proposed project. The closest school to the project site is Aeolian Elementary School, located 0.55 miles to the northwest of the project site.[96] The project Applicant will need to comply with all Federal and State regulations regarding the handling and transportation of hazardous materials. In addition, the Applicant must adhere to the mitigation provided in Section 3.8.2.A should lead and/or asbestos containing materials be encountered during construction activities. As a result, the impacts are anticipated to be less than significant.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment? ● Less than Significant Impact.

The site is not listed in the California Department of Toxic Substances Control Envirostor website as a Cortese site.[97] Four Cortese sites are located in the City and include the following: Neville Chemical Company (12800 Imperial Highway), McKesson Chemical Company (9005 Sorenson Avenue), Waste Disposal, Inc. (12731 Los Nietos Road), and Angeles Chemical Company, Inc. (8915 Sorenson Avenue). As noted in Subsection 3.8.2.A, there is a potential vapor encroachment concern from the adjacent property to the north. The vacant use located north of the site was formerly occupied by McKesson Chemical Company (one of the listed Cortese sites), which operated a bulk repacking facility for hydrogen peroxide, corrosives, and solvents. The soils and groundwater that underlie the site and adjacent property have been contaminated by chemical spills from the solvent tank farm that was present at the McKesson facility. Subsurface testing indicated that the site was contaminated with tetrachloroethene (PCE), trichloroethene (TCE), and other volatile organic solvents (VOCs); however, the site is currently undergoing remediation under the oversight of the Department of Toxic Substances Control (DTSC). The preparers of the Phase I conducted a Screening Level Risk Assessment due to the presence of the above-mentioned contaminants. The assessment concluded that the estimated risk due to exposure to the contaminants detected does not exceed commercial/industrial thresholds. Therefore, the site conditions do not pose a health risk for future employees.[98] As a result, the impacts are expected to be less than significant.

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

The project site is not located within two miles of a public use airport. Fullerton Airport is located approximately 7.58 miles to the southeast of the project site. The Joint Forces Training Base Los Alamitos is located approximately 10.90 miles to the south.[99] The proposed project is not located within the Runway

[96] Google Earth. Site accessed November 6, 2015.

[97] California Department of Toxic Substances Control. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/.

[98] Leymaster Environmental Consulting, L.L.C. Phase I and Phase II Environmental Site Assessment Report. Report dated December 8, 2014.

[99] Google Earth. Site accessed November 24, 2015.

Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the aforementioned airports. Essentially, the proposed project 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 within two miles of a private airstrip.[100] As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts will occur.

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 Sorensen Avenue be completely closed to traffic. The construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access. All construction staging must occur on-site. 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. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

[100] Tollfreeairline. *Los Angeles County Public and Private Airports, California:*. http://www.tollfreeairline.com/california/losangeles.htm

3.8.4 MITIGATION MEASURES

In addition, the following mitigation is required as part of this project to ensure that potential impacts related to hazardous and hazardous materials are mitigated:

Mitigation Measure No. 7 (Hazards and Hazardous Materials). The Applicant 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. In addition, prior to the project's operation, the site, containment basin, and tanker vehicles will need to be inspected and approved by the Santa Fe Springs Department of Fire-Rescue.

Mitigation Measure No. 8 (Hazards and Hazardous Materials). The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

3.9 HYDROLOGY AND 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 storm water 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,
- The exposure of a project to 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 site in its current state is nearly 100 percent impervious. The proposed project involves the demolition of a portion of the existing connected warehouse and the removal of the on-site pavement. Additional

landscape will be provided along the east side of the project site. In the absence of mitigation, the new impervious surfaces (concrete containment basin, railroad spur, internal driveways, parking areas, etc.) that will be constructed may result in debris, leaves, soils, oil/grease, and other pollutants.[101] As a result, the project Applicant will be required to implement storm water 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 project's future tenant 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. As indicated in Section 2, the project Applicant intends to utilize the site for the storage and distribution of inorganic chemical liquids used for the treatment of drinking water and municipal water. Should the tanks leak or rupture at any time during the project's operation, the chemicals will be collected in the containment basin and transferred to the rinse water collection pit or an underground tank located in a vault. From there, the chemicals and waste water used to clean off trucks and spills will be neutralized before pumped into City storm drains.[102] Once operational, the project will not contribute to a violation of water quality standards because the chemicals that will be stored and transported off-site are chemicals that are generally used for water treatment. In addition, adherence to the mitigation included above will reduce potential impacts to levels that are less than significant.

[101] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[102] Meeting with Mr. Bob Cavey with NorthStar chemical. Meeting took place on November 6, 2015.

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)? ● Less than Significant Impact.

Grading related activities are not anticipated to encounter and deplete groundwater supplies from any underlying aquifer. The Phase I report identified the presence of groundwater at depths of 40 feet.[103] The installation of the containment basin will not require any excavation that will extend 40 feet below the surface. In addition, the proposed project will be connected to the City's utility lines and is not anticipated to deplete groundwater supplies through the consumption of the water (water consumption impacts are analyzed in Section 3.17.2.D). Furthermore, the Phase I indicated that there are no water wells or cisterns located on-site. As a result, the potential impacts will be less than significant.

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

The proposed project will not alter the existing drainage pattern of the site since the project site was previously developed and any natural drainage patterns have been altered to accommodate the prior use. As indicated in the Phase I report, the site is relatively flat, with surface drainage provided via sheet flow to the curb and gutter systems located along Sorensen Avenue.[104] Once complete, storm water will continue to drain via the existing drainage system. Additionally, the project site is located approximately 0.47 miles to the west of the Coyote Creek flood control channel.[105] The proposed project will be restricted to the designated site and will not alter the course of the channelized Coyote Creek. No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

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, which would result in flooding on- or off-site? ● No Impact.

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 0.47 miles to the east. 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.

[103] Leymaster Environmental Consulting, L.L.C. Phase I and Phase II Environmental Site Assessment Report. Report dated December 8, 2014.

[104] Ibid.

[105] Google Earth. Site accessed November 25, 2015.

E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? ● Less than Significant Impact with Mitigation.

The proposed project will be installed on a site that is nearly 100 percent impervious; however, the project will involve the resurfacing of the on-site pavement and the removal of a section of asphalt and dirt in the southern portion of the site to accommodate the pipe bridge and containment basin. In the absence of mitigation, the impervious surfaces (internal driveways, parking areas, etc.) that will be constructed as part of the site's development could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas.[106] 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. As a result, no other 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. 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.[107] In addition, the proposed project involves the installation of a tank containment basin. The project Applicant never intended to construct residential units as part of the proposed project. As a result, no impacts related to flood flows are associated with the proposed project's implementation.

[106] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on November 6, 2015.

[107] FEMA. *Flood Zones, Definition/Description.* http://www.fema.gov/floodplain-management/flood-zones

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.[108] 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 five 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.[109] 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.

There are no bodies of surface water located in the vicinity of the project site that could generate a seiche. In addition, the project site is located approximately 14.53 miles inland from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.[110] 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 expected.

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.

3.9.4 MITIGATION MEASURES

In addition, the following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

Mitigation Measure No. 9 (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

[108] FEMA. *Flood Zones, Definition/Description.* http://www.fema.gov/floodplain-management/flood-zones

[109] City of Santa Fe Springs. *Natural Hazards Mitigation Plan.* October 11, 2004.

[110] Google Earth. Site accessed November 25, 2015.

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. 10 (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.

Mitigation Measure No. 11 (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.

Mitigation Measure No. 12 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

3.10 LAND USE AND 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 (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; 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. In addition, the proposed project will not result in an incompatible land use since the site is located in a portion of the City that is predominately industrial. The project site is currently zoned *Heavy Manufacturing* (M-2) (refer to Exhibit 3-5 for the zoning map). The project site's General Plan land use designation is *Industrial* (refer to Exhibit 3-5 for the General Plan land use map). The project will require the approval of a Development Plan Approval (DPA) for the tanks and railroad spur.[111] Despite the need for the aforementioned discretionary approval, the project conforms to the site's General Plan land use designations as well as the site's zoning designations. In addition, the site is ideal for the proposed use due to the irregular shape of the site, proximity to railroad right-of-ways, and proximity to clients and chemical suppliers such as Kik Custom Products. 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 use that is contemplated will not conflict with any existing General Plan land use designation or zoning designation.[112] As indicated in the previous subsection, the site's General Plan and Zoning designations are *Industrial* and *Heavy Manufacturing (M-2),* respectively. The proposed project will require the approval of a DPA for the tanks and rail spur; however, the chemicals that will be stored and distributed on-site are permitted by right and do not require any other approvals.

[111] Calvert Architectural Group, Inc. *New Site Plan*. Plan dated August 25, 2015.

[112] City of Santa Fe Springs. General Plan Land Use Map and Zoning Map. As amended. 2010.

EXHIBIT 3-5
ZONING AND GENERAL PLAN LAND USE MAP
SOURCE: CITY OF SANTA FE SPRINGS AND QUANTUM GIS

In addition, the project site is located approximately 14.53 miles inland from the Pacific Ocean and is not subject to a local coastal program.[113] As a result, no impacts will occur.

C. Will the project conflict with any applicable habitat conservation plan or natural community 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. The closest Significant Ecological Area (SEA) to the project site is the Sycamore and Turnbull Canyons Significant Ecological Area (SEA #44), located approximately 2.85 miles northeast from the project site.[114] The construction and operation of the proposed project will not affect the Sycamore and Turnbull Canyons SEA because the proposed development will be restricted to the project site. 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 significant adverse cumulative land use impacts will occur as part of the proposed project's implementation.

3.10.4 MITIGATION MEASURES

The analysis determined that no significant adverse impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

[113] Google Earth. Site accessed November 18, 2015.

[114] Ibid.

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 are located within the project site.[115] 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, no impacts will result with the implementation of the proposed project.

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.

3.11.4 MITIGATION MEASURES

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

[115] California Department of Conservation. *http://maps.conservation.ca.gov/doggr/index.html#close*. Site accessed November 25, 2015.

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 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 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. The eardrum may rupture at 140 dB. In general, an increase of 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.[116] Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-6. The ambient noise environment within the project area is dominated by industrial noise from the adjacent uses.

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.

[116] Bugliarello, et. al., *The Impact of Noise Pollution,* Chapter 127, 1975.

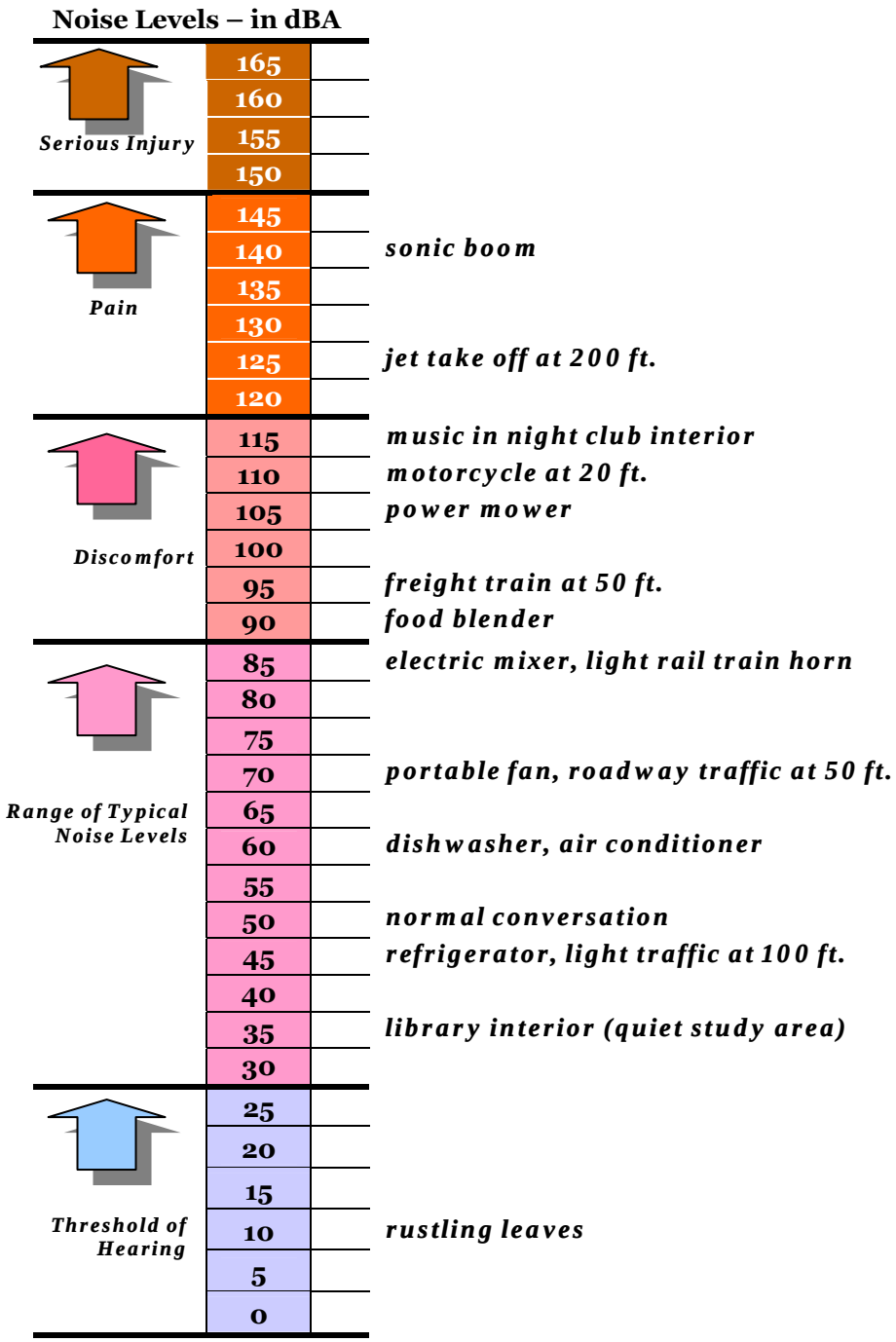

EXHIBIT 3-6
TYPICAL NOISE SOURCES AND LOUDNESS SCALE
Source: Blodgett Baylosis Environmental Planning

Furthermore, the site is located in an industrial area and there are no sensitive receptors located within one-quarter mile of project site. Once operational, the project Applicant must adhere to all pertinent noise control regulations set 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.

Once operational, the project will not result in the exposure of people (employees) to excessive ground-bourne noise levels. Typical sources of operational noise include back up alarms on trucks, trains using the new rail spur, and equipment ancillary to the containment basin and operation of the tanks. The project Applicant will need to adhere to all pertinent City noise control regulations. In addition, the project site is not located near any sensitive receptors. As a result, the impacts will 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 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 expected to generate an average of 76 daily trips (refer to Section 3.16). In addition, there are no sensitive receptors located in the vicinity of the project site. Therefore, the project will not result in a substantial permanent increase in noise as long as the project Applicant adheres to all pertinent noise standards set by the City. As a result, the impacts are anticipated 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.

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.[117] The nearest sensitive receptors to the project site include the single family residential neighborhood located 0.36 miles to the northwest of the project site along the north side of Burke Street. The aforementioned neighborhood is not located with the proposed project's line of sight. In addition, the uses that surround the project site are not considered to be noise sensitive receptors. As a result, the impacts are anticipated to be less than significant.

[117] Google Earth. Site accessed November 6, 2015.

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 not located within two miles of a public use airport. Fullerton Airport is located approximately 7.58 miles to the southeast of the project site. The Joint Forces Training Base Los Alamitos is located approximately 10.90 miles to the south. The Long Beach Airport is located approximately 10.60 miles to the southwest.[118] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, no impacts will occur.

F. 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 within two miles 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 adverse cumulative noise impacts. As a result, no significant adverse 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.

[118] Google Earth. Site accessed November 24, 2015.

3.13 POPULATION AND 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.	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 only roadway improvements will include the resurfacing of the site.
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 that are expected to be added are well within the employment projections contemplated by SCAG. According to the Growth Forecast Appendix prepared by SCAG for the 2012-2035 Regional Transportation Plan (RTP), the City of Santa Fe Springs is projected to add a total of 900 new jobs through the year 2035.[119] As indicated by the project Applicant, up to 20 new jobs will be created upon the implementation of the proposed project.[120] Given that the City's current unemployment rate is 8.3 percent (which means that there are 600 residents actively seeking work), no impacts will occur.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ● No Impact.

The project site is occupied by an office unit and two connecting warehouses and there are no housing units located on-site.[121] 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). No housing units will be displaced as a result of the proposed project's implementation. As a result, no impacts related to housing displacement will result from the proposed project's implementation.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ● No Impact.

As indicated previously, there are no housing units located on-site. As a result, no displacement of residents will result. Therefore, no impacts related to population displacement will result from the proposed project's implementation.

3.13.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation since the project's potential employment generation was accounted for by SCAG. As a result, no significant adverse cumulative impacts will occur.

3.13.4 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation.

[119] Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035.* April 2012.

[120] Meeting with Mr. Bob Cavey with NorthStar chemical. Meeting took place on November 6, 2015.

[121] Blodgett Baylosis Environmental Planning. Site survey. Survey was conducted on November 6, 2015.

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 Department of Fire and Rescue provides fire prevention and emergency medical services within the City. The Department of Fire and Rescue 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 Department of Fire and Rescue 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. 2. The Department of Fire and Rescue 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 resurfacing of the pavement, refurbishing of the existing warehouse, and the installation of the new rail spur and tank containment basin. 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 Department of Fire and Rescue to ensure that the tanks, containment basin, safety equipment, and trucks are designed to meet the Department's requirements regarding the handling of chemicals.

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 is responsible for management of all law enforcement services within the city. The Department of Police Services 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 Department of Police Services 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.[122] Once operational, the proposed project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. In addition, a gate will be provided to control access to the entry point of the parking lot that has ingress and egress to Sorensen Avenue. Furthermore, in order to ensure the proposed project 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.

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

[122] City of Whittier. 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. Nevertheless, the project Applicant will be required to pay development fees to the local school districts. As a result, no impacts on schools will result.

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 significant adverse 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. 13 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Department of Fire and Rescue to ensure that the tanks, containment basin, safety equipment, and trucks are designed to meet the Department's requirements regarding the handling of chemicals.

Mitigation Measure No. 14 (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 the 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 nature of the proposed project (chemical storage and distribution), no increase in the usage of City parks and recreational facilities is anticipated to occur. The City of Santa Fe Springs Parks and Recreation Services operate 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 Los Nietos Park, located approximately 1.06 miles to the west.[123] 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 increase the demand for recreational facilities and services. As a result, no impacts are anticipated.

3.15.3 CUMULATIVE IMPACTS

The analysis determined that the proposed project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

[123] Google Earth. Site accessed November 25, 2015.

3.15.4 MITIGATION MEASURES

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

3.16 TRANSPORTATION AND CIRCULATION

3.16.1 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 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;

- Results 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;

- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);

- Results in 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.*

As indicated by the project Applicant, up to 20 new jobs will be created with the implementation of the proposed project. In addition, a total of 13-18 trucks will be parked on-site. The Applicant also stated that 80 percent of the deliveries made to the site will be via rail, while the other 20 percent of the deliveries to the project site will be made via truck. Once operational, the project is anticipated to generate approximately 76 daily trips, with 40 of those trips consisting of employee trips. The other 36 estimated trips account for the use of the 13-18 trucks that will be stored on-site. However, the Applicant stated that most of the business done by NorthStar will continue to be direct distribution. Since the facility will not be the primary facility for distribution, the 36 truck trips may vary on a daily basis.

The additional 76 estimated daily trips represent a minor *decrease* over the number of trips generated by the previous use (Wessex Industries, a pipe fabrication company). Table 3-8 summarizes the trip generation from the previous use.

Table 3-8
Trip Generation for the Former Use

ITE Land Use/Project Scenario		ITE Code	Unit	Daily	AM Peak Hour	PM Peak Hour
					Total	Total
Trip Rates						
Manufacturing		140	KSF	3.82	0.74	0.74
Former Use's Trip Generation						
Manufacturing		25,800	KSF	98	72	72
Passenger car	80.0%			78	57	57
Trucks	20.0%			20	14	14

Source: Blodgett Baylosis Environmental Planning and ITE 8th Edition Trip Generation Rates

As indicated in Table 3-8, the former use generated an estimated 98 trips per day, with 74 trips occurring during the morning (AM) and evening (PM) peak hours. The proposed project will result in 22 less daily trips than the former use; however, the project is estimated to generate 16 more truck trips per day during peak distribution. The project will result in fewer impacts to the Sorensen Avenue/Slauson Avenue intersection than the previous use due to the decrease in traffic volume over the former Wessex Industries. The Slauson Avenue/Sorensen Avenue intersection is currently operating at a level of service (LOS) of F for both the AM and PM peak hours.[124] This intersection's existing level of service will not be significantly affected with the implementation of the proposed project. As a result, the potential impacts are anticipated to be less than significant.

B. Would the project result in a conflict with an applicable congestions 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? ● No 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 CMP also serves to consistently track trends during peak traffic hours at major intersections in the country and identify areas in great need of improvements where traffic congestion is

[124] Minagar & Associates, Inc. *Traffic Impact Study for Xebec Warehouse at 11904-20 Washington Blvd., SEC of Washington Boulevard and Secura Way City of Santa Fe Springs, CA.* January 27, 2015.

worsening. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The CMP requires that intersections which are designated as under official monitoring by the program be analyzed using CMP criteria, should the proposed project generate 50 or more peak hour trips on the subject intersection. The intersections of Whittier Boulevard and Norwalk Boulevard, located 2.24 miles to the northwest, and Whittier Boulevard and Painter Avenue, located 2.46 miles to the northeast, are the nearest CMP-monitored intersections. Since the project will generate less than 50 peak hour intersection trips at these CMP locations, a separate CMP analysis is not required for this traffic impact study. As a result, no impacts will occur.

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)? ● Less than Significant Impact.*

Vehicle access to the project site will be provided by an existing 38-foot wide driveway connection along the west side of Sorensen Avenue. The irregular shape of the property allows the tanker trucks to maneuver around safely due to the openness of the southern portion of the site. In addition, there are no sharp curves or dangerous intersections located in the vicinity of the project site. Trucks leaving the site have enough clearance to make either a right or left turn onto Sorensen Avenue due to the street's width (64 feet).[125] Furthermore, a lower volume of traffic travels along Sorensen Avenue, providing sufficient gap times in order to complete a right or left turn out of the site. As indicated in Section 3.8, the project Applicant will need to adhere to all pertinent regulations set by the Department of Transportation and the United States EPA. As a result, the project will not contribute to hazardous conditions on-site or along Sorensen Avenue and the potential impacts will be less than significant.

E. *Would the project result in inadequate emergency access? ● No Impact.*

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.

[125] City Substructure Maps.

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.

No existing bus stops will be removed as part of the proposed project's implementation. In addition, the project will not affect any bicycle lanes or pedestrian facilities along Sorensen Avenue. 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 significant impacts will result from the proposed project's approval and subsequent implementation.

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 storm water 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;
- The project will be served by a landfill with 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? ● Less than Significant Impact.

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 plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day. Additionally, it consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP currently provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of

approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.[126] The Los Coyotes WRP has a treatment capacity of 350 million gallons of wastewater per day and serves a population of approximately 3.5 million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.[127]

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 Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd.[128] The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd.[129] As indicated in Table 3-9, the future development is projected to generate 1,997 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
Proposed Project	2,427 square feet of office/ 15,652 square feet of warehousing	0.11 gals/unit for both uses	1,997 gals/day
Net Change			1,997 gals/day

Source: Blodgett Baylosis Environmental Planning, 2015.

The proposed project will connect to an existing sewer line located along Sorensen Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. As indicated in Section 3.9.2.B, should the tanks leak or rupture at any time during the project's operation, the chemicals will be collected in the containment basin and transferred to the rinse water collection pit or an underground tank located in a vault. From there, the chemicals and waste water used to clean off trucks and spills will be neutralized before pumped into City storm drains.[130] Once operational, the project will not contribute to a violation of water quality standards because the chemicals that will be stored and transported off-site are chemicals that are generally used for water treatment. As a result, the impacts are expected to be less than significant.

[126] Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/ wwfacilities/joint_outfall_system_wrp/ los_coyotes.asp

[127] Ibid.

[128] Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant.* http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp

[129] Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant.* http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp

[130] Meeting with Mr. Bob Cavey with NorthStar chemical. Meeting took place on November 6, 2015.

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 proposed project will generate approximately 1,997 gallons of wastewater a day. The proposed project will connect to an existing sewer line located along Sorensen Avenue. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Therefore, no new water and 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 storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ● Less than Significant Impact.

The project will utilize the existing stormwater drainage system. In addition, storm water runoff is anticipated to decrease due to the installation of additional landscaping along the east side of the project site. Once operational, the proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The project proposes new impervious surfaces that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. A rinse water collection pit will be installed to purify the waste water used to rinse the drips of the hoses in the event of a chemical spill. The collection pit will then convey water to the existing drainage system, which may represent a slight increase in water volume sent to the existing drains. Since surface water runoff will decrease with the implementation of the proposed project, the project will result in impacts that will be less than significant.

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? ● Less than Significant Impact with Mitigation.

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. The large industrial makeup of the City creates high daytime water demands and low nighttime water demands. The City's potable water system is supplied by one water well, two MWD connections, and two 4-million gallon reservoirs each with its own booster pumping station.[131]

Table 3-10 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 2,536 gallons of water on a daily basis.[132] The proposed project will connect to an existing water line located along Sorensen Avenue. Additionally, the estimated water consumption does not take into account the adherence of the mitigation provided later in the subsection.

[131] City of Santa Fe Springs, Urban Water Management Plan (2010-2014). Department of Public Works, Utilities Services Division. June 2011.

[132] Blodgett Baylosis Environmental Planning. Utilities Calculations. Utilities worksheets provided in the Appendices.

Table 3-10
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Proposed Project	2,427 square feet of office/ 15,652 square feet of warehousing	0.14 gals/unit for both uses.	2,535.9 gals/day
Net Change			2,535.9 gals/day

Source: Blodgett Baylosis Environmental, Planning 2015.

California has experienced a prolonged drought over the past four years. In response to this drought, Governor Brown announced emergency legislation aimed at reducing water consumption. Governor Brown signed an Executive Order in April in which cities, including Santa Fe Springs, are required to reduce their citywide water consumption by 28 percent. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. Even though the demand for water generated by the proposed project will not exceed City water supplies, the proposed project should incorporate features that aim to reduce water consumption on a larger scale. As a result, the following mitigation has been recommended:

- The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.

- If and when recycled water lines are provided in close proximity to the project site, recycled water shall be used to wash the trucks, tanks, containment basin, and concrete drive aisles when feasible. According to the U.S. EPA, using recycled water will not only reduce water consumption, but long term costs and the burden placed on water treatment facilities.

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

E. Would the project 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? ● Less than Significant Impact.

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located along Sorensen Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project; as a result, the impacts are expected to be less than significant.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ● Less than Significant Impact.

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 closed in October 2013, and closure activities at the site will take 12 to 18 months to complete.[133] At the other closed landfills, which include the Spadra, the Palos Verdes, and the Mission Canyon landfills, the Sanitation Districts continue to maintain environmental control systems. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. In addition, the aforementioned companies provide service hauling construction and demolition debris, which ties into Ordinance No. 914. Ordinance No. 914 requires each contractor of a project with a value in excess of $50,000 to recycle materials generated on site. The required goal is to reuse or recycle at least 75 percent of the project waste.

The majority of this disposable solid waste will be taken to the Commerce "Waste-to-Energy" incineration plant for incineration. Recyclable waste will be sorted from the waste street and sent to a recycling facility. Residual waste associated with demolition and operational activities will be disposed of at area landfills. Operational waste that cannot be recycled or taken to area landfills, will be transported to the Commerce incinerator. The proposed project will contribute to a limited amount to this waste stream. As a result, the impacts on solid waste generation are anticipated to be less than significant. As indicated in Table 3-11, the future daily solid waste generation is projected to be 108 pounds per day. The waste materials that will be transported off-site during the construction phase and the project's operation will be adequately handled by the existing facilities. As a result, the impacts are expected to be less than significant.

Table 3-11
Solid Waste Generation (lbs/day)

Use	Unit	Factor	Generation
Proposed Project	2,427 square feet of office/ 15,652 square feet of warehousing	6 lbs/unit for both uses.	108 lbs/day
Net Change			108 lbs/day

Source: Blodgett Baylosis Environmental Planning 2015

[133] Los Angeles County Sanitation Districts. *Solid Waste Facilities*. http://www.lacsd.org/solidwaste/swfacilities/default.asp

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 developments 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 significant adverse impacts on local utilities. However, due to the severity of California's ongoing drought, mitigation has been provided to ease the demand for water.

3.17.4 MITIGATION MEASURES

The analysis determined that the following mitigation would be required to address potential impacts to water consumption. These mitigation measures are identified below:

Mitigation Measure No. 15 (Utilities). The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.

Mitigation Measure No. 16 (Utilities). If and when recycled water lines are provided in close proximity to the project site, recycled water shall be used to wash the trucks, tanks, containment basin, and concrete drive aisles when feasible. According to the U.S. EPA, using recycled water will not only reduce water consumption, but long term costs and the burden placed on water treatment facilities.

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 Initial Study indicated there is no evidence that the proposed project will 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.

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 Reporting and Monitoring Program will be required; and,
- An accountable enforcement agency or monitoring agency shall not be identified for the mitigation measures adopted as part of the decision-maker's final determination.

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SECTION 5 - REFERENCES

5.1 PREPARERS

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Liesl Sullano, Project Planner

5.2 REFERENCES

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APPENDICES

APPENDIX A - AIR QUALITY WORKSHEETS
APPENDIX B – PHASE I AND PHASE II REPORT
APPENDIX C – UTILITIES WORKSHEETS

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NorthStar Chemical
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	11.52	1000sqft	0.26	11,522.00	0
Parking Lot	40.00	Space	0.36	16,000.00	0
General Light Industry	15.65	1000sqft	0.36	15,652.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use -
Construction Phase - Construction times estimated in MND
Demolition -
Architectural Coating - Per SCAQMD.
Vehicle Trips - 100 percent of the trips will go directly to the facility
Construction Off-road Equipment Mitigation -
Mobile Land Use Mitigation -
Area Mitigation -
Energy Mitigation -
Water Mitigation -

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	5.00	44.00
tblConstructionPhase	NumDays	100.00	66.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	2.00	22.00
tblConstructionPhase	NumDays	5.00	21.00
tblConstructionPhase	NumDays	1.00	22.00
tblConstructionPhase	PhaseEndDate	4/29/2016	4/30/2016
tblConstructionPhase	PhaseStartDate	10/1/2016	10/3/2016
tblConstructionPhase	PhaseStartDate	5/1/2016	5/2/2016
tblGrading	AcresOfGrading	11.00	0.50
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	WD_TR	0.00	26.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	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
Year	lb/day										lb/day					
2016	9.1245	14.4044	10.0793	0.0154	0.8645	0.9514	1.6694	0.4434	0.8753	1.2116	0.0000	1,545.2776	1,545.2776	0.3676	0.0000	1,552.9965
Total	**9.1245**	**14.4044**	**10.0793**	**0.0154**	**0.8645**	**0.9514**	**1.6694**	**0.4434**	**0.8753**	**1.2116**	**0.0000**	**1,545.2778**	**1,545.2778**	**0.3676**	**0.0000**	**1,552.9965**

Mitigated Construction

	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
Year	lb/day										lb/day					
2016	9.1245	14.4044	10.0793	0.0154	0.4054	0.9514	1.2102	0.1910	0.8753	0.9592	0.0000	1,545.2776	1,545.2776	0.3676	0.0000	1,552.9965
Total	**9.1245**	**14.4044**	**10.0793**	**0.0154**	**0.4054**	**0.9514**	**1.2102**	**0.1910**	**0.8753**	**0.9592**	**0.0000**	**1,545.2778**	**1,545.2778**	**0.3676**	**0.0000**	**1,552.9965**

	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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	53.11	0.00	27.51	56.92	0.00	20.83	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	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	lb/day										lb/day					
Area	1.0311	7.0000e-005	6.9900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0147	0.0147	4.0000e-005		0.0156
Energy	8.7000e-003	0.0791	0.0664	4.7000e-004		6.0100e-003	6.0100e-003		6.0100e-003	6.0100e-003		94.8958	94.8958	1.8200e-003	1.7400e-003	95.4733
Mobile	0.4400	1.5112	5.9891	0.0163	1.0985	0.0228	1.1213	0.2935	0.0210	0.3145		1,389.0897	1,389.0897	0.0515		1,390.1707
Total	**1.4798**	**1.5904**	**6.0626**	**0.0168**	**1.0986**	**0.0289**	**1.1274**	**0.2936**	**0.0271**	**0.3206**		**1,484.0002**	**1,484.0002**	**0.0533**	**1.7400e-003**	**1,485.6596**

Mitigated Operational

	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	lb/day										lb/day					
Area	1.0311	7.0000e-005	6.9900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0147	0.0147	4.0000e-005		0.0156
Energy	8.7000e-003	0.0791	0.0664	4.7000e-004		6.0100e-003	6.0100e-003		6.0100e-003	6.0100e-003		94.8958	94.8958	1.8200e-003	1.7400e-003	95.4733
Mobile	0.4191	1.3620	5.4350	0.0146	0.9773	0.0204	0.9978	0.2611	0.0188	0.2799		1,238.6071	1,238.6071	0.0461		1,239.5759
Total	**1.4689**	**1.4411**	**6.5084**	**0.0160**	**0.9773**	**0.0265**	**1.0038**	**0.2611**	**0.0248**	**0.2860**		**1,333.6178**	**1,333.6178**	**0.0480**	**1.7400e-003**	**1,335.0847**

	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	N20	CO2e
Percent Reduction	1.41	9.38	9.14	10.64	11.03	8.38	10.86	11.03	8.24	10.79	0.00	10.14	10.14	10.01	0.00	10.14

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2016	4/30/2016	5	21	
2	Site Preparation	Site Preparation	5/2/2016	5/31/2016	5	22	
3	Grading	Grading	6/1/2016	6/30/2016	5	22	
4	Building Construction	Building Construction	7/1/2016	9/30/2016	5	66	
5	Paving	Paving	10/3/2016	10/31/2016	5	21	
6	Architectural Coating	Architectural Coating	11/1/2016	12/30/2016	5	44	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 41,481; Non-Residential Outdoor: 13,827 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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
Demolition	4	10.00	0.00	46.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	18.00	7.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2016

Unmitigated Construction On-Site

	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	lb/day										lb/day					
Fugitive Dust					0.4758	0.0000	0.4758	0.0720	0.0000	0.0720			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.4758**	**0.8039**	**1.2797**	**0.0720**	**0.7674**	**0.8394**		**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

3.2 Demolition - 2016

Unmitigated Construction Off-Site

	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	lb/day										lb/day					
Hauling	0.0375	0.6005	0.4247	1.6200e-003	0.0382	9.5300e-003	0.0477	0.0105	8.7700e-003	0.0192		162.7856	162.7856	1.1600e-003		162.8099
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
Worker	0.0418	0.0522	0.6500	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9458	118.9458	5.1000e-003		119.0740
Total	**0.0793**	**0.6527**	**1.0747**	**3.0400e-003**	**0.1500**	**0.0105**	**0.1604**	**0.0401**	**9.6300e-003**	**0.0497**		**281.7315**	**281.7315**	**7.2600e-003**		**281.8838**

Mitigated Construction On-Site

	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	lb/day										lb/day					
Fugitive Dust					0.1856	0.0000	0.1856	0.0281	0.0000	0.0281			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.1868**	**0.8039**	**0.9884**	**0.0281**	**0.7674**	**0.7964**	**0.0000**	**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

3.2 Demolition - 2016

Mitigated Construction Off-Site

	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	lb/day										lb/day					
Hauling	0.0375	0.6005	0.4247	1.6200e-003	0.0382	9.5300e-003	0.0477	0.0105	8.7700e-003	0.0192		162.7856	162.7856	1.1600e-003		162.8099
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
Worker	0.0418	0.0522	0.6500	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9458	118.9458	6.1000e-003		119.0740
Total	**0.0793**	**0.6527**	**1.0747**	**3.0400e-003**	**0.1500**	**0.0105**	**0.1604**	**0.0401**	**8.6300e-003**	**0.0497**		**281.7316**	**281.7316**	**7.2600e-003**		**281.8839**

3.3 Site Preparation - 2016

Unmitigated Construction On-Site

	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	lb/day										lb/day					
Fugitive Dust					0.0241	0.0000	0.0241	2.6000e-003	0.0000	2.6000e-003			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	9.3500e-003		0.8338	0.8338		0.7671	0.7671		973.0842	973.0842	0.2935		979.2481
Total	**1.3593**	**13.6350**	**7.3401**	**9.3500e-003**	**0.0241**	**0.8338**	**0.8579**	**2.6000e-003**	**0.7671**	**0.7697**		**973.0842**	**973.0842**	**0.2935**		**979.2481**

3.3 Site Preparation - 2016

Unmitigated Construction Off-Site

	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	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
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
Worker	0.0209	0.0261	0.3250	7.1000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		59.4729	59.4729	3.0500e-003		59.5370
Total	**0.0209**	**0.0261**	**0.3250**	**7.1000e-004**	**0.0559**	**4.7000e-004**	**0.0564**	**0.0148**	**4.3000e-004**	**0.0153**		**59.4729**	**59.4729**	**3.0500e-003**		**59.5370**

Mitigated Construction On-Site

	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	lb/day										lb/day					
Fugitive Dust					9.4000e-003	0.0000	9.4000e-003	1.0100e-003	0.0000	1.0100e-003			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	9.3500e-003		0.8338	0.8338		0.7671	0.7671	0.0000	973.0842	973.0842	0.2935		979.2481
Total	**1.3593**	**13.6350**	**7.3401**	**9.3500e-003**	**9.4000e-003**	**0.8338**	**0.8432**	**1.0100e-003**	**0.7671**	**0.7681**	**0.0000**	**973.0842**	**973.0842**	**0.2935**		**979.2481**

3.3 Site Preparation - 2016

Mitigated Construction Off-Site

	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	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
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
Worker	0.0209	0.0261	0.3250	7.1000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		59.4729	59.4729	3.0500e-003		59.5370
Total	**0.0209**	**0.0261**	**0.3250**	**7.1000e-004**	**0.0559**	**4.7000e-004**	**0.0564**	**0.0148**	**4.3000e-004**	**0.0153**		**59.4729**	**59.4729**	**3.0500e-003**		**59.5370**

3.4 Grading - 2016

Unmitigated Construction On-Site

	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	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6105	1,193.6105	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.7528**	**0.8039**	**1.5568**	**0.4138**	**0.7674**	**1.1811**		**1,193.6108**	**1,193.6108**	**0.2388**		**1,198.6217**

3.4 Grading - 2016

Unmitigated Construction Off-Site

	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	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
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
Worker	0.0418	0.0522	0.6500	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9458	118.9458	6.1000e-003		119.0740
Total	**0.0418**	**0.0522**	**0.6500**	**1.4200e-003**	**0.1118**	**9.3000e-004**	**0.1127**	**0.0296**	**8.6000e-004**	**0.0305**		**118.9458**	**118.9458**	**6.1000e-003**		**119.0740**

Mitigated Construction On-Site

	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	lb/day										lb/day					
Fugitive Dust					0.2936	0.0000	0.2936	0.1614	0.0000	0.1614			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6105	1,193.6105	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.2936**	**0.8039**	**1.0975**	**0.1614**	**0.7674**	**0.9287**	**0.0000**	**1,193.6108**	**1,193.6108**	**0.2388**		**1,198.6217**

3.4 Grading - 2016

Mitigated Construction Off-Site

	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	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
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
Worker	0.0418	0.0522	0.6500	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9458	118.9458	6.1000e-003		119.0740
Total	**0.0418**	**0.0522**	**0.6500**	**1.4200e-003**	**0.1118**	**9.3000e-004**	**0.1127**	**0.0296**	**8.6000e-004**	**0.0305**		**118.9468**	**118.9468**	**6.1000e-003**		**119.0740**

3.5 Building Construction - 2016

Unmitigated Construction On-Site

	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	lb/day										lb/day					
Off-Road	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646		1,178.5549	1,178.5549	0.3555		1,186.0202
Total	**1.3816**	**13.7058**	**8.2122**	**0.0113**		**0.9398**	**0.9398**		**0.8646**	**0.8646**		**1,178.5649**	**1,178.5649**	**0.3555**		**1,186.0202**

3.5 Building Construction - 2016

Unmitigated Construction Off-Site

	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	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
Vendor	0.0583	0.6046	0.6971	1.5200e-003	0.0438	9.9500e-003	0.0537	0.0125	9.1500e-003	0.0216		152.6202	152.6202	1.0900e-003		152.6431
Worker	0.0752	0.0940	1.1700	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1025	214.1025	0.0110		214.3332
Total	**0.1335**	**0.6986**	**1.8672**	**4.0700e-003**	**0.2450**	**0.0118**	**0.2566**	**0.0658**	**0.0107**	**0.0765**		**366.7228**	**366.7228**	**0.0121**		**366.9763**

Mitigated Construction On-Site

	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	lb/day										lb/day					
Off-Road	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646	0.0000	1,178.5549	1,178.5549	0.3555		1,186.0202
Total	**1.3816**	**13.7058**	**8.2122**	**0.0113**		**0.9398**	**0.9398**		**0.8646**	**0.8646**	**0.0000**	**1,178.5649**	**1,178.5649**	**0.3555**		**1,186.0202**

3.5 Building Construction - 2016

Mitigated Construction Off-Site

	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	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
Vendor	0.0583	0.6046	0.6971	1.5200e-003	0.0438	9.9500e-003	0.0537	0.0125	9.1500e-003	0.0216		152.6202	152.6202	1.0900e-003		152.6431
Worker	0.0752	0.0940	1.1700	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1025	214.1025	0.0110		214.3332
Total	**0.1336**	**0.6986**	**1.8672**	**4.0700e-003**	**0.2450**	**0.0118**	**0.2566**	**0.0668**	**0.0107**	**0.0766**		**366.7228**	**366.7228**	**0.0121**		**366.9763**

3.6 Paving - 2016

Unmitigated Construction On-Site

	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	lb/day										lb/day					
Off-Road	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113		1,083.5832	1,083.5832	0.2969		1,089.8175
Paving	0.0449					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1652**	**10.6282**	**7.2935**	**0.0111**		**0.6606**	**0.6606**		**0.6113**	**0.6113**		**1,083.5832**	**1,083.5832**	**0.2969**		**1,089.8175**

3.6 Paving - 2016

Unmitigated Construction Off-Site

	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	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
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
Worker	0.0752	0.0940	1.1700	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1025	214.1025	0.0110		214.3332
Total	**0.0752**	**0.0940**	**1.1700**	**2.5500e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**214.1025**	**214.1025**	**0.0110**		**214.3332**

Mitigated Construction On-Site

	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	lb/day										lb/day					
Off-Road	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083.5832	1,083.5832	0.2969		1,089.8175
Paving	0.0449					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1652**	**10.6282**	**7.2935**	**0.0111**		**0.6606**	**0.6606**		**0.6113**	**0.6113**	**0.0000**	**1,083.5832**	**1,083.5832**	**0.2969**		**1,089.8175**

3.6 Paving - 2016

Mitigated Construction Off-Site

	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	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
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
Worker	0.0752	0.0940	1.1700	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1025	214.1025	0.0110		214.3332
Total	**0.0752**	**0.0940**	**1.1700**	**2.5500e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**214.1025**	**214.1025**	**0.0110**		**214.3332**

3.7 Architectural Coating - 2016

Unmitigated Construction On-Site

	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	lb/day										lb/day					
Archit. Coating	8.7393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**9.1078**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

Unmitigated Construction Off-Site

	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	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
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
Worker	0.0167	0.0209	0.2600	5.7000e-004	0.0447	3.7000e-004	0.0451	0.0119	3.4000e-004	0.0122		47.5783	47.5783	2.4400e-003		47.6396
Total	**0.0167**	**0.0209**	**0.2600**	**5.7000e-004**	**0.0447**	**3.7000e-004**	**0.0451**	**0.0119**	**3.4000e-004**	**0.0122**		**47.5783**	**47.5783**	**2.4400e-003**		**47.6396**

Mitigated Construction On-Site

	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	lb/day										lb/day					
Archit. Coating	8.7393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**9.1078**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1448**

3.7 Architectural Coating - 2016

Mitigated Construction Off-Site

	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	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
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
Worker	0.0167	0.0209	0.2600	5.7000e-004	0.0447	3.7000e-004	0.0451	0.0119	3.4000e-004	0.0122		47.5783	47.5783	2.4400e-003		47.6296
Total	**0.0167**	**0.0209**	**0.2600**	**5.7000e-004**	**0.0447**	**3.7000e-004**	**0.0451**	**0.0119**	**3.4000e-004**	**0.0122**		**47.5783**	**47.5783**	**2.4400e-003**		**47.6296**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

	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	lb/day										lb/day					
Mitigated	0.4191	1.3620	5.4350	0.0146	0.9773	0.0204	0.9978	0.2611	0.0188	0.2799		1,238.6071	1,238.6071	0.0461		1,239.5759
Unmitigated	0.4400	1.5112	5.9891	0.0163	1.0985	0.0228	1.1213	0.2935	0.0210	0.3145		1,389.0897	1,389.0897	0.0515		1,390.1707

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	109.09	20.66	10.64	391,190	348,049
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	109.09	20.66	10.64	391,190	348,049

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	100	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	100	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.512163	0.060173	0.180257	0.139094	0.042244	0.006664	0.016017	0.031880	0.001940	0.002497	0.004356	0.000592	0.002122

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	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	lb/day										lb/day					
NaturalGas Mitigated	8.7000e-003	0.0791	0.0664	4.7000e-004		6.0100e-003	6.0100e-003		6.0100e-003	6.0100e-003		94.8958	94.8958	1.8200e-003	1.7400e-003	95.4733
NaturalGas Unmitigated	8.7000e-003	0.0791	0.0664	4.7000e-004		6.0100e-003	6.0100e-003		6.0100e-003	6.0100e-003		94.8958	94.8958	1.8200e-003	1.7400e-003	95.4733

5.2 Energy by Land Use - NaturalGas

Unmitigated

	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
Land Use	kBTU/yr	lb/day										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
General Light Industry	806.614	8.7000e-003	0.0791	0.0664	4.7000e-004		6.0100e-003	6.0100e-003		6.0100e-003	6.0100e-003		94.8958	94.8958	1.8200e-003	1.7400e-003	95.4733
Other Non-Asphalt Surfaces	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
Total		**8.7000e-003**	**0.0791**	**0.0664**	**4.7000e-004**		**6.0100e-003**	**6.0100e-003**		**6.0100e-003**	**6.0100e-003**		**94.8958**	**94.8958**	**1.8200e-003**	**1.7400e-003**	**95.4733**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0.806614	8.7000e-003	0.0791	0.0664	4.7000e-004		6.0100e-003	6.0100e-003		6.0100e-003	6.0100e-003		94.8958	94.8958	1.8200e-003	1.7400e-003	95.4733
Other Non-Asphalt Surfaces	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
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
Total		**8.7000e-003**	**0.0791**	**0.0664**	**4.7000e-004**		**6.0100e-003**	**6.0100e-003**		**6.0100e-003**	**6.0100e-003**		**94.8958**	**94.8958**	**1.8200e-003**	**1.7400e-003**	**95.4733**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	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	lb/day										lb/day					
Mitigated	1.0311	7.0000e-005	6.9900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0147	0.0147	4.0000e-005		0.0156
Unmitigated	1.0311	7.0000e-005	6.9900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0147	0.0147	4.0000e-005		0.0156

6.2 Area by SubCategory

Unmitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	0.1756					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8549					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.7000e-004	7.0000e-005	6.9900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0147	0.0147	4.0000e-005		0.0156
Total	**1.0311**	**7.0000e-005**	**6.9900e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0147**	**0.0147**	**4.0000e-005**		**0.0156**

Mitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	0.1756					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8549					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.7000e-004	7.0000e-005	6.9900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0147	0.0147	4.0000e-005		0.0156
Total	**1.0311**	**7.0000e-005**	**6.9900e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0147**	**0.0147**	**4.0000e-005**		**0.0156**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy
Install Low Flow Bathroom Faucet
Install Low Flow Kitchen Faucet
Install Low Flow Toilet

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

10.0 Vegetation

LEYMASTER ENVIRONMENTAL CONSULTING, LLC

December 8, 2014

Ms. Joanne Hackett
Healdan Group, Inc.
P.O. Box 2209
Carlsbad, CA 92018

Re: PHASE I and PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
9051 Sorensen Avenue
Santa Fe Springs, California 90670

Dear Ms. Hackett:

We are pleased to enclose our Phase I and Phase II Environmental Site Assessment Report for the above-referenced property.

Leymaster Environmental Consulting appreciates the opportunity to have been of assistance and looks forward to working with you again. Please call if you have any questions regarding this report.

Sincerely,

Mark Leymaster
Environmental Professional

Myrna A. Rangel
Environmental Professional

Enclosure

5500 E. Atherton Street, Suite 210
Long Beach, CA 90815
Office (562) 799-9866 Fax (562)799-1963
www.leymaster.net

PHASE I and PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

9051 Sorensen Avenue
Santa Fe Springs, California 90670

December 8, 2014

Submitted by:

Leymaster Environmental Consulting, LLC
5500 East Atherton Street, Suite 210
Santa Fe Springs, California 90815
(562) 799-9866

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APPENDICES

PHASE I and PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

9051 Sorensen Avenue
Santa Fe Springs, California 90670

1. Summary

Leymaster Environmental Consulting, LLC, performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by Ms. Joanne Hackett, on behalf of the Healdan Group, Inc. for the property located at 9051 Sorensen Avenue, Santa Fe Springs, California 90670 (the "Property").

The Phase I Environmental Assessment is designed to provide the Healdan Group, Inc. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-13, Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process and EPA Final All Appropriate Inquiries (AAI) standard practices. Any exceptions to or deletions from this practice are described in ***Section 2.4*** of this report.

The Property was in agricultural use from at least 1928 to 1970 when the existing buildings were constructed for the Fontaine Truck Equipment Company, a distributor of truck body and equipment products. Fontaine occupied the site until 1992. Historical resources show that by 1993, the Property was occupied by KMG International, a construction company, J.I.T. Engineering, and current tenant Wessex Industries, a pipe fabrication and fitting company. KMG International and J.I.T. Engineering ceased operations in 2009.

South Coast Air Quality Management District (AQMD) records show that former tenant Fontaine Truck Equipment Company operated a spray booth permitted for paint and solvents. Solvents have the potential to threaten human health resulting from possible vapor intrusion with the structures and are therefore an environmental concern.

An ASTM E2600-10 Tier 1 Vapor Encroachment Screening revealed a potential vapor encroachment concern at the Property resulting from a chemical spill at the north adjacent property. McKesson Chemical Company occupied this site from at least 1976 to 1986. The site operated as a bulk repacking facility for hydrogen peroxide, corrosives, and solvents. Chemical spills from the solvent tank farm were detected in March 1980. Subsurface investigations concluded that the soil,

soil vapor and groundwater underlying the site were impacted with tetrachloroethene (PCE), trichloroethene (TCE), and other volatile organic solvents (VOCs). The site is undergoing remediation under the oversight of the Department of Toxics Substances Control (DTSC). The encroachment screen also revealed two additional upgradient sites, Omega Chemical Corporation and Angeles Chemical Company that may have contributed to the VOC impact in the groundwater.

In order to address these concerns, LEC completed subsurface investigations in October and November 2014. The October 2014 investigation consisted of installing soil vapor probes along the northern boundary and inside the manufacturing structures, including the spray booth. PCE, TCE, and other VOCs were detected in all sample locations. Concentrations of PCE, TCE, and to a lesser extent, benzene were detected at levels exceeding the California Human Health Screening Levels (CHHSLS) for commercial land use. The maximum concentrations detected were located in one of the probes located along the northern boundary.

The second subsurface investigation was completed in November 2014. The purpose of the investigation was to assist in determining the likely source of the VOC impact. The scope of the investigation consisted of installing three quad-nested probes to final depths of 45 feet bgs. McKesson groundwater monitoring reports show groundwater is approximately 50 feet bgs. The sampling locations were based on the reported groundwater flow direction and the location of the spray booth. In addition, a soil boring was drilled to a final depth of 25 feet bgs inside the spray booth.

The soil vapor analytical results show that the highest VOC concentrations detected were once again at the vapor probe placed at the northern boundary (upgradient of the Property). All of the detected concentrations increased at depth at sampling location SV-12 indicating that the VOCs are likely off-gassing from the reported impacted groundwater originating off-site.

The analytical results of the soil samples collected from the spray booth were all below detection limits.

Based on the soil vapor results, LEC completed a Screening Level Risk Assessment to assist in determining whether the concentrations detected pose a threat to human health.

The result of the Screening Level Risk Assessment is that the estimated risk due to exposure to the contaminants detected is 3.91×10^{-6}, which is below the commercial/industrial target risk value of 1×10^{-5} indicating that site conditions do not pose a threat to human health. Further, the estimated hazard is less than the threshold of 1.

The Property is listed in the EMI and HAZNET databases searched by Environmental Data Resources, Inc. (EDR). In each case, no substantive information was provided that would indicate a significant environmental threat to the Property.

No environmental concerns exist as a result of the sites listed in the EDR Report and supplemental agency review attachments of this report due to either the distance from the Property, the absence of violations, or responsible parties have been identified for the environmental concern.

This Phase I ESA and Phase II investigation did not indicate any significant soil contaminant sources from the Property. A soil-vapor survey indicated three contaminant concentrations above the CHHSLs. However, a Screening Level Risk Assessment shows that existing site conditions do not pose a threat to human health. No further investigation is recommended for the Property.

2. Introduction

Leymaster Environmental Consulting, LLC (LEC) was retained by Ms. Hackett, on behalf of the Healdan Group, Inc., to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 9051 Sorensen Avenue, Santa Fe Springs, California 90670 (Local Area Map – Appendix A). The protocol used for this assessment is in general conformance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process and EPA Final All Appropriate Inquiries (AAI) standard practices.

2.1 Purpose

The purpose of this ESA was to identify existing or potential recognized environmental conditions (as defined by ASTM Standard E 1527-13) in connection with the Property. LEC understands that the findings of this assessment will be used by the Healdan Group, Inc. in connection with a pending financial transaction involving the Property.

2.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13 and EPA AAI. LEC warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying environmental conditions.

No other warranties are implied or expressed.

2.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or that were not reasonably identifiable from the available information. LEC believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, LEC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the Healdan Group, Inc. with information relating to the Property.

2.4 Limitations and Exceptions of Assessment

The principal of Leymaster Environmental Consulting, LLC whose seal and signature appear hereon, has reviewed this report. No staff member of LEC has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties, or which may be responsible for environmental issues identified during the course of this investigation, or has any personal bias with respect to the parties involved. Phase I environmental assessments are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. LEC offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the Client understand and better manage risks. Because such detailed services involve greater expense, we ask our clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

LEC performed this Phase I ESA in general accordance with the guidelines set forth in ASTM E 1527-13 and EPA AAI, and subsequently approved by you as our Client. The conclusions represent professional judgments and are based upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied. Environmental issues not specifically addressed in the report were beyond the scope of our work and were not included in our evaluation. The findings and

conclusions contain all of the limitations inherent in the methodologies that are referred to in ASTM E 1527-13.

2.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. Unless specifically stated otherwise in the report, no chemical analyses were performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews and upon research of available documents, records, and maps held by the appropriate government and private agencies. The interviews and research are subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

2.6 User Reliance

All reports, both verbal and written, are for the benefit of the Healdan Group, Inc., its successors and assigns. Any party other than the Healdan Group, Inc. who would like to use this report shall notify Leymaster Environmental Consulting, LLC of such intended use in writing. Based on the intended use of the report, LEC may require that additional work be performed and that an updated report be issued. Noncompliance with any of these requirements by the aforementioned parties or anyone else will release LEC from any liability resulting from the use of this report by any unauthorized party.

3. Site Description

3.1 Location and Legal Description

The Property is located on the west side of Sorensen Avenue in the City of Santa Fe Springs, California. The cross streets are Burke and John Streets.

The Property is described as "*That portion of the 236-acre tract of land known as the Colima Tract, in the Rancho Santa Gertrudes, in the City of Santa Fe Springs, County of Los Angeles, State of California. Said land is also shown as Parcel 4 and a portion of Sorensen Avenue on Parcel Map No. 1646, as per Map filed in Book 27 Page 2 of Parcel Maps, in the*

Office of the County Recorder of said County". See ***Environmental Lien Report*** in ***Appendix D*** for a complete description.

The Property is recorded with the County of Los Angeles Tax Assessor's Office as Assessor's Parcel No. 8168-007-031.

3.2 Site and Vicinity General Characteristics

The Property is located in a commercial and industrial area in the City of Santa Fe Springs, California. Topography at the site is flat with commercial and or industrial developments on all adjacent properties.

3.3 Current Use of the Property

Wessex Industries, a pipe fabrication company, has occupied the Property since 1993.

3.4 Descriptions of Structures, Roads, Other Improvements

The Property consists of 3.62 acres developed with an approximate 25,800 square-foot L-shaped concrete tilt-up building with a flat roof. Roll-up steel doors are present along the north and south walls. A 2,400 square-foot concrete block office building with a sloped roof and steel framed windows and doors is present at the northeast corner of the Property. Mobile offices are adjacent to the west of the office building. The remaining area is asphalt with some concrete. The Property is bounded on the north, south, and west by concrete block or steel mesh fencing.

The following utilities service the site:

Electric:	Southern California Edison
Gas:	The Gas Company
Water:	City of Santa Fe Springs Water Utility Authority
Sewer:	Los Angeles County Sanitation District

3.5 Current Uses of Adjoining Properties

During the vicinity reconnaissance, LEC observed the following land use on properties in the immediate vicinity of the Property.

North: Vacant property, located at 9005 Sorensen Avenue. McKesson Chemical Company occupied this site from at least 1976 to 1986. The site operated as a bulk repacking facility for hydrogen peroxide, corrosives, and solvents. Chemical spills from the solvent tank farm were detected in

March 1980. Subsurface investigations concluded that the soil, soil vapor and groundwater underlying the site were impacted with PCE, TCE, and other VOCs. The site is undergoing remediation under the oversight of the DTSC The most recent groundwater monitoring data available on the DTSC EnviroStor database shows a PCE concentration of 260 µg/L in MW-01, which is located near the northern boundary of the Property.

South: Viking Supply Net, located at 9101Sorensen Avenue.

East: Sorensen Avenue. Beyond are Swiss Chalet Fine Foods, located at 8956 Sorensen Avenue and a multi-tenant business park, located at 8940 Sorensen Avenue. Tenants include Pacific Paradise Foods, Fuente de Vida Distributors, BOSSARD, Maple's Sales Inc., and Platinum Auto Trends.

West: Railroad tracks. Beyond are Air Liquide, located at 8832 Dice Road and ProCal, located at 8934 Dice Road. ProCal is a bleach manufacturer. The site is downgradient from the Property and not expected to have a negative impact.

4. User Provided Information

Pursuant to ASTM E 1527-13 and EPA AAI, LEC requested the following site information from Ms. Joanne Hackett on behalf of the Healdan Group, Inc. (user of this report).

4.1 Title Records

Fidelity National Title Company provided a preliminary title report for the Property. LEC reviewed the report and did not note any items of an environmental concern. Although a Chain-of-Title report was not reviewed, it does not represent a data gap because the historical uses of the Property have been established through other resources.

4.2 Environmental Liens or Activity and Use Limitations

LEC requested information from Ms. Hackett regarding knowledge of environmental liens, activity and use limitations for the Property. Ms. Hackett was not aware of any environmental liens associated with the Property and had no knowledge of any use or activity limitations. Additionally, according to the EDR Lien Report and the title report, no environmental liens were identified for the Property.

4.3 Specialized Knowledge

No specialized knowledge of the Property was used for this report.

4.4 Commonly Known or Reasonably Ascertainable Information

LEC inquired with the site contact, Ms. Hackett regarding any specialized knowledge of environmental conditions associated with the Property. Ms. Hackett was not aware of any environmental conditions associated with the Property. An Internet search of the Property did not reveal any pertinent additional information.

4.5 Valuation Reduction for Environmental Issues

LEC inquired with the site contact, Ms. Hackett regarding any knowledge of reductions in property value due to environmental issues. Ms. Hackett was not aware of any valuation reductions associated with the Property.

4.6 Owner, Property Manager, and Occupant Information

The owner of the Property is the Healdan Group, Inc., user of this report. See ***Section 7.3*** for Occupant information.

4.7 Reason for Performing Phase I ESA

The purpose of this Phase I Environmental Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-13) in connection with the Property. This ESA was also performed to permit the user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the *"landowner liability protections," or "LLPs"*). ASTM Standard E 1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the Property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

User continuing obligations, as defined in the 2002 Brownfield Amendments, consist of the following:

- Complying with land use restrictions and institutional controls;
- Taking "reasonable steps" with respect to hazardous substances releases;

- Providing full cooperation, assistance, and access to persons that are authorized to conduct response action or natural resource restoration;
- Complying with information requests and administrative subpoenas; and
- Providing all legally required notices.

LEC understands that the findings of this assessment will be used by the Healdan Group, Inc. in connection with a pending financial transaction involving the Property.

4.8 Other

The users did not provide any other information.

5. Record Review

A Government Records Report by Environmental Data Resources (EDR) for the Property and surrounding area has been provided as Appendix B. Information pertaining to the Property and neighboring sites not included in the EDR report has been provided as Appendix C.

5.1 Standard Environmental Record Sources

A complete listing of sources has been provided as Appendix B.

The Property is listed in the following databases searched by Environmental Data Resources, Inc.

EMI: Emissions Inventory Data includes toxics and criteria pollutant emissions collected by the ARB and local air pollution agencies. Former tenant Fontaine Truck Equipment Company was included in this database in 1987 and 1990. No other information was provided. No violations or notices to comply were noted.

The HAZNET list is generated from hazardous waste manifests received from the Department of Toxic Substance Controls. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 to 1,000,000 annually, representing approximately 350,000 to 500,000 shipments. Data from non-California manifests and continuation sheets are not included at the present time. Data are from manifests submitted without correction, and therefore may contain some invalid values of data elements such as

generator ID, TSD ID, waste category, and disposal method. Current tenant, Wessex Industries was included in this database for the disposal of 0.39 tons of an unspecified solvent mixture in 2003 and for the disposal of 0.07 tons of oxygenated solvents in 1996.

Sites listed by EDR within 1/2 mile of the Property for NPL and CERCLIS and within 1/8 mile for all other databases are discussed below.

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either propose to or on the National Priorities list (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL:

o Waste Disposal, Inc.	12731 E. Los Nietos Road
o Omega Chemical Corporation	12504 & 12512 E. Whittier
o Santa Fe Springs Grinding	9128-9832 Dice Road
o Earl Manufacturing	11862 Burke Street
o Parker Hannifin	11808 Burke Street

Superfund, also known as the National Priority List (NPL) database, is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA:

o Waste Disposal, Inc.	12731 E. Los Nietos Road
o Omega Chemical Corporation	12504 & 12512 E. Whittier

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site:

o McKesson Corporation	9005 Sorensen Avenue

CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity:

- Omega Chemical Corporation 12504 & 12512 E. Whittier
- McKesson Corporation 9005 Sorensen Avenue

RCRA-TSDF is a database that includes selective information on sites, which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste:

- Omega Chemical Corporation 12504 & 12512 E. Whittier
- McKesson Corporation 9005 Sorensen Avenue

Resource Conservation and Recovery Information System – Large Quantity Generator (RCRIS-LQG) report contains information pertaining to facilities that generate more than 1,000 kilograms of EPA regulated hazardous waste per month:

- Omega Chemical Corporation 12504 & 12512 E. Whittier
- McKesson Corporation 9005 Sorensen Avenue

The Resource Conservation and Recovery Information System – Small Quantity Generator (RCRIS-SQG) database lists sites that generate between 100 kilograms and 1,000 kilograms of EPA regulated hazardous waste per month:

- Peterson/Puritan Inc. 9101 Sorensen Avenue

US ENG CONTROLS: A listing of sites with engineering controls in place:

- Omega Chemical Corporation 12504 & 12512 E. Whittier

US INST CONTROL: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent expose to contaminants remaining on the site. Deed restrictions are generally required as part of the institutional controls:

- Omega Chemical Corporation 12504 & 12512 E. Whittier

CA RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk:

- McKesson Chemical Company 9005 Sorensen Avenue

The Department of Toxic Substances Control's (DTSC) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites; State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites:

- McKesson Chemical Company 9005 Sorensen Avenue

The Leaking Underground Storage Tank (LUST) Incident Report contains an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System:

- T-Chem Products 9028 Dice Road
- Peterson/Puritan Inc. 9101 Sorensen Avenue

The California Spills, Leaks, Investigations and Cleanup (CA SLIC) report contains information pertaining to all reported spills, leaks, investigations and cleanups within the State of California:

- McKesson Chemical Company 9005 Sorensen Avenue

The Historical Underground Storage Tank (HIST UST) list:

- McKesson Chemical Company 9005 Sorensen Avenue
- Omega Chemical Corporation 12504 & 12512 E. Whittier
- T-Chem Products 9028 Dice Road
- Perterson/Puritan Inc. 9101 Sorensen Avenue

The California Facility Inventory Database Underground Storage Tank (CA FID UST) list contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board:

o T-Chem Products	9028 Dice Road
o Witco Corporation	12143 Automar Place
o McKesson Chemical Company	9005 Sorensen Avenue

The CAL-SITES, formerly known as ASPIS, database contains both known and potential hazardous substance sites. The source is the California Toxic Substance Control:

o McKesson Chemical Company	9005 Sorensen Avenue

Statewide Environmental Evaluation and Planning System (SWEEPS) is an underground storage tank listing which was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list:

o Omega Chemical Corporation	12504 & 12512 E. Whittier
o T-Chem Products	9028 Dice Road
o Witco Corporation	12143 Automar Place
o Peterson/Puritan Inc.	9101 Sorensen Avenue
o McKesson Chemical Company	9005 Sorensen Avenue
o So Pacific Trans Company	8834 Sorensen Avenue

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup:

o Omega Chemical Corporation	12504 & 12512 E. Whittier

The Cortese list includes sites with public drinking water wells with detectable levels of contamination, hazardous substances sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, underground storage tanks having a reportable release, and all solid waste disposal facilities from which there is known migration:

o McKesson Chemical Company	9005 Sorensen Avenue

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]:

- Peterson/Puritan Inc. 9101 Sorensen Avenue
- McKesson Chemical Company 9005 Sorensen Avenue

CA HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor:

- McKesson Corporation 9005 Sorensen Avenue

None of the sites listed in the Orphan summary page of the EDR report were noted in the general area of the Property.

5.2 Additional Record Sources (See Appendix F)

5.2.1 California Department of Toxic Substances Control

The Department of Toxic Substances Control (DTSC) offices located in Cypress and Chatsworth, California reported no files or records associated with the Property.

5.2.2 South Coast Air Quality Management District

A search of the South Coast Air Quality Management District's Facility Information Detail (FIND) database revealed files for Fontaine Truck Equipment Company under Facility IDs 12181 and 60936. These files contained inactive permits for the use of a spray booth permitted for paint and solvents. No violations or notices to comply were on file.

5.2.3 City of Santa Fe Springs Fire Department

The City of Santa Fe Springs Fire Department had on file Annual Hazardous Materials Business Plan Certification forms (2006 – 2014) for Wessex Industries. Reported hazardous materials include:

- Argon
- Argon/Carbon Dioxide
- Shielding gas
- Oxygen
- Acetylene
- Propane

Also on file was a Statement of Intended Use dated August 1993 for Wessex Industries, which shows the permitted activities as metal fabrication, and pipefitting.

Documents on file show KMG International and J.I.T. Engineering also occupying the Property in 1993. Violations were issued to J.I.T. Engineering for hazardous waste accumulated for longer than 90 days, for failure to implement "Best Management Practices", not properly managing used oil, not providing personnel training on hazardous waste, and not separating incompatible materials. All violations were corrected.

No violations or notices to comply were noted within the past three years.

5.2.4 County of Los Angeles Sanitation District

The Los Angeles County Sanitation District no files or records associated with the Property.

5.2.5 County of Los Angeles Department of Public Works

The County of Los Angeles Department of Public Works reported no files or records associated with the Property.

5.2.6 Regional Water Quality Control Board

The Regional Water Quality Control Board reported no files or records associated with the Property.

5.3 Physical Setting Source(s)

5.3.1 Topography

The Whittier Quadrangle topographic map, published by the United States Geological Survey (USGS), was reviewed for this ESA. According to the map, the elevation at the subject site is approximately 150 feet. The topography at the site is relatively flat.

5.3.2 Soils/Geology

The surface geology at the site is mapped by the California Division of Mines and Geology (Los Angeles Sheet) as unconsolidated Recent alluvium. The United States Department of Agriculture Natural Resources Conservation Service has not conducted any soil surveys in the area.

5.3.3 Hydrogeology

The subject site is located within the Montebello Forebay portion of the Central Groundwater Basin. Monitoring wells in the area indicate that the depth to groundwater in the area is approximately 40 feet and that the direction of groundwater flow is to the southwest. The closest surface-water body to the site is the Sorenson Drain, which flows southward approximately 1,000 feet southwest of the site.

5.3.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06037C1835F, the Property is located in a moderate to low flood zone. Moderate to low zones consist of areas with less than 1% chance of sheet flooding each year; areas that have less than a 1% chance of sheet flooding with an average depth of less than 1-foot; areas that have less than a 1% chance of stream flooding where the contributing drainage area is less that 1 square-mile; or areas protected from floods by levees. No base flood elevations or depths are shown within these zones.

5.3.5 Oil and Gas Exploration

The State of California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOG) records were reviewed.

According to the DOGGR - Online Mapping System, no abandoned or active wells are on the Property.

5.4 Historical Use Information on the Property

The Property was in agricultural use from at least 1928 to 1970 when the existing buildings were constructed for the Fontaine Truck Equipment Company, a distributor of truck body and equipment products. Fontaine occupied the site until 1992. Historical resources show that by 1993, the Property was occupied by KMG International, a construction company, J.I.T. Engineering, and current tenant Wessex Industries. KMG International and J.I.T. Engineering ceased operations in 2009.

5.4.1 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Maps did not offer coverage for the Property. (See Appendix E).

5.4.2 City of Santa Fe Springs Building and Planning Departments

Building permit records were reviewed at the City of Santa Fe Springs Building & Safety Department. The earliest permits on file (Nos. 7675 and 8112) were issued in 1970 for the construction of the existing buildings. Permits for miscellaneous tenant improvements were on file. No permits of an environmental concern were noted.

5.4.3 Aerial Photography

Historical aerial photographs are reviewed in order to assist in identifying any past practices that may have negatively impacted the Property. Photographs from 1928 to 2012 were reviewed concerning this location.

1928 The Property is in agricultural use. (See Appendix G.)

1938 No changes are noted from the previous photograph.

1947 No changes are noted from the previous photograph.

1953 No changes are noted from the previous photograph.

1963 No changes are noted from the previous photograph. (See appendix G).

1972 The Property is developed to present-day appearances. (See Appendix G.)

1981 No changes are noted from the previous photograph.

1989 No changes are noted from the previous photograph.

1994 No changes are noted from the previous photograph.

2002 The mobile offices are now present adjacent to the office building. No other changes are noted from the previous photograph. (See Appendix G.)

2005 No changes are noted from the previous photograph.

2009 No changes are noted from the previous photograph.

2010 No changes are noted from the previous photograph.

2012 No changes are noted from the previous photograph. (See Appendix G.)

5.4.4 Historical Topographic Maps

Historical Topographic Maps did not provide pertinent additional information.

5.4.5 Additional Historical Record Sources

Additional historical record research sources, other than those discussed above, were determined not to be necessary as part of this assessment.

5.4.6 Prior Assessment Reports

LEC was not provided with any prior assessment reports.

5.5 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

North: Agricultural until sometime after 1963. By 1976, commercial/industrial use.

South: Agricultural until sometime after 1963. By 1976, commercial/industrial use.

East: Agricultural until sometime after 1963. By 1976, a parking lot. Undeveloped land from at least 1981 to 1989. By 1994, commercial/industrial use.

West: Agricultural and/or undeveloped land until sometime after 1976. By 1981, commercial/industrial use.

6. Site Reconnaissance

6.1 Methodology and Limiting Conditions

The Property was inspected by Myrna Rangel, Project Manager, on October 7, 2014. The weather at the time of the site visit was sunny and clear.

6.2 General Site Setting

The Property encompasses approximately 3.62 acres; it is situated in a commercial and industrial area of Santa Fe Springs, California.

6.3 Exterior Observations

The periphery of the Property and the periphery of the structures were observed. There is an open storage/work area north of the fabrication building. The southern end of the Property is primarily used for storage of raw materials, finished product, wood pallets, and industrial bins containing scrap material.

The asphalt appeared in poor to fair condition. Minor staining was noted in the storage yard south of the buildings. The staining appeared to be motor oil.

Industrial bins containing sandblasting dust were present north of the fabrication building. Loose concrete and other debris was observed throughout the same area.

A small area at the northwest corner of the warehouse building appears to be used for sandblasting purposes.

Compressors are present west of the warehouse building. No staining or discoloration was noted at the base of the compressors.

6.3.1 Solid Waste Disposal

There was no indication of potentially hazardous material disposal noted during the site reconnaissance.

6.3.2 Surface Water Drainage

Topography at the Property is flat; surface drainage is via sheet flow to the curb and gutter systems along Sorensen Avenue.

6.3.3 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.3.4 Wastewater

No indications of industrial wastewater disposal or treatment were observed during the site reconnaissance.

6.3.5 Additional Site Observations

No additional relevant general site observations were observed during the site reconnaissance.

6.4 Interior Observations

The administrative offices consist of carpeted flooring and acoustic ceiling panels with fluorescent lighting. No items of an environmental concern were noted.

The fabrication building consists of concrete flooring and a wood-trussed ceiling with drop fluorescent lighting. Lathe machines and other equipment are present along the south wall. The northern half appears to be used for welding and other fabrication processes. The concrete floor showed evidence of moderate wear and tear. Oil and absorbent material was noted under some of the lathe machines. According to Ed Mojica, Wessex Vice President, waste oil is accumulated in a 55-gallon drum and transported offsite for disposal. A spray paint booth is present at the northwest corner of the building. Reportedly, the booth is currently used for sandblasting purposes only. LEC was not able to inspect the floor of the spray booth due to an accumulation of sandblasting dust on the floor.

The warehouse building consists of concrete flooring and a wood-trussed ceiling with skylights and drop fluorescent lighting. The concrete floor appeared in good condition. No items of an environmental concern were noted.

6.5 Potential Environmental Conditions

6.5.1 Hazardous Materials and Petroleum Products Used or Stored

No evidence, other than what is reported in ***Section 6.4***, of the use of hazardous materials or wastes was observed on the Property.

6.5.1.1 Unidentified Containers and Drums

No unidentified containers or drums were observed on the Property during the site reconnaissance.

6.5.1.2 Disposal Locations of Regulated/Hazardous Waste

Waste oil is stored in secondary containment inside the warehouse storage area. Waste oil is transported offsite for disposal.

6.5.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, other than what is reported in ***Section 6.4***, were observed during the site reconnaissance or reported during interviews.

6.5.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, electrical equipment can be classified into three categories:

- Less than 50 parts per million (ppm) of PCBs – *"Non-PCB" transformer*
- 50 ppm-500 ppm – *"PCB-Contaminated" electrical equipment*
- Greater than 500 ppm – *"PCB" transformer*

A pad-mounted transformer (#5058189) is present outside at the southeast corner of the fabrication building. No staining or discoloration was noted at the base of the transformer.

6.5.4 Landfills

No evidence of an on-site landfill was observed or reported during the site reconnaissance. A search of the State of California Solid Waste Information System did not indicate the presence of an historical landfill. In addition, the EDR report includes a review of listings concerning landfills; there is no indication that landfills have been located on or within on-half mile of the Property.

6.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than used for storm water removal, was observed or reported during the site reconnaissance.

6.5.6 On-site Aboveground and Underground Storage Tanks

No aboveground or underground storage tanks were observed during the site reconnaissance or were reported during interviews.

6.5.7 Radiological Hazards

No radiological substances or equipment were observed during the site reconnaissance or were reported during interviews.

6.5.8 Drinking Water

The Property is supplied by the City of Santa Fe Springs Water Authority According to a water quality report dated 2013, the drinking water supplied to the Property is within state and federal standards, including lead and copper. Water sampling was not conducted at the Property to verify water quality.

6.5.9 Additional Hazard Observations

No additional hazards were observed on the Property.

6.5.10 Asbestos-Containing Building Materials

Although a survey for asbestos-containing building materials was not within the requested scope of work, this building was built during a period when asbestos-containing materials were commonly used in flooring, insulation, roofing, or many other building materials. Therefore, asbestos-containing building materials are most likely present at the site. The most likely materials to contain asbestos are floor tiles, "popcorn" ceilings, and insulation normally involved with heating, ventilation and air conditioning units and roofing materials. These observations do not represent a certified asbestos inspection, and laboratory analysis is required to positively identify any asbestos-containing materials.

6.5.11 Lead-Based Paint

A survey for lead-based paint (LBP) was not within the requested scope of work. Based on information provided by Forensic Analytical Specialties, Inc., which conducts LBP surveys, LBP was extensively used in buildings constructed by the 1920s. The paint industry voluntarily cut back on the amount of lead used in paint in 1955, but LBP has been commonly used up to the present throughout the construction industry, especially on frictions and impact surfaces (doors, windows, floors, etc.) and in bathrooms, kitchens, and exteriors for moisture resistance. The structure was constructed during the period when LBP was not extensively used; therefore, LBP is not likely to be present, but this cannot be verified without a certified LBP inspection.

6.5.12 Mold

LEC observed the accessible interior areas of the Property structure(s), for the presence of conspicuous mold or observed water intrusion or accumulation. LEC did not note conspicuous visual or olfactory indications of the presence of mold, nor did LEC observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

This activity was not designed to discover all areas, which may be affected by mold growth on the Property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the Property. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls and ceilings.

6.5.13 Radon

The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the United States and have developed a map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map divides the country into three radon zones, and is used to assign each of the counties in the United States to one of these zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of the highest priority is Zone 1.

- Zone 1 - Highest Potential (greater than 4 pCi/L)

- Zone 2 - Moderate Potential (from 2 to 4 pCi/L)
- Zone 3 – Low Potential (less than 2 pCi/L)

A review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2 and 4 pCi/L.

6.5.14 EDR Vapor Encroachment Screen

A "Tier 1 (non-intrusive) Vapor Encroachment Screening (VES)" was completed in accordance with the methodology set forth in ASTM E2600-10 *"Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"*. The purpose of the Tier 1 VES is to conduct an initial screen to identify, to the extend feasible, a potential vapor encroachment condition (VEC) in connection with the Property with respect to chemicals of concern that may migrate as vapors into existing or planned structures on the Property due to contaminated soil and or groundwater on the Property or within close proximity to the Property

Based on the results of EDR's E2600-10 Tier 1 Vapor Encroachment Screening included as ***Appendix K***, vapor encroachment appears to be a concern at the Property resulting from the north adjacent property (former McKesson Chemical Company), Omega Chemical Corporation, and Angeles Chemical Company.

7. Interviews

7.1 Interview with Owner

The Owner is the user of the report. See ***Section 4.0*** and ***Appendix J*** of this report for user provided information.

7.2 Interview with Site Manager

Not applicable.

7.3 Interview with Occupants

LEC interviewed Mr. Ed Mojica, Vice President, on October 7, 2014. Mr. Mojica indicated that he is not aware of any underground storage tanks on the Property nor is he aware of any environmental conditions associated with the Property. Mr. Mojica further indicated that the only hazardous material used on site is a small quantity (5-gallons) of paint thinner.

7.4 Interview with Local Government Officials

See ***Section 5.2*** of this report.

7.5 Interview with Others

No other interviews were conducted by LEC.

8. Phase II Subsurface Investigation

This section describes the field activities and analytical results of two subsurface investigations conducted by LEC on the Property. The first investigation was on October 17, 2014. The purpose of the investigation was to determine whether reported onsite solvent use and upgradient impacted groundwater have negatively impacted the Property.

LEC collected eight vapor samples from the interior of the buildings and three vapor samples from the northern boundary of the Property. Sampling locations are shown in ***Appendix L***. The vapor samples were collected at a depth of five feet bgs using the procedure that conforms to the DTSC and the Los Angeles Regional Water Quality Control Board (RWQCB) specifications. After an equilibration period of at least 120 minutes, vapor samples were collected from the vapor probes using a syringe. At the first sampling location (SV-1), three separate samples were collected, evacuating one, three, and ten purge volumes from the tubing to determine the optimum volume for the remaining locations. The one purge volume sample contained the highest concentration detected and was therefore used for the remaining samples. Once collected, the vapor samples were analyzed onsite in a California state-certified mobile laboratory by EPA Method 8260B for concentrations of VOCs.

The analytical results of the soil-vapor samples are summarized in the following table. Results are reported in µg/l. Laboratory data are included in ***Appendix M***.

Sample ID	1,1-Dichloroethene	Benzene	Trichloroethene	Tetrachloroethene	m,p-Xylene	cis-1,2-Dichloroethene	1,1-Dichloroethane	1,1,1-Trichloroethane	Chloroform	Trichlorofluoromethane	1,1,2 Trichlorotrifluoroethane
CHHSLS - Ind	–	0.122	1.77	0.6	879	44.4	–	2,790	–	–	–
SV-1 1pv	1.9	0.18	0.90	6.6	<0.50	<0.50	<0.50	<0.50	<0.10	<0.50	1.5
SV-1 3pv	1.5	0.18	0.94	6.3	1.3	<0.50	<0.50	<0.50	<0.10	<0.50	<0.50
SV-1 10pv	1.3	0.18	1.4	7.6	0.75	<0.50	<0.50	<0.50	<0.10	<0.50	1
SV-2	32	0.18	4.5	13	<0.50	18	3.3	<0.50	<0.10	<0.50	2.9
SV-3	22	<0.10	10	30	<0.50	1.8	2.6	0.67	0.16	1.5	7.1
SV-4	4.9	<0.10	3.8	17	<0.50	<0.50	<0.50	<0.50	0.25	0.82	3.5
SV-5	2	<0.10	2.6	15	<0.50	<0.50	<0.50	<0.50	<0.10	<0.50	1.4
SV-6	<0.5	<0.10	0.46	14	<0.50	<0.50	<0.50	<0.50	<0.10	<0.50	1.1
SV-7	6.4	<0.10	2.4	15	<0.50	<0.50	1.3	<0.50	0.25	0.51	3.3
SV-8	3.4	0.10	1.6	17	<0.50	<0.50	0.61	<0.50	0.41	0.94	5.4
SV-9	3.1	<0.10	1.7	13	<0.50	<0.50	<0.50	<0.50	0.20	1.3	8
SV-10	2	<0.10	2.1	4.7	<0.50	<0.50	<0.50	<0.50	<0.10	<0.50	1.6
SV-11	<0.5	<0.10	0.51	2.6	<0.50	<0.50	<0.50	<0.50	<0.10	<0.50	2.5

CHHSLS – California Human Health Screening Levels

The second subsurface investigation was completed on November 10, 2014. The purpose of the investigation was to assist in determining the likely source of the VOC impact. The scope of the investigation consisted of installing three quad-nested probes to final depths of 45 feet bgs. Sampling locations are shown in ***Appendix L***. The sampling locations were based on the reported groundwater flow direction and the location of the spray booth (SV-13). Soil vapor samples were collected at 5, 15, 30, and 45-feet bgs using the procedure that conforms to the DTSC and the RWQCB specifications. After an equilibration period of at least 120 minutes, vapor samples were collected from the vapor probes using a syringe. Once collected, the vapor samples were analyzed onsite in a California state-certified mobile laboratory by EPA Method 8260B for concentrations of VOCs.

In addition, a soil boring was drilled inside the spray booth to a final depth of 25 feet bgs. Soil samples were collected at 5, 15, and 25 feet bgs using EPA Method 5035-approved procedures and were analyzed by EPA 8260B for concentrations of VOCs by a State-certified laboratory.

The analytical results of the soil-vapor samples are summarized in the following table. Results are reported in µg/l. Laboratory data are included in ***Appendix M***.

Sample ID	1,1-Dichloroethene	Benzene	Trichloroethene	Tetrachloroethene	m,p-Xylene	cis-1,2-Dichloroethene	1,1-Dichloroethane	1,1,1-Trichloroethane	Chloroform	Trichlorofluoromethane	Vinyl Chloride	1,1,2 Trichlorotrifluoroethane
CHHSLS - Ind	–	**0.122**	**1.77**	**0.6**	**879**	**44.4**	–	**2,790**	–	–	–	–
SV-12-5	**13**	**0.20**	**4.4**	**10**	<0.50	**5.5**	**2.2**	<0.50	<0.10	<0.50	**0.11**	**1.0**
SV-12-15	**39**	**0.11**	**17**	**37**	<0.50	**8.0**	**4.8**	<0.50	**0.18**	**1.8**	**0.08**	<0.50
SV-12-30	**62**	**0.37**	**23**	**35**	<0.50	**16**	**8.7**	<0.50	**0.26**	**2.6**	**0.11**	<0.50
SV-12-45	**190**	**2.0**	**79**	**140**	<0.50	**68**	**36**	<0.50	**0.70**	**3.5**	**0.57**	<0.50
SV-13-5	**2**	**0.13**	**1.6**	**8.7**	<0.50	<0.50	**0.9**	<0.50	**0.21**	<0.50	<0.05	<0.50
SV-13-15	**34**	**0.11**	**15**	**38**	<0.50	**6.5**	**7.5**	<0.50	**0.33**	**1.6**	<0.05	<0.50
SV-13-30	**30**	**0.15**	**5.0**	**6.5**	<0.50	**5.4**	**7.4**	<0.50	**0.30**	**1.8**	<0.05	<0.50
SV-13-45	**21**	**0.16**	**6.7**	**6.9**	<0.50	**12**	**14**	<0.50	**0.71**	**1.6**	<0.05	<0.50
SV-14-5	**9**	**0.12**	**1.9**	**6.8**	<0.50	<0.50	<0.50	<0.50	**1.40**	**0.83**	<0.05	<0.50
SV-14-15	**7**	**0.10**	**1.6**	**4.5**	<0.50	<0.50	<0.50	<0.50	**1.20**	**0.64**	<0.05	<0.50
SV-14-30	**12**	**0.17**	**2.4**	**5.4**	<0.50	<0.50	**0.73**	<0.50	**0.83**	**0.90**	<0.05	<0.50
SV-14-45	**23**	**0.18**	**4.9**	**7.6**	<0.50	**1.4**	**2.3**	<0.50	**0.36**	**0.69**	<0.05	<0.50

The analytical results show that the highest VOC concentrations detected were at SV-12, which is located at the northern boundary (upgradient of the Property). All of the detected concentrations increased at depth at SV-12 indicating that the VOCs are likely off-gassing from the reported impacted groundwater originating from off-site.

The analytical results of the soil samples collected from the spray booth were all below detection limits.

Based on the soil vapor results, LEC completed a Screening Level Risk Assessment to assist in determining whether the VOCs detected pose a threat to human health.

The Screening Level Risk Assessment followed the guidance in the Department of Toxic Substances Control (DTSC) *Final Vapor Intrusion Guidance* (October 2011), and the DTSC Human and Ecological Risk Division (HERD)-approved Johnson & Ettinger soil gas screen, version 2.0 model (modified March 2014).

The DTSC HERD-approved Johnson & Ettinger soil gas screen, version 2.0 model (J&E model) was used to estimate the potential risks and hazards due to the presence of contaminants in the soil vapor at a depth of five feet beneath the surface.

The J & E model was run using soil parameters for sandy loam that was established on the adjacent McKesson property, the depth below grade at which the contaminants were detected in soil vapor (five feet beneath the surface), and exposure point concentrations. Concentrations used for this assessment were based on the USEPA ProUCL Statistical model 4.0 to determine the 95% upper confidence level for PCE and TCE. The ProUCL model outputs are included in ***Appendix N***.

The J & E model was run for a commercial/industrial scenario, wherein the exposure duration is 25 years, the exposure frequency is 250 days per year, and the averaging time for noncarcinogens is 25 days per year. The outputs for the J & E model are included in ***Appendix N***. The following table sums the risks from the soil vapor concentrations:

Commercial/Industrial

VOC	Risk	Hazard
PCE	2.90E-06	4.00E-02
TCE	4.10E-07	1.40E-01
TCFM	NA	1.90E-04
Chloroform	3.80E-07	4.80E-04
1,1,2-TCTF	NA	1.70E-05
1,1-DCA	8.90E-08	2.20E-04
Benzene	1.30E-07	4.10E-03
SUM	**3.91E-06**	**1.85E-01**

NA, Not Applicable

The result of the Screening Level Risk Assessment is that the estimated risk due to exposure to the contaminants detected does not exceed the commercial/industrial target risk value of 1×10^{-5} indicating that site conditions do not pose a threat to human health. The estimated hazard is less than the threshold of 1.0.

There does not appear to be a VOC source from the Property.

9. Findings

Leymaster Environmental Consulting, LLC completed a Phase I and Phase II Environmental Site Assessment of the property located at 9051 Sorensen Avenue, Santa Fe Springs, California.

Solvents were reportedly used in connection with a former spray paint booth.

Vapor encroachment may be a concern at the Property resulting from impacted groundwater.

The Property is listed in the EMI and HAZNET databases searched by EDR.

There are a few sites within 1/8 mile of the Property noted in the Environmental Data Resources, Inc. Report.

10. Opinions

AQMD records show that former tenant Fontaine Truck Equipment Company operated a spray booth permitted for paint and solvents. Solvents have the potential to threaten human health resulting from possible vapor intrusion with the structures and are therefore an environmental concern.

An ASTM E2600-10 Tier 1 Vapor Encroachment Screening revealed a potential vapor encroachment concern at the Property resulting from a chemical spill at the north adjacent property. McKesson Chemical Company occupied this site from at least 1976 to 1986. The site operated as a bulk repacking facility for hydrogen peroxide, corrosives, and solvents. Chemical spills from the solvent tank farm were detected in March 1980. Subsurface investigations concluded that the soil, soil vapor and groundwater underlying the site were impacted with PCE, TCE, and other VOCs. The site is undergoing remediation under the oversight of the DTSC. The encroachment screen also revealed two additional upgradient sites, Omega Chemical Corporation and Angeles Chemical Company that may have contributed to the VOC impact in the groundwater.

In order to address these concerns, LEC completed subsurface investigations in October and November 2014. The October 2014 investigation consisted of installing soil vapor probes along the northern boundary and inside the manufacturing structures, including the spray booth. PCE, TCE, and other VOCs were detected in all sample locations. Concentrations of PCE, TCE, and to a lesser extent, benzene were detected at levels exceeding the CHHSLS for commercial land use. The maximum concentrations detected were located in one of the probes located along the northern boundary.

The second subsurface investigation was completed in November 2014. The purpose of the investigation was to assist in determining the likely source of the VOC impact. The scope of the investigation consisted of installing three quad-nested probes to final depths of 45 feet bgs. McKesson groundwater monitoring reports show groundwater is approximately 50 feet bgs. The sampling locations were based on the reported groundwater flow direction and the location of the spray booth. In addition, a soil boring was drilled to a final depth of 25 feet bgs inside the spray booth.

The soil vapor analytical results show that the highest VOC concentrations detected were once again at the vapor probe placed at the northern boundary (upgradient of the Property). All of the detected concentrations increased at depth at SV-12 indicating that the VOCs are likely off-gassing from the reported impacted groundwater originating off-site.

The analytical results of the soil samples collected from the spray booth were all below detection limits.

Based on the soil vapor results, LEC completed a Screening Level Risk Assessment to assist in determining whether the concentrations detected pose a threat to human health.

The result of the Screening Level Risk Assessment is that the estimated risk due to exposure to the contaminants detected is 3.91×10^{-6}, which is below the commercial/industrial target risk value of 1×10^{-5} indicating that site conditions do not pose a threat to human health. The estimated hazard is less than the threshold of 1.

The Property is listed in the EMI and HAZNET databases searched by EDR. In each case, no substantive information was provided that would indicate a significant environmental threat to the Property.

No environmental concerns exist as a result of the sites listed in the EDR Report and supplemental agency review attachments of this report due to either the distance from the Property, the absence of violations, or responsible parties have been identified for the environmental concern.

11. Conclusions

Leymaster Environmental Consulting, LLC has performed a Phase I Environmental Site Assessment of the property located at 9051 Sorensen Avenue, Santa Fe Springs, California in conformance with the scope of limitations of American Society for Testing and Materials (ASTM), Standard Practice for Assessment Process, E 1527-13 and EPA Final All Appropriate Inquiries (AAI) standard practices. Any exceptions to, or deletions from this practice are described in ***Section 2.3*** of this report.

This Phase I ESA and Phase II investigation did not indicate any significant soil contaminant sources from the Property. A soil-vapor survey indicated three contaminant concentrations above the CHHSLs. However, a Screening Level Risk Assessment shows that existing site conditions do not pose a threat to human health. No further investigation is recommended for the Property.

12. Deviations

This Phase I Environmental Site Assessment substantially complies with the scope of services and ASTM E 1527-13 and EPA AAI, as amended, except for exceptions and/or limiting conditions discussed in ***Section 2.4***.

13. Additional Services

No additional services, outside the scope of this Phase I and II Environmental Site Assessment, were contracted for between the user and LEC.

14. References

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process, ASTM Standard E 1527-13.

State of California Department of Conservation, Division of Oil and Gas Geothermal Resources.

South Coast Air Quality Management District, Public Records Request.

Department of Toxic Substances Control, Public Records Act Request.

County of Los Angeles Department of Health Services, Public Records Act Request.

County of Los Angeles Sanitation District, Public Records Act Request.

County of Los Angeles Department of Public Works, Public Records Act Request.

Regional Water Quality Control Board, Public Records Act Request.

City of Santa Fe Springs Building and Safety Department, Public Records Act Request.

U.S.GS Water-Supply Paper 1109 *Ground-water Geology of the Coastal Zone Santa Fe Springs-Santa Ana Area, California*. 1956.

California Department of Water Resources, Planned Utilization of the Groundwater Basins in the Coastal Plain of Los Angeles County, Bulletin 104-A, Reprinted 1988.

Environmental Data Resources, Incorporated, Government Records Report, September 22, 2014.

Environmental Data Resources, Incorporated, Preliminary Sanborn Map Report, September 23, 2014.

Environmental Data Resources, Incorporated, Aerial Photography Print Service, September 23, 2014.

Environmental Data Resources, Incorporated, City Directory, September 22, 2014.

Environmental Data Resources, Environmental Lien Report, September 23, 2014.

15. Signature of Environmental Professionals

I declare that to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Mark Leymaster
Environmental Professional

Myrna A. Rangel
Environmental Professional

16. Qualifications of Environmental Professionals

Mark Leymaster

Mr. Leymaster is the President of Leymaster Environmental Consulting, LLC. Mr. Leymaster is a Registered Professional Engineer in the State of California (M23031) and is also a Registered Environmental Assessor II in the State of California (20057). Mr. Leymaster has over 20 years of experience as an environmental consultant.

Mr. Leymaster's responsibilities have included Phase I property transfer assessments, compliance audits, permitting, soil and groundwater investigations, remediation projects, litigation support, expert testimony, overseeing manufacturing facility closures, and the closure of Transport, Storage, and Disposal facilities.

His projects have included defining the lateral and vertical extent of soil and groundwater contamination of sites for both organics and inorganics. Agency sign-offs for both groundwater and soil remediation sites have been received for systems designed, installed, and operated by Mr. Leymaster. He has evaluated many Brownfield sites for potential buyers and has overseen the successful

property transaction, remediation installation and development of the properties. Mr. Leymaster has conducted approximately 200 Phase I environmental site assessments at a variety of commercial, industrial, and residential properties including: defense manufactures, plating facilities, printing shops, salvage yards, foundries, dry cleaners, apartment complexes, office buildings, shopping centers and automotive maintenance facilities. He has performed approximately 150 subsurface soil and groundwater investigations. He has evaluated and completed remediation of over 30 facilities contaminated with metals, chlorinated solvents, volatile organic compounds and acids.

Myrna Rangel

Ms. Rangel is a Registered Environmental Assessor in the State of California (30264) and has over eight years experience in the environmental field. She has been involved in conducting Phase I and Phase II Environmental Site Assessments, managing on-going remediation projects, and liaising with regulatory agencies and the UST Cleanup fund. Her field experience includes soil, groundwater and soil-vapor sampling.

Ms. Rangel has completed over 200 Phase I environmental site assessments at a variety of commercial and industrial properties including: electronics manufacturing facilities, chemical companies, plating facilities, city yards, paint manufacturing and printing shops, machine shops, salvage yards, foundries, manufacturing facilities, manufactured gas facilities, office buildings, shopping centers and automotive maintenance facilities.

17. Appendices

INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluated the potential impacts of a project.

Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used the calculation of utilities use. The independent variable to be entered is identified by shading. For residentia development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

Tables 2 Summary of Project Impacts

consumption/generation rates. This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this area of the worksheet.

Tables 3 through 7 Calculation of Project Impacts

Table 3 through 7 indicate the results of the analysis.

Table 3 Electrical Consumption - This table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

Table 4 Natural Gas Consumption - This table calculates the projected natural gas useage for new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This table calculates the projected water consumption rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 6 Sewage Generation - This table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 7 Solid Waste Generation - This table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

Table 1: NorthStar Chemical

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Variable	Factor
Residential Uses	**Variable**	**Total Units**
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home Park	No. of Units	0
Office Uses	**Variable**	**Total Floor Area**
Office	Square Feet	2,427
Medical Office Building	Square Feet	0
Office Park	Square Feet	0
Bank/Financial Services	Square Feet	0
Commercial Uses	**Variable**	**Total Floor Area**
Specialty Retail Commercial	Square Feet	0
Convenience Store	Square Feet	0
Movie Theater	Square Feet	0
Shopping Center	Square Feet	0
Sit-Down Restaurant	Square Feet	0
Fast-Food Restaurant	Square Feet	0
Manufacturing Uses	**Variable**	**Total Floor Area**
Industrial Park	Square Feet	0
Manufacturing	Square Feet	0
General Light Industry	Square Feet	0
Warehouse	Square Feet	15,652
Public/Institutional	**Variable**	**Total Floor Area**
Public/Institutional	Square Feet	0
Open Space	Square Feet	0

Table 2.: Projected Utility Consumption/Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	344
Natural Gas Consumption	cubic feet/day	215
Water Consumption	gallons/day	2,536
Sewage Generation	gallons/day	1,997
Solid Waste Generation	pounds/day	108

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	No. of Units	kWh/Unit/Year	kWh/Unit/Day
Single-Family Residential	0	7,554.00	0.0
Medium Density Residential	0	4,644.00	0.0
Multiple-Family Residential	0	4,644.00	0.0
Mobile Home Park	0	4,644.00	0.0
Office Uses	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Office	2,427	20.80	138.3
Medical Office Building	0	14.20	0.0
Office Park	0	20.80	0.0
Bank/Financial Services	0	20.80	0.0
Commercial Uses	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Specialty Retail Commercial	0	16.00	0.0
Convenience Store	0	16.00	0.0
Movie Theater	0	16.00	0.0
Shopping Center	0	35.90	0
Sit-Down Restaurant	0	49.10	0.0
Fast-Food Restaurant	0	49.10	0.0
Manufacturing Uses	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Industrial Park	0	4.80	0.0
Manufacturing	0	4.80	0.0
General Light Industry	0	4.80	0.0
Warehouse	15,652	4.80	205.8
Public/Institutional	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Public/Institutional	0	4.80	0.0
Open Space	0	0.00	0.0

Total Daily Electrical Consumption (kWh/day)	344.1

Source: Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	No. of Units	Cu. Ft./Mo./Unit	Cu. Ft,/Day
Single-Family Residential	0	6,665.00	0.0
Medium Density Residential	0	4,011.50	0.0
Multiple-Family Residential	0	4,011.50	0.0
Mobile Home Park	0	4,011.50	0.0
Office Uses	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft,/Day
Office	2,427	2.00	13.3
Medical Office Building	0	2.00	0.0
Office Park	0	2.00	0.0
Bank/Financial Services	0	2.00	0.0
Commercial Uses	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft,/Day
Specialty Retail Commercial	0	2.90	0.0
Convenience Store	0	2.90	0.0
Movie Theater	0	2.90	0.0
Shopping Center	0	2.90	0.0
Sit-Down Restaurant	0	2.90	0.0
Fast-Food Restaurant	0	2.90	0.0
Manufacturing Uses	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft,/Day
Industrial Park	0	4.70	0.0
Manufacturing	0	4.70	0.0
General Light Industry	0	4.70	0.0
Warehouse	15,652	4.70	201.5
Public/Institutional Use	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft,/Day
Public/Institutional	0	2.90	0.0
Open Space	0	2.90	0.0
Total Daily Natural Gas Consumption (cubic feet/day)			214.8

Source: South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	**No. of Units**	**Gals./Day/Unit**	**Gals./Day**
Single-Family Residential	0	250.00	0.0
Medium Density Residential	0	250.00	0.0
Multiple-Family Residential	0	250.00	0.0
Mobile Home Park	0	250.00	0.0
Office Uses	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Office	2,427	0.14	344.6
Medical Office Building	0	0.14	0.0
Office Park	0	0.14	0.0
Bank/Financial Services	0	0.14	0.0
Commercial Uses	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Specialty Retail Commercial	0	0.10	0.0
Convenience Store	0	0.10	0.0
Movie Theater	0	0.10	0.0
Shopping Center	0	0.10	0.0
Sit-Down Restaurant	0	0.11	0.0
Fast-Food Restaurant	0	0.11	0.0
Manufacturing Uses	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Industrial Park	0	0.14	0.0
Manufacturing	0	0.14	0.0
General Light Industry	0	0.14	0.0
Warehouse	15,652	0.14	2,191.3
Public/Institutional Use	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Public/Institutional	0	0.10	0.0
Open Space	0	0.10	0.0
Total Daily Water Consumption (gallons/day)			2,535.9

Source: Derived from Orange County Sanitation District rates.

Table 6: Sewage Generation

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	**No. of Units**	**Gals./Day/Unit**	**Gals./Day**
Single-Family Residential	0	180.00	0.0
Medium Density Residential	0	180.00	0.0
Multiple-Family Residential	0	180.00	0.0
Mobile Home Park	0	180.00	0.0
Office Uses	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Office	2,427	0.11	275.7
Medical Office Building	0	0.11	0.0
Office Park	0	0.11	0.0
Bank/Financial Services	0	0.11	0.0
Commercial Uses	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Specialty Retail Commercial	0	0.08	0.0
Convenience Store	0	0.08	0.0
Movie Theater	0	0.08	0.0
Shopping Center	0	0.08	0.0
Sit-Down Restaurant	0	0.08	0.0
Fast-Food Restaurant	0	0.08	0.0
Manufacturing Uses	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Industrial Park	0	0.11	0.0
Manufacturing	0	0.11	0.0
General Light Industry	0	0.11	0.0
Warehouse	15,652	0.11	1,721.7
Public/Institutional Use	**Square Feet**	**Gals./Day/Sq. Ft.**	**Gals./Day**
Public/Institutional	0	0.08	0.0
Open Space	0	0.08	0.0
Total Daily Sewage Generation (gallons/day)			1,997

Source: Orange County Sanitation Districts. 1994

Table 7: Solid Waste Generation

Project Component	Units of Measure	Generation Factors	Projected Generation
Residential Uses	**No. of Units**	**Lbs./Day/Unit**	**Lbs./Day**
Single-Family Residential	0	4.00	0.0
Medium Density Residential	0	4.00	0.0
Multiple-Family Residential	0	4.00	0.0
Mobile Home Park	0	4.00	0.0
Office Uses	**Square Feet**	**Lbs./Day/1,000 Sq. Ft.**	**Lbs./Day**
Office	2,427	6.00	14.6
Medical Office Building	0	6.00	0.0
Office Park	0	6.00	0.0
Bank/Financial Services	0	6.00	0.0
Commercial Uses	**Square Feet**	**Lbs./Day/1,000 Sq. Ft.**	**Lbs./Day**
Specialty Retail Commercial	0	42.00	0.0
Convenience Store	0	42.00	0.0
Movie Theater	0	6.00	0.0
Shopping Center	0	6.00	0.0
Sit-Down Restaurant	0	6.00	0.0
Fast-Food Restaurant	0	42.00	0.0
Manufacturing Uses	**Square Feet**	**Lbs./Day/1,000 Sq. Ft.**	**Lbs./Day**
Industrial Park	0	6.00	0.0
Manufacturing	0	6.00	0.0
General Light Industry	0	6.00	0.0
Warehouse	15,652	6.00	93.9
Public/Institutional Use	**Square Feet**	**Lbs./Day/1,000 Sq. Ft.**	**Lbs./Day**
Public/Institutional	0	4.00	0.0
Open Space	0	3.00	0.0
Total Daily Solid Waste Generation			108

Source: City of Los Angeles Average Solid Waste Generation Rates April 1981

CONSENT ITEM

Conditional Use Permit Case No. 751-1

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 751, 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.

2. Approve a one (1) year time extension of Conditional Use Permit Case No. 751 (until February 18, 2017), subject to the conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is a triangular-shaped lot located at 15718 Marquardt Avenue (APN: 7003-01-904). The property is bordered by Marquardt Avenue to the west, Alondra Boulevard to the south, and the I-5 Freeway to the northeast. It measures 18,915 sq. ft. (approximately .43-acres) and is located within the M-2 FOZ (Heavy Manufacturing – Freeway Overlay Zone) zone.

The property is currently a vacant parcel that was previously used as an overflow lot for Mike Thompsons RV. A 50' tall freestanding sign, measuring approximately 30' x 20', is still currently located on the subject site. The subject sign, used by the Santa Fe Springs Swap Meet, was originally permitted under Conditional Use Permit Case No. 488. The existing sign is located within an easement that is on a remnant parcel of land that is currently owned by the State of California (Caltrans). A remnant parcel is defined as a parcel that is left over as a result of a public improvement project, which is typically not large enough to accommodate development that complies with the required development standards such as lot width, depth, or setbacks.

Due to the Santa Ana (I-5) Freeway widening project, the existing sign must be re-located to accommodate the new freeway layout/expansion. In order to avoid conflict with the freeway expansion and thus remain outside the freeway limits, Caltrans has asked that the applicant re-locate the existing sign approximately 15-20 feet southeast from its current location. However, since the total cost to re-locate the existing sign may be significantly absorbed into the cost of installing a new billboard. It should be noted that the applicant also took the opportunity to upgrade the existing freestanding static sign to a new contemporary two-sided digital billboard sign which would be an economic benefit for both the swap meet and the City.

On March 9, 2015, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 751 to allow the applicant, Newport Diversified Inc., to construct operate and maintain a new double face billboard on the subject property. In accordance with the original conditions of approval (#30), the CUP was subject to a compliance review after one (1) year, on or before February 18, 2016.

The Commission should know that the construction plans for the proposed digital billboard is currently in plan check. However, since building permits have not been issued and the sign is currently in the fabrication phase, there is not current activity in which to conduct a compliance review on. Staff therefore, is recommending that a one (1) year time extension be granted, until February 18, 2017, to allow the applicant additional time to obtain proper permits and thereafter construct and operate the sign.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

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

POLICE SERVICES DEPARTMENT:
(Contact: Margarita Matson 562.868-0511 at x3319)

2. That the Applicant shall provide an emergency phone number and the name of a contact person 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 owner/developer or their representative any time, 24 hours a day. **(ongoing)**

3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(ongoing)**

4. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale the billboard(s). **(ongoing)**

5. That should any of the lights, illuminated letters or decorative illuminated elements, cease to function on the signs, the operator shall repair them within 72 hours. Otherwise, the operator shall contact the City to present alternatives in addressing the malfunctions. **(ongoing)**

6. ~~That the operator shall install a wrought iron fence and gate around the perimeter of the property to keep out unauthorized individuals. The operator shall not place or install any type of barbed-wire, razor wire or similar material anywhere on the fence. The operator is encouraged to implement strategies including bending the top of the wrought iron fence to keep out intruders.~~ **That the Applicant shall maintain a fence around the subject property with an operable gate(s). The Applicant shall not place or install any type of barbed-wire, razor wire, or similar materials anywhere on the fence. (revised ongoing)**

7. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night. **(ongoing)**

8. That lighting, if installed for the parcel, shall be installed so that it does not become distracting to the traffic on the street and/or freeway. **(ongoing)**

9. That personnel during the construction phase, and/or maintaining the sign thereafter, shall park on-site at all times. **(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. **(ongoing)**

11. 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. **(ongoing)**

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

12. That this approval allows the applicant, Newport Diversified Inc., to establish, operate and maintain a new digital billboard on property located at 15718 Marquardt Avenue (*previous* APN: 7003-001-904). **(ongoing)**

13. That the subject billboard shall be in conformance with Section 155.384 (Billboards) of the City of Santa Fe Springs Zoning Regulations. **(ongoing)**

14. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City. **(ongoing)**

15. That approval of Conditional Use Permits No. 751 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. **(ongoing)**

16. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans). **(ongoing)**

17. That Conditional Use Permit No. 751 (CUP) shall be subject to the execution of a Development Agreement between the City Council and Newport Diversified, Inc. regarding the operation of the subject billboard. The applicant and the City shall commence the preparation of the Development Agreement upon the approval of the CUP and shall complete related negotiations and execute the Agreement within nine (9) months from effective date of approval of the CUP. **(ongoing)**

18. ~~That approval of the subject Conditional Use Permit (CUP 751) is still contingent upon approval of a Zone Variance (ZV 78) for the reduction to the minimum lot~~

~~size (5 acres) and the minimum distance between signs (1,000 feet) required for properties to qualify for a billboard.~~ **(Satisfied)**

19. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard. **(ongoing)**

20. That prior to completion of the billboard installation, the Applicant shall provide the Planning Department with the telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that the billboard becomes dilapidated, damaged and/or malfunctioning. **(ongoing)**

21. That the message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading. **(ongoing)**

22. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(ongoing)**

23. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(ongoing)**

24. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 21 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant. **(ongoing)**

25. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(ongoing)**

26. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the **prior** approval of the Fire Department and the Department of Planning and Development. **(ongoing)**

27. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(ongoing)**

28. That the owner/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 accessed 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 and application or one can be downloaded at www.santafesprings.org. **(ongoing)**

29. That the project shall comply with 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. **(ongoing)**

30. That Conditional Use Permit Case No. 751 shall be subject to a compliance review in one (1) year, on or before February 18, ~~2016~~ **2017** to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised ongoing)**

31. That the applicant, Newport Diversified Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**

32. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Newport Diversified Inc. with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Newport Diversified Inc. to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(ongoing)**

33. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such

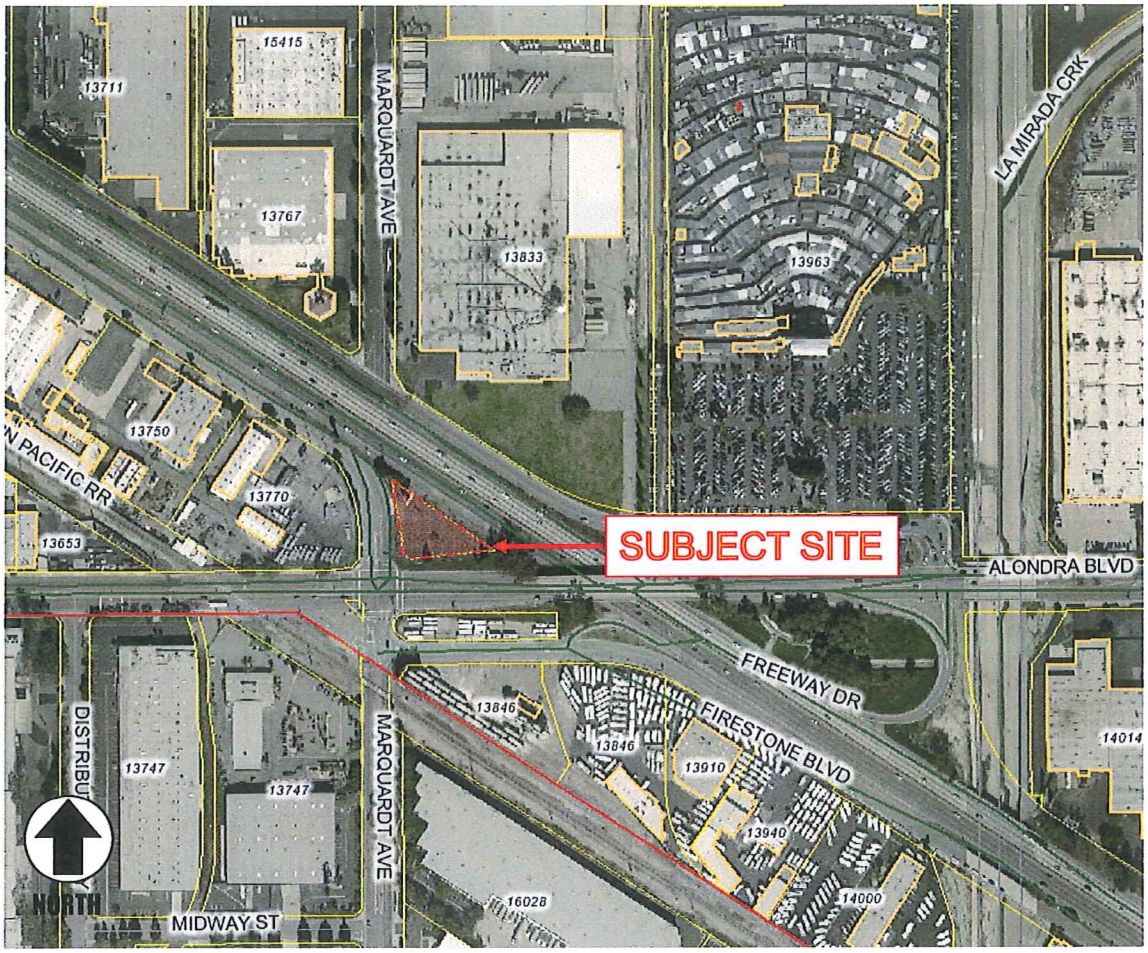
remaining conditions are not rendered impractical to enforce or to otherwise deprive Newport Diversified Inc. or the city of the benefits of this CUP. **(ongoing)**

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Site Plan
3. Photos of Existing Sign
4. Elevation for Proposed Sign
5. Photo Simulations of Proposed Sign

Aerial Photograph

CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 15718 Marquardt Avenue

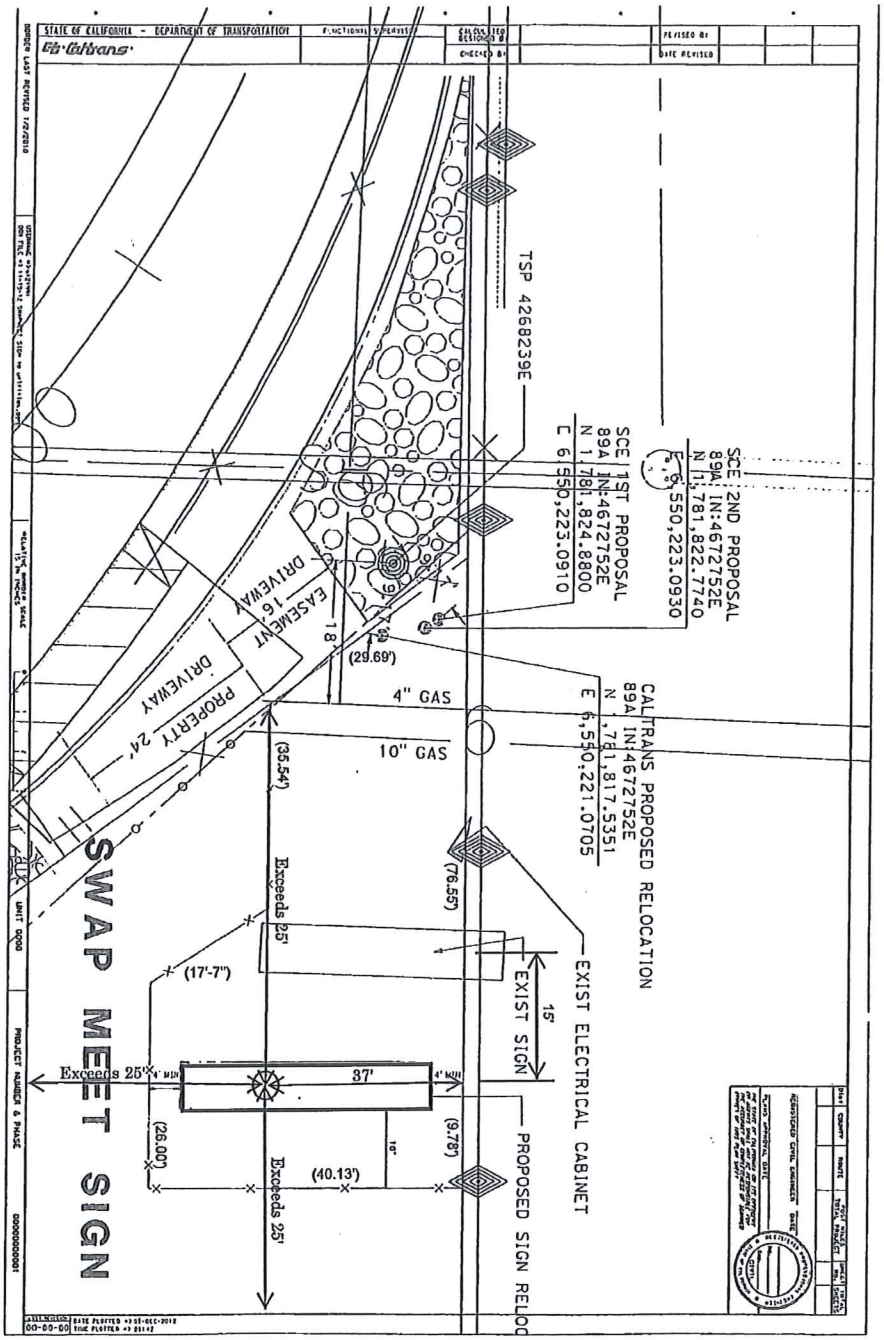
CONDITIONAL USE PERMIT No. 751

APPLICANT: Newport Diversified, Inc.

Report Submitted By: Edgar Gonzalez
Planning and Development Department

Date of Report: February 11, 2016

Site Plan


STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
TSP 4268239E
SCE 2ND PROPOSAL
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E 6,550,223.0930
SCE 1ST PROPOSAL
89A IN:4672752E
N 1,781,824.8800
E 6,550,223.0910
EASEMENT 16
DRIVEWAY
PROPERTY 24'
DRIVEWAY
18'
(29.69')
4" GAS
10" GAS
CALTRANS PROPOSED RELOCATION
89A IN:4672752E
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E 6,550,221.0705
(35.54')
Exceeds 25'
(76.55')
EXIST ELECTRICAL CABINET
EXIST SIGN
15'
(17'-7")
SWAP MEET SIGN
Exceeds 25'
4' MIN
37'
4' MIN
(26.00')
(40.13')
Exceeds 25'
(9.78')
PROPOSED SIGN RELOC
(XX.XX) EASEMENT DIMENSIONS (FEET)
CUP NO. 751 & ZV NO. 78
November 12, 2014

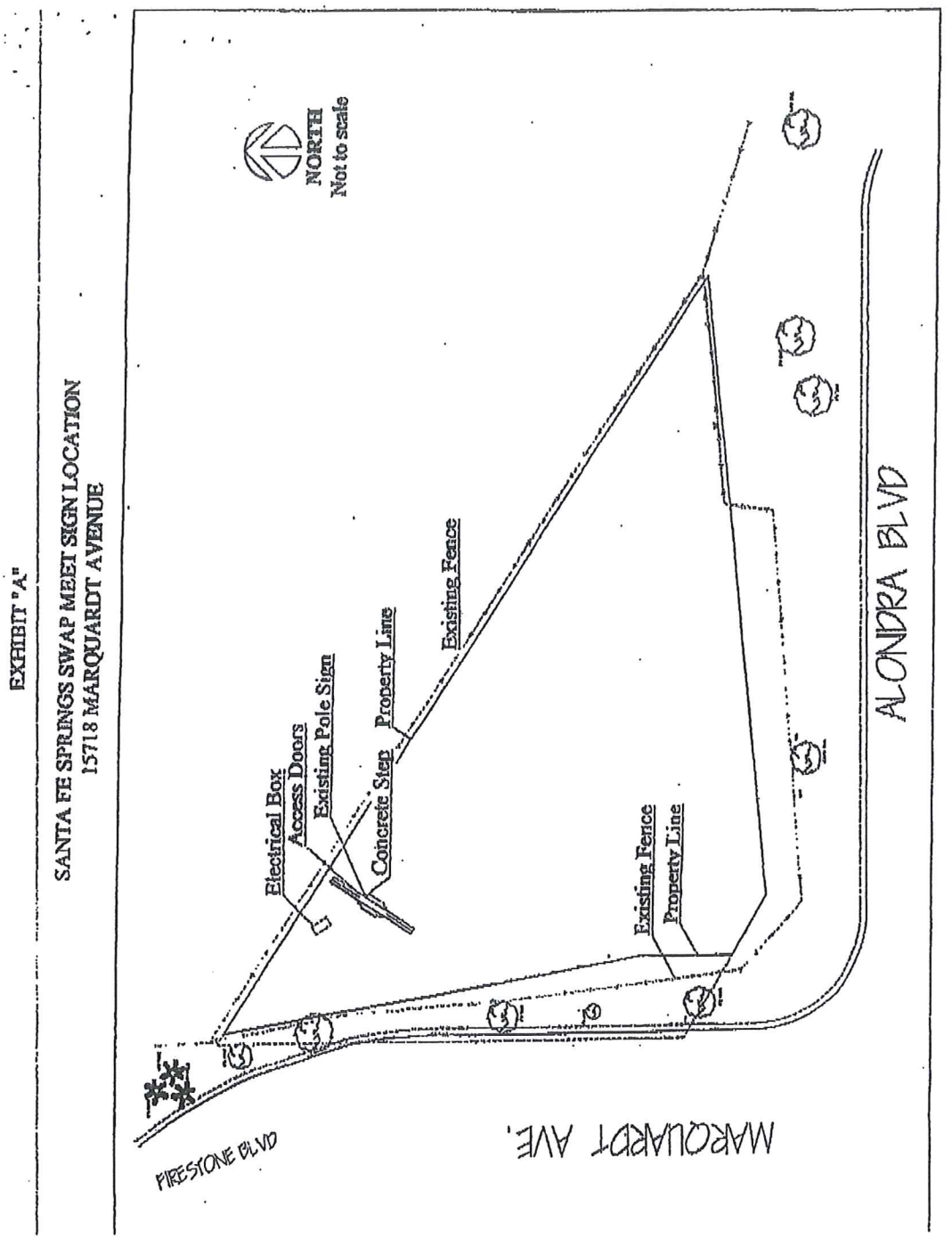
EXHIBIT "A"
SANTA FE SPRINGS SWAP MEET SIGN LOCATION
15718 MARQUARDT AVENUE
NORTH
Not to scale
Electrical Box
Access Doors
Existing Pole Sign
Concrete Step
Property Line
Existing Fence
Existing Fence
Property Line
ALONDRA BLVD
MARQUARDT AVE.
FIRESTONE BLVD

Photos of Existing Sign

FEDERAL HEATH SIGN COMPANY

NORTH AT 500 FT

EXISTING SWAP MEET PYLON AT 500 FT NORTH VIEW

FEDERAL HEATH SIGN COMPANY

SOUTH AT 400 FT

EXISTING SWAP MEET PYLON AT 400 FT SOUTH VIEW

Elevation for Proposed Sign

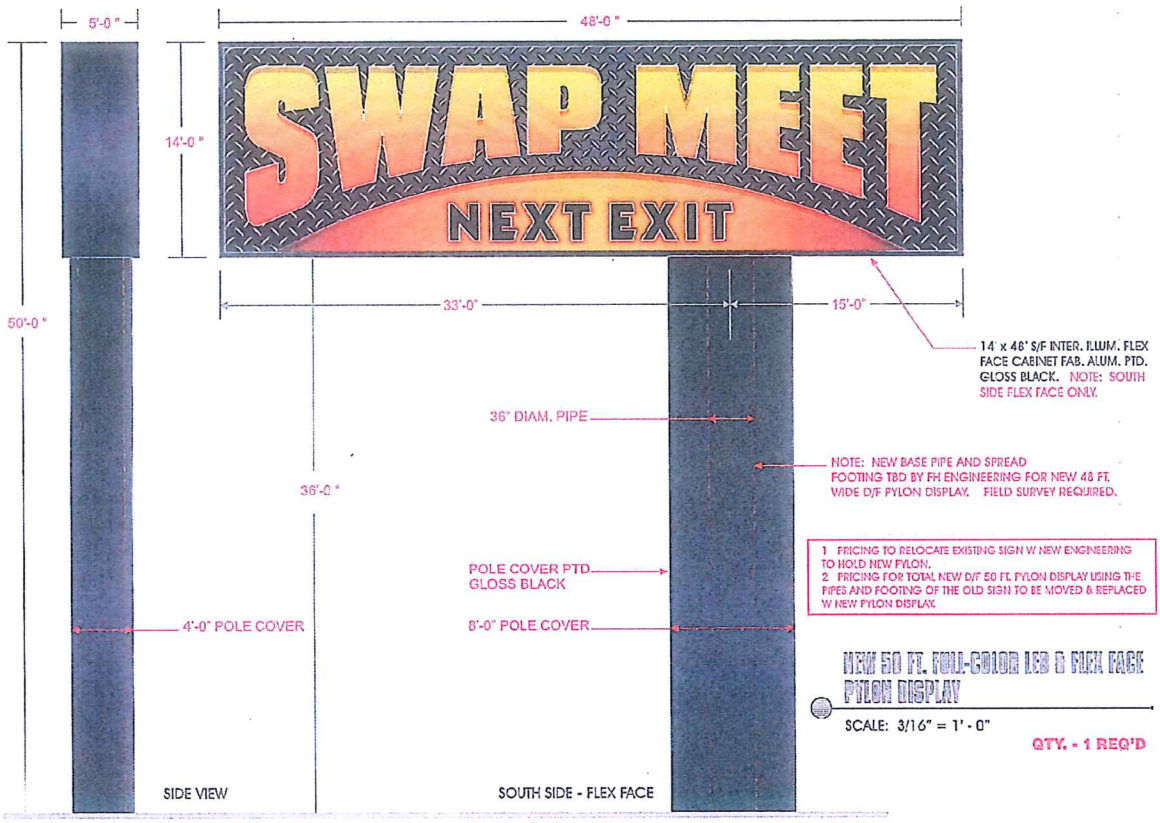

Photo Simulations of Proposed Sign

FEDERAL HEATH SIGN COMPANY

3 OF 4

SOUTH AT 400 FT

NEW 50' SWAP MEET PYLON AT 400 FT SOUTH VIEW

FEDERAL HEATH SIGN COMPANY

4 OF 4

NORTH AT 500 FT

NEW 50' SWAP MEET PYLON AT 500 FT NORTH VIEW