City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
November 13, 2017
6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Gabriel Jimenez, Chairperson
Ralph Aranda, Vice Chairperson
Ken Arnold, Commissioner
John Mora, Commissioner
Frank Ybarra, 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**
a. Approval of the minutes of the September 11, 2017 Planning Commission meeting

b. Approval of the minutes of the October 9, 2017 Planning Commission meeting

6. **PUBLIC HEARING**
Alcohol Sales Conditional Use Permit Case No. 73
A request for approval of Alcohol Sales Conditional Use Permit Case No. 73 to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at Bronco Wine Company, located within the Heavy Manufacturing (M-2) Zone at 9911 Romandel Avenue. (Bronco Wine Company)

7. **PUBLIC HEARING**
CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies)
Revocation of Conditional Use Permit Case No. 667
A request to revoke Conditional Use Permit Case No. 667, which granted approval to allow the establishment, operation and maintenance of an unmanned wireless telecommunication facility located at 14138 Rosecrans Avenue (APN: 8069-006-017), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (American Tower Corporation)

8. **PUBLIC HEARING**
Adoption of Mitigated Negative Declaration
Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780
DPA 925: A request for approval to allow the demolition of five existing single-story mini-warehouse buildings measuring 18,850 sq. ft. and replacement with a three-story, 75,275 sq. ft. mini-warehouse building with a maximum height of 38'-6"; and *CUP 780*: a request to allow the expansion of a mini-warehouse facility use on property located at 13020 Telegraph Road (APN: 8011-014-017), within the M-2, Heavy Manufacturing Zone and within the Telegraph Road Corridor.
(Ojai Oil Company – Golden State Storage)

9. **PUBLIC HEARING**
Adoption of Mitigated Negative Declaration
Development Plan Approval Case No. 927 & Conditional Use Permit Case No. 782
DPA Case No. 927: A request for approval to allow for the construction of a new 145,032 sq. ft. mini-warehouse facility along with a new 1,344 sq. ft. office building; and CUP Case No. 782: A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 13461 Rosecrans Avenue, within the M-1-BP, Light Manufacturing – Buffer Parking, Zone.
(Simply Storage Management LLC)

10. **PUBLIC HEARING**
Categorically Exempt – CEQA Guideline Section 15315 - Class 15
Tentative Parcel Map No. 78229
Request for approval to consolidate four (4) existing parcels measuring approximately +/-12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres) on properties located at 13461 Rosecrans Avenue, within M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

11. **NEW BUSINESS**
Parkway Tree Removal Appeal Decision
Resident Request for Removal of Parkway Tree at 11418 Quinn Street

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

A. CONSENT ITEM
Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No. 12
A compliance review of Alcohol Sales Conditional Use Permit Case No. 20 to allow the continued operation and maintenance of the serving of beer, wine, and distilled spirits for on-site consumption, and Entertainment Conditional Use Permit Case No. 12 involving live performances at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Larry Amone Hongkham)

B. CONSENT ITEM
Alcohol Sales Conditional Use Permit Case No. 23
A compliance Review of Alcohol Sales Conditional Use Permit Case No. 23 to allow the continued alcohol beverage sales use involving the sale of alcoholic beverages for onsite customer consumption at the Veracruz Restaurant, in the C-4, Community Commercial, Zone at 9931 Orr and Day Road.
(Veracruz Restaurant)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

A compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area.
(Southern Wine and Spirits of America, Inc.)

D. CONSENT ITEM

Conditional Use Permit Case No. 542-4

A compliance review to allow the continued operation and maintenance of a church use located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone.
(Calvary Chapel Santa Fe Springs)

E. CONSENT ITEM

Conditional Use Permit Case No. 646-1

A compliance review to allow the continued operation and maintenance of a Children's Ministry Building at 11435 Florence Avenue (APN: 8008-016-061), within the C-1, Neighborhood Commercial, Zone.
(International Church of the Foursquare Gospel)

F. CONSENT ITEM

Conditional Use Permit Case No. 664-1

Review for compliance with conditions of approval related to the operation and maintenance of an unmanned wireless telecommunications facility (63' high faux utility pole and related equipment) located at 11356 Los Nietos Road (APN: 8002-013-803) within the M-2, Heavy Manufacturing Zone.
(American Tower Corporation / T-Mobile)

13. ANNOUNCEMENTS

- Commissioners
- Staff

14. 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

November 9, 2017
Date

APPROVAL OF MINUTES
Minutes of the September 11, 2017 Planning Commission Meetings

RECOMMENDATION: That the Planning Commission:
- Approve the minutes as submitted.

BACKGROUND
Staff has prepared minutes for the following meetings:
- September 11, 2017

Staff hereby submits the minutes for Planning Commissioner's approval.

Wayne M. Morrell
Director of Planning

Attachment:
Minutes for September 11, 2017

Report Submitted By: Teresa Cavallo,
Planning Program Assistant

Date of Report: November 9, 2017
ITEM NO. 5a

APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

September 11, 2017

1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Jimenez called upon Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:	Chairperson Jimenez Vice Chairperson Aranda Commissioner Arnold Commissioner Mora
Staff:	Richard L. Adams II, City Attorney Wayne M. Morrell, Director of Planning Teresa Cavallo, Planning Secretary
Members absent:	Commissioner Ybarra

4. ORAL COMMUNICATIONS

No speakers.

5. MINUTES

Approval of the minutes of the August 14, 2017 Planning Commission meetings

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes of August 14, 2017 with a correction, by the following vote:

Ayes:	Aranda, Arnold, Jimenez, and Mora
Nayes:	None
Absent:	Ybarra

NEW BUSINESS

NEW BUSINESS

6. Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016

Recommendation: That the Planning Commission:

- Find that the proposed Modification Permits, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 of the City's Zoning Regulations for the granting of a Modification in nonresidential zones.
- Find that the proposed Modification Permits is within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the construction of two billboard signs (one static and one digital); therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
- Recommend to the City Council approval of Modification Permit Case No. 1280 and 1281, subject to the conditions of approval as contained within this staff report.
- Recommend to the City Council approval of an amendment to Development Agreement 02-2016 that would allow for modifications to the agreement to reflect the height and setback requirements approved by the Modification Permit Case No. 1280 & 1281.

*** See Item No 7. ***

NEW BUSINESS

7. Ordinance No. 1090 Modification Permit (MOD) Case No. 1282 & Amendment to Development Agreement 02-2016

Recommendation: That the Planning Commission:

- Find that the proposed Modification Permit, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 of the City's Zoning Regulations for the granting of a Modification in nonresidential zones.
- Find that the proposed Modification Permit is within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the construction of two billboard signs (one static and one digital); therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
- Recommend to the City Council approval of Modification Permit Case No. 1282, subject to the conditions of approval as contained within this staff report.

- Recommend to the City Council approval of an amendment to Development Agreement 02-2016 that would allow for modifications to the agreement to reflect the change to building setback requirements approved by the Modification Permit Case No. 1282.

Chairperson Jimenez called upon Director of Planning Wayne Morrell to present both the Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016 and Ordinance No. 1090 Modification Permit (MOD) Case No. 1282 and Amendment to Development Agreement 02-2016 before the Planning Commission. Present in the audience on behalf of the applicant was Mark Kudler and Andy Goodman of Bulletin Displays, as well as, George Ray, the applicant.

Vice Chairperson Aranda inquired if we received any concerns from any of the cellular companies regarding the installation of the digital billboard since the billboard is being installed close to the cell towers. Director of Planning Wayne Morrell replied that the City may have placed a Condition that there should be no interference between the digital billboard and any surrounding cell towers.

Vice Chairperson Aranda further inquired that the billboard is being installed in an existing parking lot and commented that billboards have a tendency to attract birds, which in turn leave droppings behind on cars. Vice Chairperson inquired if Staff has considered some type of modification to the billboard to consider protecting vehicles parking in that parking lot.

Lastly, Vice Chairperson Aranda inquired about the distance between the digital billboard and the Ryder Sign. Director of Planning Wayne Morrell replied that he is unaware of a distance requirement for a freestanding sign and a digital billboard; however, there is a distance requirement from a digital billboard and a reader board because both are digital.

Commissioner Arnold inquired if the Ryder sign is considered a freestanding sign. Director of Planning Wayne Morrell replied that the Ryder sign is considered a freestanding sign located on the premises. The Ryder sign unlike the Mike Thompson RV and/or Carmenita Truck signs, which are electronic reader boards, that are located on the premises, but are for advertising only vs a digital billboard which is off premise for advertising only.

Mark Kudler, President of Bulletin approached the Planning Commission. Mr. Kudler thanked staff, especially, Cuong Nguyen for a well-written report. Mr. Kudler replied to Vice Chairperson Aranda's question regarding cell tower interference, Mr. Kudler indicated that his company does an analysis and uses watchtower digitals with a G4 modem. If Bulletin Display encounters a problem, it would be with the modem then with the landline but would not affect the frequency and would not affect the digital. Mr. Kudler further indicated that Bulletin Display would be meeting with the cell companies to see if they would be interested in integrating their towers with the billboards, as they have experience integrating cell towers with billboards along the 605 freeway. About the bird problem, Mr. Kudler indicated that it is not a migration problem but a feeding problem. Mr. Kudler through his experts have learned that Caltrans employees feed the birds during the lunch hour and catwalks attract the birds, the digital billboards being installed

are not near a Caltrans on and/or off-ramp nor do they have a catwalk which should resolve the concerns regarding the birds.

Having no one wishing to speak on this matter any further, Chairperson Jimenez closed requested a motion on this matter. It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016 and Ordinance No. 1090 Modification Permit (MOD) Case No. 1282 and Amendment to Development Agreement 02-2016, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora
Nayes: None
Absent: Ybarra

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

CONSENT ITEMS

8. CONSENT ITEM

A. Conditional Use Permit Case No. 629-4
Recommendation: That the Planning Commission:
- Find that the continued operation and maintenance of a public training school, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 629, be subject to a compliance review in five (5) years, on or before, September 11, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve Consent Item No. 8A and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora
Nayes: None
Absent: Ybarra

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- None.

Staff made the following announcements:

- Director of Planning Wayne Morrell announced that the ribbon cutting for PIH is scheduled for Tuesday, October 10, 2017 at 9:00 a.m.

10. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 6:28 p.m.

_____
Gabriel Jimenez
Chairperson

ATTEST:

_____
Teresa Cavallo
Planning Secretary

_____
Date

APPROVAL OF MINUTES
Minutes of the October 9, 2017 Planning Commission Meetings

RECOMMENDATION: That the Planning Commission:
- Approve the minutes as submitted.

BACKGROUND
Staff has prepared minutes for the following meetings:
- October 9, 2017

Staff hereby submits the minutes for Planning Commissioner's approval.

Wayne M. Morrell
Director of Planning

Attachment:
Minutes for October 9, 2017

Report Submitted By: Teresa Cavallo,
Planning Program Assistant

Date of Report: November 6, 2017
ITEM NO. 5b

APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

October 9, 2017

1. **CALL TO ORDER**
Chairperson Jimenez called the meeting to order at 6:20 p.m.

2. **PLEDGE OF ALLEGIANCE**
Chairperson Jimenez called upon Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:	Chairperson Jimenez Vice Chairperson Aranda Commissioner Arnold
Staff:	Richard L. Adams II, City Attorney Laurel Reimer, Planning Consultant Jimmy Wong, Planning Consultant Vince Velasco, Planning Consultant Luis Collazo, Code Enforcement Officer Jesus Torres-Campos, Planning Intern Teresa Cavallo, Planning Secretary
Members absent:	Commissioner Mora Commissioner Ybarra

4. **ORAL COMMUNICATIONS**
No speakers.

PUBLIC HEARING

5. Categorical Exemption - CEQA Guidelines §15301 and 15303 (Class 1 and 3)
Development Plan Approval (DPA) Case No. 919-1 & Conditional Use Permit (CUP) Case No. 776-1
Recommendation: That the Planning Commission:
- Open the Public Hearing and receive any comments from the public regarding

Development Plan Approval Case No. 919-1 and Conditional Use Permit Case No. 776-1 and, thereafter, close the Public Hearing; and

- 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
- 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
- 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
- Find that the applicant's proposed project meets the criteria for "Existing Facilities" and "New Construction or Conversion of Small Structures" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15301-Class 1 and Section 15303-Class 3 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Development Plan Approval Case No. 919-1 and Conditional Use Permit Case No. 776-1, subject to the conditions of approval as contained with the Staff Report.

Chairperson Jimenez opened the Public Hearing at 6:22 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the applicant was Bill Curry of Van De Pol Enterprises, LLC.

Having no one wishing to speak on this matter and having no further comments or questions, Chairperson Jimenez closed the Public Hearing at 6:31 p.m. and requested a motion on Item No. 5.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 919-1 & Conditional Use Permit (CUP) Case No. 776-1 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez
Nayes: None
Absent: Mora and Ybarra

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

PUBLIC HEARING

6. Adoption of Mitigated Negative Declaration
Development Plan Approval Case No. 922 and Modification Permit Case No. 1279
Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 922, Modification Permit Case No. 1279, and related Environmental Documents and, thereafter, close the Public Hearing; and

- 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
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Sections 155.695 and 155.696 of the City Zoning Regulations for the granting of a Modification Permit; and Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 922 & MOD 1279); and
- Approve Development Plan Approval Case No. 922 and Modification Permit Case No. 1279, subject to the conditions of approval as contained within the Staff Report.

*** SEE ITEM NO. 8 ***

PUBLIC HEARING

7. CEQA Categorical Exemption - Class 5 (Minor Alterations in Land Use Limitations) Lot Line Adjustment No. 2017-02

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment No. 2017-02, and thereafter close the Public Hearing; and
- Find that the Lot Line Adjustment No. 2017-02 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305–Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that the subject Lot Line Adjustment No. 2017-02 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2017-02.

*** SEE ITEM NO. 8 ***

PUBLIC HEARING

8. CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies) Revocation of Conditional Use Permit Case No. 507

Recommendation: That the Planning Commission:

- Find that the paper recycling activities, for which Conditional Use Permit Case No. 507 granted, has ceased operations for a period of 12 consecutive months. Consequently, the action to revoke and nullify Conditional Use Permit Case No.

507 complies with the requirements and provisions under section 155.811(D).
- Revoke and nullify Conditional Use Permit Case No. 507.

Chairperson Jimenez opened the Public Hearing at 6:32 p.m. and called upon Planning Consultant Vince Velasco to present Item Nos. 6, 7, and 8 before the Planning Commission. Present in the audience on behalf of the applicant was James N. Devling of OC Engineering and Environmental Consultant Alex Rocha of Blodgett Baylosis Environmental Planning.

Having no one wishing to speak on this matter and having no comments or questions, Chairperson Jimenez closed the Public Hearing at 6:40 p.m. and requested a motion on Item Nos. 6, 7, and 8.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Aranda to approve Development Plan Approval Case No. 922 and Modification Permit Case No. 1279, Lot Line Adjustment No. 2017-02, and Revocation of Conditional Use Permit Case No. 507 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez
Nayes: None
Absent: Mora and Ybarra

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

PUBLIC HEARING

9. Categorically Exempt – CEQA Guideline Section 15332, Class 32
Development Plan Approval Case No. 926

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 926, and thereafter, close the public hearing; and
- 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
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find and determine that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA); therefore, no additional environmental analysis is required by law; and
- Approve Development Plan Approval Case No. 926, subject to the conditions of approval as contained within the staff report.

Chairperson Jimenez opened the Public Hearing at 6:41 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant was Environmental Consultant Alex Rocha of Blodgett Baylosis Environmental Planning.

Vice Chairperson Aranda inquired if a parking study was done since the parking seems close to capacity. Planning Consultant Jimmy Wong replied that there are one hundred parking spaces exceeding the required parking spaces based on the current zoning code. Planning Consultant Vince Velasco also indicated that the code does not require a parking study if it is deemed that the applicant is providing more than enough parking spaces then required.

Having no one wishing to speak on this matter and having no further comments or questions, Chairperson Jimenez closed the Public Hearing at 6:48 p.m. and requested a motion on Item No. 9.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Development Plan Approval Case No. 926 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez
Nayes: None
Absent: Mora and Ybarra

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

PUBLIC HEARING

10. CEQA Categorical Exemption - Class 5 (Minor Alterations in Land Use Limitations) Lot Line Adjustment No. 2017-03

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment No. 2017-03, and thereafter close the Public Hearing; and
- Determine that Lot Line Adjustment No. 2017-03 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305–Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that Lot Line Adjustment No. 2017-03 is consistent with the City's General Plan, and Zoning, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2017-03.

Chairperson Jimenez opened the Public Hearing at 6:49 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 10 before the Planning Commission.

Having no one wishing to speak on this matter and having no comments or questions, Chairperson Jimenez closed the Public Hearing at 6:53 p.m. and requested a motion on Item No. 10.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Aranda to approve Lot Line Adjustment No. 2017-03 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez
Nayes: None
Absent: Mora and Ybarra

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

CONSENT ITEMS

11. CONSENT ITEMS

A. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 14

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Entertainment Conditional Use Permit Case No. 14 and request that this matter be brought back before October 9, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 17

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 17, and request that this matter be brought back before October 9, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 34

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 34, and request that this matter be brought back before October 9, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 39

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 39, and request that this matter be brought back before October 9, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

E. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 67

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 67, and request that this matter be brought back before October 9, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

F. CONSENT ITEM

Conditional Use Permit Case No. 660-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an unmanned wireless telecommunication facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area; and
- Require that extension of Conditional Use Permit Case No. 660 be subject to a compliance review in ten (10) years, on or before October 9, 2027, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this report.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Consent Item Nos. 11A-11F and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez
Nayes: None
Absent: Mora and Ybarra

ANNOUNCEMENTS

12. The following announcements were made:

Commissioners made the following announcements:

- Vice Chairperson Aranda commented about the Relay for Life event and complimented staff for all their hard work and well written staff reports.
- Commissioner Arnold announced that he was recently notified that he has been chosen for Santa Fe Springs Residential Citizen of the Year.
- Chairperson Jimenez thanked both Laurel and Cuong for showing him a good time at the APA in Sacramento.

Staff made the following announcements:

- Planning Consultant Vince Velasco announced the Smart Gardening Workshop details and invited all the Commissioners.
- Both Planning Consultants Jimmy Wong and Laurel Reimer introduced the new Planning Intern Jesus Torres-Campos.
- Planning Consultant Laurel Reimer announced National Community Planning Month and welcomed the Commissioners to view the display later in the week.

13. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 7:00 p.m.

_____
Gabriel Jimenez
Chairperson

ATTEST:

_____
Teresa Cavallo
Planning Secretary

_____
Date

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 73

A request for approval of Alcohol Sales Conditional Use Permit Case No. 73 to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at Bronco Wine Company, located within the Heavy Manufacturing (M-2) Zone at 9911 Romandel Avenue. (Bronco Wine Company)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 73, and thereafter close the Public Hearing;
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law;
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 73 subject to the conditions of approval contained within this report.

BACKGROUND

Bronco Wine Company is a family-owned winery entity founded in 1973. Bronco Wine produces and sells high quality wine brands over 90 countries worldwide, making it the fifth-largest winery, and the largest vineyard owner in the United States.

On June 13, 2016, the Planning Commission approved Development Plan Approval Case No. 909 to allow the construction of a 21,563 sq. ft. tilt-up concrete building at 9911 Romandel Avenue. As the building is reaching its completion, Bronco Wine Company obtained a lease agreement to occupy the building as a warehouse distribution center for the distribution of alcoholic beverages.

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

In accordance with Section 155.628, Bronco Wine Company is requesting approval of Alcohol Sales Conditional Use Permit Case No. 73 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution facility. Concurrent with this request, the applicant is also in the preliminary review process with the State

Alcohol Beverage Commission ("ABC") to obtain a Type 17 Beer and Wine Wholesaler license for the this location. Staff does not foresee that the ABC License will be denied to the applicant; nevertheless, should the license be denied, the applicant will have one-year to make alternative arrangements to satisfy ABC and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

STREETS AND HIGHWAYS

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

ZONING AND LAND USES

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

ENVIRONMENTAL DOCUMENTS

As a result of Development Plan Case No. 909, a Notice of Exemption was filed. Staff believed, and the Planning Commission concurred, that the project met the Class 32, Section 15332 – In-fill Development Projects of the California Environmental Quality Act (CEQA) criteria. The criteria for a Class 32 exemption, in summation, requires the project to be consistent with the City's General Plan and its Zoning Regulations. Furthermore, the project site is to be no more than five acres and substantially surrounded by urban use and to have no value as a habitat for endangered, rare or threatened species. Lastly, the project cannot result in significant effects related to traffic, noise, air quality, or water quality and the site must be able to be adequately served by all required utilities and public services.

Staff further finds and determines that because the building is now built, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries

of the subject property on November 2, 2017. The legal notice was also posted within the Santa Fe Springs City Hall, the City Library, and Town Center Hall as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper in November 2, 2017. To date, staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

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

a. **Conformance with parking regulations**. *The subject property was built under Development Plan Approval Case No. 909 that required a pre-agreed number of parking spaces. The required parking plan and the overall subject site, while under construction, will conform with that Development Plan Approval.*

b. ***Control of vehicle traffic and circulation***. *The subject property provides its own on-site vehicular circulation with a driveway fronting on Romandel Avenue.*

c. **Hours and days of operation**. *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 6:00 p.m.*

d. **Security and/or law enforcement plans**. *A security plan will be required as part of the conditions of approval, however, staff does not feel there is a need of on-site uniformed security.*

e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors**. *The subject site is approximately one-half mile walking-distance from St. Paul High School, however, the facility will not be maintaining an on-site retail element at the location; all orders are done over the telephone or on-line. The subject site is also surrounded by industrial type uses. Staff believes that the proposed alcoholic beverage use will have minimal to no impact to sensitive uses in the area.*

f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area**. *The proposed alcoholic beverage use will not be permitted to have any on-site consumption*

or on-site retail sales. Moreover, majority of the visiting customers will be picking up large quantities of alcoholic beverages as a wholesale item to stock their respective shelves. As a result, staff does not feel that there will be any impacts to other retail establishments or possibly create or contribute an undesirable concentration of alcoholic beverages sales to the general area.

g. **Control of noise, including noise mitigation measures**. *The subject site will operate as a warehouse/distribution facility and all activities will be conducted indoors, at all times. Noise control measures or mitigation measures are not foreseen as a requirement at this time. It should be noted that the City Code has maximum allowable ambient noise requirements, all activities are required to operate under those requirements.*

h. **Control of littering, including litter mitigation measures**. *As part of the Conditions of Approval, the applicant is required to maintain the property free of all trash and debris.*

i. **Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*

j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use**." *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses outside and within Santa Fe Springs. Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to mitigate them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

AUTHORITY OF PLANNING COMMISSION:
Section 155.710 of the City's Zoning Code provides that the Planning Commission shall have the authority, subject to the procedures set forth in this subchapter, to grant a conditional use permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter.

APPEAL PROCESS
Section 155.865 of the City's Zoning Code sets an appeal process for the Planning

Commission's decision as follows:

(A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become effective 14 days after receipt by the applicant of written notice of the Commission's action.

(B) Said 14 day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

STAFF COMMENTS

Staff finds that the proposed use will have minimal to no impact to the overall general area and is consistent with the warehouse/distribution activities already present in the general area.

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

CONDITIONS OF APPROVAL

Section 155.718 of the Zoning Code provides "that the Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. . . All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development." As a result, any violation of the conditions of approval set forth within this report is a direct violation of Section 155.718 and subject to an Administrative Citation which carries fines of up to $500.00 each day that the violation continues to exist, or the revocation of this entitlement, or both. Staff has generated a list of conditions of approval common with warehouse/distribution uses involved in alcoholic beverage warehousing and recommends the following conditions of approval:

1. That this Permit shall be voided if the State Alcohol Beverage Commission does not grant the applicant's request for an Alcohol Sales License to 9911 Romandel Avenue.

2. That the applicant is fully aware that the approval of Alcohol Sales Conditional Use Permit does not grant the applicant and/or his business any other privileges

or rights, and the approval of this Permit is solely to operate and maintain a warehouse storing alcoholic beverages in compliance with the conditions of approval and all laws and regulations imposed by the California Department of Alcohol Beverage Control.

3. That the applicant shall fully comply with the Conditions of Approval imposed in Development Plan Approval Case No. 909.

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

5. That the applicant shall obtain and maintain a Business Operations Tax Certificate (BOTC), commonly known as a business license, prior to taking occupancy of the building.

6. 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.

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

8. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.

9. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.

10. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.

11. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.

12. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.

13. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:

    (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;

    (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

    (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

    (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

    (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety

14. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.

15. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

17. That ASCUP Case No. 73 shall be subject to a compliance review in one (1) year, no later than December 14, 2018, to ensure that the business and its related alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 14 and all other applicable regulations shall be strictly complied with.

19. That Alcohol Sales Conditional Use Permit Case No. 73 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

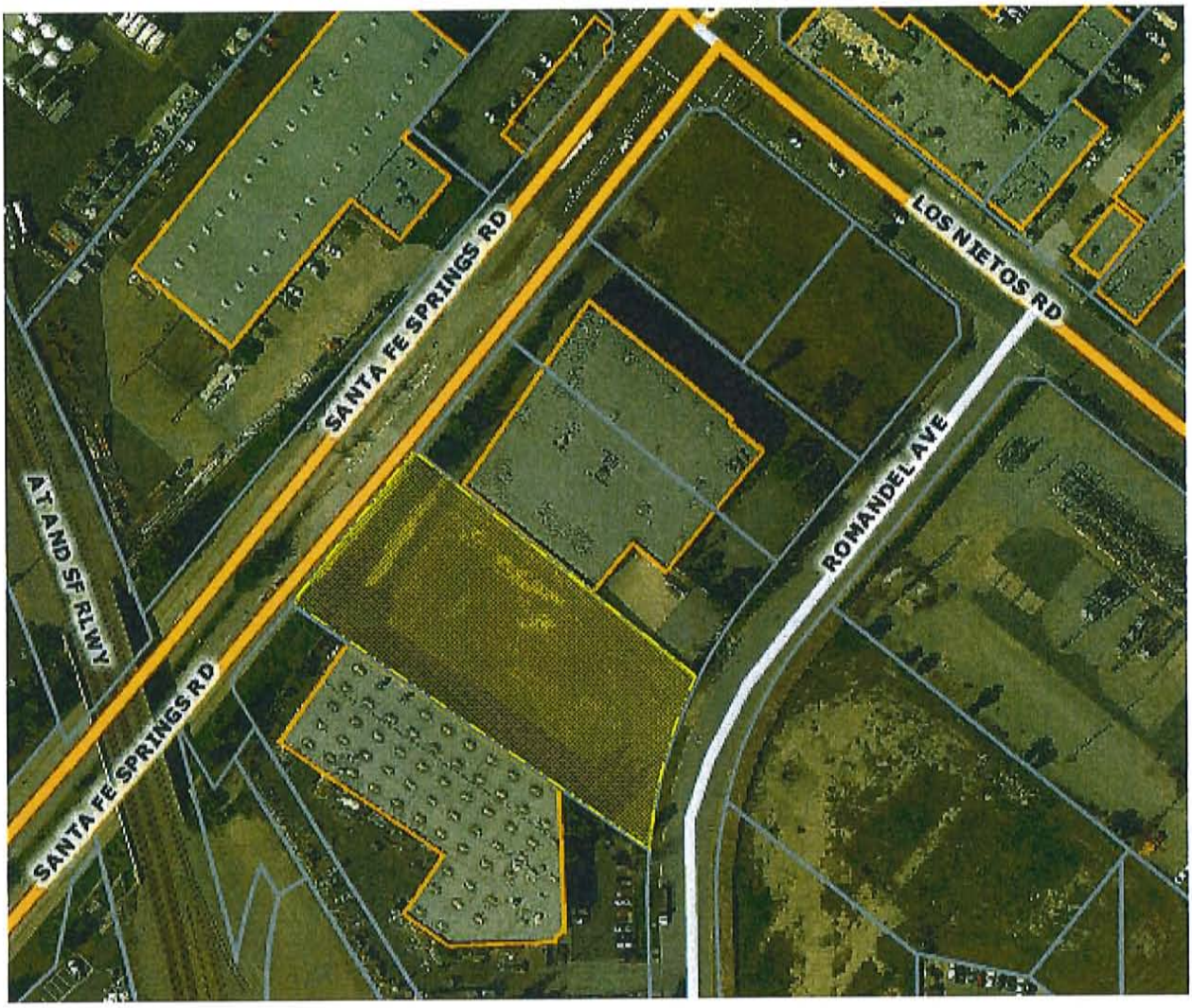
20. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.

21. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map
2. Application
3. Site Pictures

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 73

Bronco Wine Company
9911 Romandel Avenue
Santa Fe Springs

Application

City of Santa Fe Springs
Department of Police Services

11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854

Supplemental Application for an Alcohol Sales Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: Bronco Wine Company

   Doing Business As: Bronco Wine Company

   Business Address: 9911 Romandel Ave, Santa Fe Springs Phone: 209-272-3000

   Mailing Address: 6342 Bystrum Road, Ceres, Ca 95307

   Residence Address: _____ Phone: _____

   Age Sex Ht. Wt. Eyes Hair Date of Birth Place of Birth Drivers Lic. #

   Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes No

   If yes, complete the following:

   Court PER ATTACHED Date _____

   Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:
   Bivio Transport and Logistic Company, LLC
   6342 Bystrum Road
   Ceres, CA 95307

3. Describe the type or nature of the business:
   Wine, Beer and Distilled Spirits Wholesaler

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: Daniel J. Leonard

2

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) Yes No

If yes, complete the following for each business:

	Business Name	Address	Dates of Operation	Type of Permit
1.	Multiple permits issued by the California Alcoholic Beverage Control but non required			
2.	a Conditional Use Permit			
3.				
4.				

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) Yes No

If yes, explain by giving the type of action and name of regulatory agency:
California Alcoholic Beverage Control Permit for this location is in approval process

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes No

If yes, explain:

8. Will minors be permitted on the premises? (Circle one) Yes No

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:
Wholesale distribution of alcoholic beverages only (wine, beer and distilled spirits)
No food will be sold

10. Give days and hours during which alcohol sales are to be conducted:
Tuesday through Friday

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes No

If yes, give location and license number: This location is pending. Multiple permits at various locations

12. Will there be other activities conducted at your place of business? (Circle one)

If yes, please explain: No other activities

3

13. Describe any Department of Alcoholic Beverage Control actions now pending:

Pending location at 9911 Romandel Avenue, Santa Fe Springs

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

9911 Romandel Avenue, Sata Fe Springs, Parcel # 8011-007-043

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: Bivio Transport and Logistics Company, LLC
Name: Bivio Transport and Logistics Company, LLC Phone No. 209-272-3000
Mailing Address: 6342 Bystrum Road, Ceres, CA 95307
Date of Purchase: _____

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 this application.)

Representative authorized by the record owner to file this application:
Name: Daniel J. Leonard Phone No. 209-272-3000
Mailing Address: 6342 Bystrum Road, Ceres, CA 95307
Describe any easements, covenants or deed restrictions, controlling the use of the property:

The conditional Use Permit is requested for the following use:
(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.) Wholesale distribution of wine, beer and distilled spirits

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.

Daniel J. Leonard
Applicant's Signature

Oct 12, 2017
Date

4



Site Picture (Building Under Construction)

PUBLIC HEARING

CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies)

Revocation of Conditional Use Permit Case No. 667

A request to revoke Conditional Use Permit Case No. 667, which granted approval to allow the establishment, operation and maintenance of an unmanned wireless telecommunication facility located at 14138 Rosecrans Avenue (APN: 8069-006-017), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (American Tower Corporation)

RECOMMENDATIONS: That the Planning Commission:

- Find that the unmanned wireless telecommunication facility, for which Conditional Use Permit Case No. 667 granted, has ceased to exist. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 667 complies with the requirements and provisions under section 155.811(D).
- Revoke and nullify Conditional Use Permit Case No. 667.

BACKGROUND

The Planning Commission, at its meeting on August 13, 2007, originally approved Conditional Use Permit (CUP) Case No. 667, a request to allow the establishment, operation, and maintenance of an unmanned wireless telecommunication facility located at 14138 Rosecrans Avenue.

On July 12, 2017, Staff notified American Tower Corporation that their Conditional Use Permit was due for a Compliance Review to verify that the telecommunication facility is operating in full compliance with the conditions of approval. Through conversation via email and an official statement received on October 13, 2017, American Tower Corporation has requested to discontinue Conditional Use Permit Case No. 667. The antennas on the tower have been decommissioned and the company will be removing the tower and facility prior to March 21, 2018.

In accordance with Section 155.811(D), Staff is recommending that the Planning Commission revoke and nullify Conditional Use Permit Case No. 667 because the unmanned wireless telecommunication facility has been decommissioned, and therefore, has ceased to exist.

MUNICIPAL CODE REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations
Section 155.811 – GROUND FOR REVOCATION (B)(D)

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

(D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, Staff finds the project would qualify for a categorical exemption pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act (CEQA), in that, the use has ceased to exist, and therefore, the City is taking the action to revoke the Conditional Use Permit. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission revokes the subject Conditional Use Permit.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813 of the City's Zoning Regulations, a letter (copy attached as Revocation Letter) was mailed to the business owner, and previous applicant via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 667. The property owner was also notified of the hearing and provided an opportunity to maintain the Permit. However, since the property owner intends to remove the facility by March 21, 2018, they chose to decline the opportunity.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 667 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 2, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on November 2, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of November 8, 2017, Staff has not received any inquiries regarding the subject revocation, and neither the business or property owner has submitted a formal appeal.

Wayne M. Morrell
Director of Planning

Attachment:
1. Revocation Request Letter
2. Revocation Letter
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice

Report Submitted By: Vince Velasco
Planning and Development Dept.

Date of Report: November 8, 2017

Revocation Request Letter

AMERICAN TOWER®
CORPORATION

VIA FEDERAL EXPRESS

October 13, 2017

City of Santa Fe Springs Planning & Development
Attn: Vince Velasco
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Request for Discontinuation of Conditional Use Permit
Case No. 667-1 / American Tower Site No. 370473
14138 Rosencrans Avenue, Santa Fe Springs, CA 90670

Dear Mr. Velasco:

Per our previous conversations, GTP Towers I, LLC, a wholly owned subsidiary of American Tower Corporation, respectfully requests the discontinuation of Conditional Use Permit Case No. 667-1. We are proposing to fully remove our telecommunications tower facility (the "Tower Facility") located at 14138 Rosencrans Avenue in Santa Fe Springs, California by March 21, 2018, as previously discussed in our email exchange. As requested, please find one set of mailing labels in conjunction with notification of neighboring property owners within 500 feet of the Tower Facility. It is our understanding that the City will then notify the abutters of the proposed removal of the Tower Facility.

I look forward to working with you to the completion of this matter. Should you have any questions or concerns, please do not hesitate to contact me by email at Nicholas.Caezza@AmericanTower.com or my phone at (781) 926-4793.

Very truly yours,

Nicholas M. Caezza
Attorney
American Tower Corporation

Revocation Letter

CITY OF SANTA FE SPRINGS
11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org
"A great place to live, work, and play"

November 2, 2017

American Tower Corporation
Att: Nicholas Caezza
116 Huntington Avenue, 11th Floor
Boston, MA 02116

Subject: Revocation of Conditional Use Permit Case No. 667
14138 Rosecrans Avenue

The Planning Commission, at their respective meeting of August 13, 2007, approved a request for Conditional Use Permit (CUP) Case No. 667 for the property located at 14138 Rosecrans Avenue. We understand that the business is no longer occupying this property and are no longer utilizing the Permit. To avoid any further costs charged to you in regards to the Permit, we will be requesting that the Planning Commission terminate (revoke) CUP Case No. 667.

If you feel that this Permit shall not be revoked, please contact us immediately. Otherwise, this matter will be placed on the Planning Commission's agenda for their meeting of November 13, 2017, with a recommendation for termination.

If you have any questions regarding this matter, please do not hesitate to call me at (562) 868-0511, extension 7353 or email VinceVelasco@santafesprings.org.

Sincerely,

Vince Velasco
Planning Consultant
Department of Planning and Development

Public Hearing Noitce

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

NEOPOST
11/02/2017
US POSTAGE $000.00[illegible]

ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

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

NOTICE IS HEREBY GIVEN that the **Santa Fe Springs Planning Commission** will conduct a public hearing at a regular meeting on **Monday, November 13, 2017** at **6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

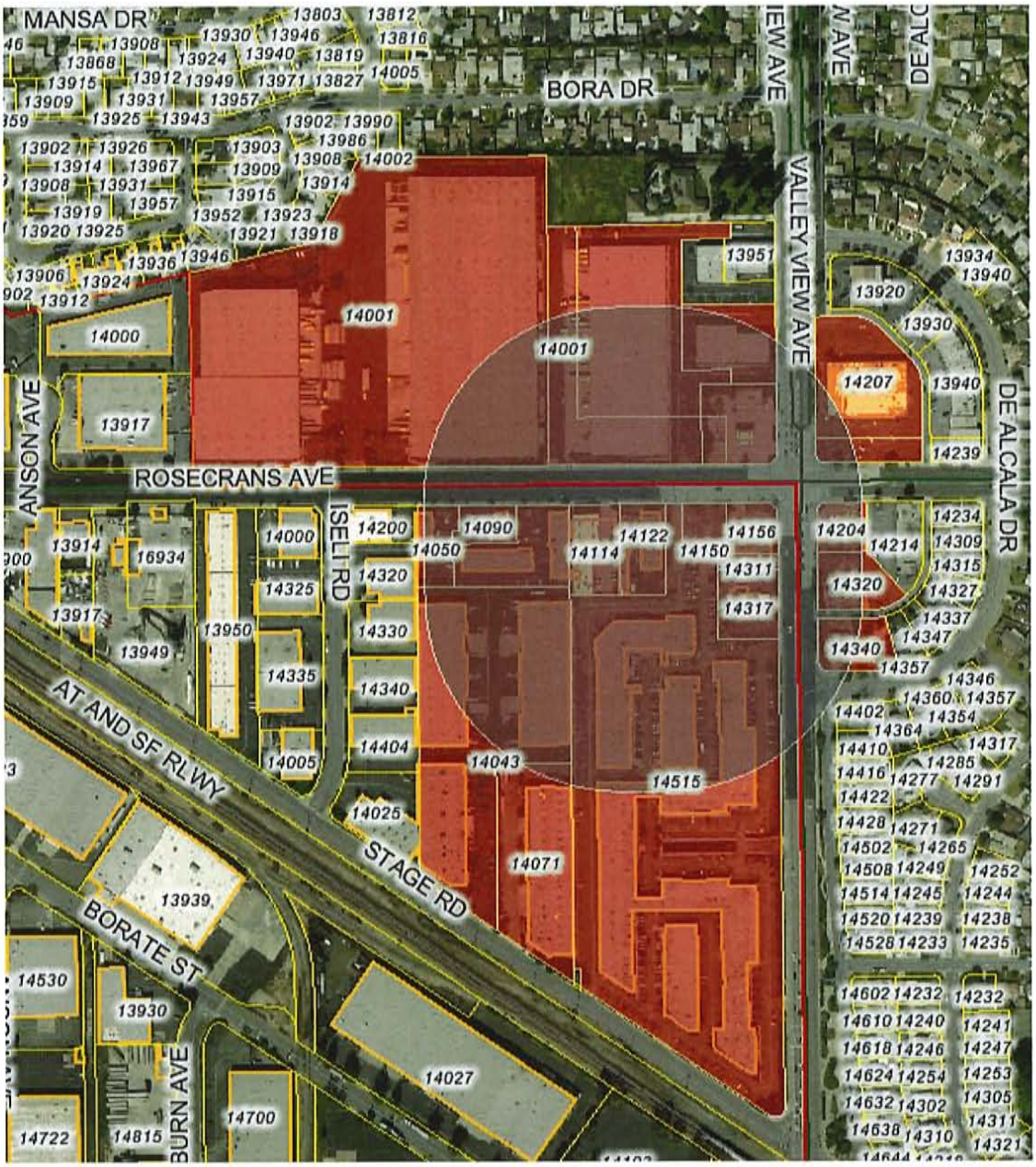
Initiated By: City of Santa Fe Springs
Property located at: 14138 Rosecrans Avenue (APN: 8069-006-017) (American Tower Corporation)

Revocation of Conditional Use Permit (CUP) Case No. 667: In accordance with Section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Conditional Use Permit Case No. 667 because the use for which approval was granted has ceased to exist.

CEQA Status: 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 21, Section 15321— Enforcement Actions by Regulatory Agencies of the California Environmental Quality Act (CEQA). Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department at, or prior to the Public Hearing. Any person interested in this matter may contact Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org

Radius Map for Public Hearing Notice



Report Submitted By: Vince Velasco
Planning and Development Dept.

Date of Report: November 8, 2017

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780

DPA 925: A request for approval to allow the demolition of five existing single-story mini-warehouse buildings measuring 18,850 sq. ft. and replacement with a three-story, 75,275 sq. ft. mini-warehouse building with a maximum height of 38'-6"; and *CUP 780*: a request to allow the expansion of a mini-warehouse facility use on property located at 13020 Telegraph Road (APN: 8011-014-017), within the M-2, Heavy Manufacturing Zone and within the Telegraph Road Corridor.
(Ojai Oil Company – Golden State Storage)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 925 and Conditional Use Permit Case No. 780 and, thereafter, close the Public Hearing; and
- 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
- 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
- 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
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 925 & CUP 780); and
- Approve Development Plan Approval Case No. 925 and Conditional Use Permit Case No. 780, subject to the conditions of approval as contained with the Staff Report.

Report Submitted By: Laurel Reimer
Planning and Development Department

Date of Report: November 9, 2017

ITEM NO. 8

BACKGROUND

The subject site is comprised of a single parcel (APN: 8011-014-017) measuring approximately 1.59-acres. It is located on the southeast corner of Telegraph Road and Shoemaker Avenue at 13020 Telegraph Road. The subject site is zoned M-2, Heavy Manufacturing and has been utilized as a mini-warehouse facility since 1974.

Prior to 1974, "mini-warehouse" was not defined in the City's Zoning Regulations. In July 1974, the City Council adopted interim Ordinance No. 461 to temporarily prohibit the construction of mini-warehouse facilities and directed staff to develop site development standards for mini-warehouse facilities.

In October 1974, the City Council adopted Ordinance No. 468 which amended the text of the Zoning Regulations to (1) add a new definition for mini-warehouse to distinguish a mini-warehouse use from a regular warehouse use; (2) require Conditional Use Permit approval prior to the establishment of a mini-warehouse within the M-1 or M-2 zones; and (3) add special provisions, § 155.637(B), that restricted the size, location, and function of mini-warehouses. One provision of Ordinance No. 468 restricted mini-warehouses from occupying frontage on a freeway, major or secondary highway.

The owners of the subject property had already applied for building permits to construct a mini-warehouse facility prior to the adoption of either ordinance. Even though Telegraph Road is a major highway and Shoemaker Avenue is a Secondary Highway, the city allowed the project to continue since the applicant had initiated the process to construct a mini-warehouse prior to the ordinances going into effect. In fact, Section 7 of Ordinance No. 461 conditionally "excepted" the ordinance from applying to the subject property provided that the development comply with certain development criteria, which were memorialized in a 1974 agreement between the owner of the property (Los Feliz Investment Co. and Ojai Company) and the City. Development criteria from that agreement included:*

1. The setback on Telegraph Road for all buildings and structures shall be 20 feet.
2. There shall be no outdoor storage unless it is completely screened from view from adjoining streets and adjoining properties.
3. The development shall provide adequate internal security to reduce the likelihood of theft or pilferage.
4. Site plans shall meet the requirements of the City's Fire Department as to adequate fire protection.
5. The required access aisles shall not be used for storage purposes.

*Note: A copy of the entire Agreement is Attachment #7.

The Zoning Regulations pertaining to mini-warehouses were recently amended by

Ordinance No. 1089, which was approved on September 28, 2017. Per Ordinance No. 1089, mini-warehouses are now permitted on properties occupying frontage on a freeway, major or secondary highway, given that the industry has since evolved and modern mini-warehouses are architecturally superior to earlier style mini-warehouses.

The project applicant has proposed several upgrades to the property since it was first constructed in 1974, including a proposal in 2009 to replace the center buildings with a three story building. For various reasons, those plans were abandoned. Most recently, the applicant was granted Modification Permit No. 1214 in March 2011 to remodel the office, caretaker's apartment, and facades. The modification allowed for architecturally articulated walls to encroach two feet into the 20' front-yard setback area along Telegraph Road and to encroach two feet into the 10' foot side-yard setback area along Shoemaker Avenue. Corresponding drought-tolerant landscaping upgrades were also completed at that time.

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 925) – to allow the demolition of five existing single-story mini-warehouse buildings measuring 18,850 sq. ft. and replacement with a three-story, 75,275 sq. ft. mini-warehouse building with a maximum height of 38'-6"; and

Conditional Use Permit (CUP 780) – to allow the expansion of a mini-warehouse facility use.

STREETS AND HIGHWAYS

The subject property is located at the southeast corner of Shoemaker Avenue and Telegraph Road. Shoemaker Avenue is designated as a Secondary Highway within the Circulation Element of on the City's General Plan. Telegraph Road is designated as a Major Highway.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property and all surrounding properties is M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial.

DEVELOPMENT PLAN APPROVAL (DPA 925)

Site Plan (Sheet 1 & 2)

The current site is comprised of nine single-story mini-warehouse buildings, five located in the interior of the property and four along the perimeter of the property. The applicant is proposing to demolish the five interior single-story mini-warehouse buildings, measuring a total of 18,850 sq. ft., and replace them with a three-story, 75,275 sq. ft. mini-warehouse building. The four existing perimeter buildings, measuring a total of 15,135 sq. ft. will remain unchanged. In total, the site will have 90,410 sq. ft. of building area after the proposed project is completed. The site will

also have fifteen parking stalls and four trash enclosure areas distributed throughout the property. Six of the parking stalls are already provided along the southern property line and will remain unchanged. The other nine parking stalls will be provided along the interior of the property.

Floor Plan – 1st Floor (Sheet 3)

The first floor of the new building will measure 23,285 sq. ft., have 5' wide hallways, and 121 storage units varying in size from 5' x 5' to 12.5' x 30'. Nine parking spaces are provided on the first floor. Six standard parking stalls and one ADA parking stall will be located at the west side of the building, along with two loading zones, two elevators and two stairwells. The east side of the building will have two standard parking stalls and one stairwell. Patrons will enter the building via double doors from the two loading zones, and single doors are used to access the three stairwells. Additionally, the first floor has four single-door hallway exits – one near each corner of the building. The storage unit breakdown of the first floor is as follows:

Size	Amount	Percentage
5' x 5'	17	14%
5' x 10'	3	2%
10' x 10'	35	29%
10' x 15'	14	12%
10' x 20'	28	23%
10' x 25'	8	6%
10' x 30'	10	8%
12.5' x 10'	2	2%
12.5' x 20'	2	2%
12.5' x 30'	2	2%
TOTAL:	121	

Floor Plan – 2nd and 3rd Floors (Sheets 4 & 5)

The second and third floors of the new building will have the same floorplan. Each floor will measure 25,625 sq. ft., have 5' wide hallways, and include 180 storage units varying in size from 5' x 5' to 10' x 20'. Three of the four corners of the building will have aluminum storefront windows, and the southeast corner will have spandrel glass. No other windows are provided. The storage unit breakdown is as follows:

Size	Amount	Percentage
5' x 5'	32	18%
5' x 10'	54	30%
5' x 20'	1	1%
10' x 10'	17	9%
10' x 15'	38	21%
10' x 20'	38	21%
TOTAL:	180	

Roof Plan (Sheet 6)
The roofline will extend to a height of 32'-10" and each corner of the building will have square architectural elements that extend up to 38'-6". The architectural elements will also serve as mechanical screens for rooftop equipment.

Elevations (Sheets 7, 8 and 9)
The new three-story storage building will have a number of architectural elements to break up the building mass. The bottom fourteen feet (approximate) of the building will have lapped siding in a warm brown color. The 32 eight-foot tall metal roll-up doors on the first floor of the west, north, and south elevations will be painted a dark gray color to compliment the brown siding. Above the siding, the corners of the building will have about twenty feet of glass windows that wrap around each corner and measure approximately fourteen feet high. The remainder of the building will be covered in a medium tan plaster with numerous reveal lines. At approximately thirty one feet above ground level, a roughly 1'-6" tall metal awning will span the entire perimeter of the roof and be painted a light tan color. Above the metal awning, each corner of the roof will have an approximately 30' x 30' square mechanical screen that extends up to 38'-6" tall. The mechanical screens will be covered in the same medium tan plaster as the majority of the building, and the top foot (approximate) of each square will be painted the same light tan color as the metal awning.

The existing exterior walls of the perimeter buildings will be slightly modified to match the architecture of the new three-story building. The existing articulated columns will be widened from 2' to 4'-6" to match the scale and architecture of the new building, and a metal awning to closely match the metal awning on the new building will replace the cornice above the columns. The exterior walls will be painted to match the new building colors.

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 development is industrial, rather than residential or commercial in nature, the land is being maintained for industrial uses.
3. The subject site has been utilized as a mini-warehouse facility since 1974.
4. The proposed 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 applicant is planning to build a brand new contemporary building to replace outdated buildings. The building will feature multiple variations in height, setback, materials and color. The result is an attractive project with a contemporary building that is comparable to other high quality projects in Santa Fe Springs.

In addition, as proposed, the project meets or exceeds all requirements of the City's Zoning Regulations. The project's overall compliance validates that it is in harmony with the overall intent of the City's Zoning Regulations.

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

Findings:
The proposed building will be situated on the interior of the property. The design of the new building provides quality architectural design as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. As designed, the new building is suitable for all of its intended

users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Findings:
Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. While an attractive upgrade of the perimeter walls and landscaping was completed just a few years ago, the applicant has proposed to remodel the perimeter walls once again to ensure architectural compatibility with the proposed building. The recently planted drought-tolerant landscaping will remain and any plants damaged during construction will be replaced. Finally, the proposed trash enclosures have all been strategically placed throughout the property and will not be accessible or visible to the public.

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

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

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

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

The proposed mini-warehouse building will replace five outdated single-story buildings. Staff finds that the new contemporary industrial building is attractive and thus will be an enhancement to the overall area. Staff believes that proper attention

has been given to the placement, scale, and design of the proposed building.

CONDITIONAL USE PERMIT (CUP 780)

Ojai Oil Company is requesting approval of a Conditional Use Permit (CUP) to allow for the expansion of a mini-warehouse use. While the subject property has been utilized as a mini-warehouse facility since 1974, the zoning regulations at the time the site was approved did not require a conditional use permit for mini-warehouses. Since the use is now being expanded, a CUP must be obtained.

Company Background

Golden State Storage is owned and operated by the Ojai Oil Company, which has been in the mini-warehouse industry since 1974. Ojai Oil Company owns and manages 15 mini-warehouse facilities, including 12 in Southern California and three in the Las Vegas, Nevada area.

Details of the Proposed Use

Golden State Storage rents mini-warehouse units by the month or year to individuals and businesses. They provide secure storage for people in transit, and families or small businesses that need more room. Units are cleaned and maintained by an on-site manager who lives at the property to provide 24/7 site security. Storage units range in size from 5' x 5' up to 12.5' x 30'.

Hours of Operation

Individuals can access their storage units between 7am to 6pm daily. Staff members will man the office from 8am to 5pm Monday through Saturday, and from 10am to 5pm on Sundays.

Employee Count

Golden State Storage in Santa Fe Springs has operated with two or three employees for the past 43 years. They currently employ two people at the site and will add a third staff member when the new building opens.

Parking

The newly adopted Ordinance No. 1089 required one parking space for every 10,000 square feet of storage area, plus one covered parking space for the on-site caretaker's unit. Under this new ordinance, Golden State Storage is required to have ten parking stalls. With 15 parking stalls available on-site, there is more than enough parking to accommodate staff and storage unit visitors.

CONDITIONAL USE PERMIT - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for conditional use permit, the Commission shall give consideration to the following:

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.*

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A mini-warehouse facility use is consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by various industrial, office, and warehouse uses, which would be compatible with a mini-warehouse facility use. The subject site has also been utilized as a mini-warehouse facility since 1974 (over 43 years) without complaint.

If conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed expansion of the mini-warehouse facility use 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) *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.*

The proposed three-story mini-storage building has been designed with multiple variations in height, setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area. Staff, therefore, finds that the proposed improvements will preserve the general appearance and welfare of the community.

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 §155.716 of the City's Zoning Regulations for the granting of Development Plan Approval and Conditional Use Permit, respectively.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project 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 November 2, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on November 2, 2017, and published in a newspaper of general circulation (Whittier Daily News) November 2, 2017, 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, 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 September 18, 2017 to October 8, 2017. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and a copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials;* and *Hydrology and Water Quality.* 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.

The monitoring and reporting on the implementation of mitigation measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #9). To date, staff has not received responses relating to the proposed Initial Study/Mitigated Negative Declaration.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval

The Planning Commission has the authority, subject to the procedures set forth in

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

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo at 562-409-1850 x3320)

1. The applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the 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 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.

2. The applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

3. 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.

4. 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.

5. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained in a regular basis.

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

6. The applicant shall pay a flat fee of $59,826 to reconstruct/resurface the existing street frontage to centerline of Telegraph Road and Shoemaker Avenue.

7. The applicant shall pay the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Shoemaker Avenue as determined by the City Engineer and Fire Chief.

8. A.D.A. compliant access ramp and associated sidewalk improvements with black truncated domes to be constructed at south east corner of Telegraph Road and Shoemaker Avenue. Construction shall be paid for by the owner/ developer.

9. 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 new offsite signs and the applicant shall pay the actual cost of sign installation.

10. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

11. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Shoemaker Avenue. Storm drain plans shall be approved by the City Engineer.

12. 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.

13. 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 (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

14. All buildings shall be connected to the sanitary sewers.

15. 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.

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

17. 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

18. All point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

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

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

21. The applicant shall pay the water trunkline connection fee of $3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

22. 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.

23. 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.

24. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

25. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best

Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Richard Kallman 562-906-3810)

26. 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.

27. 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.

28. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered petroleum engineer. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered petroleum engineer, must be provided to the Fire Department.

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

30. 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.

31. 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.

32. 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.

33. 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.

34. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562-906-3815)

35. Prior to issuance of building permits, the applicant shall comply with the applicable conditions below and obtain notification in writing from the Santa Fe Springs Department of Fire-Rescue (SFSDFR) that all applicable conditions have been met:

a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the SFSDFR Environmental Protection Division (EPD) with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.

b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.

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

36. Permits and approvals. 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.

37. 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

38. The applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562-868-0511 x7309)

39. 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.

40. 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.

41. 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: Laurel Reimer 562-868-0511 x7354)

42. All conditions of approval from Modification Permit Case No. 1214 shall remain in effect.

43. The development shall be constructed substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file.

44. The proposed building and façade enhancements shall be constructed of quality materials. Any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

45. The column features of the remodeled façade along Telegraph Road shall maintain at least an eighteen (18) foot front-yard setback, and the column features along Shoemaker Avenue shall maintain at least an eight (8) foot side-yard setback, as measured from the property line. The remainder of the façade along Telegraph Road shall maintain at least a twenty (20) foot front-yard setback and the remainder of the façade along Shoemaker Avenue shall maintain at least a ten (10) foot side-yard setback from the property line.

46. Any existing landscaping that is damaged during the course of construction shall be replaced with like-for-like materials, in conformance with the approved landscape plan on file. If the applicant desires to replace all landscaping on the property, the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).

47. A sufficient number of approved trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change)*.

48. All activities shall occur inside the building(s). No portion of the property shall be used for outdoor storage of any type, or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.

49. Areas designated for off-street parking shall not be used for storage of vehicles or other materials.

50. All parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.

51. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Shoemaker Ave, use streets as a staging area, or to backup onto the street from the subject property.

52. The Planning Department shall review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 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.

53. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.

54. The applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.

55. The applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***

56. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 925 and Conditional Use Permit Case No. 780. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

57. The owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

58. The applicant shall apply for a Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If

historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.

59. The applicant shall apply for an Oilfield Site Plan Review through the Planning Department.

60. *Prior* to submitting plans to the Building Division for plan check, the applicant shall submit mechanical plans that include a roof plan showing the location of all roof-mounted equipment. All roof-mounted mechanical equipment and/or duct work which project above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.

a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
   i. A roof plan showing the location of all roof-mounted equipment;
   ii. Elevations of all existing and proposed mechanical equipment; and
   iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

61. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; *however, the area in front of the OS and Y valves shall not be screened.* The screening shall also only be applicable to the double-check detector assembly and *shall not* include the fire department connector (FDC). Notwithstanding, the Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

62. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the *prior approval* of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).

63. 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. *Refer to California Electrical Code, Chapter 5, Sections 500 and 501.*

64. Prior to issuance of building permits, the applicant or owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants.

1. Applicant or owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
2. Applicant or owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of their 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 and owner/developer understand 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 and owner/developer understand and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that

regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

65. The owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be 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.

66. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
    a. Name of the development/project.
    b. Name of the development company.
    c. Address or Address range for the subject site.
    d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)

67. The owner/developer understands and agrees that 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.

68. Any damaged asphalt and swale (ribbon gutter) shall be repaired within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.

69. The owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

70. The applicant shall comply with all parts of Zoning Code Section 155.637 Mini-Warehouses at all times.

71. On-site loading activities shall only be permitted within the designated loading areas shown on the submitted site plan.

72. 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.

73. The applicant shall maintain the property in a clean and orderly manner at all times.

74. 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. Section 155.637

75. The applicant and owner/developer agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

76. Conditional Use Permit Case No. 780 shall be subject to a compliance review in 2 years, on November 13, 2019. Approximately three (3) months before November 13, 2019, 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.

77. Unless otherwise specified in the action granting Development Plan Approval Case No. 925, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse for a period of 12 consecutive months shall terminate Development Plan Approval Case No. 925 and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Planning Commission or City Council action.

78. Unless otherwise specified in the action granting Conditional Use Permit Case No. 780, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse for a period for a period of 12 consecutive months shall terminate Conditional Use Permit Case No. 780 and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Planning Commission or City Council action.

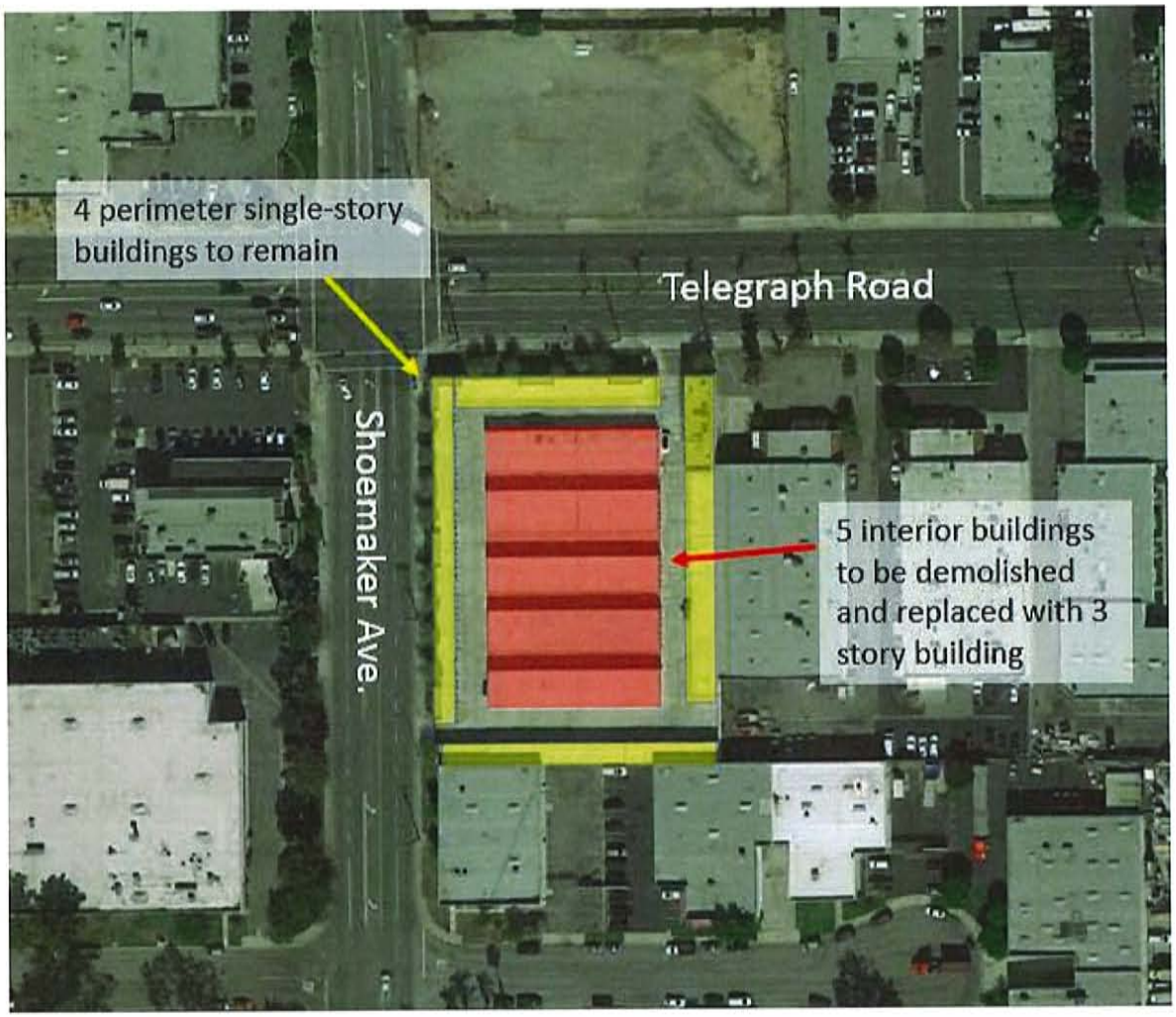
79. If there is evidence that conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director of 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.

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

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Project Plans
3. Development Plan Approval Application
4. Conditional Use Permit Application
5. Radius Map for Public Hearing Notice
6. Public Hearing Notice
7. 1974 Agreement
8. Initial Study Part 1
9. ISMND and Mitigation Monitoring and Reporting Program (previously provided to Planning Commissioners on October 26, 2017)

Attachment 1 - Aerial Photograph



Golden State Storage
13020 Telegraph Road

Attachment 2 – Project Plans



GOLDEN STATE STORAGE: SANTA FE SPRINGS EXPANSION

INDEX OF DRAWINGS

ARCHITECTURAL
1 SITE DEMOLITION PLAN
2 SITE PLAN
3 FIRST FLOOR PLAN
4 SECOND FLOOR PLAN
5 THIRD FLOOR PLAN
6 ROOF PLAN
7 EXTERIOR ELEVATIONS
8 EXTERIOR ELEVATIONS
9 EXTERIOR ELEVATIONS
10 RENDERINGS
11 RENDERINGS

PROJECT INFORMATION

PROJECT ADDRESS:	13020 TELEGRAPH ROAD SANTA FE SPRINGS, CA
BUILDING AUTHORITY:	CITY OF SANTA FE SPRINGS
ZONING REGULATIONS:	CITY OF SANTA FE SPRINGS PLANNING CODE 2016 COUNTY OF LOS ANGELES BUILDING CODE
LOCAL PLANNING:	TELEGRAPH ROAD CORRIDOR
ASSESSOR'S ID #:	8011-014-017
LEGAL DESCRIPTION:	VACATION OF SUBDIVISIONS AND CERTAIN STREETS AND ALLEYS IN THE TOWN OF SANTA FE SPRINGS AND BANNISTOR'S ADDITION LOT COM S 84°55' W 235 FT FROM SW COR ... SEE MAPBOOK FOR MISSING PORTION ... SEC 5 T 3S R 11W
MAJOR CROSS STREETS:	TELEGRAPH ROAD AND SHOEMAKER AVENUE
LOT AREA:	LOT SIZE: 1.60 ACRES
ZONING:	M-2 HEAVY MANUFACTURING ZONE DISTRICT
(E) BUILDING USE:	SELF STORAGE / PARKING / OFFICE / CARETAKER'S RESIDENCE
(E) CONSTRUCTION TYPE:	EXISTING STORAGE BUILDINGS: TYP III - B, BUILDING 1: STORAGE, OFFICE, APARTMENT: TYPE V - B
(E) OCCUPANCIES:	GROUPS S-1 (SELF STORAGE), B (OFFICE), GROUP R-2 (RESIDENTIAL), GROUP U (RESIDENTIAL)
(N) BUILDING USE:	SELF STORAGE / PARKING / OFFICE / CARETAKER'S RESIDENCE
(N) CONSTRUCTION TYPE:	EXISTING STORAGE BUILDINGS (A,H,N): TYPE III - B. BUILDING 1: STORAGE, OFFICE, APARTMENT: TYPE V - B. NEW STORAGE BUILDING (B): TYPE II - B.
(N) OCCUPANCIES:	GROUP S-1 (SELF STORAGE), B (OFFICES), GROUP R-2 (RESIDENTIAL), GROUP U (RESIDENTIAL)

CITY OF SANTA FE SPRINGS SETBACK & HEIGHT:

	REQUIRED	PROVIDED
(E) FRONT YARD:	30'-0"	30'-0"
(E) REAR YARD:	0'-0"	0'-0"
(E) SIDE YARD:	30'-0"	20'-0"
(E) HEIGHT:	<50'-0"	20'-6"
(N) HEIGHT:	<50'-0"	38'-6"

PARKING PROVIDED:

REQUIRED:

1 EVERY 500 S.F. OF OFFICE SPACE: (536 S.F.)	2 REQ
EMPLOYEES SPACES=1 CARETAKER:	1 REQ
TOTAL:	3 REQ.

PROVIDED: (15) FIFTEEN PARKING SPACES
(1) ONE VAN ACCESSIBILITY SPACE.

FIRE SPRINKLERS: (E) BLDGS: NON-SPRINKLERED
(N) BLDGS: SPRINKLERED

GOLDEN STATE STORAGE

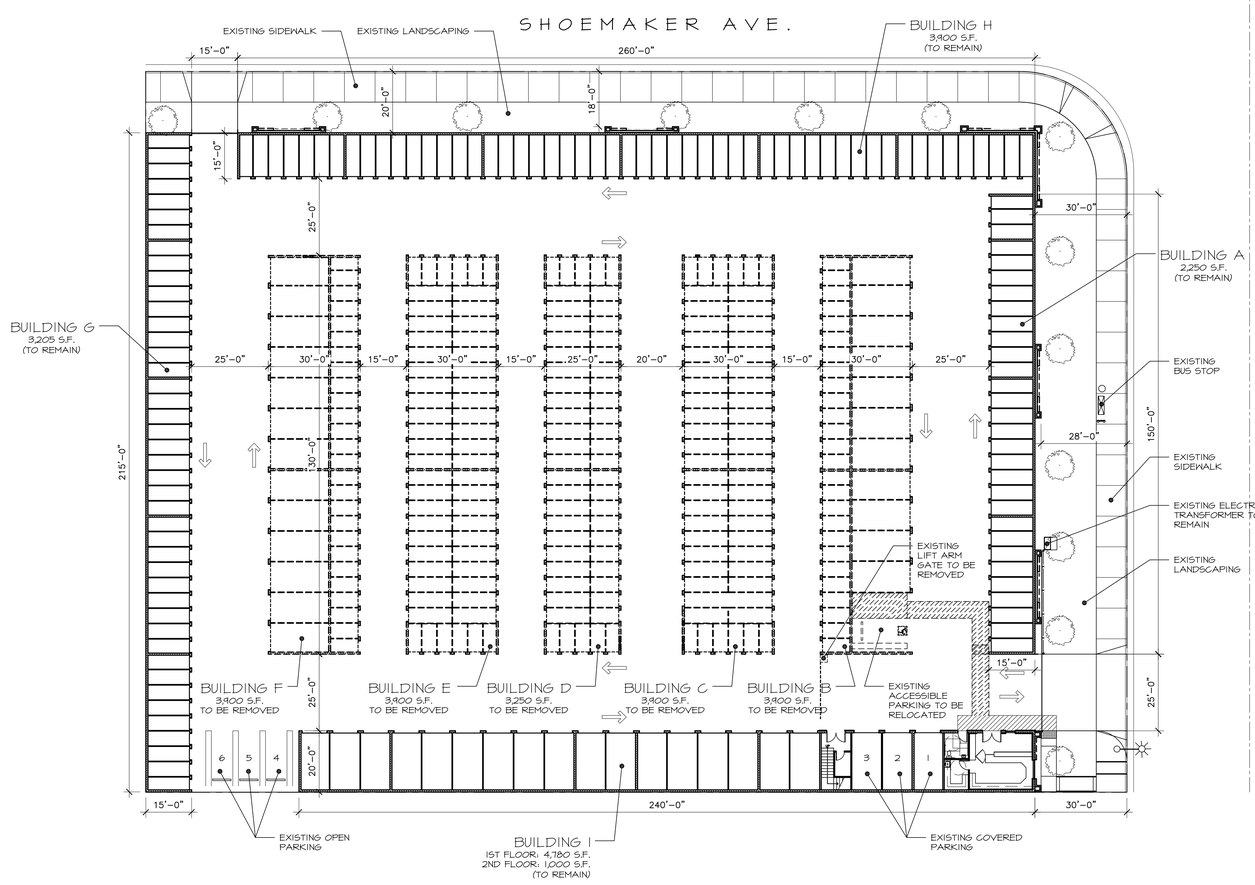
13020 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA

JUNE 9, 2017

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

21 S. CALIFORNIA STREET
VENTURA, CA 93001
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FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

DWG: P:\JOBS\GSS SANTA FE EXPANSION\DRAWINGS\GSSSF SITE & FLOOR PLANS.DWG PLOTTED: 1:31 PM



EXISTING PROJECT AREA:

LOT AREA:	69,626 S.F.
BUILDING AREA:	
EXISTING TO REMAIN:	15,135 S.F.
EXISTING TO BE REMOVED:	18,850 S.F.
TOTAL:	33,985 S.F.
PAVED AREA:	29,538 S.F.
LANDSCAPE:	6,103 S.F.

SITE DEMOLITION PLAN

SCALE 1" : 20'-0"

GOLDEN STATE STORAGE

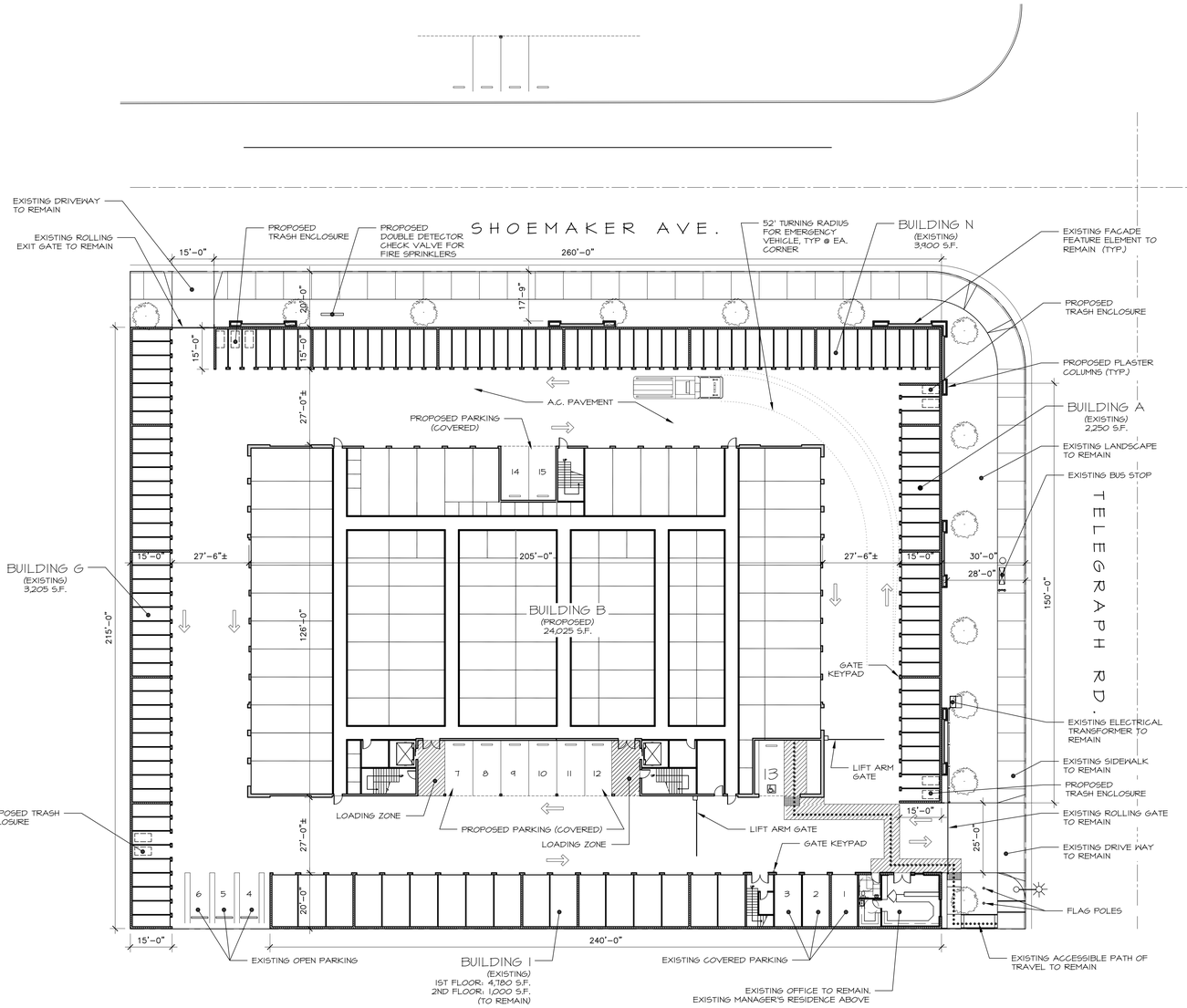
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[illegible] SITE & FLOOR PLANS.DWG PLOTTED: 3:07 PM



PROJECT DATA

SITE AREA:	69,626 S.F.	
BUILDING AREA:		
BUILDING A:	2,250 S.F.	
BUILDING B:		
1ST FLOOR:	24,025 S.F.	
2ND FLOOR:	25,625 S.F.	
3RD FLOOR:	25,625 S.F.	
BUILDING G:	3,205 S.F.	
BUILDING H:	3,900 S.F.	
BUILDING I:		
1ST FLOOR:	4,780 S.F.	
2ND FLOOR:	1,000 S.F.	
TOTAL:	90,411 S.F.	
BUILDING FOOTPRINT:	38,160 S.F.	55%
PAVED AREA:	25,363 S.F.	36%
LANDSCAPE AREA:	6,103 S.F.	9%
F.A.R.:	1.30	
PARKING PROVIDED:	15 SPACES	

TRASH ENCLOSURE AREA CALCULATIONS

20,000 x .01 =	200 S.F.
70,411 x .005 =	352 S.F.
TOTAL REQ'D	552 S.F.
TOTAL PROVIDED:	581 S.F.

SITE PLAN

SCALE 1" : 10'-0"

N

GOLDEN STATE STORAGE

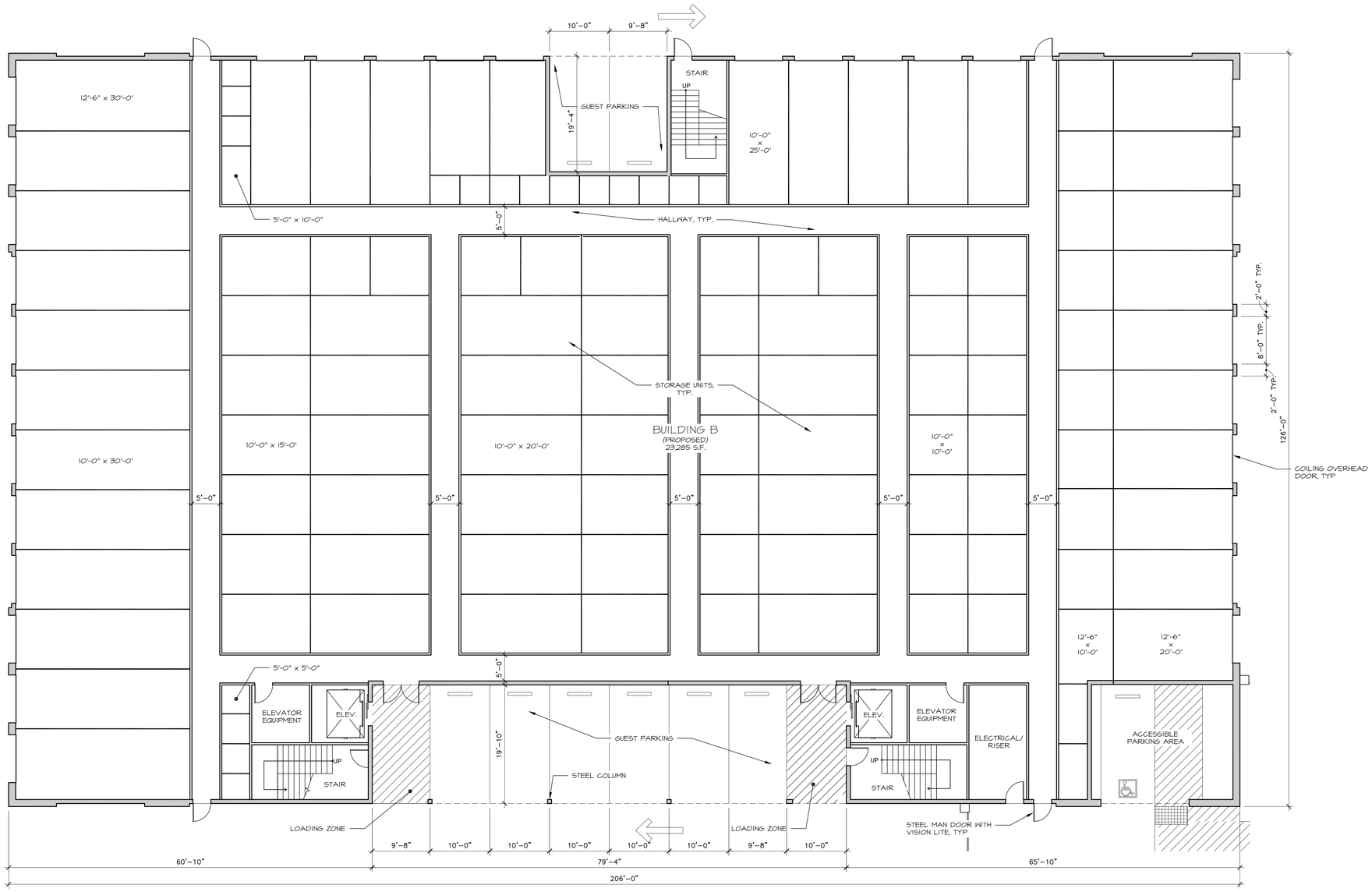
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DWG: P:\JOBS\13S SANTA FE SPRINGS\PERMIT\SITE PLAN.DWG PLOTTED: 3:07 PM



STORAGE UNITS (FIRST FLOOR)

5X5	17	14%
5X10	3	2%
10X10	35	29%
10X15	14	12%
10X20	28	24%
10X25	6	5%
10X30	10	8%
12.5X10	2	2%
12.5X20	2	2%
12.5X30	2	2%
TOTAL:	119	

BUILDING B: 1ST FLOOR PLAN

SCALE 1/8" : 1'-0"

N

GOLDEN STATE STORAGE

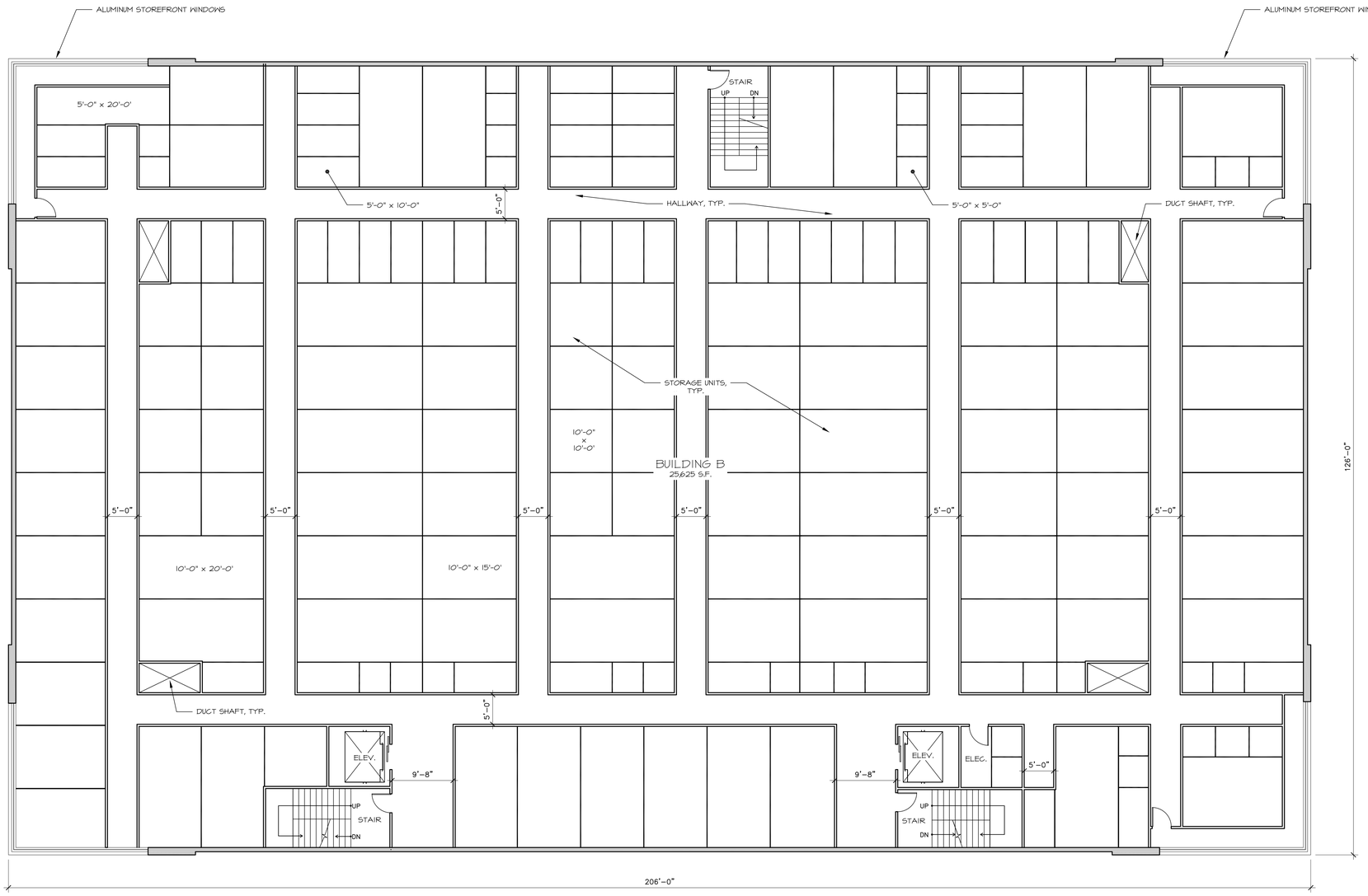
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STORAGE UNITS (SECOND FLOOR)

5X5	19	19%
5X10	55	29%
5X20	1	1%
10X10	17	9%
10X15	38	21%
10X20	38	21%
TOTAL:	184	

BUILDING B: 2ND FLOOR PLAN

SCALE 1/8" : 1'-0"

N

GOLDEN STATE STORAGE

13020 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA

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STORAGE UNITS (SECOND FLOOR)

5X5	19	19%
5X10	55	29%
5X20	1	1%
10X10	17	9%
10X15	38	21%
10X20	38	21%
TOTAL:	184	

BUILDING B: 3RD FLOOR PLAN

SCALE 1/8" : 1'-0"

N

GOLDEN STATE STORAGE

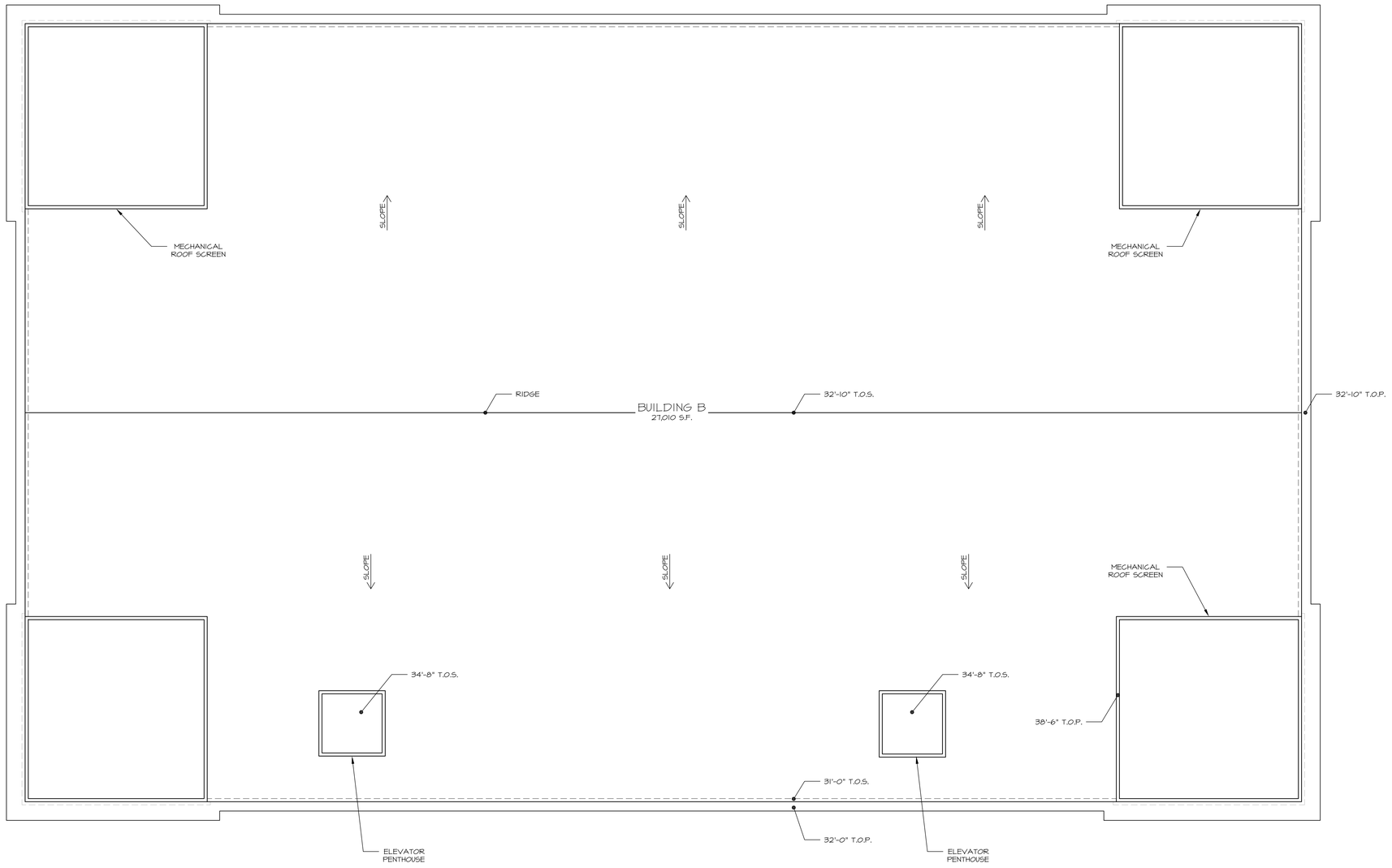
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INC. P:\JOYCE\05 SANTA FE EXPANSION\PERMIT\DESIGN PHASE\05 SITE & FLOOR PLANS.DWG PLOTTED: 1:37 PM



BUILDING B: ROOF PLAN

SCALE 1/8" : 1'-0"

N

GOLDEN STATE STORAGE

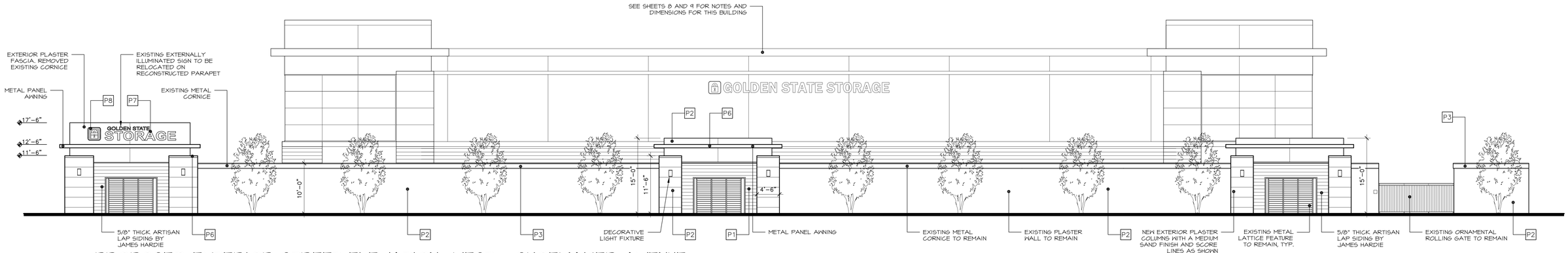
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Planning
Interiors

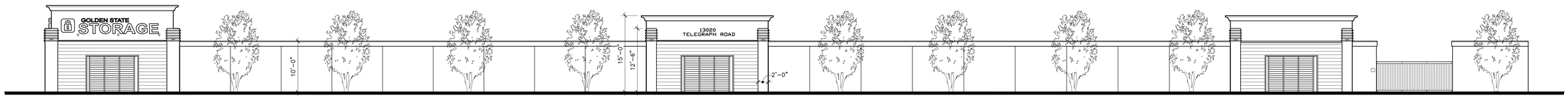
21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

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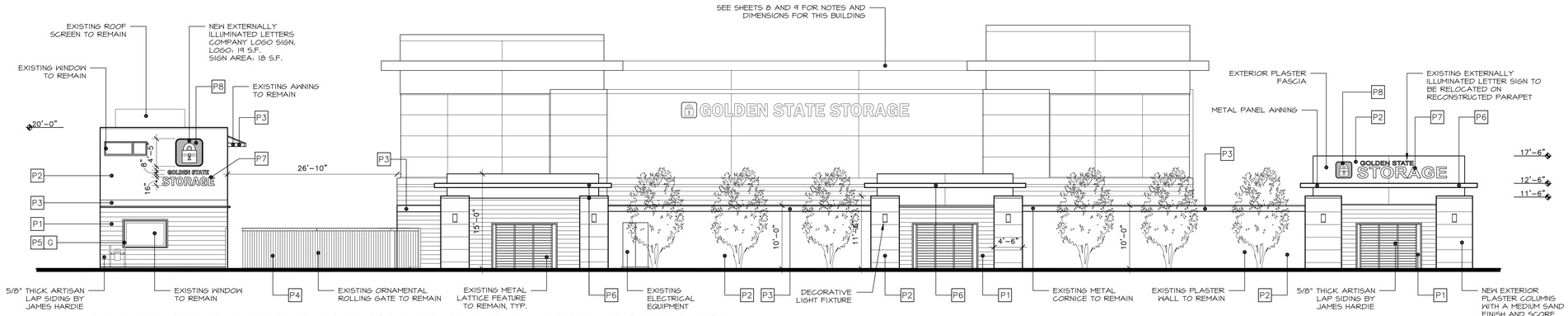
PROPOSED EXTERIOR STREET ELEVATION: WEST - SHOEMAKER AVENUE

SCALE 1/8" : 1'-0"



EXISTING EXTERIOR STREET ELEVATION: WEST - SHOEMAKER AVENUE

SCALE 1/8" : 1'-0"

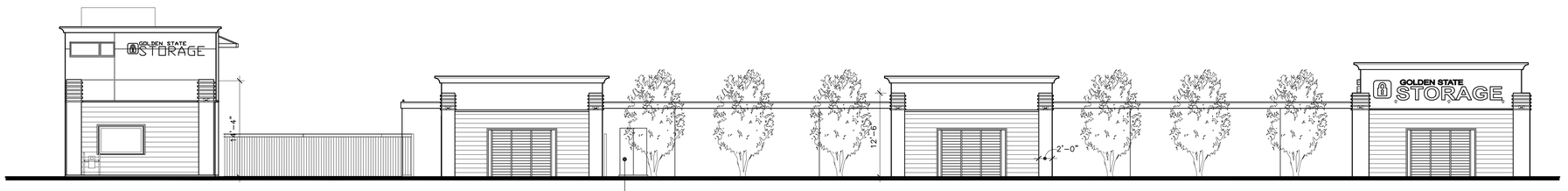


PROPOSED EXTERIOR ELEVATION: NORTH - TELEGRAPH ROAD

SCALE 1/8" : 1'-0"

COLOR / MATERIAL LEGEND

- P1 LAPPED SIDING: DUNN EDWARDS: DE6203 "ESSENTIAL BROWN"
- P2 EXTERIOR PLASTER: DUNN EDWARDS DE6207 "EGYPTIAN SAND"
- P3 METAL CORNICE, METAL AWNING, OVERHEAD DOORS: DUNN EDWARDS DE6384 "IRON FIXTURE"
- P4 ROLLING GATES: DUNN EDWARDS DE6385 "BLACK BEAN"
- P5 ALUMINUM STOREFRONT: MILL FINISH
- P6 METAL AWNING, TRIM: DUNN EDWARDS DE6170 "RICE BOWL"
- P7 SIGN LETTERS: PANTONE BLACK
- P8 SIGN LOGO: PANTONE 2955
- G GLASS: CLEAR



EXISTING EXTERIOR ELEVATION: NORTH - TELEGRAPH ROAD

SCALE 1/8" : 1'-0"

GOLDEN STATE STORAGE

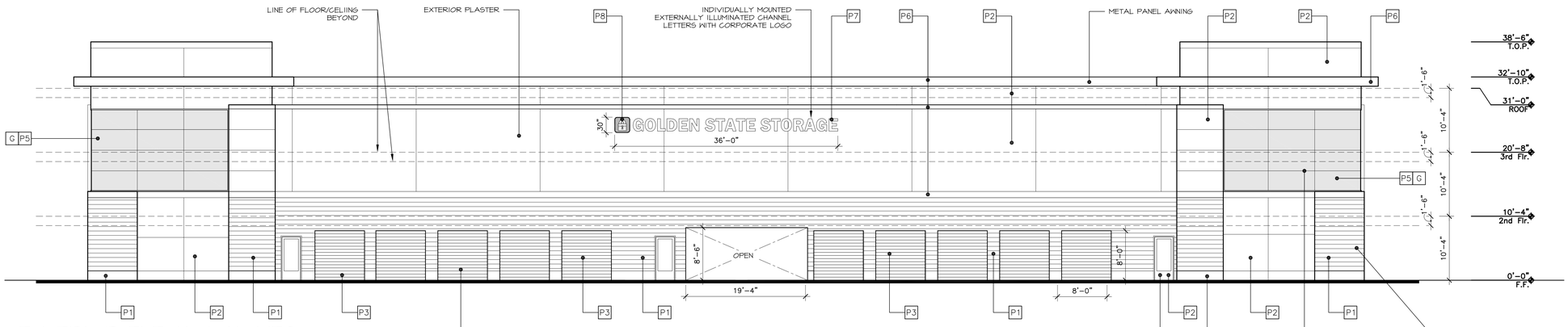
13020 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA

JUNE 9, 2017

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

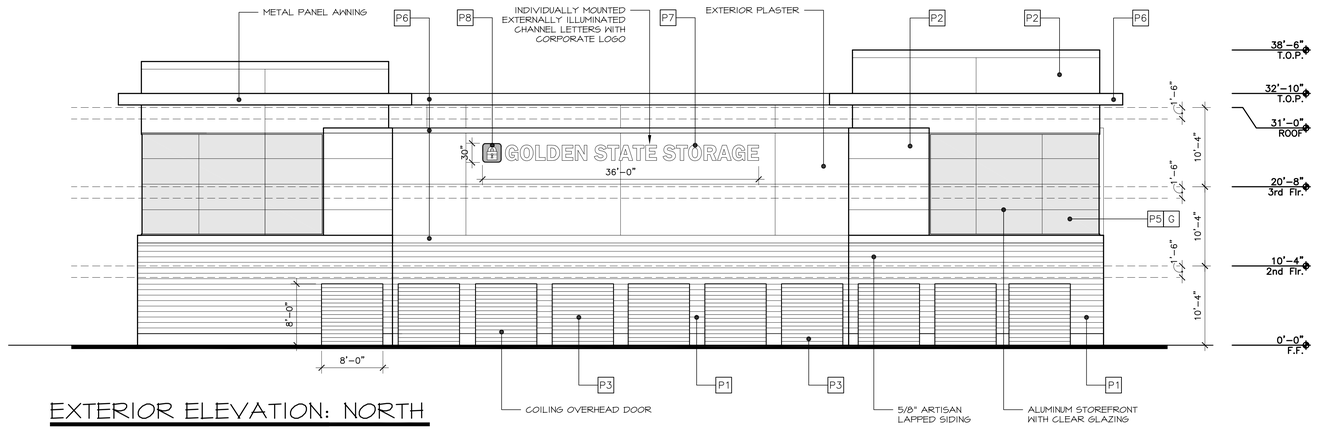
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VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

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EXTERIOR ELEVATION: WEST

SCALE 1/8" : 1'-0"



EXTERIOR ELEVATION: NORTH

SCALE 1/8" : 1'-0"

COLOR / MATERIAL LEGEND

- P1 LAPPED SIDING: DUNN EDWARDS: DE6203 "ESSENTIAL BROWN"
- P2 EXTERIOR PLASTER: DUNN EDWARDS DE6207 "EGYPTIAN SAND"
- P3 METAL CORNICE, METAL AWNING, OVERHEAD DOORS: DUNN EDWARDS DE6384 "IRON FIXTURE"
- P4 ROLLING GATES: DUNN EDWARDS DE6385 "BLACK BEAN"
- P5 ALUMINUM STOREFRONT: MILL FINISH
- P6 METAL AWNING, TRIM: DUNN EDWARDS DE6170 "RICE BOWL"
- P7 SIGN LETTERS: PANTONE BLACK
- P8 SIGN LOGO: PANTONE 2955
- G GLASS: CLEAR

GOLDEN STATE STORAGE

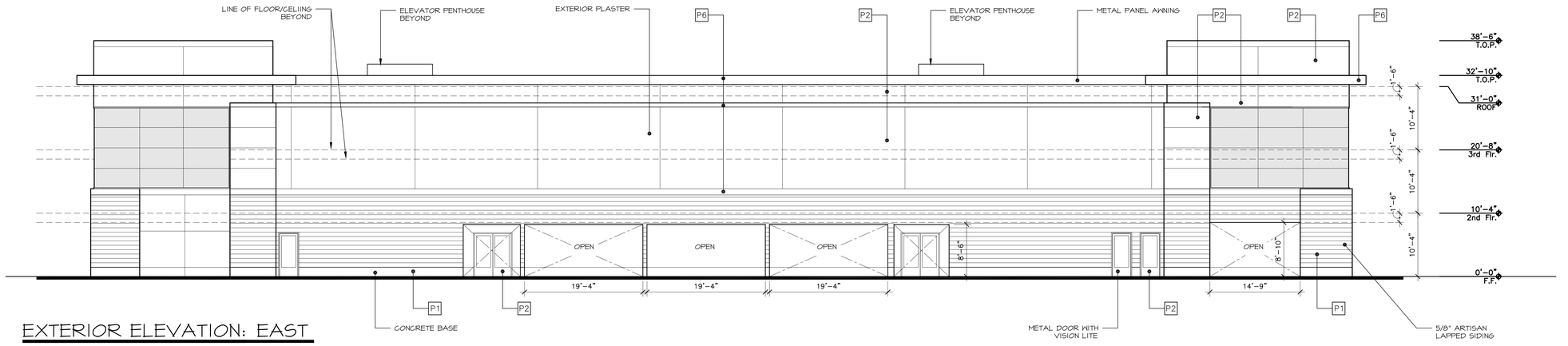
13020 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA

JUNE 9, 2017

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

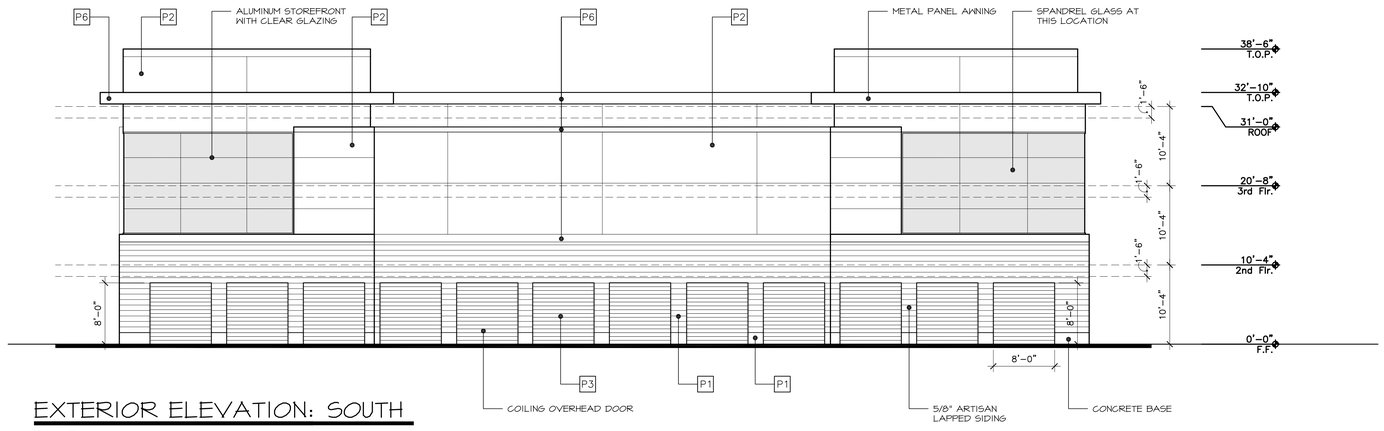
21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

INC. P:\ARP\02 SSS SANTA FE SPRINGS\DRAWINGS\DESIGN PHASE\SSS_SFS - ELEVATIONS.DWG PLOTTED: 3:17 PM



EXTERIOR ELEVATION: EAST

SCALE 1/8" : 1'-0"



EXTERIOR ELEVATION: SOUTH

SCALE 1/8" : 1'-0"

COLOR / MATERIAL LEGEND

- P1 LAPPED SIDING: DUNN EDWARDS: DE6203 "ESSENTIAL BROWN"
- P2 EXTERIOR PLASTER: DUNN EDWARDS DE6207 "EGYPTIAN SAND"
- P3 METAL CORNICE, METAL AWNING, OVERHEAD DOORS: DUNN EDWARDS DE6384 "IRON FIXTURE"
- P4 ROLLING GATES: DUNN EDWARDS DE6385 "BLACK BEAN"
- P5 ALUMINUM STOREFRONT: MILL FINISH
- P6 METAL AWNING, TRIM: DUNN EDWARDS DE6170 "RICE BOWL"
- P7 SIGN LETTERS: PANTONE BLACK
- P8 SIGN LOGO: PANTONE 2955
- G GLASS: CLEAR

GOLDEN STATE STORAGE

13020 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA

JUNE 9, 2017

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

INC. P:\JOBS\2015 SANTA FE SPRINGS\DRAWINGS\DESIGN PHASE\2015_SFS - ELEVATIONS.DWG PLOTTED: 3:10 PM



NORTHEAST CORNER @ TELEGRAPH ROAD



NORTHWEST CORNER @ TELEGRAPH ROAD & SHOEMAKER AVENUE

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

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SOUTHWEST CORNER @ SHOEMAKER AVENUE



NORTHWEST CORNER @ TELEGRAPH ROAD & SHOEMAKER AVENUE

GOLDEN STATE STORAGE

13020 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA

JUNE 9, 2017

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: JAY LOMAGNO

R:\PROJECTS\13020 SOUTH TELEGRAPH ROAD\DRAWINGS\DESIGN PHASE\SDS SET\ - RENDERINGS.DWG PLOTTED: 6:13 PM

Attachment 3 – Development Plan Approval Application

RECEIVED
APR 0 4 2017
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:

RECORD OWNER OF THE PROPERTY:
Name: TRO Company + Ojai Oil Co. Phone No: 805-388-5858
Mailing Address: 100 W. Ventura Blvd. Ste. 100
Camarillo, CA 93010
Fax No: _____ E-mail: tracy@ojaioil.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.) The five buildings storage within the property will be removed and one-three storied self storage building will be built in its place.

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

Signed: Tracy A. Off
Signature
Tracy A. Off
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."

Attachment 3 – 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): Tracy Off, VP Ojai Oil Co., Managing Partner Trio Co.
Mailing Address: 400 W Ventura Blvd Ste 100, Camarillo, CA 93010
Phone No: 805-416-8739
Fax No: 805-388-8024 E-mail: tracy@ojaioil.com
Signature: Tracy Off

Name (please print): Ryan Off, Secretary Ojai Oil Co.
Mailing Address: 400 W. Ventura Blvd, Suite 100, Camarillo, CA 93010
Phone No: 805-994-0136
Fax No: 805-388-8024 E-mail: ryan@ryanoff.com
Signature: Ryan Off

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(seal)

SEE NOTARY FORM

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

WITNESS my hand and official seal

_____
Notary Public

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

Attachment 3 – Development Plan Approval Application (Cont.)

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 Ventura)

On 3/29/2017 before me, William T. Adams, Notary Public
(insert name and title of the officer)

personally appeared TRACY OFF AND RYAN OFF,
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.

WILLIAM T. ADAMS
COMM. # 2116275
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
Comm. Exp. JULY 30, 2019

Signature William T. Adams (Seal)

RE: PROPERTY OWNERS STATEMENT

DPA APPLICATION

Attachment 4 - Conditional Use Permit Application

RECEIVED
APR 04 2017
Planning Dept.

City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13020 Telegraph Rd, SFS. The parcel is located on the southeast corner of Telegraph Rd. & Shoemaker Avenue in Santa Fe Springs.

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) The west half of lot or block 22, of Bannister's addition to Santa Fe Springs, in the city of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 23 Page 60 of misc. records, in the office of the County Recorder of said County.

Record Owner of the property: Ojai Oil Company & T&O Company
Name: Ojai Oil Co. Phone No: 805-388-5858
Mailing Address: 400 W. Ventura Blvd, Camarillo, CA 93010 Date of Purchase: 1978
Fax No: 805-388-8029 E-mail: tracy@ojaioil.com
Is this application being filed by the Record Owner? yes.
(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: _____ Phone No: _____
Mailing Address: _____
Fax No: _____ E-mail: _____
Describe any easements, covenants or deed restrictions controlling the use of the property: _____

The Conditional Use Permit is requested for the following use *(Describe in detail the nature of the proposed use, the building and other improvements proposed)*: The use as self storage will remain unchanged. The inner 5 buildings will be removed and a three storied storage building will be built to replace the five.

NOTE

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

Attachment 4 – Conditional Use Permit Application (Cont.)

Justification Statement-Cup Application. Ojai Oil Co. 3-28-17

1. **Explain why the proposed use is essential or desirable in the location requested?** In a city such as the City of Santa Fe Springs that has a moratorium on storage, and considering that we have been full for the past 30 years of so, we believe adding storage to this site will be a benefit to those who live in the City of Santa Fe Springs. The location is ideal and central.

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?** This self-storage facility has very few visitors per day, as can be seen on the parking study from two of our other similarly sized storage facilities. It will be an attractive three story building, blending with others along the Telegraph Avenue Corridor. It's size or location has no effect on neighboring businesses.

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?** Other than the construction itself for noise and dust, there will be no increase in either. There are no undesirable features to the building; rather it will be pleasing to the eye. There will be no increase in odors. There will be a dumpster, as before, that will be monitored and kept out of sight.

4. **Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties?** This will be a quality building and project, in line with other larger buildings along this corridor. It will fit right in.

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?** As mentioned in question #1, traffic will not be a burden to the intersection or corridor. As is the nature of self storage, and we've been in the industry since 1974, very few people visit their units on a monthly basis. Mostly it is simply to move in and out.

6. **If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator?** Ojai Oil Company/TRO Company have been the owners since 1974. Ojai Oil Company is managing the self-storage facility and will continue to do so.

Attachment 4 – Conditional Use Permit Application (Cont.)

OJAI OIL COMPANY
400 W. VENTURA BOULEVARD, SUITE 100
CAMARILLO, CALIFORNIA 93010-9138
Tel: (805) 388-5858
Fax: (805) 388-8024

March 28, 2017

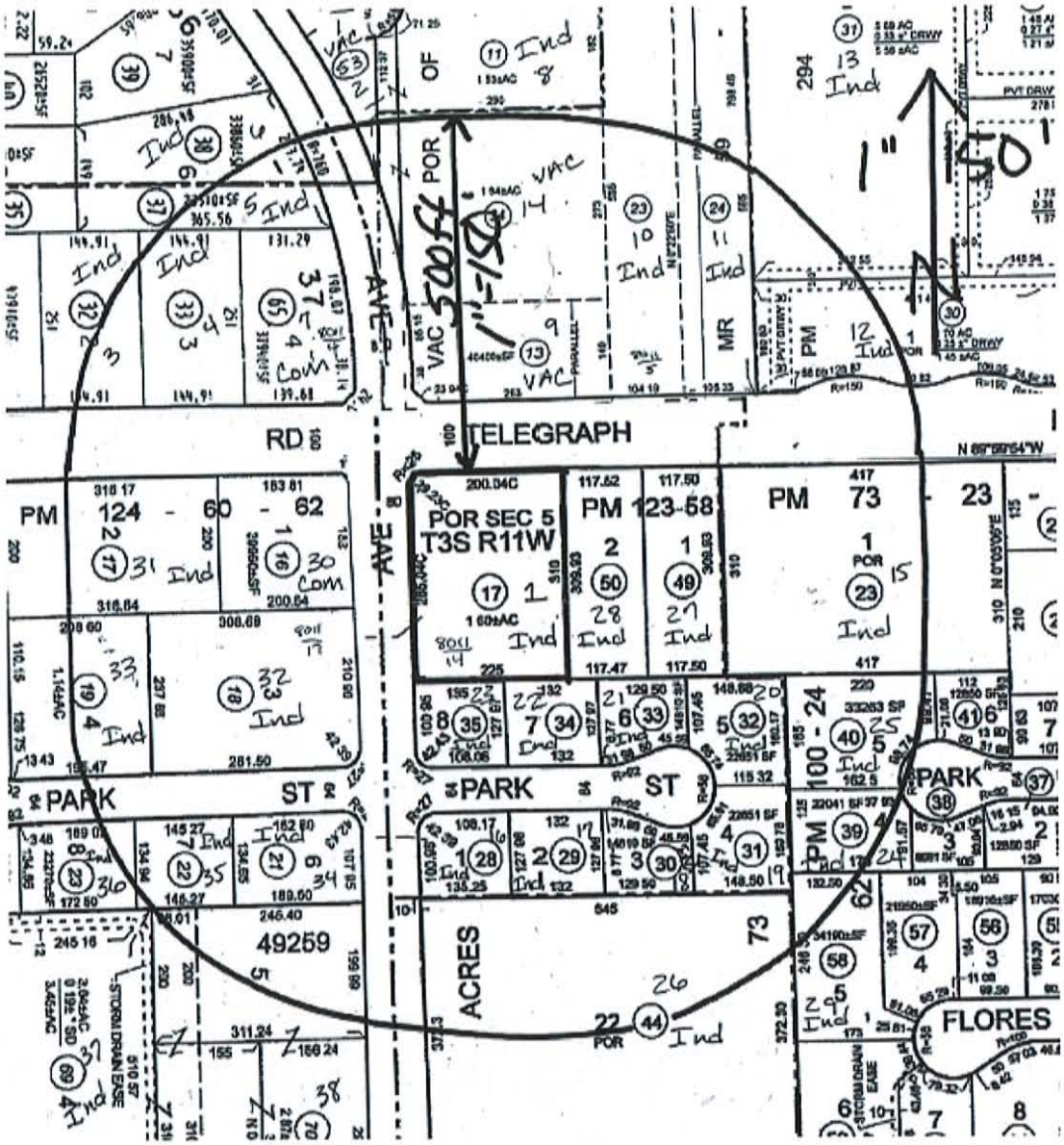
City of Santa Fe Springs

Re: CUP letter describing proposed business

Golden State Storage is a self-storage facility that has been at its present location since 1974. Ojai Oil Company, the management company, has been in the industry since then as well. We know how to run storage, how to do it well, with respect, consideration for the community, and competency.

The operation of the business is as follows: The business rents self storage units by the month or year to individuals or businesses. We provide a safe haven for those in transit, or small businesses that need low overhead. There will be cleaning of the units, done by the manager, and general maintenance of the facility. Auctions are handled via live online. We have an apartment on site, so one of the managers lives there and will oversee the facility at all times. The gate hours are from 7am-6pm, and the office hours are Monday-Saturday from 8am-5pm, and on Sundays 10am-5pm. For the past 43 years we have operated with either two or three employees. At present we have 2, with the new building we will add another, so will have three when it is open for business.

Attachment 5 – Radius Map for Public Hearing Notice



Attachment 6 – Public Hearing Notice

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

NEOPOST
11/02/2017
US POSTAGE $000.00

FILE COPY

(NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

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

NOTICE IS HEREBY GIVEN that the **Santa Fe Springs Planning Commission** will conduct a public hearing at a regular meeting on **Monday, November 13, 2017 at 6:00 p.m.,** in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Ojai Oil Company (Golden State Storage)
Property located at: 13020 Telegraph Road (APN: 8011-014-017)

Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780: The existing 33,985 sq. ft. facility is comprised of nine (9) single-story self-storage buildings – four along the perimeter and five at the interior of the property. The applicant proposes to demolish the five interior buildings and replace them with a three-story, 75,275 sq. ft. self-storage building with a maximum height of 38'-6". If approved, the site will have a total of 90,411 sq. ft. of building area.

CEQA Status: On the basis of an Initial Study conducted for the proposed project, Staff finds that the proposed project will not have a significant adverse effect on the environment. The City is hereby proposing to adopt a Mitigated Negative Declaration for this project. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

Attachment 7 – 1974 Agreement

OCT 01 2008

CARSON ARCHITECTS

A G R E E M E N T

THIS AGREEMENT is made and entered into between LOS FELIZ INVESTMENT CO. and OJAI COMPANY, corporations hereinafter for convenience referred to in the singular as "Owner," and the CITY OF SANTA FE SPRINGS, a general law city, situated in the County of Los Angeles, State of California, hereinafter sometimes referred to as "City."

This Agreement is made with reference to the following facts:

A. Owner has applied for a building permit for mini-warehouses on a parcel of land identified as 13020 Telegraph Road and legally described as follows:

The West half of Lot or Block 22, of Bannister's Addition to Santa Fe Springs, in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as per map recorded in Book 23, Page 23, page 60, of Miscellaneous Records, in the office of the County Recorder of said County.

B. City, on July 11, 1974 adopted Ordinance No. 461, an Ordinance temporarily prohibiting the construction of mini-warehouse facilities in the City. Section 7 of said Ordinance No. 461 conditionally excepted said Ordinance from applying to the parcel above described, provided that the development of said parcel complied with certain criteria.

NOW, THEREFOREE, for and in consideration of the issuance of a building permit by City for a mini-warehouse on said parcel of land in furtherance of the provisions of Ordinance No. 461, the parties hereto do agree that any mini-warehouse facilities erected on said parcel of land, including any additions, alterations or rebuilding, shall comply with the following:

1. The setback on Telegraph Road for all buildings and structures shall be 20 feet.

2. All mini-warehouse facilities shall be constructed of masonry or concrete exterior walls.

3. There shall be no outdoor storage unless it is completely screened from view from adjoining streets and adjoining properties.

Attachment 7 – 1974 Agreement (Cont.)

4. The development shall provide adequate internal security to reduce the likelihood of theft or pilferage.

5. Site plans shall meet the requirements of the City's Fire Department as to adequate fire protection.

6. There shall be no storage of materials not permitted by the type of structure or classification of occupancy as specified in City's Building Code and Fire Code.

7. The required access aisles shall not be used for storage purposes.

8. No part of the facility shall be converted to other usage unless and until prior written approval has been granted by City's Planning Commission and City Council.

9. Off-street parking, either covered or open, shall be provided to meet the requirements of City's Zoning Ordinance. If any of said required off-street parking is used for the storage of vehicles or other material, a sufficient number of legal off-street parking spaces shall be kept available to meet the parking needs generated by the mini-warehouse use. In the event the property is used for purposes other than mini-warehouses, all of the required off-street parking shall be made available to serve the new use. It is understood and agreed that the off-street parking requirements of City's Zoning Ordinance are paramount and that City may require that Owner cease using required off-street parking for storage purposes if such storage use results in an actual shortage of off-street parking to meet the needs generated by the mini-warehouse use.

10. Owner warrants that he is the legal owner of all of the land legally described in "A" above.

11. The Agreement shall run with the land and be binding upon any future owners, encumbrances, successors, heirs, or assigns of Owner and shall continue in effect unless otherwise released by authority of the City.

Attachment 7 – 1974 Agreement (Cont.)

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year set forth hereinabove.

CITY OF SANTA FE SPRINGS

by _____
Richard H. Weaver,
Director of Planning
and Development

LOS FELIZ INVESTMENT CO.

by _____
C. Douglas Off, Vice President

by _____
Theodore Off, Secretary-Treasurer

OJAI OIL COMPANY

by _____
Theodore Off, President

by _____
C. Douglas Off, Vice President

STATE OF CALIFORNIA)
ss.
COUNTY OF LOS ANGELES)

On November 6, 1974, before me, the undersigned, a Notary Public in and for said State personally appeared C. DOUGLAS OFF, Vice President and THEODORE OFF, Secretary-Treasurer of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS MY HAND and official seal.

Anne Ledmore
Notary Public



Attachment 7 – 1974 Agreement (Cont.)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On November 6, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared THEODORE OFF, known to me to be the President and C. DOUGLAS OFF, known to me to be the Vice President of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS MY HAND and official seal.

Ann Leamon
Notary Public



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD H. WEAVER, known to me to be the Director of Planning and Development of the municipal corporation that executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the within instrument pursuant to the authority granted it by its City Council.

WITNESS MY HAND and official seal.

_____
Notary Public

Attachment 8 – Initial Study Part 1

RECEIVED
APR 04 2017
Planning Dept.

City of Santa Fe Springs

PART 1

INITIAL STUDY

Date Filed: _____ Type of Project: Demo / reconstruction
File No: _____

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Ojai Oil Company

2. Address of project: 13080 Telegraph Rd.
S.F.S, CA. 90670

Assessor's Block and Lot Number: _____

3. Name, address and telephone number of person to be contacted concerning this project: 400 W. Ventura Blvd. Ste 100, Camarillo, CA, 93010
Tracy OFF or Ryan OFF 805 416-8729 (Tracy) 805-994-0136 (Ryan)

4. Indicate number of the permit application for the project to which this form pertains: 1

5. List and describe any other related permits and other public approvals required for this project, including those required by the city, state, and federal agencies: DPA & CUP

6. Existing zoning district: SCM-2

7. Proposed use of site (project for which this form is filed): Self Storage

Attachment 8 – Initial Study Part 1 (Cont.)

PROJECT DESCRIPTION

8. Site Size: 69,636 S.F.

9. Square footage: 38,160 S.F (55%)

10. Number of floors of construction: 3

11. Amount of off-street parking provided: 13

12. Attach plans: See entire package of plans

13. Proposed scheduling: Oct. 2017 – May 2018

14. Associated project: This was proposed in 2009 + approved w/ conditions we chose to do a smaller renovation.

15. Anticipated incremental development: Remove most five storage buildings and replace with three story storage buildings

16. If residential, include the number of unit, schedule of unit sizes, range of sale prices or rents, and type of household size expected. N/A

17. If commercial, indicated number of unit, schedule of unit sizes, range of sale prices or rents, and type of tenants expected: Self Storage

18. If industrial, indicated type, estimated employment per shift, and loading facilities:

N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

N/A

Attachment 8 – Initial Study Part 1 (Cont.)

20. If the project involves a Variance, Conditional Use Permit, or Zone Change, state this and indicated clearly why the entitlement is required. _____

Per sections 155.843 (5)(15) and 155.637 (A) of the zoning code, mini-warehouses are permitted in M-H2 zones only after a valid conditional use permit has been issued. When we built in 1974 we worked long + hard w/the City + in the end we had an "agreement" that allowed us to build our mini warehouse.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any hills, or substantial alterations of underground contours	( )	(X)
22. Change in scenic views or vistas from existing residential areas or public lands or roads	(X)	( )
23. Change in pattern, scale, or character of general area of project	(X)	( )
24. Significant amounts of solid waste or litter	( )	(X)
25. Change in dust, ash, smoke, fumes, or odors in vicinity	( )	(X)
26. Change in streams, or ground water quality or quantity, or alteration of existing drainage patterns	( )	(X)
27. Substantial change in existing noise or vibration levels in the vicinity	( )	(X)
28. Site on filled land or on a slope of 10 percent or more	( )	(X)
29. Use or disposal of potentially hazardous materials such as toxic substances, flammable, or explosives	( )	(X)
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)	(X)	( )
31. Substantial increase fossil fuel consumption (electricity, oil, natural gas, etc.)	( )	(X)
32. Relationship to a large project or series of projects	( )	(X)

Attachment 8 – Initial Study Part 1 (Cont.)

ENVIRONMENTAL SETTING

33. Describe the project sites as it exists before the project, including information on topography, soil, stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid will be accepted.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid will be accepted.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 3-29-17 **Signature:** Tracy Oss

Firm Name: Ojai Oil Company

Address: 400 W. Ventura Blvd,
Camarillo, CA 93010

Phone Number: 805 - 844-6645

Attachment 9 – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

GOLDEN STATE STORAGE
DEVELOPMENT PLAN APPROVAL (DPA) NO. 925 AND CONDITIONAL USE PERMIT (CUP) NO. 780
13020 TELEGRAPH ROAD
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
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SEPTEMBER 1, 2017

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

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new self storage building within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. The proposed project, if approved, will consist of a new three-story self storage building that will have a total floor area of 75,275 square feet and will replace five existing single-story self storage buildings located within the project site. Four single-story buildings located along the new structure's perimeter will remain. Parking will be provided on surface parking areas and will include nine new parking stalls. Access to the project site is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

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

3. FINDINGS RELATED TO MITIGATION MONITORING

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

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

4. MITIGATION MEASURES

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

Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

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

Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

Mitigation Measure No. 3 (Geology & Soils). All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California*, dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

The following mitigation measure is required to further prevent foundation damage:

Mitigation Measure No. 4 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

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

Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 6 (Hazards & 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. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

Mitigation Measure No. 7 (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.

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 below in Table 1.

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.	City of Santa Fe Springs Planning and Development Department and the SCAQMD ● *(The Applicant is responsible for implementation)*	*During the project's construction phase.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, K...izh 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.	City of Santa Fe Springs Planning and Development Department and the Los Angeles County Natural History Museum (LACNHM) ● *(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 appointed Native American Monitor(s).	Date: Name & Title:

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 3 (Geology & Soils). All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California,* dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.	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. 4 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's 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. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.	City of Santa Fe Springs Planning and Development Department ● *(The Applicant is responsible for implementation)*	*Prior to demolition of existing buildings.* ● Mitigation ends when surveys are complete.	Date: Name & Title:

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 6 (Hazards & 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. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.	City of Santa Fe Springs Planning and Development Department and 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. 7 (Hydrology & Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.	City of Santa Fe Springs Planning and Development Department, City Engineer, and Chief Building Official ● *(The Applicant is responsible for implementation)*	*Prior to issuance of a grading permit.* ● Mitigation ends upon the submittal and approval of the SWPP.	Date: Name & Title:

EXECUTIVE SUMMARY

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

GOLDEN STATE STORAGE
DEVELOPMENT PLAN APPROVAL (DPA) NO. 925 AND CONDITIONAL USE PERMIT (CUP) NO. 780
13020 TELEGRAPH ROAD
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
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

SEPTEMBER 1, 2017

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1. INTRODUCTION

The attached Initial Study evaluates the environmental impacts associated with the construction and operation of a new self storage building within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. The proposed project, if approved, will consist of a new three-story self storage building that will have a total floor area of 75,275 square feet and will replace five existing single-story self storage buildings located within the project site. Four single-story buildings located along the new structure's perimeter will remain. Parking will be provided on surface parking areas and will include nine new parking stalls. Access to the proposed development is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The proposed building will have a maximum height of 38 feet and 6 inches. 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. The construction of the proposed self storage building 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. The project Applicant is Ojai Oil Company, 400 W. Ventura Boulevard, Suite 100, Camarillo, CA, 93010.

The City determined, as part of the 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. The attached 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. Questions and/or comments should be submitted to the following individual:

Laurel Reimer, Contract Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511, Ext. 7354

2. PROJECT LOCATION

The project site is located on the northern portion of the City of Santa Fe Springs, on the southeastern corner of Telegraph Road and Shoemaker Avenue. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. The project site's legal address is 13020 Telegraph Road, Santa Fe Springs, California, 90670. Vehicular access to the project site is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The Assessor Parcel Number (APN) applicable to the site is 8011-014-017. A vicinity map is provided in Exhibit 3.

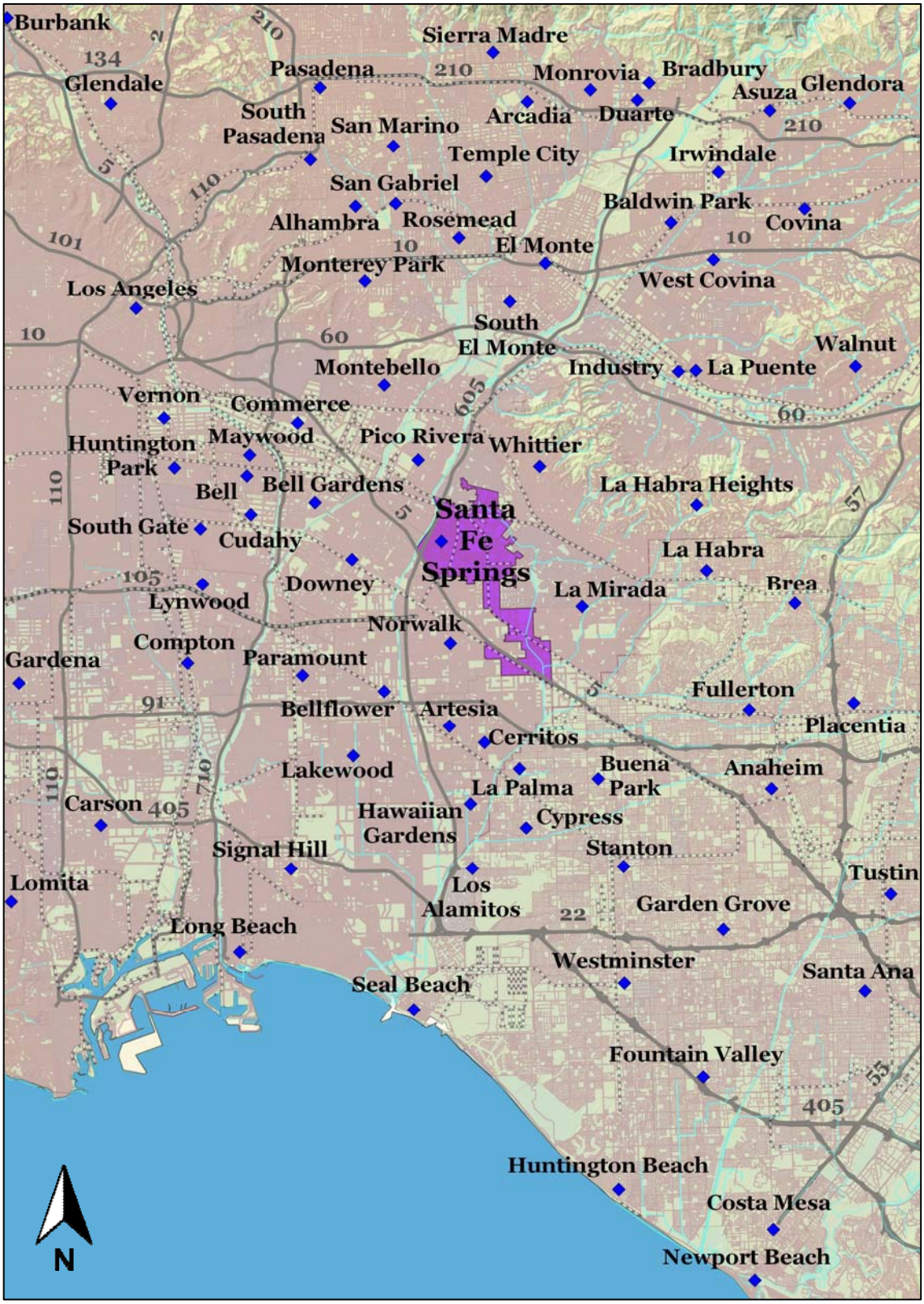


EXHIBIT 1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

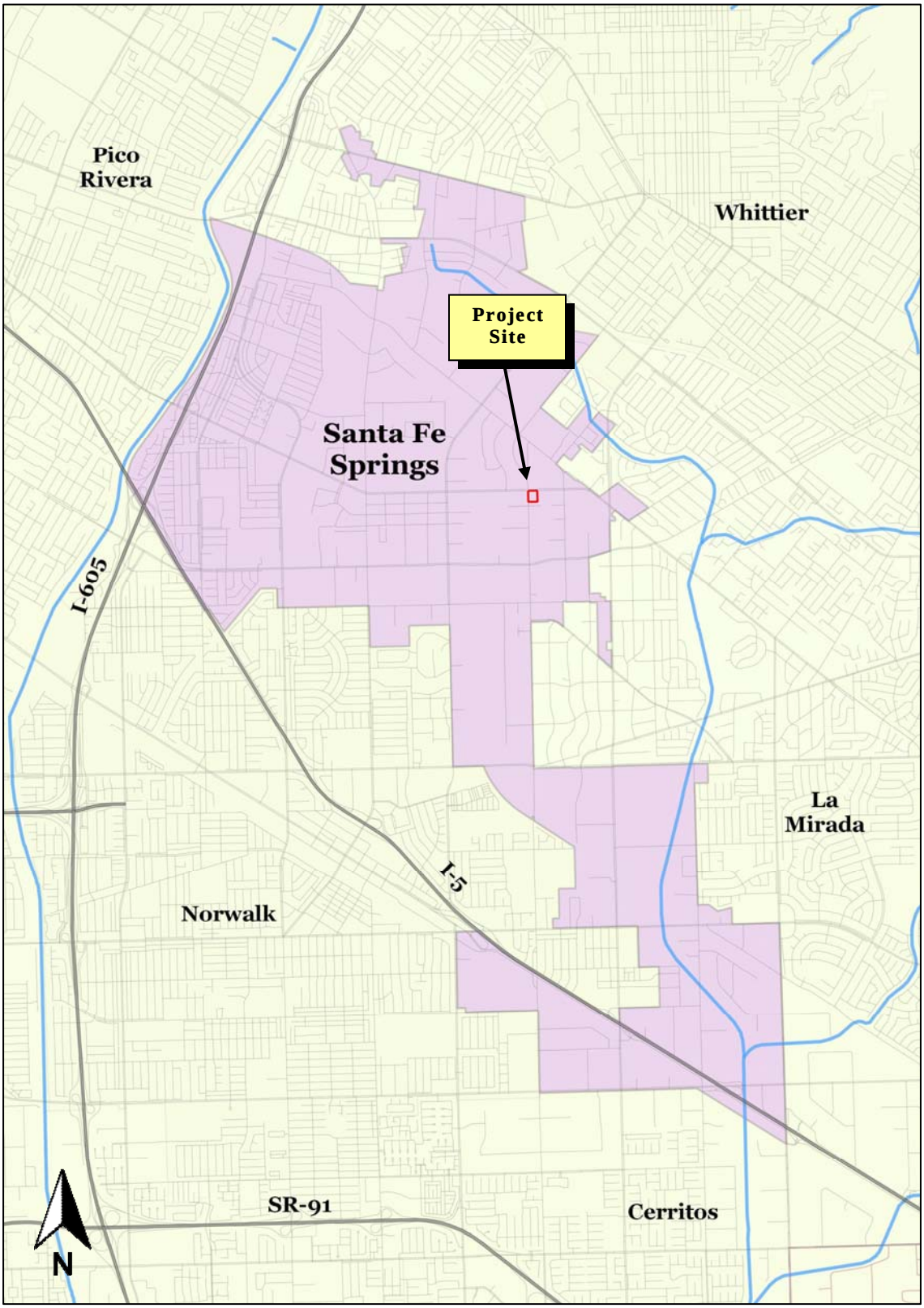


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 3
LOCAL MAP
SOURCE: QUANTUM GIS

3. ENVIRONMENTAL SETTING

The 1.60-acre site is surrounded by industrial uses. Surrounding land uses in the vicinity of the project site are listed below:

- *North of the Project Site.* Telegraph Road abuts the project site to the north and extends in an east-west orientation. A vacant lot is located north of the project site on the north side of Telegraph Road. Various industrial uses occupy the project site's vicinity further to the north.

- *South of the Project Site*. Industrial uses abut the project site to the south. Park Street extends in an east-west orientation approximately 145 feet south of the project site. Various industrial uses are located south of Park Street.

- *East of the Project Site.* Various industrial uses are located east of the project site. Painter Avenue extends in a north-south orientation and is located approximately 895 feet east of the project site.

- *West of the Project Site*. Shoemaker Avenue abuts the project site to the west and extends in a north-south orientation south of Telegraph Road. North of Telegraph Road, Shoemaker Avenue continues to Greenleaf Avenue. Located west of the project site are various industrial uses.

Other notable uses within the vicinity of the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site). Major roadways in the area include Telegraph Road (which abuts the project site to the north), Shoemaker Avenue (which abuts the project site to the west), Carmenita Road (located approximately 0.44 miles east of the project site), and Florence Avenue (located approximately 0.37 miles south of the project site).

A total of nine self storage structures are currently located on the property: five structures are located within the center portion of the site, and four structures are located along the perimeter of the site. All nine structures are currently in use. The five structures located within the center portion of the site will be demolished in order to accommodate the proposed three-story structure. The other four existing structures located along the site's perimeter will remain. An aerial photograph of the project site and the surrounding area is provided in Exhibit 4.



EXHIBIT 4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH

4. PROJECT DESCRIPTION

The proposed project will involve the construction of a new 75,275 square-foot self storage building within a 1.60-acre (69,626 square feet) lot. The proposed project will consist of the following elements:

- *Existing Building Characteristics.* Nine structures are currently located on-site: five structures are located within the center portion of the site and four structures are located along the perimeter of the site (refer to Exhibit 5). In total, there are currently 383 storage units within the nine existing structures. The five existing structures that are located within the center portion of the site (241 storage units) will be demolished in order to accommodate the new three-story self storage structure. The four structures located along the perimeter of the site will remain. An office and an apartment unit (used to house a manager to oversee the facility at all times) are located within a structure that will remain unchanged upon project completion.

- *New Building Characteristics.* A new 75,275 square-foot three-story self storage building will be erected within the 1.60-acre project site. The proposed new building will consist of three floors and will house 487 storage units. The building will have a maximum length of 206 feet and a maximum width of 126 feet. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches. As previously mentioned, the four existing self storage structures that are located along the project site perimeter will remain.

- *Parking Characteristics.* Parking for the new three-story self storage building will be provided on surface parking areas. There are currently six existing standard parking stalls along the eastern boundary of the project site. The proposed project will introduce nine new parking stalls. The parking areas will be located along the east side of the new three-story self storage structure and will include eight standard stalls and one ADA accessible parking stall.

- *Site Access.* Access to the proposed development is currently provided by a 25-foot driveway located along Telegraph Road, and by a 15-foot driveway located along Shoemaker Avenue. Both driveways will remain and no new driveways are proposed as part of the project.

- *Landscaping.* A total of 6,103 square feet is currently dedicated for landscaping and will remain.

The conceptual site plan is shown in Exhibit 6. Conceptual elevations are provided in Exhibits 7 and 8.

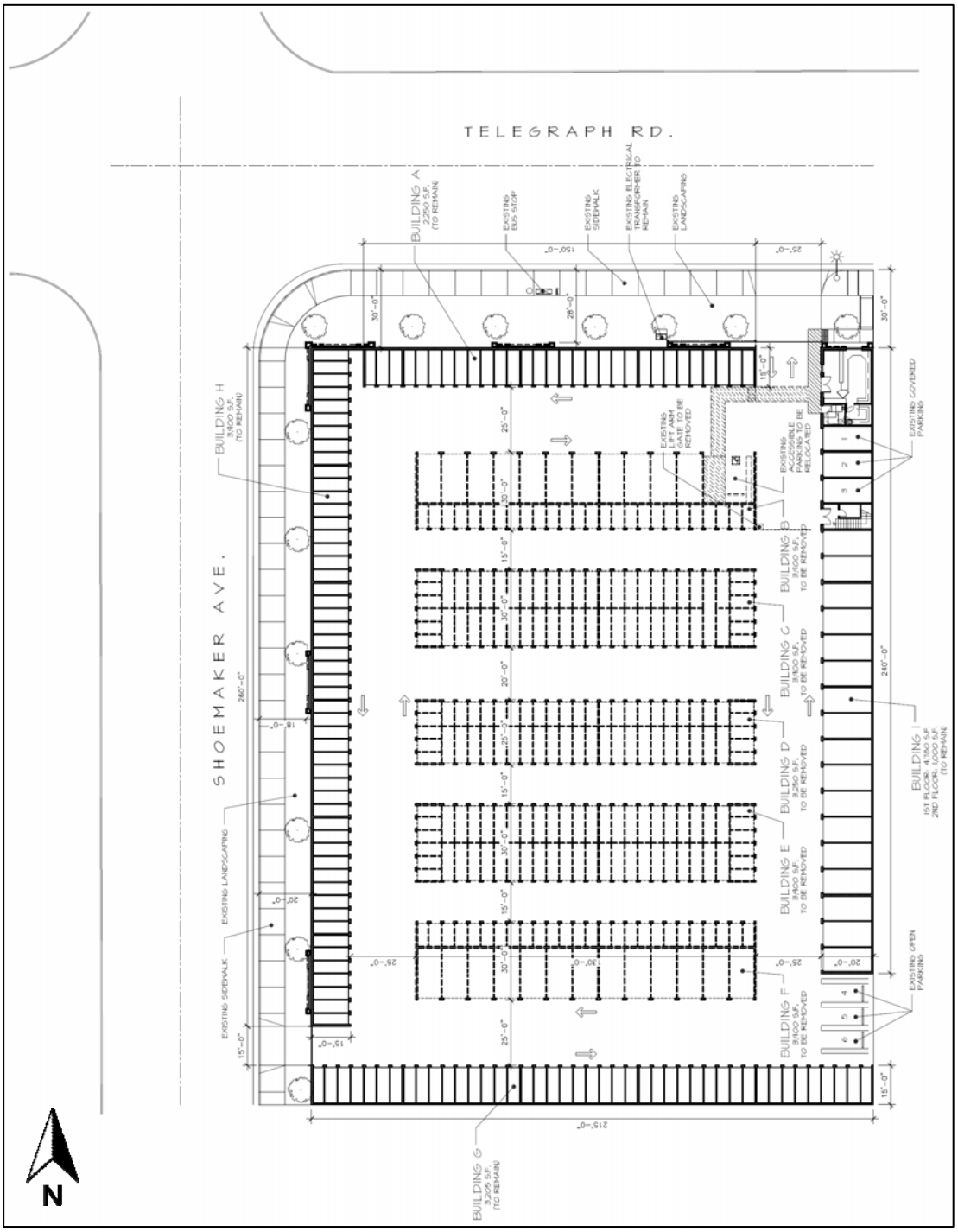


EXHIBIT 5
SITE DEMOLITION PLAN
SOURCE: RASMUSSEN & ASSOCIATES

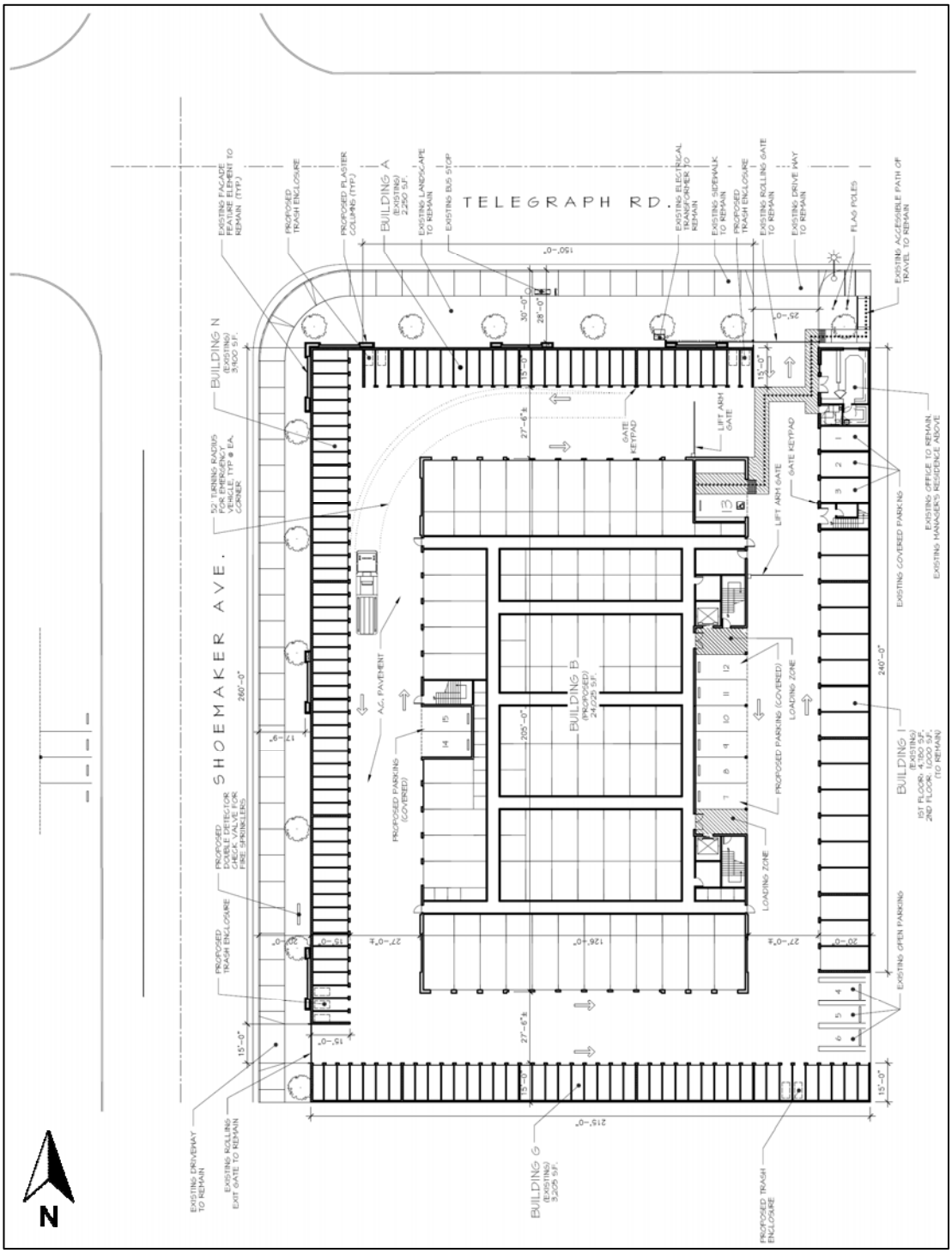


EXHIBIT 6
CONCEPTUAL SITE PLAN
SOURCE: RASMUSSEN & ASSOCIATES

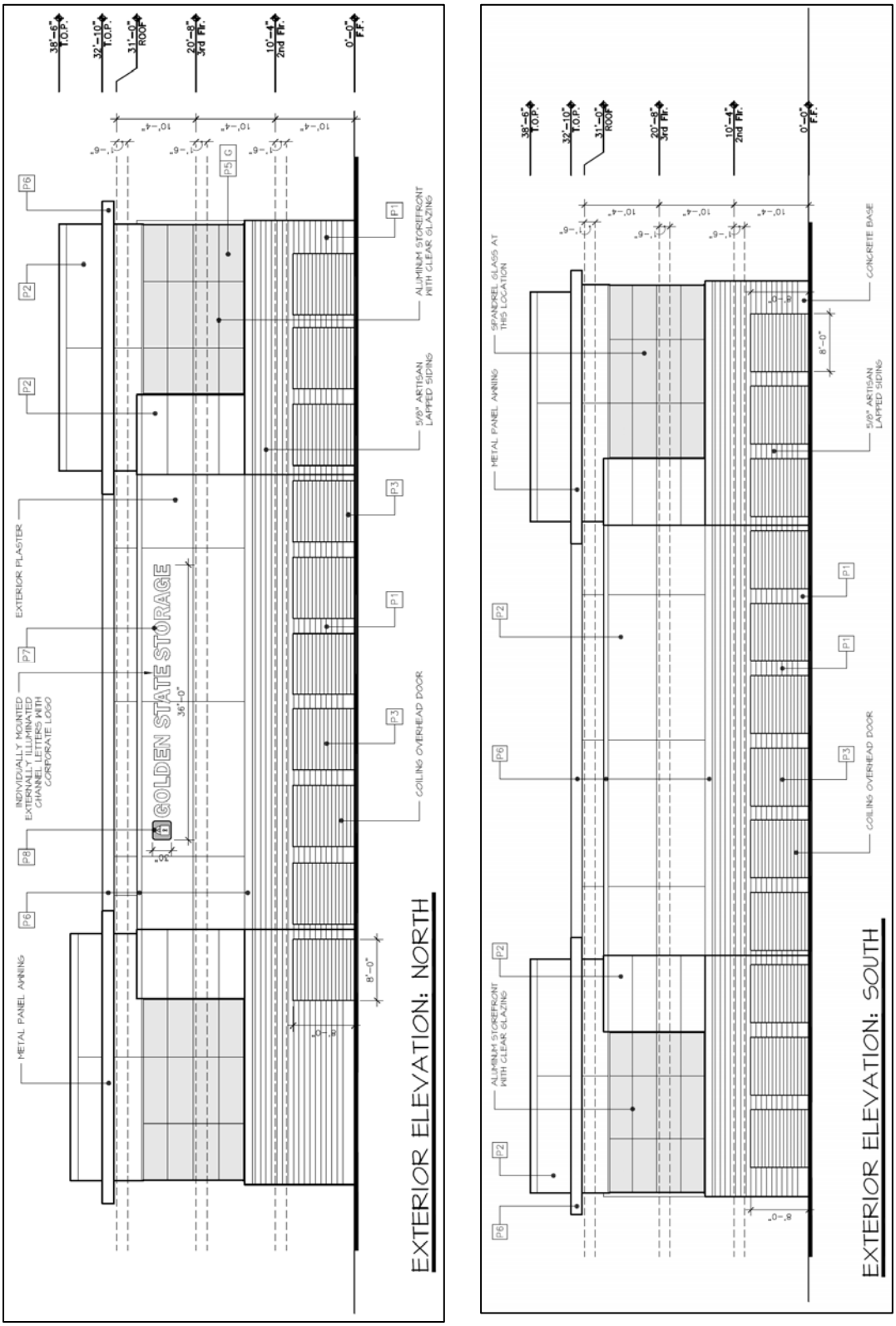


EXHIBIT 7
CONCEPTUAL BUILDING ELEVATIONS, NORTH AND SOUTH
SOURCE: RASMUSSEN & ASSOCIATES

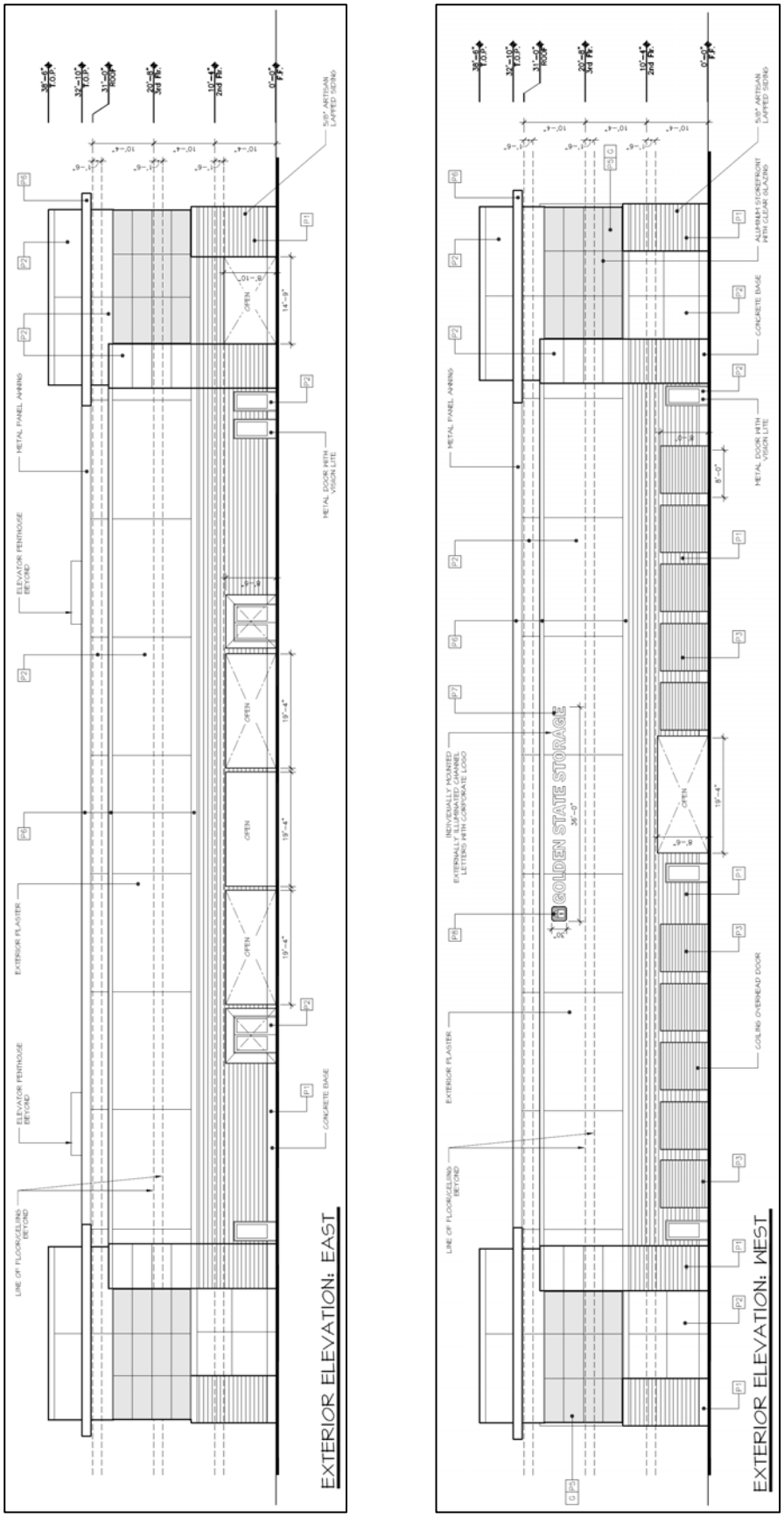


EXHIBIT 8
CONCEPTUAL BUILDING ELEVATIONS, EAST AND WEST
SOURCE: RASMUSSEN & ASSOCIATES

The proposed project will take approximately 10 months to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* The foundations and other on-site improvements from the five existing buildings will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.

- *Site Preparation.* The project site will be prepared for the construction of the new self storage building. This phase will take approximately one month to complete.

- *Grading.* During this phase, the entire site will undergo grading. This phase will take approximately one month to complete.

- *Construction.* The new three-story self storage building will be constructed during this phase. This phase will take approximately five months to complete.

- *Paving and Finishing.* This concluding phase will involve the finishing of the new self storage building, the paving of the parking areas and hardscape, and the completion of other on-site improvements. This phase will take approximately two months to complete.

5. DISCRETIONARY ACTIONS

A Discretionary Action 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:

- *Development Plan Approval (DPA) 925* to allow the construction of a new three-story self storage building measuring 75,275 square feet in total floor area;

- *Conditional Use Permit (CUP) 780* to allow for self storage uses within the new three-story structure; and,

- The adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP).

6. SUMMARY OF ENVIRONMENTAL ANALYSIS

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

Aesthetics (Section 3.1);
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);
Tribal Cultural Resources (Section 3.17);
Utilities (Section 3.18); and,
Mandatory Findings of Significance (Section 3.19).

The environmental analysis included in the Initial Study reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process. Under each issue area, an analysis of impacts is provided in the form of questions and answers. 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.

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

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetics. *Would the project:*				
a) Have a substantial adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				**X**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				**X**
Section 3.2 Agriculture & Forestry Resources. *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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or timberland zoned production (as defined in Government Code §51104[g])?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				**X**

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.3 Air Quality. *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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			**X**	
d) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
e) Create objectionable odors affecting a substantial number of people?		**X**		
Section 3.4 Biological Resources. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				**X**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				**X**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.5 Cultural Resources. *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 or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of dedicated cemeteries?				X
Section 3.6 Geology & Soils. *Would the project:*				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2012), creating substantial risks to life or property?		X		
e) Have 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. *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X
Section 3.8 Hazards & Hazardous Materials. *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

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Section 3.9 Hydrology & Water Quality. *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 such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use & Planning. *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, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Section 3.11 Mineral Resources. *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. *Would the project:*				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Result in the exposure of persons to, or the generation of, excessive groundborne noise levels?			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Section 3.13 Population & Housing. *Would the project:*				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other 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. *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 for any of the public services:*				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	
d) Other governmental services?			X	
Section 3.15 Recreation. *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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.16 Transportation & Circulation. *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in 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 Tribal Cultural Resources. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	
Section 3.17 Utilities. *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 effects?				**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 wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				**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**
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**

7. MITIGATION MEASURES

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

Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

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

Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

Mitigation Measure No. 3 (Geology & Soils). All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California,* dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

The following mitigation measure is required to further prevent foundation damage:

Mitigation Measure No. 4 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

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

Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner

to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 6 (Hazards & 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. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

Mitigation Measure No. 7 (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.

8. CONCLUSION

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.

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.

INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION

GOLDEN STATE STORAGE
DEVELOPMENT PLAN APPROVAL (DPA) NO. 925 AND CONDITIONAL USE PERMIT (CUP) NO. 780
13020 TELEGRAPH ROAD
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
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

SEPTEMBER 1, 2017

SFSP 046

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Golden State Storage Expansion.

APPLICANT: Ojai Oil Company, 400 W. Ventura Boulevard, Suite 100, Camarillo, CA, 93010.

ADDRESS: 13020 Telegraph Road, Santa Fe Springs, CA, 90670.

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

DESCRIPTION: The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new self storage building within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. The proposed project, if approved, will consist of a new three-story self storage building that will have a total floor area of 75,275 square feet and will replace five existing single-story self storage buildings located within the project site. Four single-story buildings located along the new structure's perimeter will remain. Parking will be provided on surface parking areas and will include nine new parking stalls. Access to the proposed development is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches. Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA) No. 925;
- Conditional Use Permit (CUP) No. 780; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

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

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse impacts with the implementation of the appropriate mitigation measures. 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.

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

Signature _____ Date _____

City of Santa Fe Springs Planning and Development Department

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the construction and operation of a new self storage building within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. The proposed project, if approved, will consist of a new three-story self storage building that will have a total floor area of 75,275 square feet and will replace five existing single-story self storage buildings located within the project site. Four single-story buildings located along the new structure's perimeter will remain. Parking will be provided on surface parking areas and will include nine new parking stalls. Access to the proposed development is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches.[1]

The City of Santa Fe Springs is the designated *Lead Agency* for the proposed project and will be responsible for the project's environmental review.[2] The construction of the proposed self storage building 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] The project Applicant is Ojai Oil Company, 400 W. Ventura Boulevard, Suite 100, Camarillo, CA, 93010. Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA) No. 925;
- Conditional Use Permit (CUP) No. 780; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

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

[1] Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion.* Site plan dated March 29, 2017.

[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 provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration (ND) for a project;

- To facilitate the project's environmental assessment early in the design and development of the proposed project;

- To eliminate unnecessary EIRs; and,

- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. 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 individual:

Laurel Reimer, Contract Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511, Ext. 7354

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.

[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).

- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

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

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetics. *Would the project:*				
a) Have a substantial adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				**X**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				**X**
Section 3.2 Agriculture & Forestry Resources. *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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or timberland zoned production (as defined in Government Code §51104[g])?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				**X**
Section 3.3 Air Quality. *Would the project:*				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?				**X**

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?		X		
Section 3.4 Biological Resources. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
Section 3.5 Cultural Resources. *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of dedicated cemeteries?				X
Section 3.6 Geology & Soils. *Would the project:*				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2012), creating substantial risks to life or property?		X		
e) Have 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. *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X
Section 3.8 Hazards & Hazardous Materials. *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 through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				**X**
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				**X**
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				**X**
Section 3.9 Hydrology & Water Quality. *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 such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?				**X**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				**X**
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				**X**
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			**X**	
f) Otherwise substantially degrade water quality?				**X**
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				**X**

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas 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 which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use & Planning. *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, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Section 3.11 Mineral Resources. *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. *Would the project:*				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Result in the exposure of persons to, or the generation of, excessive groundborne noise levels?			X	
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				**X**
Section 3.13 Population & Housing. *Would the project:*				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other 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. *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 for any of the public services:*				
a) Fire protection services?			**X**	
b) Police protection services?			**X**	
c) School services?			**X**	
d) Other governmental services?			**X**	
Section 3.15 Recreation. *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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**
Section 3.16 Transportation & Circulation. *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			**X**	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				**X**
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in 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 Tribal Cultural Resources. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?			**X**	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	
Section 3.17 Utilities. *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 effects?				**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**	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				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
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

SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new self storage building within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. The proposed project, if approved, will consist of a new three-story self storage building that will have a total floor area of 75,275 square feet and will replace five existing single-story self storage buildings located within the project site. Four single-story buildings located along the new structure's perimeter will remain. Parking will be provided on surface parking areas and will include nine new parking stalls. Access to the project site is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches.[6]

2.2 PROJECT LOCATION

The project site is located on the northern portion of the City of Santa Fe Springs, on the southeastern corner of Telegraph Road and Shoemaker Avenue. The City of Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include Coyote Creek Channel (located approximately 0.57 miles northeast of the site), the San Gabriel River (located approximately 2.57 miles west of the site) and the Puente Hills (located approximately three miles northeast of the site).[7]

Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. 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.

The project site's legal address is 13020 Telegraph Road, Santa Fe Springs, California, 90670. The project site is located on the southeast corner of Telegraph Road and Shoemaker Avenue. Vehicular access to the project site is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The Assessor Parcel Number (APN) applicable to the site is 8011-014-017. A local map is provided in Exhibit 2-3.

[6] Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion.* Site plan dated March 29, 2017.

[7] Google Earth. Website accessed August 1, 2017.

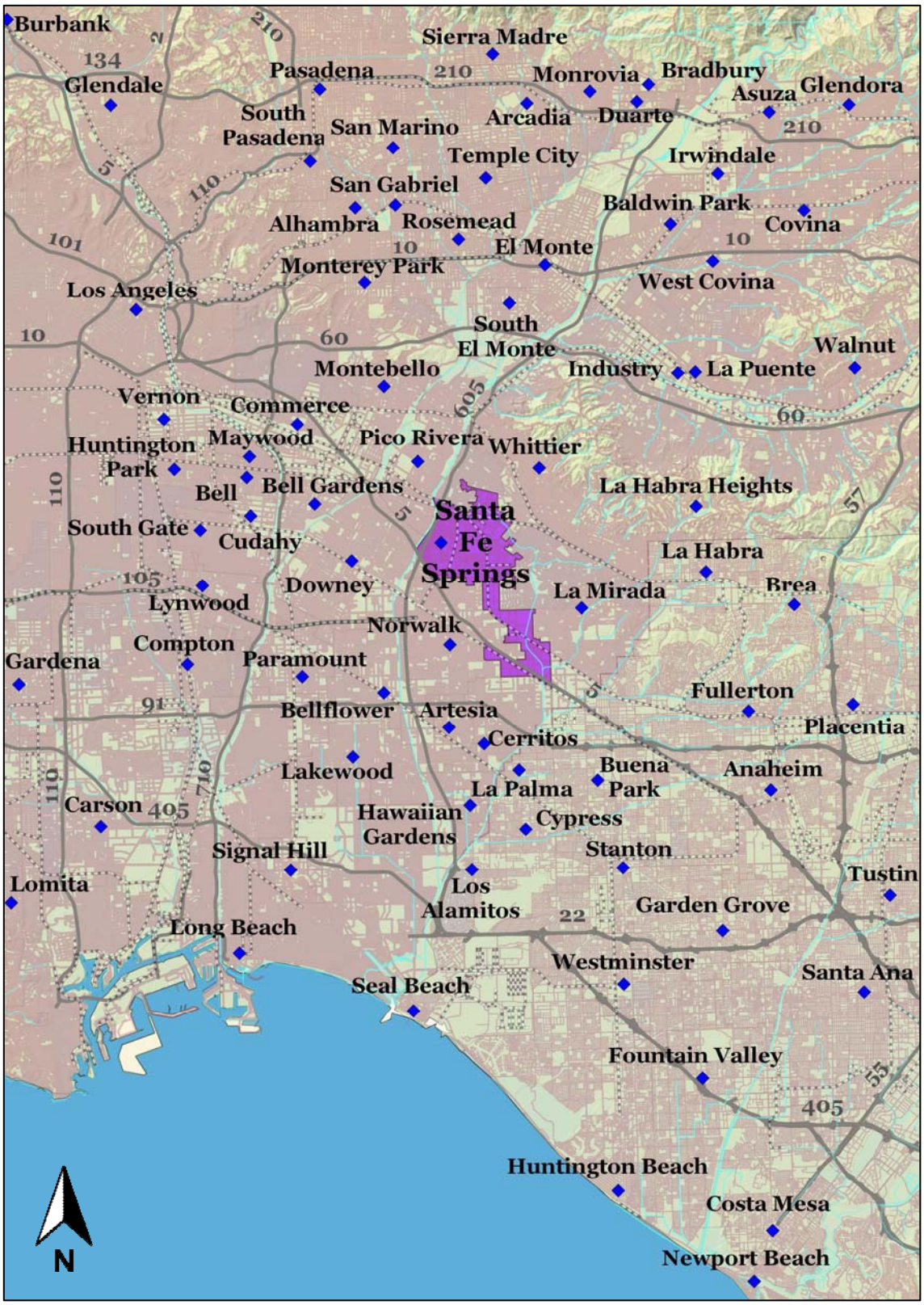


EXHIBIT 2-1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

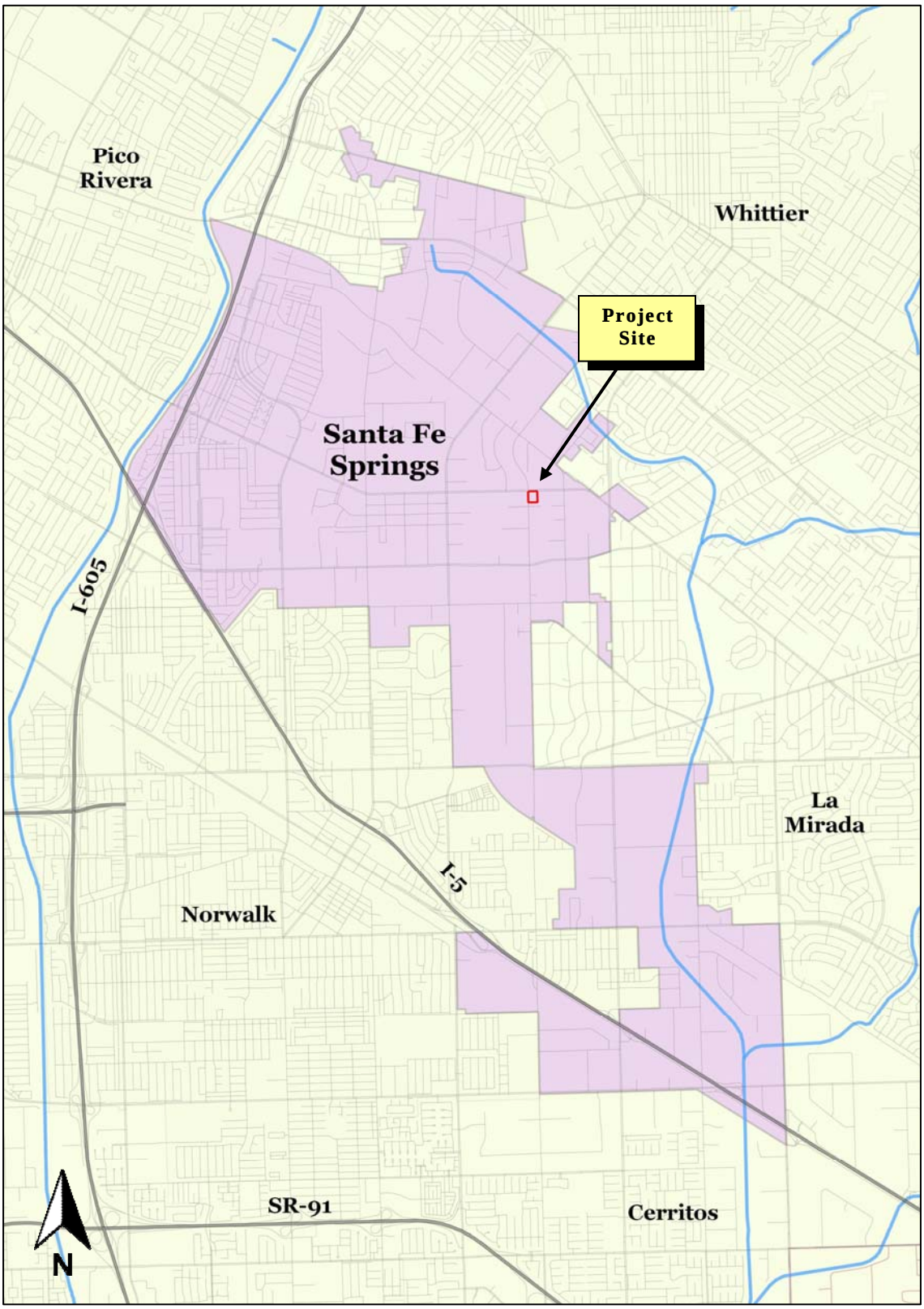


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The 1.60-acre site is surrounded by industrial uses. Exhibit 2-4 shows an aerial photograph of the project site and the adjacent development. Exhibits 2-5 through 2-7 show photographs of the project site and the surrounding areas. Surrounding land uses in the vicinity of the project site are listed below: [8]

- *North of the Project Site*. Telegraph Road abuts the project site to the north and extends in an east-west orientation. A vacant lot is located north of the project site on the north side of Telegraph Road. Various industrial uses occupy the project site's vicinity further to the north.

- *South of the Project Site*. Industrial uses abut the project site to the south. Park Street extends in an east-west orientation approximately 145 feet south of the project site. Various industrial uses are located south of Park Street.

- *East of the Project Site.* Various industrial uses are located east of the project site. Painter Avenue extends in a north-south orientation and is located approximately 895 feet east of the project site.

- *West of the Project Site*. Shoemaker Avenue abuts the project site to the west and extends in a north-south orientation south of Telegraph Road. North of Telegraph Road, Shoemaker Avenue continues to Greenleaf Avenue. Located west of the project site are various industrial uses.

Other notable uses within the vicinity of the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).[9]. Major roadways in the area include Telegraph Road (which abuts the project site to the north), Shoemaker Avenue (which abuts the project site to the west), Carmenita Road (located approximately 0.44 miles east of the project site), and Florence Avenue (located approximately 0.37 miles south of the project site).[10]

A total of nine self storage structures are currently located on the property: five structures are located within the center portion of the site, and four structures are located along the perimeter of the site. All nine structures are currently in use. The five structures located within the center portion of the site will be demolished in order to accommodate the proposed three-story structure. The other four existing structures located along the site's perimeter will remain.[11]

[8] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017.

[9] Google Earth. Website accessed August 2, 2017.

[10] Ibid.

[11] Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed August 2, 2017.



EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



View of project site from Shoemaker Avenue, facing northeast



View of project site from Telegraph Road, facing south

EXHIBIT 2-5
PHOTOGRAPHS OF PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of vacant lot located north of the project site, facing northwest



View of industrial building that abuts the project site to the south, facing east

EXHIBIT 2-6
PHOTOGRAPHS OF SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of industrial uses that abut the project site to the east, facing southeast



View of industrial uses located west of the project site, facing southwest

EXHIBIT 2-7
PHOTOGRAPHS OF THE SURROUNDING AREA
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction of a new 75,275 square-foot self storage building within a 1.60-acre (69,626 square feet) lot. The proposed project will consist of the following elements:[12]

- *Existing Building Characteristics.* Nine structures are currently located on-site: five structures are located within the center portion of the site and four structures are located along the perimeter of the site (refer to Exhibit 2-8). In total, there are currently 383 storage units within the nine existing structures. The five existing structures that are located within the center portion of the site (241 storage units) will be demolished in order to accommodate the new three-story self storage structure. The four structures located along the perimeter of the site will remain. An office and an apartment unit (used to house a manager to oversee the facility at all times) are located within a structure that will remain unchanged upon project completion.

- *New Building Characteristics.* A new 75,275 square-foot three-story self storage building will be erected within the 1.60-acre project site. The proposed new building will consist of three floors and will house 487 storage units. The building will have a maximum length of 206 feet and a maximum width of 126 feet. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches. As previously mentioned, the four existing self storage structures that are located along the project site perimeter will remain.

- *Parking Characteristics.* Parking for the new three-story self storage building will be provided on surface parking areas. There are currently six existing standard parking stalls along the eastern boundary of the project site. The proposed project will introduce nine new parking stalls. The parking areas will be located along the east side of the new three-story self storage structure and will include eight standard stalls and one ADA accessible parking stall.

- *Site Access.* Access to the proposed development is currently provided by a 25-foot driveway located along Telegraph Road, and by a 15-foot driveway located along Shoemaker Avenue. Both driveways will remain and no new driveways are proposed as part of the project.

- *Landscaping.* A total of 6,103 square feet is currently dedicated for landscaping and will remain.

The conceptual site plan is shown in Exhibit 2-9. Conceptual elevations are provided in Exhibits 2-10 and 2-11.

[12] Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion.* Site plan dated March 29, 2017.

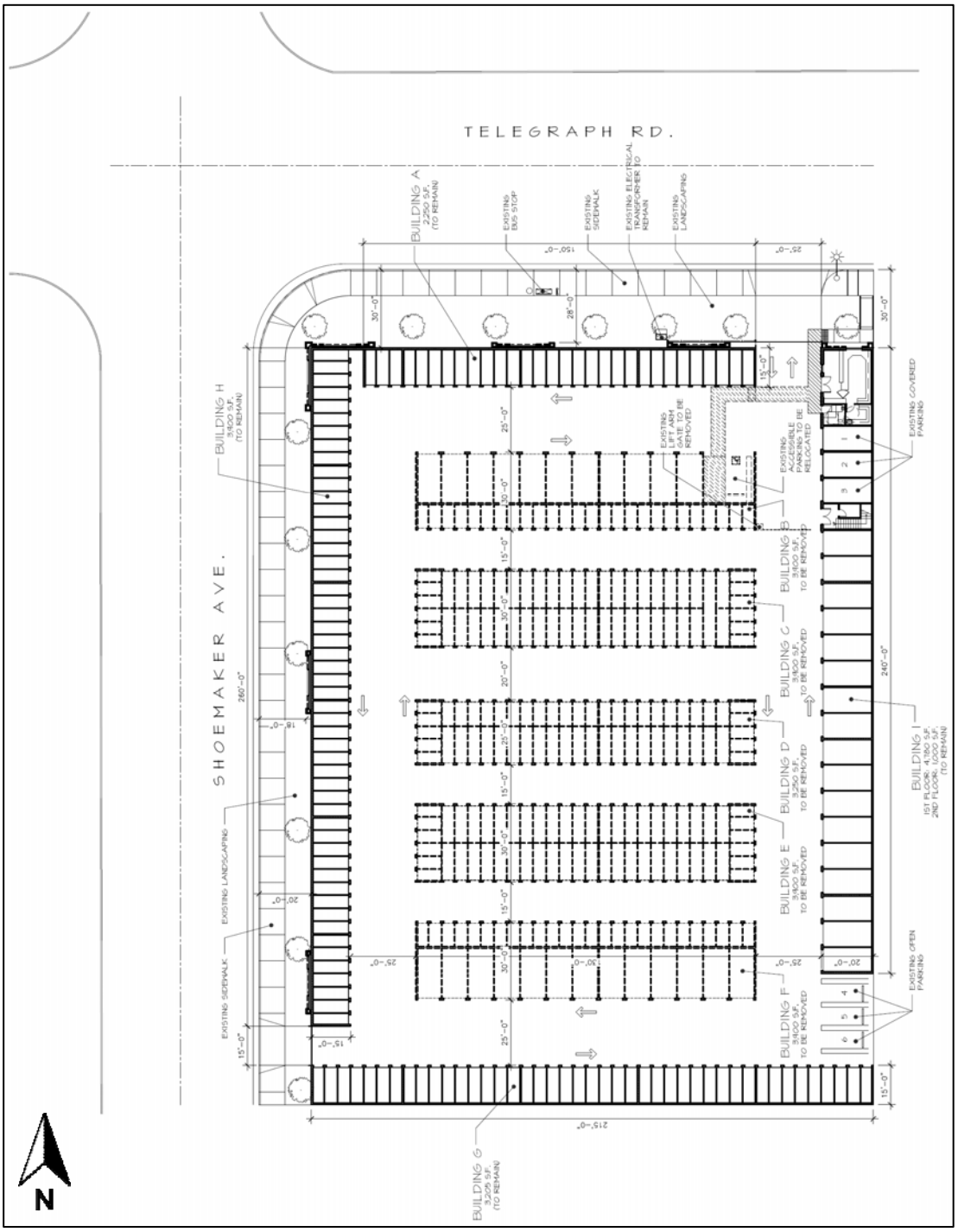


EXHIBIT 2-8
SITE DEMOLITION PLAN
SOURCE: RASMUSSEN & ASSOCIATES

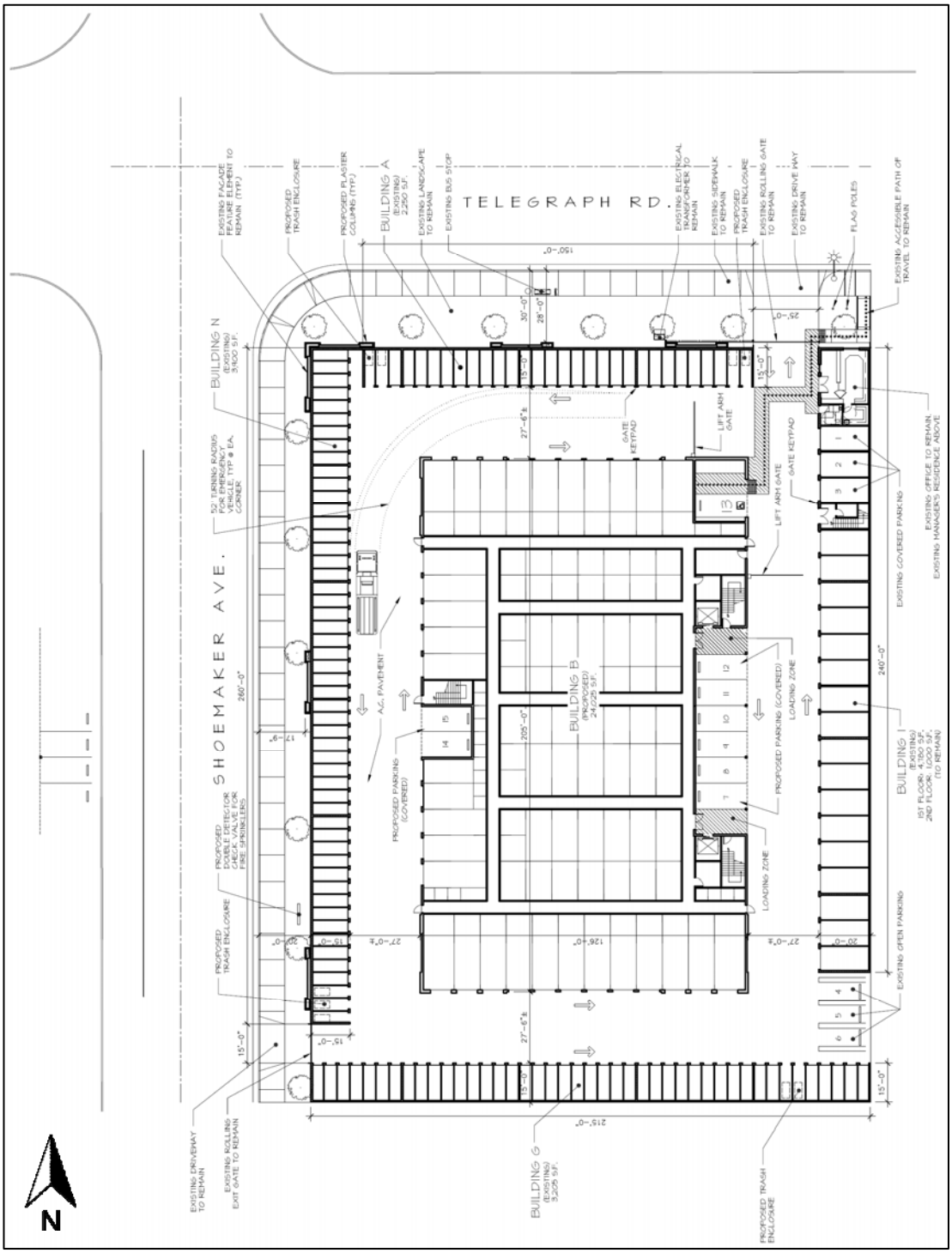


EXHIBIT 2-9
CONCEPTUAL SITE PLAN
SOURCE: RASMUSSEN & ASSOCIATES

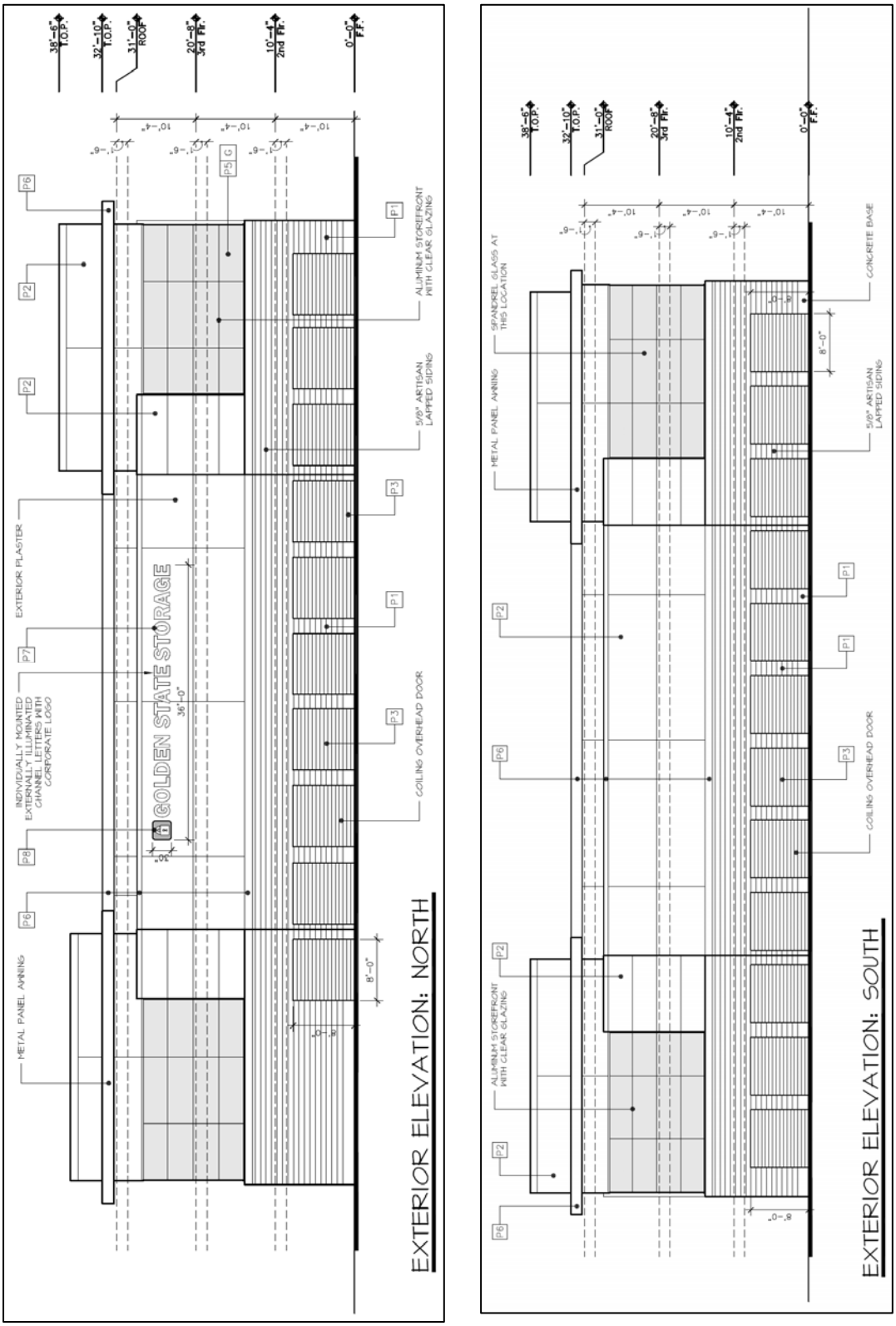


EXHIBIT 2-10
CONCEPTUAL BUILDING ELEVATIONS, NORTH AND SOUTH
SOURCE: RASMUSSEN & ASSOCIATES

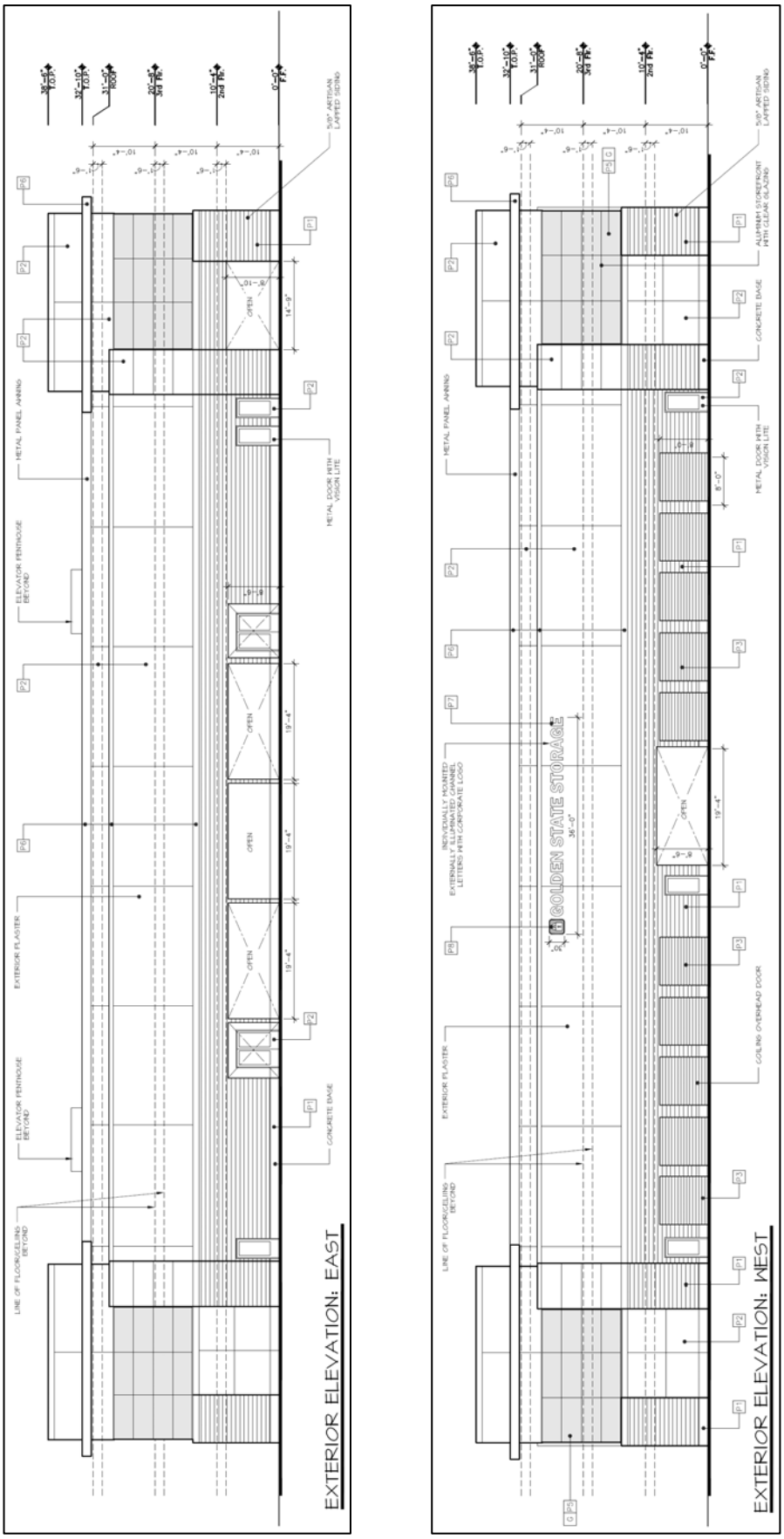


EXHIBIT 2-11
CONCEPTUAL BUILDING ELEVATIONS, EAST AND WEST

SOURCE: RASMUSSEN & ASSOCIATES

2.4.2 CONSTRUCTION CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will take approximately 10 months to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* The foundations and other on-site improvements from the five existing buildings will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.

- *Site Preparation.* The project site will be prepared for the construction of the new self storage building. This phase will take approximately one month to complete.

- *Grading.* During this phase, the entire site will undergo grading. This phase will take approximately one month to complete.

- *Construction.* The new three-story self storage building will be constructed during this phase. This phase will take approximately five months to complete.

- *Paving and Finishing.* This concluding phase will involve the finishing of the new self storage building, the paving of the parking areas and hardscape, and the completion of other on-site improvements. This phase will take approximately two months to complete.

2.5 PROJECT OBJECTIVES

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

- To minimize the environmental impacts associated with the proposed project;

- To promote infill development;

- To promote increased property valuation as a means to finance public services and improvements in the City; and,

- To ensure that the proposed development 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 Action 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:

- *Development Plan Approval (DPA) 925* to allow the construction of a new three-story self storage building measuring 75,275 square feet in total floor area;

- *Conditional Use Permit (CUP) 780* to allow for self storage uses within the new three-story structure; and,

- The adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP).

SECTION 3 - ENVIRONMENTAL ANALYSIS

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

Aesthetics (Section 3.1);
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);
Tribal Cultural Resources (Section 3.17);
Utilities (Section 3.18); and,
Mandatory Findings of Significance (Section 3.19).

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 impact on aesthetics 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 or glare which would adversely affect day or nighttime views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is presently occupied by nine self storage buildings, paved areas, and landscaping. The proposed project involves the demolition of five of the existing buildings and the construction of a three-story, 75,275 square-foot self-storage building with a maximum height of 38 feet and 6 inches. Once complete, the proposed project will not negatively impact views of the West Coyote Hills (located approximately five miles southeast of the project site) and the Puente Hills (located approximately three miles northeast of the project site). Current development along Telegraph Road and Shoemaker Avenue restricts views of the aforementioned scenic vistas from uses on all sides of the project site. In addition, the proposed maximum height of the new building (38 feet and 6 inches) will be comparable in height with the surrounding industrial buildings. Furthermore, the project site is located in an area that is zoned as Heavy Manufacturing (M-2) and there are no residential uses in the vicinity or within the line-of-sight-of the proposed development that could be adversely affected by the new building. As a result, the proposed project will not have an impact on a scenic vista.

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.

The project site is presently occupied by nine self-storage buildings, paved areas, and landscaping. There are currently approximately fifteen trees on-site along the Telegraph Road and Shoemaker Avenue frontages. The proposed project does not involve the removal of the existing landscaping and therefore will not damage trees as a scenic resource. There are neither rock outcroppings nor historic buildings located on-site.[13] According to the California Department of Transportation, neither Telegraph Road nor Shoemaker Avenue is a designated scenic highway and there are no State or County designated scenic

[13] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017.

highways in the vicinity of the project site.[14] As a result, no impacts on scenic resources will result from the proposed project's implementation.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? ● No Impact.

As indicated previously, the project site is currently occupied by nine self storage structures: five structures are located within the center portion of the site and four structures are located along the perimeter of the site (refer to Exhibit 2-8). In order to accommodate the new three-story structure, the five structures that are located within the center portion of the project site will be demolished. Once the new three-story building is constructed, the proposed project will improve the quality of the site and the surrounding areas because the new building will feature modern architecture. In addition, the proposed building will have a maximum height of 38 feet and 6 inches and will be comparable in height to the surrounding industrial buildings. As a result, no adverse impacts are expected to result.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime 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* and is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project site is located in the midst of an industrial area and there are no light sensitive receptors located in the immediate vicinity of the project site that would be affected by the introduction of additional sources of light. The nearest sensitive receptors to the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).[15] These sensitive receptors are not within the line-of-sight of the project site because the line-of-sight is obstructed by existing buildings. As a result, no impacts will result upon the implementation of the proposed project.

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 the local streets, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in light and glare impacts; therefore, no cumulative impacts will occur.

3.1.4 MITIGATION MEASURES

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

[14] California Department of Transportation. *Official Designated Scenic Highways.* http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

[15] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017.

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 adverse impact on agriculture and forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or the rezoning of, forest land, timberland, or timberland zoned production;
- The loss of forest land or the conversion of forest land to non-forest use; or,
- Changes to the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ● 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*. A Light Agriculture zone (A-1) exists within the City's zoning code and the proposed project site's M-2 zoning designation permits agricultural uses, excluding dairies, stockyards, slaughter of animals and manufacture of fertilizer. However, the City's General Plan does not identify any agricultural uses within City boundaries.[16] The proposed project will not require a zone change and no loss of land zoned for permitting agricultural uses will occur. As a result, no impacts on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance 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.

According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[17] Additionally, the project site is currently zoned as M-2 (Heavy Manufacturing) and no agricultural activities are located on-site. As indicated in Section 3.2.2.A, agricultural uses are permitted within the M-2 zone but are not exclusive to the M-2 zoning designation;

[16] City of Santa Fe Springs Municipal Code. *Title XV, Land Usage.* Chapter 155, Code 155.241, Principal Permitted Uses.

[17] 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.

therefore, no conflict in zoning for agricultural uses will occur. As a result, no impacts will occur from the proposed project's implementation.

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

The City of Santa Fe Springs and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The City of Santa Fe Springs General Plan and the Santa Fe Springs Zoning Ordinance do not provide for any forest land preservation.[18] 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 conversion of forest land to non-forest use? ● No Impact.

As indicated previously in Section 3.2.2.C, no forest lands are located within the vicinity of the project site or the City of Santa Fe Springs. 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 which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ● No Impact.

The proposed project will be constructed on a site which is currently developed and within a larger industrial area. Therefore, the proposed project's implementation will not result in the conversion of any existing farmlands 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 impacts on these resources. As a result, no cumulative impacts on agriculture or forestry resources will occur.

3.2.4 MITIGATION MEASURES

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

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

3.3 AIR QUALITY

3.3.1 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 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 any air quality standard or a substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is 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. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide 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. Nitrogen dioxide 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 because 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};
- 55 pounds per day or 2.43 tons per quarter of $PM_{2.5}$; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

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

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project area is located within the South Coast Air Basin, which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).[19] 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 2016 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:[20]

- *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.

[19] South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.

[20] 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.[21]

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 Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS 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 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.[22] According to the State of California Employment Development Department, the City's current unemployment rate is 5.4 percent, which means there are up to 400 residents actively seeking work.[23] The Golden State Storage facility typically operates with two or three employees. Currently, there are two employees and a third employee will be added upon completion of the new three-story building. 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 are anticipated.

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

The project's construction period is expected to last approximately 10 months (refer to Section 2.4.2) and would include demolition, site preparation, grading, erection of the new self storage building, and the finishing of the project (e.g. painting and paving of parking area). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.1). The assumptions regarding the construction phases and the length of construction followed those identified herein in Section 2.4.2. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds.

The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, 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.

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

[22] Southern California Association of Governments. *Demographics & Growth Forecast. Regional Transportation Plan 2016-2040*. April 2016.

[23] State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*. http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html. Website accessed August 7, 2017.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition (on-site)	2.48	24.36	15.11	0.02	2.24	1.47
Demolition (off-site)	0.10	1.20	0.87	--	0.22	0.06
Total Demolition Phase	**2.58**	**25.56**	**15.98**	**0.02**	**2.46**	**1.53**
Site Preparation (on-site)	1.81	20.75	8.08	0.02	6.27	3.78
Site Preparation (off-site)	0.04	0.03	0.40	--	0.09	0.02
Total Site Preparation	**1.85**	**20.78**	**8.48**	**0.02**	**6.36**	**3.80**
Grading (on-site)	1.50	17.07	6.76	0.01	5.38	3.22
Grading (off-site)	0.04	0.03	0.40	--	0.09	0.02
Total Grading	**1.54**	**17.10**	**7.16**	**0.01**	**5.47**	**3.24**
Building Construction (on-site)	2.59	17.43	13.88	0.02	1.06	1.02
Building Construction (off-site)	0.22	1.58	1.97	--	0.45	0.13
Total Building Construction	**2.81**	**19.01**	**15.85**	**0.02**	**1.51**	**1.15**
Paving (on-site)	1.02	10.45	8.99	0.01	0.61	0.56
Paving (off-site)	0.07	0.05	0.65	--	0.15	0.04
Total Paving	**1.09**	**10.50**	**9.64**	**0.01**	**0.76**	**0.60**
Architectural Coatings (on-site)	30.64	2.01	1.85	--	0.15	0.15
Architectural Coatings (off-site)	0.03	0.02	0.30	--	0.07	0.02
Total Architectural Coatings	**30.67**	**2.03**	**2.15**	**--**	**0.22**	**0.17**
Maximum Daily Emissions	**30.67**	**25.56**	**15.98**	**0.02**	**6.36**	**3.80**
Daily Thresholds	**75**	**100**	**55o**	**150**	**150**	**55**

Source: CalEEMod V.2016.3.1.

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. 2016.3.1 computer model. Table 3-2 depicts the 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)	1.68	--	--	--	--	--
Energy (lbs/day)	--	0.02	0.01	--	--	--
Mobile (lbs/day)	0.42	2.22	6.25	0.02	1.74	0.48
Total (lbs/day)	**2.11**	**2.24**	**6.27**	**0.02**	**1.74**	**0.48**
Daily Thresholds	**55**	**55**	**55o**	**15o**	**15o**	**55**

Source: CalEEMod V.2016.3.1.

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 Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.[24] The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, less than significant impacts will occur.

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

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The SCAB is non-attainment for Ozone and particulates. The proposed project's implementation will result in minimal construction-related emissions (refer to the discussion provided in the previous section). Operational emissions will be limited to vehicular and truck traffic traveling to and from the proposed project. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy (refer to the discussion included in Section 3.3.2.A). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.

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.[25] These population groups are generally more sensitive to poor air quality. Sensitive receptors near the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).[26] The location of the aforementioned sensitive receptors is shown in Exhibit 3-1. 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

[24] South Coast Air Quality Management District. *Rule 403, Fugitive Dust.* As Amended June 3, 2005.

[25] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9.* As amended 2004.

[26] Blodgett Baylosis Environmental Planning. *Site Survey.* Survey was completed on July 31, 2017.

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.

The use of the "look-up tables" is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 500 meters, since the nearest sensitive receptor (South Whittier Elementary School) is located 402 meters (0.25 miles) northeast of the project site. 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.

Table 3-3
Local Significance Thresholds Exceedance SRA 5

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	5o	100	200	500
NO_x	25.57	Construction	172	165	176	194	**244**
NO_x	2.24	Operations	172	165	176	194	**244**
CO	15.98	Construction	1,480	1,855	2,437	3,897	**9,312**
CO	6.27	Operations	1,480	1,855	2,437	3,897	**9,312**
PM_{10}	6.36	Construction	7	21	39	74	**182**
PM_{10}	1.74	Operations	4	10	16	23	**49**
$PM_{2.5}$	3.80	Construction	7	10	18	39	**120**
$PM_{2.5}$	0.48	Operations	2	3	4	8	**25**

Source: CalEEMod V.2016.3.1.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions, therefore, 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 (a LOS E or LOS F).[27] The SCAQMD stated in its CEQA Handbook that a CO hotspot 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. The proposed project will generate a net increase of approximately 103 daily trips, with 6 trips occurring during the AM peak hour, and 11 trips occurring during the PM peak hour. The projected peak hour traffic will not significantly 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, less than significant impacts on sensitive receptors are anticipated.

[27] "LOS" refers to "Level of Service." Refer to Section 3.2.16.A.

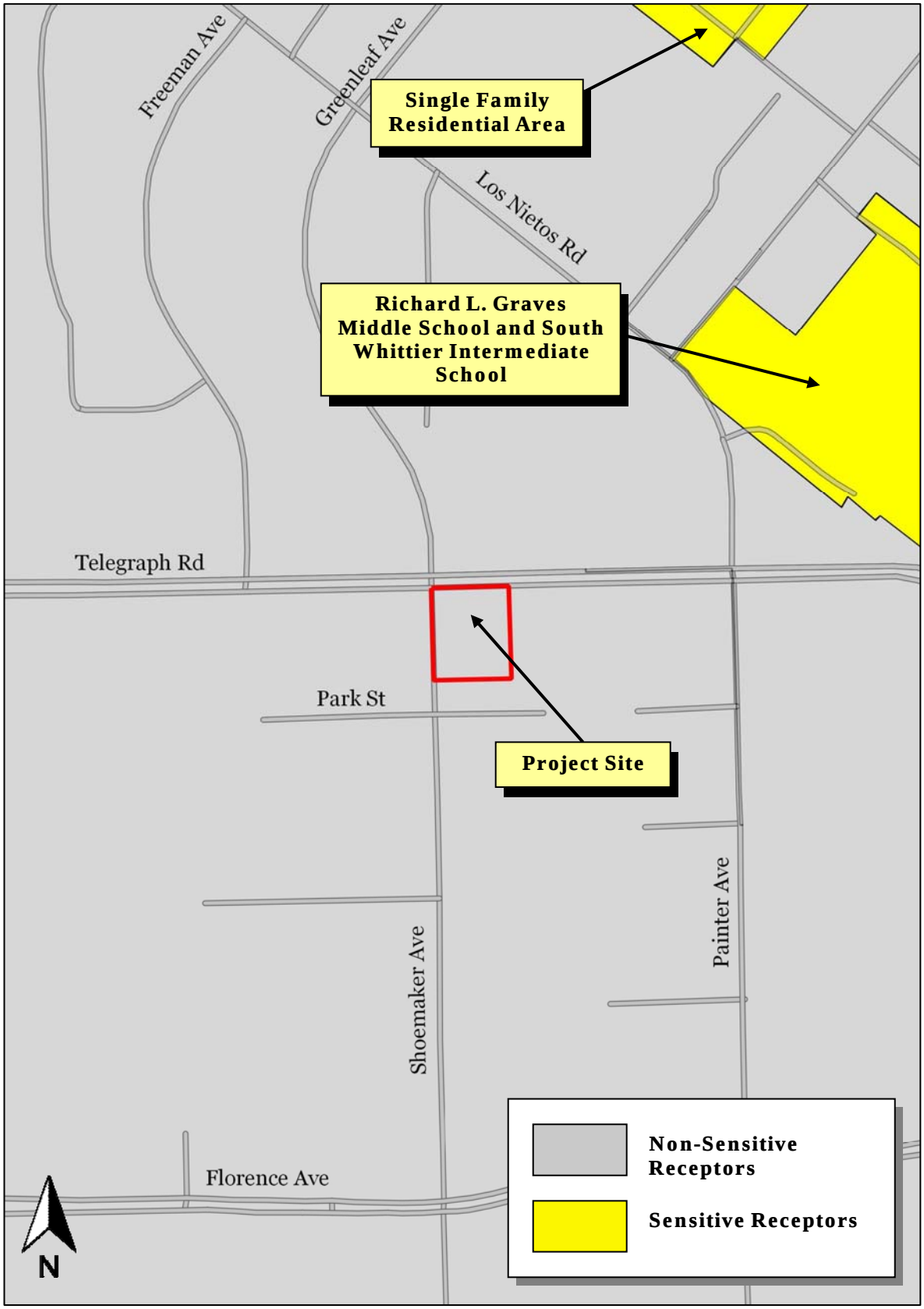


EXHIBIT 3-1
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

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

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[28] As designed, the proposed project will have self storage uses. The proposed project will not be involved in any of the aforementioned odor-generating activities. Given the nature of the anticipated uses, no impacts related to odors are anticipated with the proposed project. In addition, the project site is not located in the vicinity of any odor-generating use. However, the diesel equipment used during the construction period may result in odors in the absence of mitigation. As a result, the following measure is required:

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

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

3.3.3 CUMULATIVE IMPACTS

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

3.3.4 MITIGATION MEASURES

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

Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

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

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 U.S. Fish and Wildlife Service;

- 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;

- 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;

- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or the impedance of the use of native wildlife nursery sites;

- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,

- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is currently paved over in concrete and is occupied by nine self storage buildings. Due to the level of development on-site and in the surrounding area, the project site is not a suitable environment for any candidate, sensitive or special status species. There are no local or regional plans, policies, or regulations that identify candidate, sensitive or special status species except those identified by the California Department of Fish and Wildlife. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).[29] These species include the coastal California

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

Gnatcatcher, the Least Bell's Vireo, the Bank Swallow, the Santa Ana Sucker, the Western Yellow-Billed Cuckoo, and California Orcutt Grass.

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

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

Due to the level of development on-site and in the surrounding area, the project site does not offer a suitable habitat for any species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community, nor does the California Department of Fish and Wildlife identify any such habitat. During a site survey that was completed on July 31, 2017, no wetlands were observed on the project site or in the surrounding areas.[30] A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitats present on-site or in the adjacent properties.[31] The nearest wetland to the project site is the Coyote Creek Channel, which is located 0.6 miles northeast of the project site and is channelized with concrete (refer to Exhibit 3-2). The proposed project will be limited to the project site and will not affect the aforementioned designated wetland. 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 previously mentioned in Section 3.4.2.B, the project site is currently developed with nine buildings and paved surfaces and does not contain any natural wetland and/or riparian habitat (refer to Exhibit 3-2). The project's implementation will require the removal of buildings and concrete on-site to accommodate the proposed project. The vegetation currently on-site consists of species that are typically not found in a wetland environment. The project area is located in the midst of an industrial setting and a result, the proposed project will not impact any protected wetland area.

[30] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017.

[31] U.S. Fish and Wildlife Service, National Wetlands Inventory. *Wetlands Mapper*. Website accessed August 7, 2017.

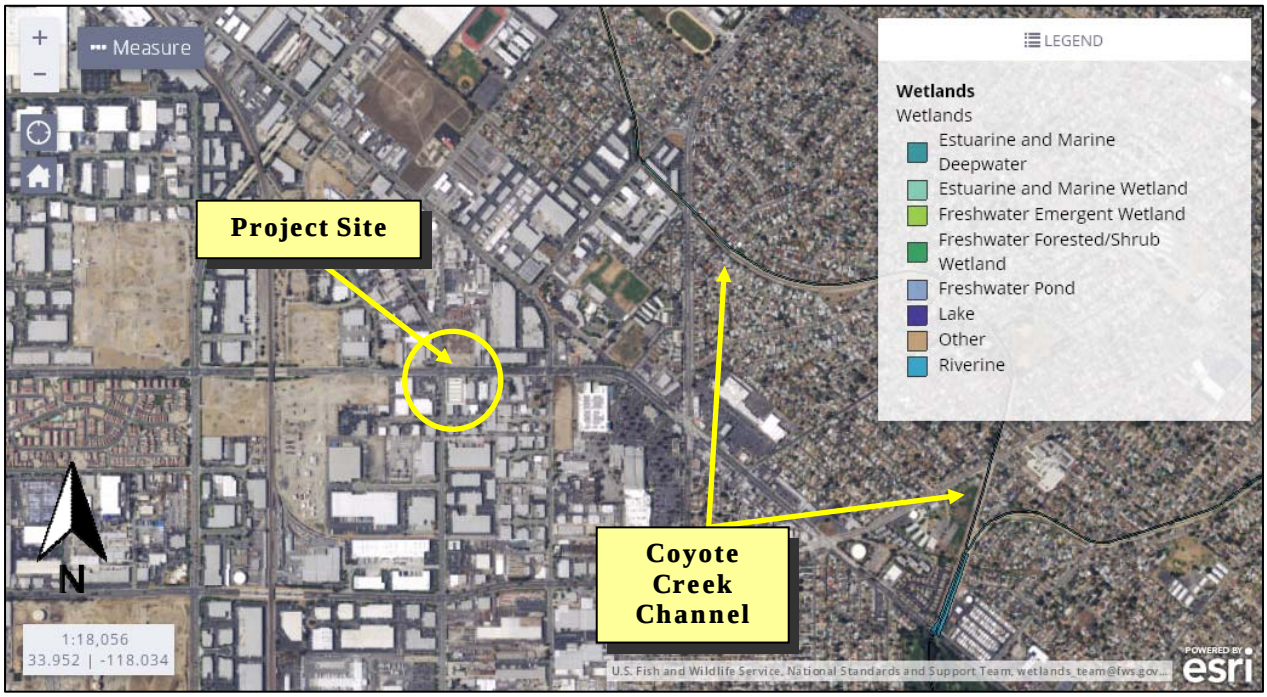


EXHIBIT 3-2
WETLANDS MAP
SOURCE: U.S. FISH AND WILDLIFE SERVICE, WETLANDS MAPPER

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

The project site has no utility as a wildlife migration corridor because the site is located in the midst of an urban area. According to the Los Angeles County Department of Regional Planning, a wildlife corridor may be defined as:

> *"Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as "wildlife corridors." Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food and water."*[32]

The project site and surrounding areas have been previously disturbed to accommodate the current level of development and retain little to none of the characteristics of the native environment. The site is currently occupied by self storage uses and is not located near a body of water. In addition, the site abuts two highly traveled roadways (Telegraph Road and Shoemaker Avenue) and is exposed to noise generated from vehicular traffic. The aforementioned conditions restrict the site's utility as a migration corridor because the site lacks the adequate components needed to create a suitable habitat. In addition, the project site does not connect two major open spaces, as there are none present in the vicinity. 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."[33] 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). No trees will be removed with the implementation of the proposed project; therefore, the proposed project will not violate the City's current tree ordinance. As a result, no impacts will occur.

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

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 2.8 miles northeast from the project site.[34] The construction and operation of the proposed project will not affect the

[32] Los Angeles County Department of Regional Planning. *Significant Ecological Areas.* http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors.

[33] Santa Fe Springs, City of, Municipal Code. Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees.

[34] County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map.* February 2015.

Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

3.4.3 CUMULATIVE IMPACTS

The proposed project will not involve any an incremental loss or degradation of protected habitat. The analysis determined that the proposed project will not result in any impacts on protected plant and animal species. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

3.4.4 MITIGATION MEASURES

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

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to 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 CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines;
- The destruction of a unique paleontological resource or site or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of dedicated 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 CEQA Guidelines? ● No Impact.

Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe).[35] The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road.

Currently, the project site is occupied by nine self storage structures and does not meet, or contain any structures that meet, any of the aforementioned criteria. In addition, the project site is not listed on the National or State Historic Register.[36] The proposed project will be limited to the project site and will not affect any existing resources listed on the National or State Register or those identified as being eligible for listing on the National or State 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 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. The Gabrieleño tribe has lived in this region for around 7,000 years.[37] Prior to Spanish

[35] U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. http://focus.nps.gov/nrhp. Secondary Source: California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed August 7, 2017.

[36] Ibid.

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

contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.[38] 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.[39] Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. In addition, the project will require grading. As a result, the following mitigation is required:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation and grading activities shall be halted and the City of Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ● Less Than Significant Impact.

According to the State of California Geological Survey, the site's geology is classified as "Alluvium' (Qal). Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development, the demolition activities within the property, and the other on-site activities. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

D. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● No Impact.

There are no dedicated cemeteries located within the vicinity of the project site.[40] The proposed project will be restricted to the designated project site and will not affect any dedicated cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of

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

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

[40] Google Earth. Website accessed August 8, 2017.

urbanization present and the amount of disturbance sustained to accommodate the previous development. Notwithstanding, in the event of an accidental discovery, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. As a result, the proposed construction activities are not anticipated to impact any interred human remains.

3.5.3 CUMULATIVE IMPACTS

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

3.5.4 MITIGATION MEASURES

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

Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

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 geology and soils if it results in any of 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, strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides;

- Substantial soil erosion or the loss of topsoil;

- Locating a project 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 Table 18-1-B of the California Building Code, creating substantial risks to life or property; or,

- Locating a project on 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), strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides? ● Less Than Significant Impact.

The City of Santa Fe Springs is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents, including those who reside in the City of Santa Fe Springs. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.[41]

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

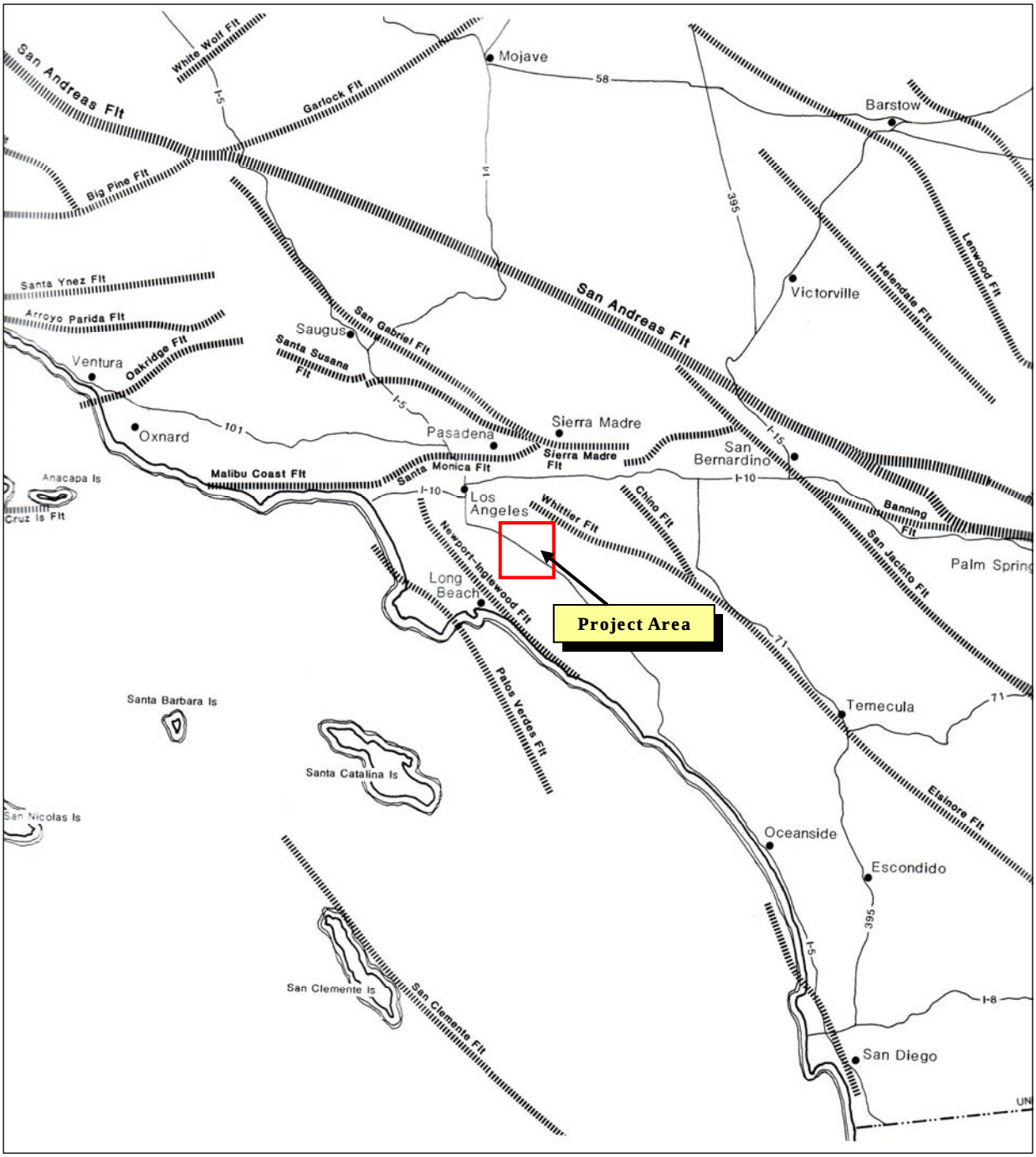


EXHIBIT 3-3
FAULTS IN THE SOUTHERN CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

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.[42] 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.[43] Active faults identified by the State are not on-site nor is the project site within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately 3.5 miles northeast of the site.[44] Therefore, 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. In addition, the project will comply with the 2016 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures.[45]

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 project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-4).[46] Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-4) because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regards to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.

B. Would the project result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact with Mitigation.

The project site is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts. Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick consisting primarily of moist-wet brown to reddish brown silty clay to grey silty sandy clay in a stiff to very stiff condition. Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts. The soils are generally stiff and medium dense within the upper 6 feet, becoming much stiffer and denser with depth and maintaining moist soil conditions throughout the explored depth.[47]

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

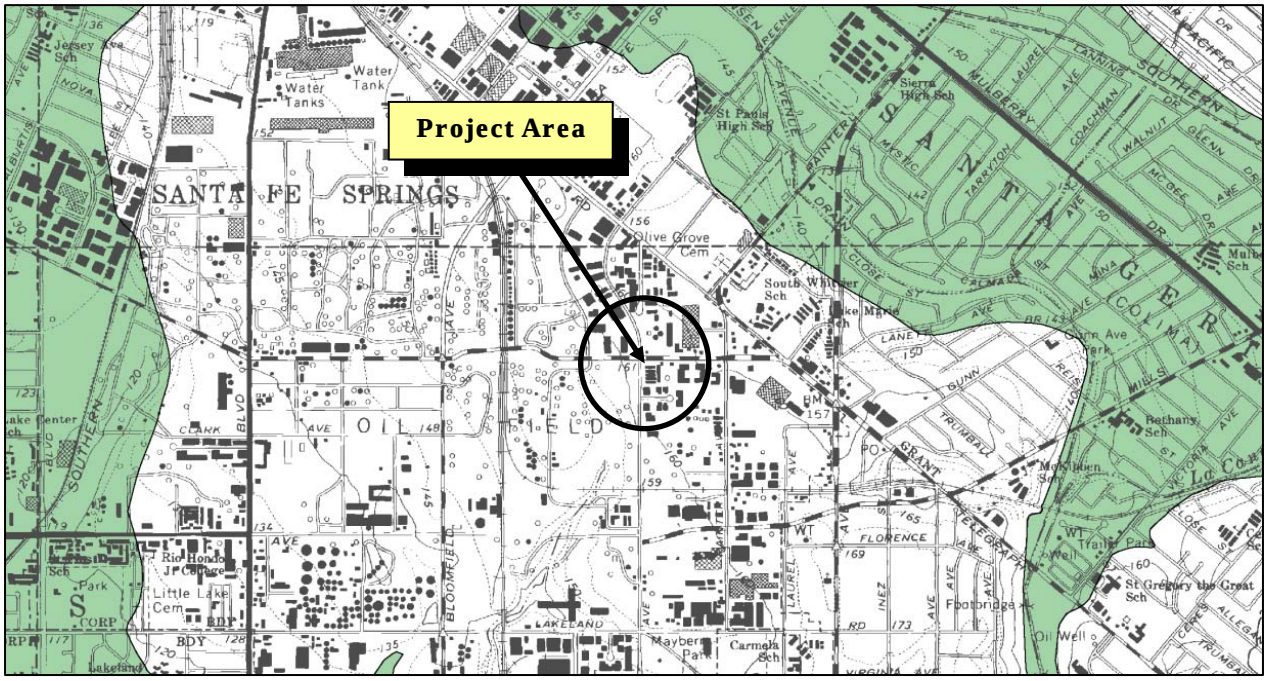
[43] California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010.* http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx

[44] Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

[45] California Building Standards Commission. *California Building Standards Code (California Code of Regulations, Title 24).* July 1, 2016.

[46] California Department of Conservation. *Regulatory Maps.* http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

[47] Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.



MAP EXPLANATION

Zones of Required Investigation:

Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

EXHIBIT 3-4
LIQUEFACTION RISK
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

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 Urban land-Thums-Pierview complex. Soils of this association have a moderate erosion hazard; however, current development and the placement of landscaping have reduced the soil's erosion risk.[48] The project site is level and limited grading will be required for structural supports, building foundations, and utility lines. Mitigation measures included throughout Section 3.9 (Hydrology and Water Quality) will effectively mitigate potential stormwater runoff impacts during construction. The project site is currently level and will remain level following the site's development. The surface grades within the parking and internal roadways will be designed to facilitate drainage into the Telegraph Road and Shoemaker Avenue curb and gutters.

A geotechnical site evaluation was prepared by Gorian & Associates, Inc. for the proposed three-story self storage structure. Various recommendations were included as a means to mitigate hazards related to erosion and other potential geotechnical hazards. Recommendations include the measures listed below, among others:[49]

- *Soil Removal.* Upper loose or soft native alluvial soils and existing fill soils should be removed and replaced as engineered compacted fill for the support of the proposed construction. Removal of the soils within the proposed building footprint and 5 feet beyond should extend to a minimum of 3 feet below the bottom of the proposed footings or 5 feet below pad subgrade, whichever is deeper.

- *Excavations.* During construction, excavation and maintenance of safe and stable slope angles are the responsibility of the contractor. All subsurface construction should conform to the requirements of the Occupational Safety and Health Administration (OSHA).

- *Footing Subgrade Moisture.* Conventional footing subgrade soils should be moistened to a minimum of 3% over the optimum moisture content to a minimum depth of 18 inches. The above moisture should be obtained and maintained at least a suggested 2 days prior to casting the concrete.

- *Moisture Vapor Retarder Layer.* A properly installed moisture retarder is recommended for at grade interior area slabs where moisture through the slab would be a concern.

- *Concrete Placement and Cracking.* Concrete should be placed using procedures to minimize the cracking within the slab. Shrinkage cracks can become excessive if water is added to the concrete above the allowable limit and proper finishing and curing practices are not followed. Concrete mixing, placement, finishing, and curing should be performed per the recommendations of the American Concrete Institute.

- *Gutters and Downspouts.* Gutters and downspouts should be installed to collect roof water that might otherwise infiltrate the soils adjacent the building. The downspouts should be drained into

[48] United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Website accessed August 9, 2017.

[49] Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

collector pipes that will carry the water away from the building or other positive drainage should be provided.

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

- All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California,* dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

Adherence to this mitigation measure will reduce geology- and soil-related hazards to levels that are less than significant.

C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? ● Less Than Significant Impact.

As previously mentioned, the project site is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts. Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick consisting primarily of moist-wet brown to reddish brown silty clay to grey silty sandy clay in a stiff to very stiff condition. Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts. The soils are generally stiff and medium dense within the upper 6 feet, becoming much stiffer and denser with depth and maintaining moist soil conditions throughout the explored depth.[50]

The United States Department of Agriculture Soil Conservation Service Report and General Soil Map for Los Angeles County were reviewed for this project. The project site is underlain with soils of the Urban land-Thums-Pierview complex. Soils of this association are at a moderate risk for erosion; however, the project site is currently developed and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, these 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.[51] As previously mentioned, the project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-4).[52] The soils that underlie the project site pose no threat to development; in addition, the project site will be level once the project is complete. Although the project is not anticipated to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, the mitigation provided in Sections 3.6.2.B and 3.6.2.D will address potential impacts related to potentially unstable soils. Therefore, the proposed project will not expose any person or

[50] Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

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

[52] California Department of Conservation. *Regulatory Maps.* http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

structure to risks associated with soil collapse, landslides, or soil expansion. As a result, the potential impacts are less than significant.

D. Would the project be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2012), creating substantial risks to life or property? ● Less Than Significant Impact with Mitigation.

The *Web Soil Survey*, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain with soils of the Urban land-Thums-Pierview complex.[53] Shrinking and swelling is influenced by the amount of clay present in the underlying soils. As previously mentioned, the project site is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts. Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick consisting primarily of moist-wet brown to reddish brown silty clay to grey silty sandy clay in a stiff to very stiff condition. Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts.[54]

Soil expansion tests were performed on a representative upper soil sample obtained from the site. Test results indicate the underlying materials are moderate in expansion. Expansive soils contain clay minerals that change in volume (shrink or swell) due to changes in the soil moisture content. Swelling occurs when soils containing clay become wet due to excessive water from poor surface drainage, over-irrigation of lawns and planters, and sprinkler or plumbing leaks.[55] Recommendations are provided within the geotechnical site evaluation prepared by Gorian & Associates, Inc. as a means to mitigate hazards related to soil expansion and other potential geotechnical hazards. The mitigation provided in Section 3.6.2.B will ensure that the recommendations set forth by Gorain & Associates will be followed by the project applicant and contractors.

Although clay is present in this soil association, the project will comply with the 2016 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures. Foundation damage will be further prevented by the following mitigation:

- 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 engineer's recommendations.

Adherence to this mitigation measure will reduce potential impacts to levels that are less than significant.

[53] United States Geological Survey. *Web Soil Survey*. http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

[54] United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California*. September 1978.

[55] Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ● No Impact.

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

3.6.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in significant adverse impacts related to ground shaking, liquefaction, landslides, soil erosion, lateral spreading, or subsidence. As a result, no cumulative impacts will occur.

3.6.4 MITIGATION MEASURES

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

Mitigation Measure No. 3 (Geology and Soils). All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California*, dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

The following mitigation measure is required to further prevent foundation damage:

Mitigation Measure No. 4 (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 engineer's recommendations.

3.7 GREENHOUSE GAS EMISSIONS

3.7.1 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 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,

- A 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.

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 include shrinking glaciers, thawing permafrost, late freezing and early break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees. Other, longer term environmental impacts of global warming may include a rise in sea level, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems, including the potential loss of species, and a significant reduction in winter snow pack.

The SCAQMD has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons of CO_2E ($MTCO_2E$) per year for commercial projects, 3,500 $MTCO_2E$ per year for residential projects, 3,000 $MTCO_2E$ per year for mixed-use projects, and 10,000 $MTCO_2E$ per year for industrial projects. Table 3-4 summarizes annual greenhouse gas (CO_2E) emissions from the proposed project.[56] Carbon dioxide equivalent, or CO_2E, is a term that is used for describing different greenhouses gases in a common and collective unit. As indicated in Table 3-4, the CO_2E total for the project is 2,236.31 pounds

[56] The CalEEMod Air Quality Worksheets are provided in Appendix A.

per day or 1.01 $MTCO_2E$ per day. This translates into an annual emission of 368.65 $MTCO_2E$, which is below the aforementioned thresholds. This figure does not take into account the implementation of Low Impact Development (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. The project is also an infill development that will replace the former use. 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	2,391.17	0.61	--	2,406.31
Construction Phase - Site Preparation	1,735.36	0.54	--	1,748.87
Construction Phase - Grading	1,421.26	0.44	--	1,432.32
Construction Phase - Construction	2,030.84	0.41	--	2,041.06
Construction Phase - Paving	1,346.44	0.41	--	1,356.72
Construction Phase - Coatings	281.45	0.03	--	282.12
Long-term Area Emissions	0.02	--	--	0.02
Long-term Energy Emissions	21.11	--	--	21.23
Long-term Mobile Emissions	2,212.39	0.11	--	2,215.05
Total Long-term Emissions	**2,233.51**	**0.11**	**--**	**2,236.31**

Source: CalEEMod V.2016.3.1.

B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases? ● No Impact.

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

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

- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.

- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.

- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any other variance from the adopted plan,

policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[57] As a result, no impacts will occur.

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 gasses. As a result, no cumulative impacts will result from the proposed project's implementation.

3.7.4 MITIGATION MEASURES

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

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

3.8 HAZARDS 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 hazards and hazardous materials 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 emission 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 a 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;

- A safety hazard for people residing or working in the project area for a 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;

- A safety hazard for people residing or working in the project area for a project in the vicinity of a private airstrip;

- 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 wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. All Golden State Storage tenants are required to sign a rental agreement which specifically outlines the terms and conditions imposed by Golden State Storage on all prospective tenants. The storage of any hazardous materials and chemicals is explicitly prohibited in the rental agreement. Strict adherence to the rental agreement will ensure that no hazardous materials are being transported, used, stored, or disposed on-site. Therefore, no impacts will occur.

B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ● Less Than Significant Impact with Mitigation.

As stated in Section 3.8.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. According to the United States Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC), the project site is not listed on any Federal or State hazardous site database.[58]

Based on the age of the five on-site self storage buildings that will be demolished (the buildings were built in 1974), potential asbestos containing materials (ACMs) and lead-based paint (LBP) may be present.[59] Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970s, building products and insulation materials commonly contained asbestos. In 1989, the U.S. Environmental Protection Agency (EPA) banned all new uses of asbestos; however, uses developed before 1989 are still allowed. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. The Los Angeles County Assessor website indicates that the existing on-site buildings were built in the year 1974. Based on the age of the existing on-site buildings, ACMs may be present. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to demolition. Based upon the age of the existing on-site buildings, it is possible that painted building surfaces contain LBP. LBP was used extensively in buildings constructed before 1950. In 1978, LBP was banned by the Federal government. Lead may cause a range of health defects, from behavioral problems and learning disabilities, to seizures and death. As a result of the project site conditions, the following mitigation is required:

- An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

- 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. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

[58] United States Environmental Protection Agency. *Envirofacts.* Website accessed August 9, 2017. Secondary Source: California Department of Toxic Substances Control. *Envirostor.* Website accessed August 9, 2017.

[59] Los Angeles County Office of the Assessor. *Property Assessment Information System.* Website accessed August 9, 2017.

The aforementioned mitigation will reduce the potential impact to levels that are considered to be less than significant.

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

The nearest schools to the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).[60]. As stated in Section 3.8.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. In addition, all Golden State Storage tenants are required to sign a lease/rental agreement which specifically outlines the terms and conditions imposed by Golden State Storage on all prospective tenants. The storage of any hazardous materials and chemicals is explicitly prohibited in the lease/rental agreement. Strict adherence to the lease/rental agreement will ensure that no hazardous materials are being transported, used, stored, or disposed on-site. Therefore, no impacts are anticipated to result with the implementation of the proposed project. Therefore, the proposed project will not create a significant hazard to any local school and no impacts are anticipated.

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

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. The Cortese list contains hazardous waste and substance sites including public drinking water wells with detectable levels of contamination, sites with known underground storage tanks (USTs) having a reportable release, solid waste disposal facilities from which there is a known migration, hazardous substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program.[61]

A search of the Envirostor Hazardous Waste and Substances Site "Cortese" List database identified five Cortese sites within the City: Neville Chemical Company (located at 12800 Imperial Highway), Waste Disposal, Inc. (located at 12731 Los Nietos Road), Angeles Chemical Company, Inc. (located at 8915 Sorensen Avenue), McKesson Chemical Company (located at 9005 Sorensen Avenue), and Cal-Tron Plating, Inc. (located at 11919 East Rivera Road).[62] The nearest of these Cortese sites to the project site is Waste Disposal, Inc., located approximately 0.47 miles northwest of the project site. These sites will not represent an environmental concern to the project site due to their distance from the project site. Furthermore, proposed project demolition and construction activities will be restricted to the designated project site and will not affect any of the aforementioned sites. As a result, no impacts will occur upon the implementation of the proposed project.

[60] Google Earth. Website accessed August 2, 2017.

[61] California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List.* http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

[62] California Department of Toxic Substances Control. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List).* http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

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

The project site is not located within two miles of a public airport or public use airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.[63] The proposed project is not located within the Runway 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 and will not risk the safety of the people working in the project area. 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 nearest private heliport is located two miles north of the project site in the City of Whittier (Presbyterian Intercommunity Hospital Heliport).[64] Due to the project site's distance from the abovementioned private heliport, the proposed project will not present a safety hazard for people working in the project area.

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 Telegraph Road or Shoemaker Avenue be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and 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 wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ● No Impact.

The project area is 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 analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the adoption of the

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

[64] Ibid.

appropriate mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

3.8.4 MITIGATION MEASURES

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

Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 6 (Hazards & 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. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed 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 impact on hydrology and 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, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or a substantial increase in the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;
- The creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or the provision 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 or Flood Insurance Rate Map or other flood hazard delineation map;
- The placement of structures within a 100-year flood hazard area which would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or,
- Inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is currently occupied by nine self storage structures, paved areas, and landscaped areas. Upon implementation of the proposed project, five of the structures will be removed and replaced with a

single three-story structure. The remaining four structures will not be modified and the existing landscaping will remain. The site will maintain its self storage uses. According to the site plan, the proposed project will maintain the existing 6,103 square feet of landscaping, which results in 9% coverage of the project site in pervious surfaces. In the absence of mitigation, a significant amount of impervious surfaces (i.e. buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants.

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

- 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 above mentioned mitigation, the impacts would be reduced to levels that are considered to be less than significant.

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

Groundwater was not encountered during exploration conducted by Gorian & Associates, Inc., with the maximum depth of exploration being 26 feet. Historic high groundwater levels noted in the *Seismic Hazard Zone Report for the Whittier 7.5-Minute Quadrangle, Los Angeles and Orange Counties, California*, are approximately 25 feet below ground surface.[65]

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site. The search yielded no results.[66] In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

[65] Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

[66] Geotracker GAMA. http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp. Website accessed August 9, 2017.

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

The project site is currently occupied by nine self storage structures, paved areas, and landscaped areas. Upon implementation of the proposed project, five of the structures will be removed and replaced with a single three-story structure. The remaining four structures will not be modified and the existing landscaping will remain. The site will maintain its self storage uses. According to the site plan, the proposed project will maintain the existing 6,103 square feet of landscaping, which results in 9% coverage of the project site in pervious surfaces. The construction of the new three-story structure will not result in the generation of additional stormwater runoff because the demolition and reconstruction of the development will not require the removal of any pervious surfaces (dirt, landscaped area). In addition, the project will be properly drained and is not expected to result in erosion or siltation on- or off-site. In the absence of mitigation, the new impervious surfaces (buildings, internal driveways, parking areas, etc.) that would be constructed may result in the generation of urban pollutants. The site will be graded so that stormwater runoff will be directed to the curbs and gutters on Telegraph Road and Shoemaker Avenue. Furthermore, there are no streams, rivers, or other bodies of water located within, or adjacent to the project site. The proposed project will be restricted to the project site and will not alter the course of the Coyote Creek Channel, which is located 0.57 miles northeast of the project site.[67] In addition, no natural drainage or riparian areas remain within the project site due to the past development. As a result, no impacts will occur.

D. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ● No Impact.

As indicated previously, the construction of the new three-story structure will not result in the generation of additional stormwater runoff because the demolition and reconstruction of the development will not require the removal of any pervious surfaces (dirt, landscaped area). In addition, the project will be properly drained and is not expected to result in flooding on- or off-site. The site will be graded so that stormwater runoff will be directed to the curbs and gutters on Telegraph Road and Shoemaker Avenue. As indicated in the previous section, the proposed project will be restricted to the project site and will not alter the course of the Coyote Creek Channel, which is located 0.57 miles northeast of the project site. No other natural or man-made channels are located adjacent to the site or in the immediate vicinity. As a result, no impacts will occur.

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

As indicated previously, the construction of the new three-story structure will not result in the generation of additional stormwater runoff because the demolition and reconstruction of the development will not require the removal of any pervious surfaces (dirt, landscaped area). In addition, the project will be

[67] Google Earth. Website accessed August 10, 2017.

properly drained and is not expected to result in flooding on- or off-site. The site will be graded so that stormwater runoff will be directed to the curbs and gutters on Telegraph Road and Shoemaker Avenue. As indicated in Section 3.9.2.A, the proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. In addition, mitigation is provided in Section 3.9.2.A that requires the Applicant to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that potential water quality impacts are mitigated. 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 Section 3.9.2.A 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 City of Santa Fe Springs Natural Hazards Mitigation Plan, "The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood." According to the Los Angeles County Department of Public Works map provided in Exhibit 3-5, the project site is not located within a designated 100-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).[68] According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (refer to Exhibit 3-5).[69] This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? ● No Impact.

According to the Los Angeles County Department of Public Works map provided in Exhibit 3-5, the project site is not located within a designated 100-year flood hazard area, as defined by FEMA.[70] 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.

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[68] Federal Emergency Management Agency. *Flood Zones.* http://www.fema.gov/flood-zones.

[69] Los Angeles County Department of Public Works. *Flood Zone Determination Website.* http://dpw.lacounty.gov/wmd/floodzone/. Website accessed August 10, 2017.

[70] Ibid.

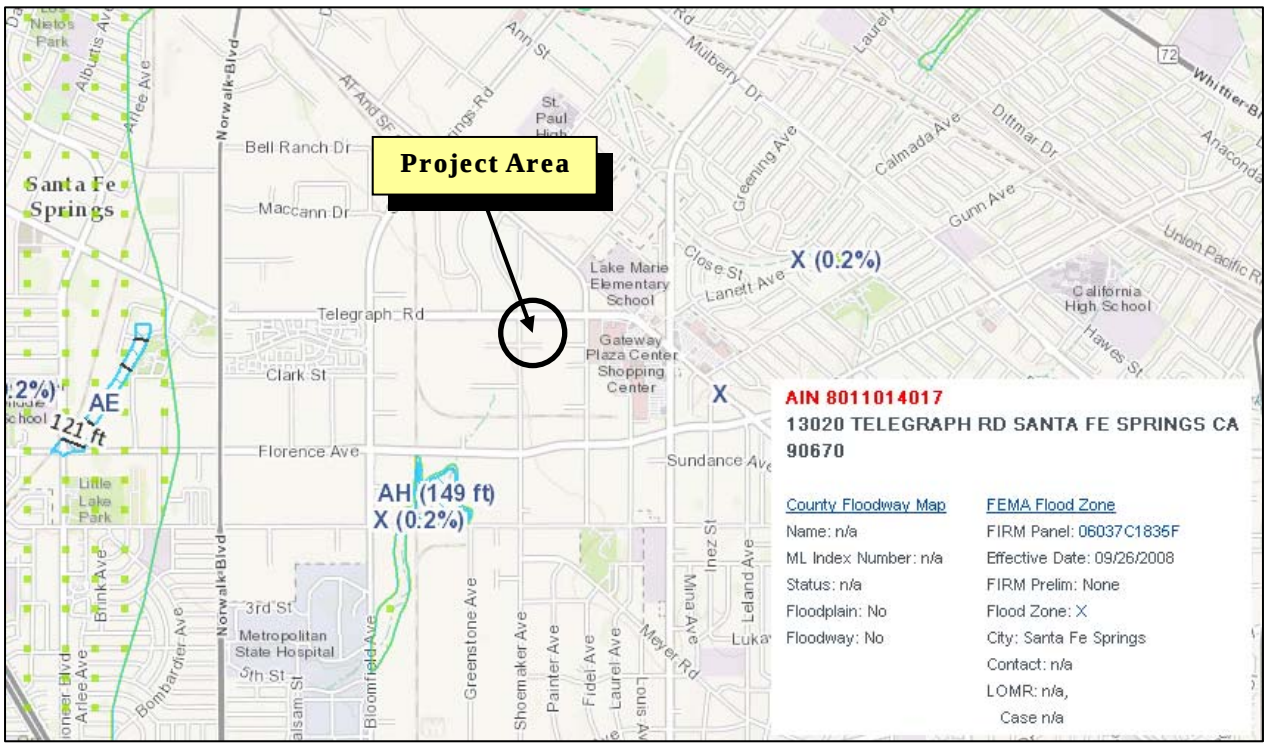


EXHIBIT 3-5
FEMA FLOOD MAP
SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

I. Would the project expose people or structures to a significant risk of flooding, including flooding as a result of the failure of a levee or dam? ● No Impact.

The Santa Fe Springs General Plan and the City's Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. Nevertheless, 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.[71] The project site is located one mile east of Norwalk Boulevard and would not be impacted. As a result, no impacts related to flooding will occur.

J. Would the project result in inundation by seiche, tsunami, or mudflow? ● No Impact.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.[72] Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. 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 with the adoption of the appropriate mitigation measures. As a result, no cumulative impacts are anticipated.

3.9.4 MITIGATION MEASURES

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

> *Mitigation Measure No. 7 (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.

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

[72] Google Earth. Website accessed August 10, 2017.

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 adverse impact on land use and planning if it results in any of the following:

- The physical division of an established community, or in and incompatible land use;
- A conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; 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 an established community, or otherwise result in an incompatible land use? ● Less than Significant.

A residential neighborhood is located approximately 0.41 miles east of the project site in the City of Whittier. The proposed project will be restricted to the project site and will not divide or disrupt the residential neighborhood. The project site's zoning designation is *Heavy Manufacturing* (M-2) (refer to Exhibit 3-6 for the zoning map) and its General Plan land use designation is Industrial (refer to Exhibit 3-7 for the General Plan land use map). The proposed project will not require the approval of a Zone Change or General Plan Amendment to permit the development of the three-story storage building within the project site. In addition, the proposed project will not result in an incompatible land use because the proposed project will replace five existing self storage buildings with a single three-story self storage facility and will not change the uses within the project site.

The implementation of the proposed project will require the approval of a Conditional Use Permit (CUP) to permit self storage uses within the M-2 zone (self storage facilities are not permitted uses under the M-2 zoning designation). Golden State Storage has operated within the project site since 1974 and has acquired permits to operate a self storage facility within the M-2 zone. The CUP that will be required as a part of the proposed development will allow the new development to operate as a self storage building as the previous five structures it will replace. The CUP will also place conditions upon the self storage use to ensure that it is compatible to the surrounding uses. Conditions may include measures such as the requirement of a design review of the new building and the prohibition of certain items to be placed within the self storage structures. Approval of the CUP will reduce impact levels to less than significant.

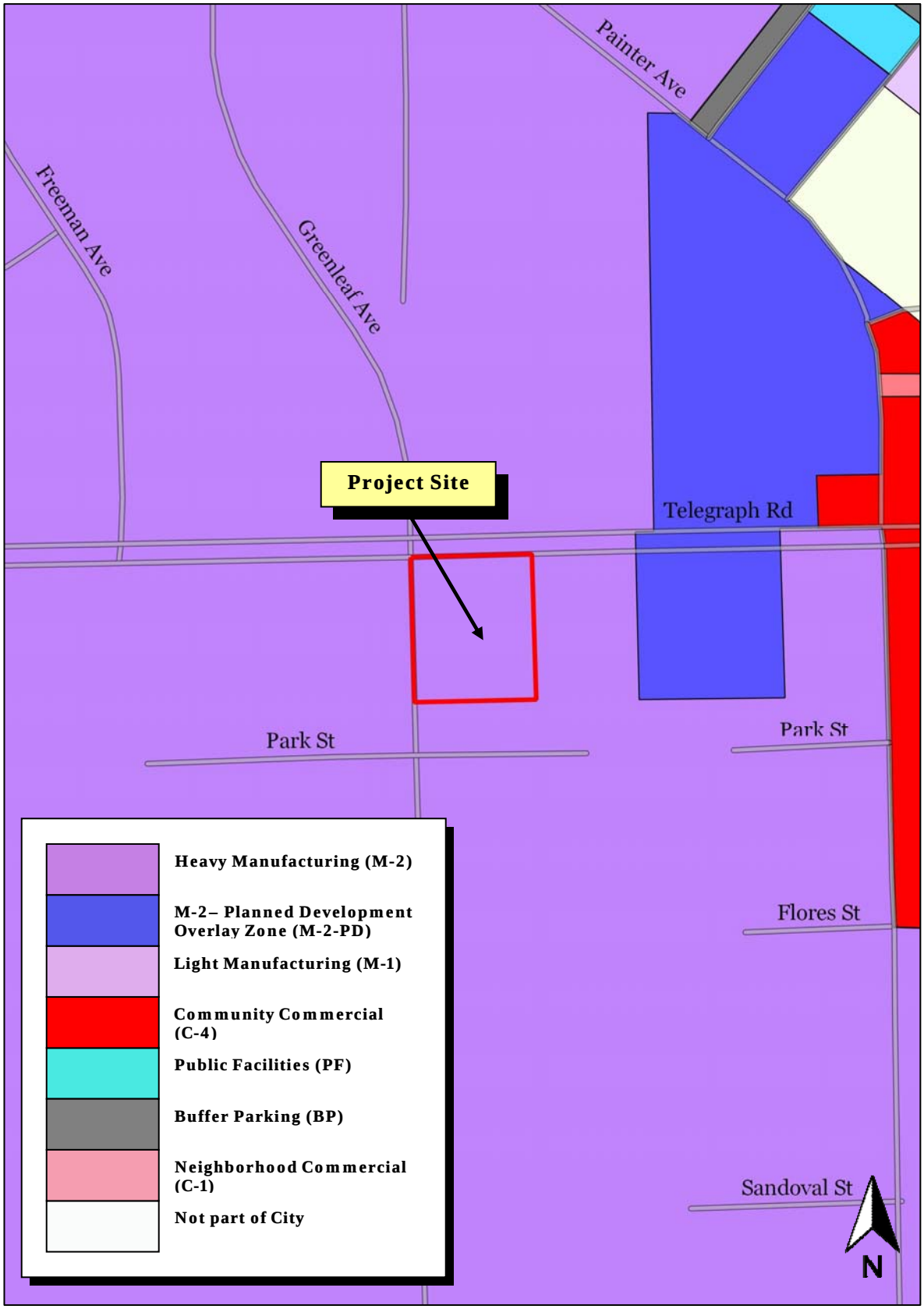


EXHIBIT 3-6
ZONING MAP
SOURCE: QUANTUMGIS

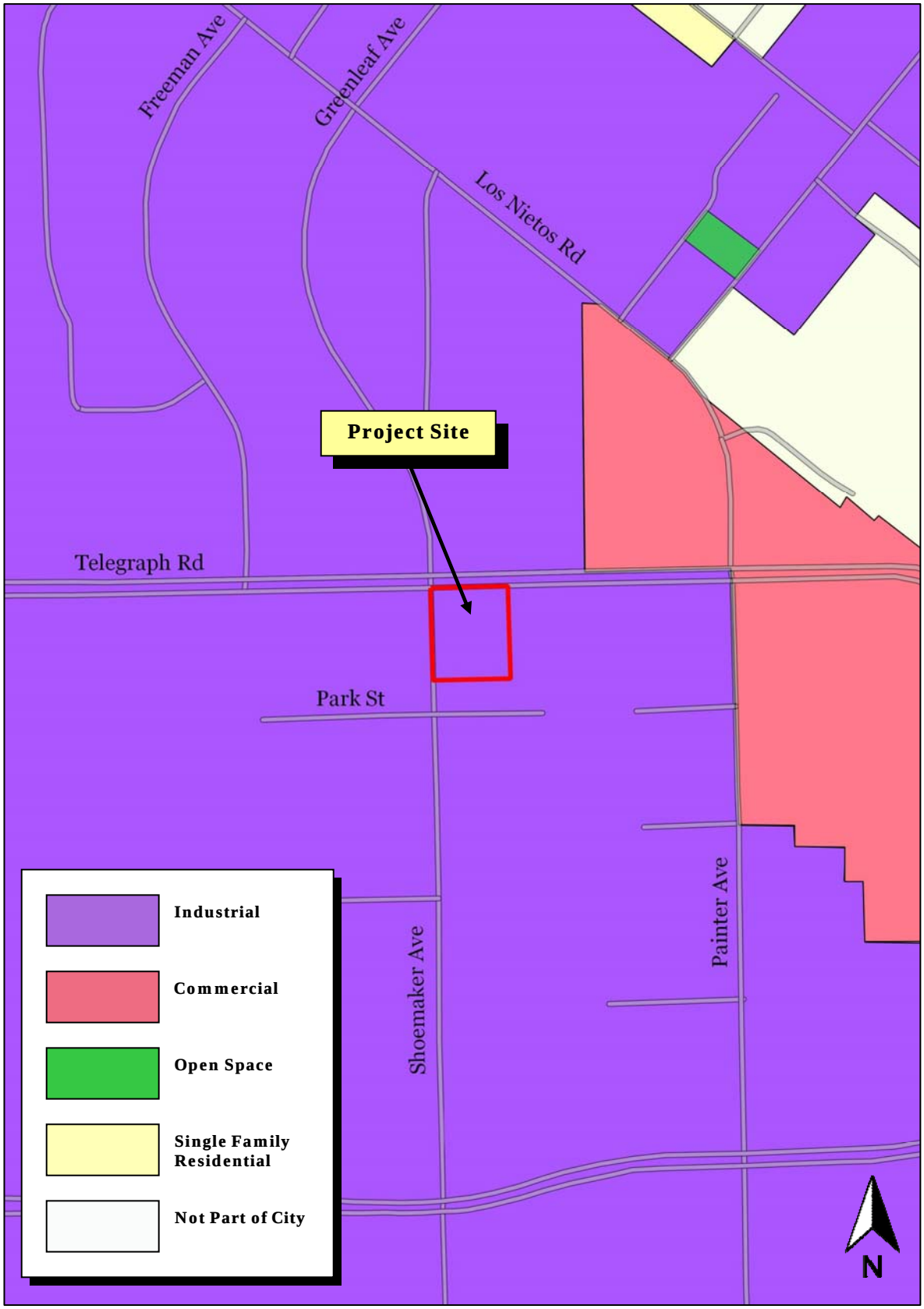


EXHIBIT 3-7
GENERAL PLAN MAP
SOURCE: QUANTUMGIS

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.

As indicated in the previous subsection, the use contemplated for the proposed development will not conflict with any existing General Plan land use designation or zoning designation.[73] In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and is not subject to a local coastal program.[74] As a result, no impacts will occur.

C. Would 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 or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 4.55 miles northeast from the project site.[75] The construction and operation of the proposed project will be restricted to the project site and will not affect the Puente Hills SEA. Therefore, no impacts will result.

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 impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.

3.10.4 MITIGATION MEASURES

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

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

[74] Google Earth. Website accessed August 10, 2017.

[75] County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map.* February 2015.

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 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 (DOGGR) Well Finder, there is one plugged oil well located within the project site (Well No. 9, Carson Oil Corp.).[76] The oil well will not present an impact to the proposed building because it is plugged and no longer in use. In addition, the project area is not 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.

As mentioned earlier, one plugged oil well located within the project site (Well No. 9, Carson Oil Corp.)..[77] The oil well will not present an impact to the proposed building because it is plugged and no longer in use. Additionally, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.11.3 CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

3.11.4 MITIGATION MEASURES

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

[76] California Department of Conservation. Division of Oil, Gas & Geothermal Resources Well Finder. http://maps.conservation.ca.gov/doggr/index.html#close. Website accessed August 10, 2017.

[77] Ibid.

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 adverse impact on noise if it results in any of the following:

- The 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;
- The exposure of people to, or the generation of, excessive groundborne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity 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;
- The exposure of people residing or working in the project area to excessive noise levels 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; or,
- The exposure of people residing or working in the project area to excessive noise levels for a project within the vicinity of a private airstrip.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● 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.[78] Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-8.

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. An increase of between 3.0 dB and 5.0 dB is the ambient noise level considered to

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

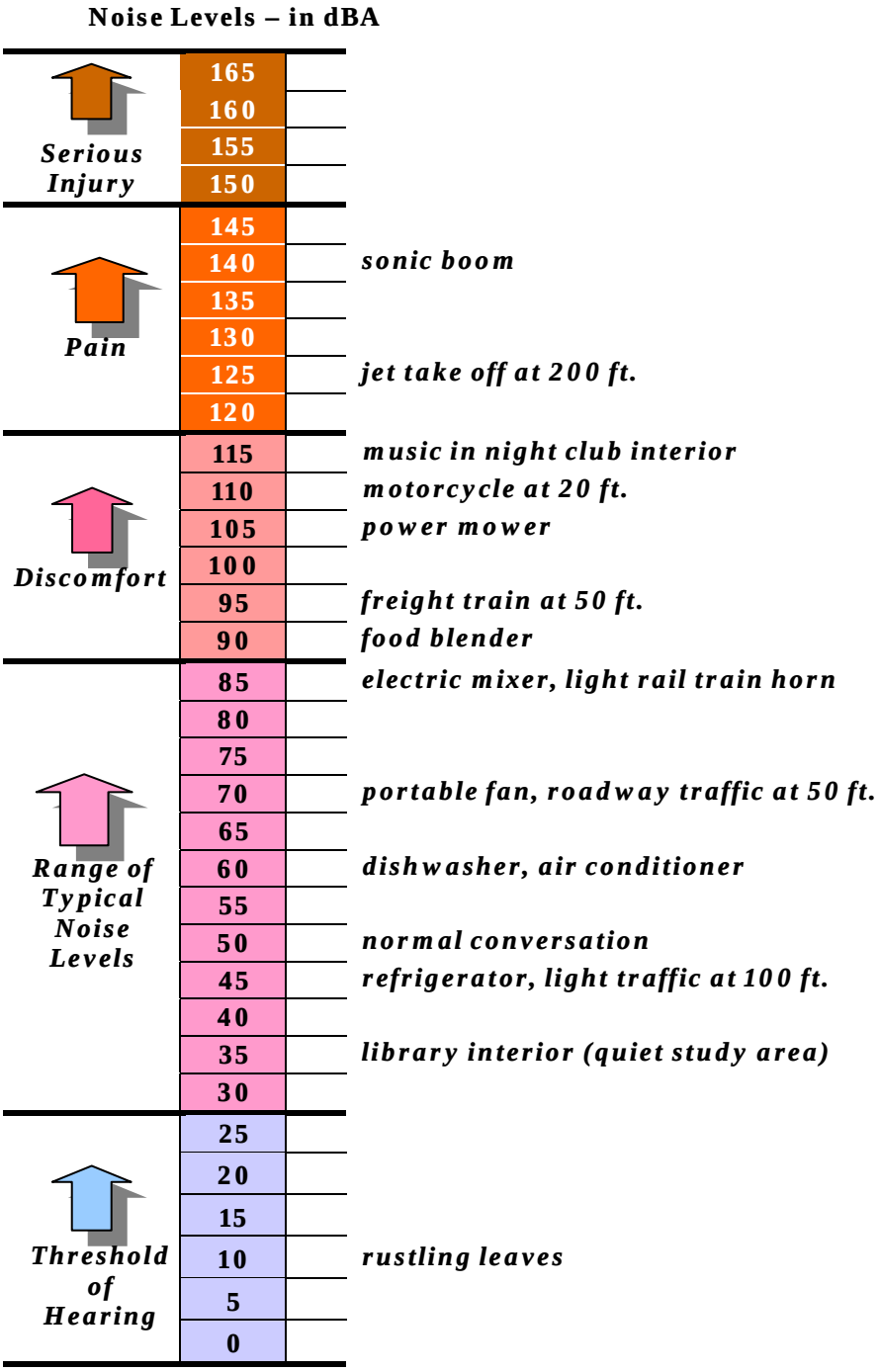


EXHIBIT 3-8
TYPICAL NOISE SOURCES AND LOUDNESS SCALE
Source: Blodgett Baylosis Environmental Planning

represent the threshold for human sensitivity. Noise levels associated with everyday activities are illustrated in Exhibit 3-8. The City of Santa Fe Springs Municipal Code has established the following noise control standards for industrial development within the M-1 or M-2 zone:[79]

- *M-1 or M-2 Zone:* 70 dBA between 7 AM to 10 PM and 70 dBA between 10 PM to 7 AM.

City noise standards are not to be exceeded by five dBA for a cumulative period of 15 minutes in any hour, by ten dBA for a cumulative period of five minutes in any hour, by 15 dBA for a cumulative period of one minute in any hour, or by 20 dBA for any period of time (less than one minute in an hour). In addition, the City has also set the following additional provisions applicable to certain special noise sources:[80]

- *Construction of buildings and projects.* It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.

- *Maintenance.* It shall be unlawful for any person, including city and utility crews, to perform maintenance of real property, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient level at any lot line of property within a residential zone.

The implementation of the proposed project will not expose future employees to excessive noise because the use of the proposed development will not be a noise sensitive receptor. In addition, the storage uses will be located in a Heavy Manufacturing (M-2) zone and will be required to adhere to all pertinent noise control regulations outlined by the City of Santa Fe Springs. As mentioned in Section 2.4.1, an apartment unit (used to house a manager to oversee the facility at all times) is located within a structure that will remain unchanged upon project completion. Golden State Storage will provide housing for the on-site manager should re-location be necessary.

A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.16, the proposed project is anticipated to generate an increase of approximately 103 average daily trips and 6 AM peak hour trips and 11 PM peak hour trips. The existing average daily traffic volumes along Telegraph Road are 30,000 to 40,000 trips per day and the volumes along Shoemaker Avenue are 10,000 to 20,000 trips per day. Therefore, the proposed project's traffic generation will not result in a doubling of traffic volumes. As a result, the potential impacts will be less than significant.

[79] Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424.*

[80] Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.425.*

B. Would the project result in exposure of people to, or the generation of, excessive groundborne noise levels? ● Less Than Significant Impact.

The nearest land use that may potentially be impacted by ground-borne vibration and noise (primarily from the use of heavy construction equipment) is South Whittier Intermediate School, located 0.25 miles northeast of the project site.[81]. As noted in Subsection 3.12.2.D, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves further away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Therefore, the highest noise level to reach the school is approximately 60 dBA. However, construction activities will be in compliance with City noise standards. Compliance with City noise standards will decrease any potential adverse impacts. As a result, the potential ground-borne noise impacts are considered to be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ● Less Than Significant Impact.

The proposed project's traffic generation will lead to an increase in the ambient traffic noise levels along Telegraph Road and Shoemaker Avenue, though the anticipated increase will not be significant enough to result in a perceptible increase of the ambient noise levels. A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. The existing average daily traffic volumes along Telegraph Road are 30,000 to 40,000 trips per day and the volumes along Shoemaker Avenue are 10,000 to 20,000 trips per day.[82] The proposed project will result in an increase of 103 ADT, which represents an increase in traffic volumes of far less than the double. The proposed project is anticipated to generate an increase of approximately 6 AM peak hour trips and 11 PM peak hour trips. The proposed project's traffic generation will not result in a doubling of traffic volumes. In addition, the proposed uses will be required to comply with the City noise standards, which are outlined in Section 3.12.2.A herein. The new building's use will be self storage. All of the activities will be enclosed within the new building. As a result, the potential noise impacts are considered to be less than significant.

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ● Less Than Significant Impact.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-9. The noise levels are those that would be expected at a distance of 50 feet from the noise source. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman. In the study,

[81] Google Earth. Website accessed August 2, 2017.

[82] City of Santa Fe Springs. *Traffic Volume ADT Count Map 2009 Santa Fe Springs Citywide.* July 3, 2009.

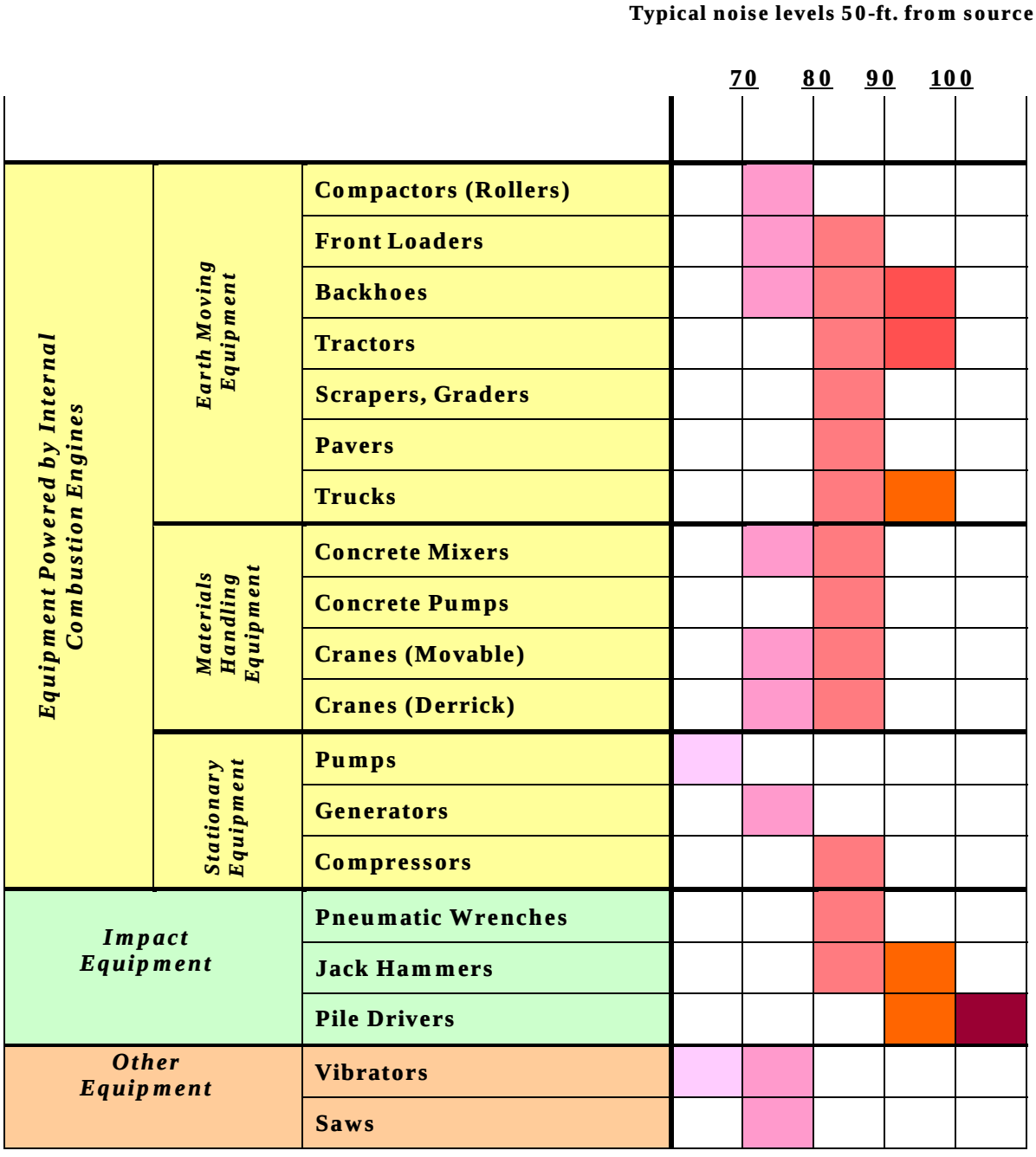


EXHIBIT 3-9
TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. 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. As indicated previously, the nearest noise sensitive receptor is South Whittier Intermediate School, located 0.25 miles northeast of the project site. Therefore, the highest noise level to reach the school to the northeast is approximately 60 dBA. However, construction activities will be in compliance with City noise standards. Compliance with City noise standards will decrease any potential adverse impacts to the nearby residential neighborhood. In addition, the uses that immediately surround the project site are industrial and are not considered to be noise sensitive receptors. As a result, the impacts are anticipated to be less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ● No Impact.

The project site is not located within two miles of a public airport or public use airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.[83] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ● No Impact.

The nearest private heliport is located two miles north of the project site in the City of Whittier (Presbyterian Intercommunity Hospital Heliport).[84] Due to the project site's distance from the abovementioned private heliport, the proposed project will not expose people working in the project area to excessive noise levels and no impacts will occur.

3.12.3 CUMULATIVE IMPACTS

The analysis indicated that the proposed project would not result in any significant adverse noise impacts. As a result, no cumulative noise impacts will occur with the implementation of the proposed project.

3.12.4 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any significant adverse noise impacts. Therefore, no mitigation measures were provided.

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

[84] Ibid.

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 adverse impact on population and housing if it results in any of the following:

- A substantial population growth in an area, either directly or indirectly;
- The displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? ● Less Than Significant Impact.

The proposed project involves the construction and operation of a new three-story self storage building that will replace five existing self storage buildings. 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 identified in Table 3-5.

Table 3-5
Potential Growth-Inducing Impacts

Factor Contributing to Growth Inducement	Project's Potential Contribution
New development in an area presently undeveloped.	The proposed project will develop a previously utilized parcel.
Extension of roadways and other transportation facilities.	The project will not involve the extension or modification of any off-site roadways.
Extension of infrastructure and other improvements.	No off-site water, sewer, and other infrastructure are anticipated.
Major off-site public projects (treatment plants, etc).	No major facilities are proposed.
Removal of housing requiring replacement housing elsewhere.	The project does not involve the removal of existing housing.
Additional population growth leading to increased demand for services.	Any potential population growth will be related to employment growth and will be minimal and incremental.
Short-term growth inducing impacts related to the project's construction.	The proposed project may result in the creation of new construction employment.

As indicated in Table 3-5, the proposed development would not result in any direct growth-inducing impacts related to potential population growth. Any potential population growth will be indirect and will result from permanent employment growth. The Golden State Storage facility operates with two or three employees. Currently, there are two employees and a third employee will be added upon completion of the new three-story building. The employment projection is very minimal and is well within SCAG's employment projections for the City of Santa Fe Springs (refer to Section 3.3.2.A). As a result, less than significant impacts are anticipated to occur.

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

The project site is currently occupied by self storage buildings and upon project implementation, the project site will retain its self storage uses. In addition, the site is zoned M-2 for *Heavy Manufacturing* and the site's General Plan land use designation is Industrial (refer to Section 3.10.2.A). As previously mentioned, a facility manager lives on-site within an apartment that is located within one of the existing structures that will remain. The manager will continue to live within the apartment once construction is complete and no housing units will be displaced as a result of the proposed project. As a result, no impacts related to housing displacement will occur.

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

As indicated previously, the project site is currently occupied by self storage buildings and upon project implementation, the project site will retain its self storage uses and no housing units will be affected. As previously mentioned, a facility manager lives on-site within an apartment that is located within one of the existing structures that will remain. The manager will continue to live within the apartment once construction is complete and no displacement of residents will result. Thus, 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 impacts would result from the proposed project's implementation. As a result, no cumulative impacts will occur.

3.13.4 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation and no mitigation measures are required.

3.14 PUBLIC SERVICES

3.14.1 THRESHOLDS OF SIGNIFICANCE

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

- 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;*

- 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 services*;

- 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 *school services*; or,

- 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.*

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.

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and

prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the 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 services? ● Less Than Significant Impact.*

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both city personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.[85] The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. To ensure the proposed project elements adhere to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that the development adheres to the Department requirements. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives relative to school services? ● Less than Significant Impact.*

Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will not directly increase demand for school services. In addition, the project developer will be required to pay all required school development fees at the time of Building Permit issuance. As a result, less than significant school-related impacts are anticipated to occur.

[85] City of Whittier. http://www.cityofwhittier.org/depts/police/sfs/default.asp.

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? ● Less Than Significant Impact.

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. The proposed project will not directly increase demand for governmental services. As a result, less than significant impacts are anticipated.

3.14.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in a significant 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 proposed project is required by the City to undergo review by the City's fire department and police department.

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 recreation if it results in any of the following:

- An increase in 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 inclusion of recreational facilities 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? ● Less Than Significant Impact.

Due to the nature of the proposed project, no significant increase in the usage of City parks and recreational facilities is anticipated to occur. The nearest park to the project site is Amelia Mayberry Park, which is located approximately 0.64 miles to the southeast. The proposed development would not result in any direct recreational services impacts related to potential population growth. Any potential population growth will be indirect and will result from permanent employment growth. The Golden State Storage facility operates with two or three employees. Currently, there are two employees and a third employee will be added upon completion of the new three-story building. The potential employment growth is very minimal and is well within SCAG's employment projections for the City of Santa Fe Springs (refer to Section 3.3.2.A). As a result, the impacts anticipated are less than significant.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● No Impact.

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the proposed project would not result in any development that would potentially significantly increase the demand for recreational facilities and services. As a result, no impacts are anticipated.

3.15.3 CUMULATIVE IMPACTS

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

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 may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;

- A conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;

- A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;

- A substantially increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);

- Inadequate emergency access; or,

- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or a decrease in the performance or safety of such facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project 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.*

Major roadways in the area include Telegraph Road, which abuts the project site to the north and extends in an east-west orientation; Shoemaker Avenue, which abuts the project site to the west and extends in a north-south orientation; Carmenita Road, which is located approximately 0.44 miles east of the project site and extends in a north-south orientation; and, Florence Avenue, which is located approximately 0.37 miles south of the project site and extends in a north-south orientation. Direct vehicular access to the project site is currently provided by a 25-foot driveway located along Telegraph Road, and by a 15-foot driveway located along Shoemaker Avenue. Both driveways will remain and no new driveways are proposed as part of the project.

As indicated in Section 2 herein, the new 75,275 square-foot three-story self storage building will replace five existing self storage buildings that total 33,985 square feet in total floor area. The projected traffic generation will increase with the expansion of the self storage site, since the increase in floor area will provide additional space to accommodate new tenants. Currently, there are two employees at the Golden State Storage site. According to the Applicant, the expansion in self storage uses within the site is projected to provide a third employee. The single new employee will generate minimal trips.

Trip generation estimates for the project were developed using the trip rates contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition based on the mini warehousing/self storage land use category (ITE Code 151). This ITE information was used to estimate existing and future traffic generated and this information is summarized in Table 3-6. As indicated in Table 3-6, the new self storage building is anticipated to generate approximately 188 daily trips, with approximately 11 trips occurring during the AM peak hour, and 20 trips occurring during the PM peak hour. When discounting the traffic generation from the existing buildings that will be demolished, the net change in traffic generation will be an increase in traffic volumes by 103 daily trips with an increase of 6 trips during the AM peak hour and am increase of 11 trips during the PM peak hour.

Table 3-6
Project Trip Generation

ITE Land Use/Project Scenario	ITE Code & Unit	Unit	Daily	AM Peak Hour Total	PM Peak Hour Total
Self Storage (Trip Rates)	151	KSF	2.5	0.15	0.26
Trip Generation for New Building.	75,275	KSF	188	11	20
Trip Generation for Existing Buildings	33,985	KSF	85	5	9
Net Change (Existing-Future)	41,290	**KSF**	**103**	**6**	**11**

KSF = 1,000 sq. ft.
Source: Institute of Transportation Engineers (ITE) 9th Edition

A majority of the project's trips will occur during the first six months of the project's opening, when the initial tenants take advantage of the available spaces. Once this period ends, the daily trips generated by the project will be substantially less. The project will generate a maximum of 6 AM and 11 PM peak hour trips. Telegraph Road's current daily traffic volumes ranges from 30,000 to 40,000 ADT. The addition of 6 AM peak hour trips and 11 PM peak hour trips will not alter this LOS. In addition, the project trip generation rate did not make any allowance for the existing trips being generated by the restaurant use. In reality, as much as 50% of the peak hour trips could be "pass-by" once the storage units have been rented. Pass-by trips are trips generated to the project site by vehicles that are traveling to a different end destination. An example of a pass-by trip to a storage facility would be a resident leaving their house and stopping at their storage unit on their way to work without originally intending to visit the storage facility. Since pass-by trips are trips made en route to an end destination, they are not considered a full trip. Therefore, the potential impacts are anticipated to be less than significant.

B. Would the project 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? ● 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 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. As indicated previously, the proposed project is anticipated to generate approximately 11 AM peak hour trips and 20 PM peak hour trips, which are less than the 50 or more peak hour trips needed to require a CMP analysis. As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ● No Impact.

The proposed project will not result in any changes in air traffic patterns. As a result, no impacts will occur with the implementation of the proposed project.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ● No Impact.

Vehicular access to the proposed project is currently provided by two driveways: one 25-foot-wide driveway located along Telegraph Road, and one 15-foot-wide driveway along Shoemaker Avenue. Both driveways will remain and no new driveways of other improvements are proposed as part of the project. The existing public streets would remain unchanged. As a result, no impacts are anticipated.

E. Would the project result in inadequate emergency access? ● No Impact.

The proposed project will not affect emergency access to the project site or to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, no impacts will result upon the proposed project's implementation.

F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ● No Impact.

The proposed project involves a self storage development within an industrial area. No conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities will exist upon the implementation of the proposed project. No existing bus stops will be removed as part of the proposed project's implementation. As a result, the proposed project's implementation will not result in any adverse impacts.

3.16.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in a significant increase in 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 would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.17 TRIBAL CULTURAL RESOURCES

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 tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or,

- A substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? ● Less Than Significant Impact.*

A Tribal Resource is defined in the State of California Public Resources Code Section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The project site is located within the cultural area that was formerly occupied by the Gabrielino-Kizh. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the removal of the existing foundations and the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in Section 3.5.2.B herein. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

B. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.* ● *Less Than Significant Impact.*

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrielino-Kizh and it was determined that the site may be situated in an area of high archaeological significance. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in Section 3.5.2.B herein. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

3.17.3 CUMULATIVE IMPACTS

The analysis determined that the potential impacts related to tribal cultural resources are considered to be less than significant. As a result, no significant cumulative impacts will occur as part of the implementation of the proposed project.

3.17.4 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the mitigation measure provided in Section 3.5.2.B. As a result, no mitigation is required.

3.18 UTILITIES

3.18.1 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 effects;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Insufficient water supplies available to serve the project from existing entitlements and resources, or in new or expanded entitlements;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Insufficient permitted capacity by the landfill provider to accommodate the project's solid waste disposal needs; or
- Non-compliance with federal, state, and local statutes and regulations related to solid waste.

3.18.2 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 and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP 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 5 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. 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.[86]

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. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. As indicated in Table 3-7, the future development is projected to generate 602 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.[87]

Table 3-7
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Warehouse	75,275 square feet	0.01 gals/day/sq. ft	602 gals/day
Total Consumption			602 gals/day

Source: Blodgett Baylosis Environmental Planning.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project and as a result, the impacts are expected to be less than significant.

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 in the previous section, the proposed project will generate approximately 602 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Table 3-8 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 753 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand.

[86] Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

[87] The utility calculations are included in Appendix B.

Table 3-8
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Warehouse	75,275 square feet	0.01 gals/day/sq.ft	753 gals/day
Total Consumption			753 gals/day

Source: Blodgett Baylosis Environmental Planning.

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 County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas 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. As a result, the potential impacts 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.

Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. As previously indicated, Table 3-8 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 753 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand. As a result, the impacts are considered to be less than significant.

E. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● No Impact.

As previously mentioned, the proposed project will consume approximately 753 gallons of water per day. The proposed project is anticipated to produce 602 gallons of effluent (wastewater) daily. As indicated earlier, there is sufficient capacity at the Los Coyotes and Long Beach WRPs. As a result, no impacts are anticipated to occur.

F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? ● No Impact.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.[88] The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. As indicated in Table 3-9, the future daily solid waste generation is projected to be 452 pounds per day. The proposed project will contribute a limited amount to the waste stream. As a result, no impacts on solid waste generation are anticipated.

Table 3-9
Solid Waste Generation (pounds/day)

Use	Unit	Factor	Generation
Warehouse	75,275 square feet	6 lbs/day/1,000 sq. ft.	452 lbs/day
Total Generation			452 lbs/day

Source: Blodgett Baylosis Environmental Planning.

G. Would the project comply with federal, state, and local statutes and regulations related to solid waste? ● No Impact.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

[88] Los Angeles County Sanitation Districts. *Solid Waste Facilities.* http://www.lacsd.org/solidwaste/swfacilities/default.asp.

3.18.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts on local utilities. The ability of the existing sewer lines, water lines, and other utilities to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

3.18.4 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.19 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.

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.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

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SECTION 5 - REFERENCES

5.1 PREPARERS

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5.2 REFERENCES

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS
APPENDIX B – UTILITIES CALCULATIONS

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APPENDIX A - AIR QUALITY WORKSHEETS

Golden State Storage

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	75.28	1000sqft	1.73	75,275.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**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 - Per ISMND

Demolition -

Vehicle Trips - per ITE for Storage land use

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	200.00	110.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	4.00	22.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	2.00	20.00
tblConstructionPhase	PhaseEndDate	12/31/2017	10/31/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	8/31/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	1/31/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	3/31/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	9/30/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	2/28/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	10/1/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	4/1/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	3/1/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	9/1/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	2/1/2018
tblGrading	AcresOfGrading	8.25	1.50
tblGrading	AcresOfGrading	10.00	1.00
tblProjectCharacteristics	OperationalYear	2018	2020
tblVehicleTrips	ST_TR	1.68	2.50
tblVehicleTrips	SU_TR	1.68	2.50
tblVehicleTrips	WD_TR	1.68	2.50

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					
2018	30.6703	25.5656	15.9762	0.0291	5.4118	1.4420	6.3647	2.9259	1.3482	3.8026	0.0000	2,870.0451	2,870.0451	0.6331	0.0000	2,885.8726
Maximum	**30.6703**	**25.5656**	**15.9762**	**0.0291**	**5.4118**	**1.4420**	**6.3647**	**2.9259**	**1.3482**	**3.8026**	**0.0000**	**2,870.0451**	**2,870.0451**	**0.6331**	**0.0000**	**2,885.8726**

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					
2018	30.6703	25.5656	15.9762	0.0291	2.1651	1.4420	3.1181	1.1556	1.3482	2.0323	0.0000	2,870.0451	2,870.0451	0.6331	0.0000	2,885.8726
Maximum	**30.6703**	**25.5656**	**15.9762**	**0.0291**	**2.1651**	**1.4420**	**3.1181**	**1.1556**	**1.3482**	**2.0323**	**0.0000**	**2,870.0451**	**2,870.0451**	**0.6331**	**0.0000**	**2,885.8726**

	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**	**59.99**	**0.00**	**51.01**	**60.51**	**0.00**	**46.56**	**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	1.6824	7.0000e-005	7.7300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0165	0.0165	4.0000e-005		0.0176
Energy	1.9300e-003	0.0176	0.0148	1.1000e-004		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003		21.1085	21.1085	4.0000e-004	3.9000e-004	21.2340
Mobile	0.4228	2.2206	6.2458	0.0218	1.7149	0.0212	1.7361	0.4589	0.0199	0.4788		2,212.3880	2,212.3880	0.1067		2,215.0547
Total	**2.1070**	**2.2382**	**6.2684**	**0.0219**	**1.7149**	**0.0226**	**1.7375**	**0.4589**	**0.0213**	**0.4801**		**2,233.5130**	**2,233.5130**	**0.1071**	**3.9000e-004**	**2,236.3063**

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	1.6824	7.0000e-005	7.7300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0165	0.0165	4.0000e-005		0.0176
Energy	1.9300e-003	0.0176	0.0148	1.1000e-004		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003		21.1085	21.1085	4.0000e-004	3.9000e-004	21.2340
Mobile	0.4228	2.2206	6.2458	0.0218	1.7149	0.0212	1.7361	0.4589	0.0199	0.4788		2,212.3880	2,212.3880	0.1067		2,215.0547
Total	**2.1070**	**2.2382**	**6.2684**	**0.0219**	**1.7149**	**0.0226**	**1.7375**	**0.4589**	**0.0213**	**0.4801**		**2,233.5130**	**2,233.5130**	**0.1071**	**3.9000e-004**	**2,236.3063**

	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	10/1/2018	10/31/2018	5	23	
2	Building Construction	Building Construction	4/1/2018	8/31/2018	5	110	
3	Demolition	Demolition	1/1/2018	1/31/2018	5	23	
4	Grading	Grading	3/1/2018	3/31/2018	5	22	
5	Paving	Paving	9/1/2018	9/30/2018	5	20	
6	Site Preparation	Site Preparation	2/1/2018	2/28/2018	5	20	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 112,913; Non-Residential Outdoor: 37,638; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Golden State Storage - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	32.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	86.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	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 Architectural Coating - 2018

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	30.3393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	**30.6379**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.2 Architectural Coating - 2018

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	0.0323	0.0232	0.3011	7.4000e-004	0.0671	5.3000e-004	0.0676	0.0178	4.9000e-004	0.0183		73.1611	73.1611	2.4900e-003		73.2235
Total	**0.0323**	**0.0232**	**0.3011**	**7.4000e-004**	**0.0671**	**5.3000e-004**	**0.0676**	**0.0178**	**4.9000e-004**	**0.0183**		**73.1611**	**73.1611**	**2.4900e-003**		**73.2235**

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	30.3393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	**30.6379**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.2 Architectural Coating - 2018

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	0.0323	0.0232	0.3011	7.4000e-004	0.0671	5.3000e-004	0.0676	0.0178	4.9000e-004	0.0183		73.1611	73.1611	2.4900e-003		73.2235
Total	**0.0323**	**0.0232**	**0.3011**	**7.4000e-004**	**0.0671**	**5.3000e-004**	**0.0676**	**0.0178**	**4.9000e-004**	**0.0183**		**73.1611**	**73.1611**	**2.4900e-003**		**73.2235**

3.3 Building Construction - 2018

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	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596
Total	**2.5919**	**17.4280**	**13.8766**	**0.0220**		**1.0580**	**1.0580**		**1.0216**	**1.0216**		**2,030.8389**	**2,030.8389**	**0.4088**		**2,041.0596**

3.3 Building Construction - 2018

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	0.0511	1.4542	0.3622	3.1400e-003	0.0768	0.0106	0.0874	0.0221	0.0102	0.0323		334.3896	334.3896	0.0228		334.9586
Worker	0.1724	0.1236	1.6056	3.9200e-003	0.3577	2.8500e-003	0.3605	0.0949	2.6300e-003	0.0975		390.1925	390.1925	0.0133		390.5252
Total	**0.2235**	**1.5778**	**1.9678**	**7.0600e-003**	**0.4345**	**0.0135**	**0.4480**	**0.1170**	**0.0128**	**0.1298**		**724.5822**	**724.5822**	**0.0361**		**725.4838**

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	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596
Total	**2.5919**	**17.4280**	**13.8766**	**0.0220**		**1.0580**	**1.0580**		**1.0216**	**1.0216**	**0.0000**	**2,030.8389**	**2,030.8389**	**0.4088**		**2,041.0596**

3.3 Building Construction - 2018

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	0.0511	1.4542	0.3622	3.1400e-003	0.0768	0.0106	0.0874	0.0221	0.0102	0.0323		334.3896	334.3896	0.0228		334.9586
Worker	0.1724	0.1236	1.6056	3.9200e-003	0.3577	2.8500e-003	0.3605	0.0949	2.6300e-003	0.0975		390.1925	390.1925	0.0133		390.5252
Total	**0.2235**	**1.5778**	**1.9678**	**7.0600e-003**	**0.4345**	**0.0135**	**0.4480**	**0.1170**	**0.0128**	**0.1298**		**724.5822**	**724.5822**	**0.0361**		**725.4838**

3.4 Demolition - 2018

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					0.8067	0.0000	0.8067	0.1222	0.0000	0.1222			0.0000			0.0000
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105
Total	**2.4838**	**24.3641**	**15.1107**	**0.0241**	**0.8067**	**1.4365**	**2.2432**	**0.1222**	**1.3429**	**1.4650**		**2,391.1659**	**2,391.1659**	**0.6058**		**2,406.3105**

3.4 Demolition - 2018

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	0.0324	1.1513	0.2132	2.9700e-003	0.0653	4.4300e-003	0.0698	0.0179	4.2300e-003	0.0221		320.3635	320.3635	0.0219		320.9113
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	0.0701	0.0502	0.6523	1.5900e-003	0.1453	1.1600e-003	0.1465	0.0385	1.0700e-003	0.0396		158.5157	158.5157	5.4100e-003		158.6508
Total	**0.1025**	**1.2015**	**0.8655**	**4.5600e-003**	**0.2107**	**5.5900e-003**	**0.2162**	**0.0565**	**5.3000e-003**	**0.0617**		**478.8793**	**478.8793**	**0.0273**		**479.5622**

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					0.3146	0.0000	0.3146	0.0476	0.0000	0.0476			0.0000			0.0000
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105
Total	**2.4838**	**24.3641**	**15.1107**	**0.0241**	**0.3146**	**1.4365**	**1.7511**	**0.0476**	**1.3429**	**1.3905**	**0.0000**	**2,391.1659**	**2,391.1659**	**0.6058**		**2,406.3105**

3.4 Demolition - 2018

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	0.0324	1.1513	0.2132	2.9700e-003	0.0653	4.4300e-003	0.0698	0.0179	4.2300e-003	0.0221		320.3635	320.3635	0.0219		320.9113
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	0.0701	0.0502	0.6523	1.5900e-003	0.1453	1.1600e-003	0.1465	0.0385	1.0700e-003	0.0396		158.5157	158.5157	5.4100e-003		158.6508
Total	**0.1025**	**1.2015**	**0.8655**	**4.5600e-003**	**0.2107**	**5.5900e-003**	**0.2162**	**0.0565**	**5.3000e-003**	**0.0617**		**478.8793**	**478.8793**	**0.0273**		**479.5622**

3.5 Grading - 2018

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					4.5889	0.0000	4.5889	2.4905	0.0000	2.4905			0.0000			0.0000
Off-Road	1.4972	17.0666	6.7630	0.0141		0.7947	0.7947		0.7311	0.7311		1,421.2605	1,421.2605	0.4425		1,432.3219
Total	**1.4972**	**17.0666**	**6.7630**	**0.0141**	**4.5889**	**0.7947**	**5.3836**	**2.4905**	**0.7311**	**3.2216**		**1,421.2605**	**1,421.2605**	**0.4425**		**1,432.3219**

3.5 Grading - 2018

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	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244		97.5481	97.5481	3.3300e-003		97.6313
Total	**0.0431**	**0.0309**	**0.4014**	**9.8000e-004**	**0.0894**	**7.1000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**		**97.5481**	**97.5481**	**3.3300e-003**		**97.6313**

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					1.7897	0.0000	1.7897	0.9713	0.0000	0.9713			0.0000			0.0000
Off-Road	1.4972	17.0666	6.7630	0.0141		0.7947	0.7947		0.7311	0.7311	0.0000	1,421.2605	1,421.2605	0.4425		1,432.3219
Total	**1.4972**	**17.0666**	**6.7630**	**0.0141**	**1.7897**	**0.7947**	**2.5844**	**0.9713**	**0.7311**	**1.7024**	**0.0000**	**1,421.2605**	**1,421.2605**	**0.4425**		**1,432.3219**

3.5 Grading - 2018

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	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244		97.5481	97.5481	3.3300e-003		97.6313
Total	**0.0431**	**0.0309**	**0.4014**	**9.8000e-004**	**0.0894**	**7.1000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**		**97.5481**	**97.5481**	**3.3300e-003**		**97.6313**

3.6 Paving - 2018

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	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0182**	**10.4525**	**8.9926**	**0.0135**		**0.6097**	**0.6097**		**0.5618**	**0.5618**		**1,346.4360**	**1,346.4360**	**0.4113**		**1,356.7186**

3.6 Paving - 2018

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	0.0701	0.0502	0.6523	1.5900e-003	0.1453	1.1600e-003	0.1465	0.0385	1.0700e-003	0.0396		158.5157	158.5157	5.4100e-003		158.6508
Total	**0.0701**	**0.0502**	**0.6523**	**1.5900e-003**	**0.1453**	**1.1600e-003**	**0.1465**	**0.0385**	**1.0700e-003**	**0.0396**		**158.5157**	**158.5157**	**5.4100e-003**		**158.6508**

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	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0182**	**10.4525**	**8.9926**	**0.0135**		**0.6097**	**0.6097**		**0.5618**	**0.5618**	**0.0000**	**1,346.4360**	**1,346.4360**	**0.4113**		**1,356.7186**

3.6 Paving - 2018

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	0.0701	0.0502	0.6523	1.5900e-003	0.1453	1.1600e-003	0.1465	0.0385	1.0700e-003	0.0396		158.5157	158.5157	5.4100e-003		158.6508
Total	**0.0701**	**0.0502**	**0.6523**	**1.5900e-003**	**0.1453**	**1.1600e-003**	**0.1465**	**0.0385**	**1.0700e-003**	**0.0396**		**158.5157**	**158.5157**	**5.4100e-003**		**158.6508**

3.7 Site Preparation - 2018

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					5.3224	0.0000	5.3224	2.9022	0.0000	2.9022			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761		1,735.3630	1,735.3630	0.5402		1,748.8690
Total	**1.8061**	**20.7472**	**8.0808**	**0.0172**	**5.3224**	**0.9523**	**6.2746**	**2.9022**	**0.8761**	**3.7782**		**1,735.3630**	**1,735.3630**	**0.5402**		**1,748.8690**

3.7 Site Preparation - 2018

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	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244		97.5481	97.5481	3.3300e-003		97.6313
Total	**0.0431**	**0.0309**	**0.4014**	**9.8000e-004**	**0.0894**	**7.1000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**		**97.5481**	**97.5481**	**3.3300e-003**		**97.6313**

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					2.0757	0.0000	2.0757	1.1319	0.0000	1.1319			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690
Total	**1.8061**	**20.7472**	**8.0808**	**0.0172**	**2.0757**	**0.9523**	**3.0280**	**1.1319**	**0.8761**	**2.0079**	**0.0000**	**1,735.3630**	**1,735.3630**	**0.5402**		**1,748.8690**

3.7 Site Preparation - 2018

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	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244		97.5481	97.5481	3.3300e-003		97.6313
Total	**0.0431**	**0.0309**	**0.4014**	**9.8000e-004**	**0.0894**	**7.1000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**		**97.5481**	**97.5481**	**3.3300e-003**		**97.6313**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.4228	2.2206	6.2458	0.0218	1.7149	0.0212	1.7361	0.4589	0.0199	0.4788		2,212.3880	2,212.3880	0.1067		2,215.0547
Unmitigated	0.4228	2.2206	6.2458	0.0218	1.7149	0.0212	1.7361	0.4589	0.0199	0.4788		2,212.3880	2,212.3880	0.1067		2,215.0547

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	188.19	188.19	188.19	806,518	806,518
Total	188.19	188.19	188.19	806,518	806,518

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
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	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	1.9300e-003	0.0176	0.0148	1.1000e-004		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003		21.1085	21.1085	4.0000e-004	3.9000e-004	21.2340
NaturalGas Unmitigated	1.9300e-003	0.0176	0.0148	1.1000e-004		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003		21.1085	21.1085	4.0000e-004	3.9000e-004	21.2340

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					
Unrefrigerated Warehouse-No Rail	179.423	1.9300e-003	0.0176	0.0148	1.1000e-004		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003		21.1085	21.1085	4.0000e-004	3.9000e-004	21.2340
Total		**1.9300e-003**	**0.0176**	**0.0148**	**1.1000e-004**		**1.3400e-003**	**1.3400e-003**		**1.3400e-003**	**1.3400e-003**		**21.1085**	**21.1085**	**4.0000e-004**	**3.9000e-004**	**21.2340**

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					
Unrefrigerated Warehouse-No Rail	0.179423	1.9300e-003	0.0176	0.0148	1.1000e-004		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003		21.1085	21.1085	4.0000e-004	3.9000e-004	21.2340
Total		**1.9300e-003**	**0.0176**	**0.0148**	**1.1000e-004**		**1.3400e-003**	**1.3400e-003**		**1.3400e-003**	**1.3400e-003**		**21.1085**	**21.1085**	**4.0000e-004**	**3.9000e-004**	**21.2340**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	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	1.6824	7.0000e-005	7.7300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0165	0.0165	4.0000e-005		0.0176
Unmitigated	1.6824	7.0000e-005	7.7300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0165	0.0165	4.0000e-005		0.0176

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	0.1912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.4905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.3000e-004	7.0000e-005	7.7300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0165	0.0165	4.0000e-005		0.0176
Total	**1.6824**	**7.0000e-005**	**7.7300e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0165**	**0.0165**	**4.0000e-005**		**0.0176**

6.2 Area by SubCategory

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	0.1912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.4905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.3000e-004	7.0000e-005	7.7300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0165	0.0165	4.0000e-005		0.0176
Total	**1.6824**	**7.0000e-005**	**7.7300e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0165**	**0.0165**	**4.0000e-005**		**0.0176**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom 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 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX B – UTILITIES WORKSHEETS

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 usage. The independent variable to be entered is identified by shading. For residential 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 table.

Tables 3 through 7 Calculation of Project Impacts

Tables 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 useagefor new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This Table calculates the projected water consumption ratesfor 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 Project Name: Golden State Storage Expansion

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	Independent	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	No. of Units	0
Office Uses	**Variable**	**Total Floor Area**
Office	Sq. Ft.	0
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses	**Variable**	**Floor Area/Rooms**
Specialty Retail Commercial	Sq. Ft.	0
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses	**Variable**	**Total Floor Area**
Industrial Park	Sq. Ft.	0
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	75,275
Public/Institutional	**Variable**	**Total Floor Area**
Public/Institutional	Sq. Ft.	0
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	990
Natural Gas Consumption	cubic feet/day	969
Water Consumption	gallons/day	753
Sewage Generation	gallons/day	602
Solid Waste Generation	pounds/day	452

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**kWh**	**Variable**	**kWh/Unit/Day**
Single-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Multiple-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Mobile Home	0	4,644.00	kWh/Unit/Year	0.0
Office Uses	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Office	0	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses	**Sq. Ft./Rooms**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Specialty Retail Commercial	0	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Industrial Park	0	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	0	4.80	kWh/Sq. Ft./Year	0.0
Warehouse	75,275	4.80	kWh/Sq. Ft./Year	989.9
Public/Institutional	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Public/Institutional	0	4.80	kWh/Sq. Ft./Year	0.0
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				989.9

Sources:
Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).
All other rates are from Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Single-Family Residential	0	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Multiple-Family Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Mobile Home	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Office	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Specialty Retail Commercial	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0	2.90	Cu. Ft./Mo./Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Industrial Park	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Warehouse	75,275	4.70	Cu. Ft./Mo./Sq. Ft.	969.3
Public/Institutional Use	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Public/Institutional	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				969.3

Sources:
South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Water**	**Variable**	**Gals./Day**
Single-Family Residential	0	250.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	200.00	Gals./Day/Unit	0.0
Mobile Home	0	200.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Office	0	0.14	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.14	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.14	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.14	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Room**	**Gals. of Water**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.10	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.10	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	0.40	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.11	Gals./Day/Sq. Ft.	0.0
Hotel	0	130.00	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Industrial Park	0	0.14	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.14	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.14	Gals./Day/Sq. Ft.	0.0
Warehouse	75,275	0.01	Gals./Day/Sq. Ft.	752.8
Public/Institutional Use	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Public/Institutional	0	0.10	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				752.8

Sources:

Source: Derived from Orange County Sanitation District rates (150% of effluent generation).

Table 6: Sewage Generation

Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Single-Family Residential	0	230.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	120.00	Gals./Day/Unit	0.0
Mobile Home	0	180.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Office	0	0.11	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.11	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.11	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.11	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.08	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.08	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.08	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.08	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	0.30	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	105	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Industrial Park	0	0.11	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.11	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.11	Gals./Day/Sq. Ft.	0.0
Warehouse	75,275	0.01	Gals./Day/Sq. Ft.	602.2
Public/Institutional Use	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Public/Institutional	0	0.08	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.08	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				602.2

Source: Orange County Sanitation Districts.

Table 7: Solid Waste Generation

Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses	**No. of Units**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Single-Family Residential	0	4.00	Lbs./Day/Unit	0.0
Medium Density Residential	0	4.00	Lbs./Day/Unit	0.0
Multiple-Family Residential	0	4.00	Lbs./Day/Unit	0.0
Mobile Home	0	4.00	Lbs./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0	6.00	Lbs./Day/Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Industrial Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	75,275	6.00	Lbs./Day/1,000 Sq. Ft.	451.7
Public/Institutional Use	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Public/Institutional	0	4.00	Lbs./Day/1,000 Sq. Ft.	0.0
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				451.7

Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 927 & Conditional Use Permit Case No. 782

DPA Case No. 927: A request for approval to allow for the construction of a new 145,032 sq. ft. mini-warehouse facility along with a new 1,344 sq. ft. office building; and CUP Case No. 782: A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 13461 Rosecrans Avenue, within the M-1-BP, Light Manufacturing – Buffer Parking, Zone.
(Simply Storage Management LLC)

RECOMMENDATIONS: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 927 and Conditional Use Permit Case No. 782, and thereafter, close the public hearing; and
- 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;
- Find and determine that the proposed project, together with the provision for its design and improvement is consistent with the Zoning Regulations and the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- 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
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 927 & CUP 782); and
- Approve Development Plan Approval Case No. 927 and Conditional Use Permit Case No. 782, subject to the conditions of approval as contained within the staff report.

Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 9, 2017

ITEM NO. 9

LOCATION / BACKGROUND

The subject property, located at 13461 Rosecrans Avenue, is comprised of four parcels (APN: 8059-003-019, 020, 021 and 022), measuring 89,000 sq. ft. (2.04 acres), and located at the north side of Rosecrans Avenue. The site is zoned M-1-BP (Light Manufacturing – Buffer Parking) and is currently developed with three office buildings and a five-bay parking garage. Industrial uses are generally located to the north, east, south, and west of the property.

The applicant, Simply Storage Management, LLC, is proposing to demolish the site and therefore construct a new 145,032 sq. ft. mini-warehouse facility along with a new 1,344 sq. ft. office building on the subject property.

RELATED ENTITLEMENTS

The Commission should note that the subject Development Plan Approval and Conditional Use Permit are two of three entitlements that are required for the proposed development of a mini-warehouse facility on the subject site. The applicant is proposing to consolidate four (4) existing parcels into a single parcel to develop the subject property as one parcel. Therefore, in addition to the subject entitlements, the proposed project also requires approval of the following Tentative Parcel Map:

Tentative Parcel Map (TPM Case No. 78229)

Request for approval to consolidate four (4) existing parcels measuring approximately +/-12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into one parcel measuring +/- 89,000 sq. ft. (2.04 acres) on properties located at 13461 Rosecrans Avenue, within M-1, Light Manufacturing, Zone.

Further details of the above-mentioned entitlement, including but not limited to the required findings and conditions of approval, is provided in a separate staff report.

PROJECT DESCRIPTION

DEVELOPMENT PLAN APPROVAL (DPA 927)

As stated previously, the applicant is requesting approval of Development Approval (DPA) Case No. 927: to allow for the construction of a new 145,032 sq. ft. mini-warehouse facility and a new 1,344 sq. ft. office building on the subject property. In accordance with the City's Zoning Regulation, a Development Plan Approval is required to give proper attention to the siting of new structure, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Site Plan

The proposed development will consist of a three (3) story mini-warehouse facility and a detached single-story office building. The proposed mini-warehouse facility and office

building will be setback a minimum of 50' from the current street facing property lines along Rosecrans Avenue. It should be noted that as part of the proposed development the applicant is providing a 20'- wide street dedication along Rosecrans Avenue to the City. As a result, the proposed development will have a minimum setback of 30', which meets the minimum setback requirement for properties within the M-1 and BP Zone.

The proposed development will provide a 31'-3" wide driveway along Rosecrans Avenue for ingress and egress.

Floor Plan

The floor plan indicates that the proposed single-story office building (Building 1) will consist of 1,344 sq. ft. of building area with the main entrance located along the east side of the building.

The proposed mini-warehouse facility (Building 2) will have three (3) stories of storage area totaling 145,032 square with two (2) entrances located along the north and east portion of the building. The first floor will have two (2) elevators lobbies and a mini-storage area totaling 47,946 sq. ft. The second floor will have a mini-storage area and supply room totaling 47,964 sq. ft. The third floor will have a mini-storage area totaling 49,104 sq. ft.

Elevations

The elevation of the proposed mini-warehouse facility reflects a contemporary design. There will be two entrances to the mini-warehouse facility along the east and north elevation. The north elevation and northerly portion of the east elevation were provided with window treatment, various materials, pop-outs, recesses, and height variation. The remaining elevation have been provide with a combination of the aforementioned architectural treatments, which results in a visually pleasing building.

The elevations of the proposed office building also reflects a contemporary design. The entry to the office building (east elevation) is provided with extensive glazing, canopy, and decorative roofing. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building. It should be noted that the proposed office building was designed to have a similar architectural style as the proposed mini-warehouse facility.

Landscaping Requirements

As required by the City Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirements for the proposed development, based on the overall street frontage of approximately 83'-3" is 2,081.25 sq. ft. According to the submitted plan, the applicant will be providing a total of 6,026 sq. ft. of landscaping throughout the subject property, with 1,735 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation.

Parking Requirements
Per the City's Zoning Regulation, the subject property is required to provide a total of 21 parking stalls.

- Proposed Development – 145,032 sq. ft. of mini-warehouse: 1 stall per 10,000 sq. ft. = 15 stalls; and 1,344 sq. ft. of office: 1 stall per 250 sq. ft. = 6 stalls

A total of 22 parking stalls will be provided for the entire site: 20 standard stalls, 1 accessible stalls, and 1 electric vehicle stall. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation.

Loading Doors
The proposed building will not have any loading door, instead, the applicant is proposing to provide two loading areas along the north and east entrance area. It should be noted that the loading areas are place strategically away from public view.

Trash Enclosures
According to the site plan, one (1) 8' x 17'-4" (138.7 sq. ft.) trash enclosure will be constructed along the northeast portion of the property, therefore, meet the minimum requirement set forth in the City's Zoning Regulation.

CONDITIONAL USE PERMIT (CUP 782)
Concurrent with DPA 927, the applicant, is requesting approval of a Conditional Use Permit (CUP) to allow for the establishment, operation, and maintenance of a mini-warehouse facility use within the M-1-NP, Light Manufacturing – Buffer Parking, Zone.

As stated previously, the applicant, is also requesting approval to allow the construction of a new 145,032 sq. ft. of mini-warehouse facility at 13461 Rosecrans Avenue. In accordance with Section 155.637(A) of the City's Zoning Regulations, a mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid CUP has first been issued. The applicant, Simply Storage Management LLC intends to operate the proposed mini-warehouse facility.

COMMISSION'S CONSIDERATIONS
DEVELOPMENT PLAN APPROVAL (DPA 927)
In accordance with Section 155.739 of the City's Zoning Regulations, before granting a 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.

B) That the architectural design of the proposed structure is such that it will enhance

the general appearance of the area and be in harmony with the intent of this chapter.

C) That the proposed structure will 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.

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.

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.

Staff believes that the applicant's request meets the criteria required by Section 155.739 of the City's Zoning Ordinance for the granting of a Development Plan Approval.

The reasons for the findings are as follows:

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

The proposed mini-warehouse facility is located within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. Pursuant to Section 155.210 of the Zoning Regulations "The purpose of the M-1 Zone is to provide appropriately located areas for the establishment of light industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with the areas of the city zoned for heavy industrial development. The regulation of uses and standards of development set forth for the M-1 Zone are those deemed necessary to provide the proper environment for the efficient and desirable use of light industrial land and to provide the proper safeguards to protect nearby residential, commercial and public uses."

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

1. The land is appropriate for industrial uses based on its zoning, M-1, Light Manufacturing and its General Plan Land Use designation of Industrial.
2. Since the proposed development (mini-warehouse facility) is industrial, rather

than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.

3. Because the project involves the construction of a new and attractive industrial building on a site that is currently developed with three office buildings and a five-bay parking garage, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.
4. The proposed industrial project will provide a positive contribution to the local residents as the 145,032 sq. ft. mini-warehouse facility could help service nearby residents need for additional storage.

The proposed office building is located within the BP, Buffer Parking, Zone. Pursuant to Section 155.300 of the Zoning Regulations "The purpose of the Buffer Parking Zone is to provide adequate open space and to insure proper distance between industrial or commercial zones and adjoining areas where separation of uses may be desirable. The Buffer Parking Zone may also be used to designate off-street parking areas for automobiles where the incumbent open space would serve as a means of reducing conflicts between adjoining uses and to facilitate the safe and proper movement of vehicles within the property and upon entering or leaving adjoining streets." Principal permitted uses within the BP Zone include office structures provide that such structure comply with the yard setback provisions of the Zoning Regulations.

The proposed office building is consistent with the purpose of the BP Zone in the following manner:

1. The land is appropriate for office uses based on its zoning, BP, Buffer Parking and its General Plan Land Use designation of Industrial.
2. Because the project involves the construction of a new and attractive office building that will be setback 30' from the street facing property line along Rosecrans Avenue, it will create a buffer between industrial or commercial zones and adjoining areas where separation of uses may be desirable.
3. The proposed office building will provide a positive contribution to the local resident as the 1,344 sq. ft. office building should provide a few job opportunities for nearby residents.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter:

The subject parcel has been under developed for years. The proposed project/buildings will be a significant improvement to the subject site. The proposed buildings have been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with two contemporary buildings that are architecturally

compatible and comparable to other high quality industrial projects in Santa Fe Springs.

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

The design of the proposed buildings provide quality architectural design (demonstrated by glazing, pop-outs, materials, and color). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. Therefore, as designed, the new buildings are suitable for all of its intended users, and the distinctive design of the building represents the architectural principles of proportion. In addition, both buildings are design with similar architectural features in order to create harmony and consistency.

(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:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the existing landscape areas meet the minimum requirements set forth in the City's Zoning Regulation with the majority of the landscaping provided in the front setback area and where it is mostly visible from the street. Additionally, the proposed trash enclosure has been strategically placed on the north side of the property and will not be accessible or directly visible to the public.

(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:

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

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

Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the sitting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance,

which would have an adverse effect on surrounding properties and the community in general."

The proposed project will be constructed on a site that is currently under-utilized. Staff finds that the new contemporary buildings are attractive and thus will be an enhancement to the overall area. Staff believes that proper attention has been given to the location, size, and design of the proposed buildings.

Conditional Use Permit (CUP 782)

As mentioned previously, in accordance with Section 155.637(A) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment, operation, and maintenance of a mini-warehouse facility use when property is located within the M-1 (Light Manufacturing) Zone.

The Commission should not that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

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

B) 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 Regulation for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

(A) That the proposed mini-warehouse 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-1-BP (Light Manufacturing – Buffer Parking) Zone and also has a General Plan land use designation of Industrial. The proposed mini-warehouse facility use is consistent with the current zoning and land use designation.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, Staff finds that the proposed mini-warehouse facility use 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.

(B) That the proposed mini-warehouse use has been designed to preserve the

general appearance and welfare of the community for the following reasons:

The proposed development will be constructed on a site that is currently underutilized. The proposed mini-warehouse facility use will be a significant improvement to the subject site. The proposed buildings have been designed with variation in the provided setback, height, materials, and color. The result is an attractive development that is comparable to other high quality projects in Santa Fe Springs. Staff finds that the overall project is attractive and thus will be an enhancement to the overall area, therefore staff believes that the proposed development will preserve the general appearance and welfare of the community.

STREETS AND HIGHWAYS

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

SUROUNDING ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property is M-1, Light Manufacturing, Zone, and BP, Buffer Parking, Zone, and its General Plan Land Use designation of Industrial.

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	**Zoning District**	**General Plan**	**Land Use (Address/Business Name)**
North	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (13926 Carmenita Road)
South	M-2, Heavy Manufacturing, Zone P, Parking, Zone (City of Norwalk)	Industrial	Industrial Use (13456 Rosecrans Avenue)
East	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (13461 Rosecrans Avenue)
West	M-1, Light Manufacturing, Zone	Industrial	Industrial Use (13443 Rosecrans Avenue)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval, Conditional Use Permit and related Environmental Documents was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 2, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on November 2, 2017, and published in a

newspaper of general circulation (Whittier Daily News) on November 2, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not have a significant adverse effect on the environment following mitigation therefore, the City caused to be prepared and proposed 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, T&B Planning.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgement of the City of Santa Fe Springs and the environmental consultant. T&B Planning, as to 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 October 13, 2017 to November 3, 2017. 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 delivered to the City's Planning Commissioner on October 26, 2017 for their review and comments.

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 there 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 reference 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: *Cultural Resources; Geology/Soils; Hazards & Hazardous Materials; Tribal Cultural Resources; and Mandatory Finding of Significance.* 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 Mitigated Monitoring and Reporting Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation and Monitoring Program (attachment #14).

Responses to Initial Study/Mitigated Negative Declaration:

To date, staff has received two correspondences relating to the proposed Initial Study/Mitigated Negative Declaration, which includes the comment letter submitted by the Los Angeles County Sanitation Districts (LACSD) and the comment letter submitted by Mr. Josh Paterson, Vice President of A-American Storage Management Co., Inc.

1. Letter from Los Angeles County Sanitation Districts (LACSD) informs the City that the applicant for the proposed project will be required to pay sewer connection fees prior to obtaining a sewer connection permit from the LACSD.
2. Letter from A-American Self Storage, which operate west of the subject property along Rosecrans Avenue, requests that a full Environmental Impact Report (EIR) be prepared for the proposed project and expresses concerns with the existing traffic congestion along Rosecrans Avenue.

Responses to the two (2) correspondences were mailed out to LACSD and A-American Self Storage on November 3, 2017. A copy of the response to comment letters is attach to the staff report along with a copy of the two comment letters. Staff finds that all concerns raised by the two correspondents have been properly reviewed and addressed within the draft MND and conditions of approval.

STAFF REMARKS

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

AUTHORITY OF PLANNING COMMISSION:

Develop Plan Approval

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

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL
DEVELOPMENT PLAN APPROVAL (DPA 927)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia ext. 7545)

STREETS

1. That the applicant shall pay a flat fee of $ 2,478.00 to reconstruct/resurface the existing street frontage to City Boundary line on Rosecrans Avenue.

2. That the applicant shall design and construct new sidewalk, curb, gutter, removal and replace the existing asphalt drainage swale located on Southern Property Line on Rosecrans Avenue and adjacent westerly property with a closed drainage system tying into existing catch basin. The applicant shall dedicate an easement for roadway purposes on Rosecrans Avenue. The dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said sidewalk, drainage and street improvements shall be shown on both the civil and landscape plans.

3. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time". The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.

4. That the applicant shall pay to the City $15,000.00 for the cost of design, engineering, installation and inspection of (1) street light on Rosecrans Avenue. The City will design and cause construction of said street light.
5. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

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

7. 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.

8. 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 (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

9. All buildings shall be connected to the sanitary sewers.

10. 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.

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

12. 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

13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of

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

14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

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

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

17. That the applicant shall pay the water trunkline connection fee of $3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

18. That a grading plan shall be submitted for drainage approval to the City Engineer. The grading plan shall include the offsite street drainage improvements along Rosecrans Avenue. Proposed street improvements shall be designed to allow existing street drainage to continue to adjacent easterly catch basin. 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.

19. 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.

20. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Richard Kallmen 562.868-0511 x3710)

22. 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.

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

24. 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.

25. 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. Aisle widths for this project are allowed to be decreased as described in the letter from Response Fire Protection which was approved by the Department of Fire-Rescue on June 1, 2017.

26. 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.

27. 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.

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

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

29. 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.

30. 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.

31. That the applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

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

32. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Service. 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 concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

33. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Service 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.

34. 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 Service Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Service Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

35. That the proposed buildings, including any lighting, fences, walls, cabinets, 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.

36. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained in a regular basis.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

37. 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.

38. 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 Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

39. 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: Jimmy Wong 562.868-0511 x7451)

40. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific

information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

41. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigate Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 927 and Conditional Use Permit Case No. 782. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

42. That the owner/developer shall be compliance with all Mandatory Regulatory Requirements listed within the Mitigated Negative Declaration. Mandatory Regulatory Requirements are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project must comply with the most up-to-date regulatory conditions and requirements as appropriate.

43. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.

44. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:

    a. Name of the development/project.
    b. Name of the development company.
    c. Address or Address range for the subject site.
    d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)

45. That the owner/developer must provide on-site bicycle racks or other secure bicycle parking that accommodate a minimum five (5) bicycles.

46. That the applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. In formation shall include, but is not limited to, the following:

    a. Current maps, routes and schedules for public transit routes serving the site; and
    b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and

c. Ridesharing promotional material supplied by commuter-oriented organization; and
d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
e. A listing of facilities available for carpoolers, vanpoolers, bicyclist, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

47. That the owner/developer understands and agrees that compliance with condition of approval number 45 and 46 must be obtain prior to issuance of a certificate of occupancy.

48. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.

49. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; *however, the area in front of the OS and Y valves shall not be screened.* The screening shall also only be applicable to the double-check detector assembly and *shall not* include the fire department connector (FDC). Notwithstanding, the Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

50. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

51. That *prior* to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.

a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

i. A roof plan showing the location of all roof-mounted equipment;
ii. Elevations of all existing and proposed mechanical equipment; and
iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

52. That owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

    NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

53. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

54. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

55. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.

56. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

57. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.

58. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall

not be located within the front yard setback area. The location of the transformer(s) shall be subject to the *prior approval* of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).

59. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the *prior* approval from both the Fire and Planning Departments.

60. That the Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 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.

61. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change)*.

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

63. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

64. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.

65. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.

66. That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants.

1. Applicant or owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.

2. Applicant or owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of their 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 and owner/developer understand 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 and owner/developer understand 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.

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

68. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

69. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be 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.

70. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.

71. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.

72. That the applicant and owner/developer agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of

its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

73. That unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

74. 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.

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

76. That the owner/developer understands and agrees that 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.

77. That the owner/developer shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.

CONDITIONAL USE PERMIT (CUP 782)

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

1. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x7451)

2. That Conditional Use Permit No. 782 allows for a mini-warehouse use within a 145,032 sq. ft. concrete tilt-up building located at 13461 Rosecrans Avenue. Approval of Conditional Use Permit No. 782 is contingent upon approval of Development Plan Approval Case No. 927 and Tentative Parcel Map Case No. 78229.

3. That the applicant shall ensure the operator of the propose mini-warehouse facility shall comply with City of Santa Fe Springs Municipal Code Section 155.637.

4. That on-site loading activites shall only be permitted within the designated loading area.

5. That no portion of the required on-site parking area shall be used for outdoor storage of any type or for special activities, unless prior approval has been obtained from the Director of Planning and Fire Marshall or designee.

6. 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.

7. That the applicant shall maintain the area in a clean and orderly manner at all times.

8. 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.

9. 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.

10. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certification), 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).

11. The Conditional Use Permit Case No. 782 shall be subject to a compliance review in two year, on or before November 13, 2019. Approximately three (3) months before November 13, 2019, 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.

12. That the applicant, Simply Storage Management LLC, agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officer 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, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

13. 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.

14. 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.

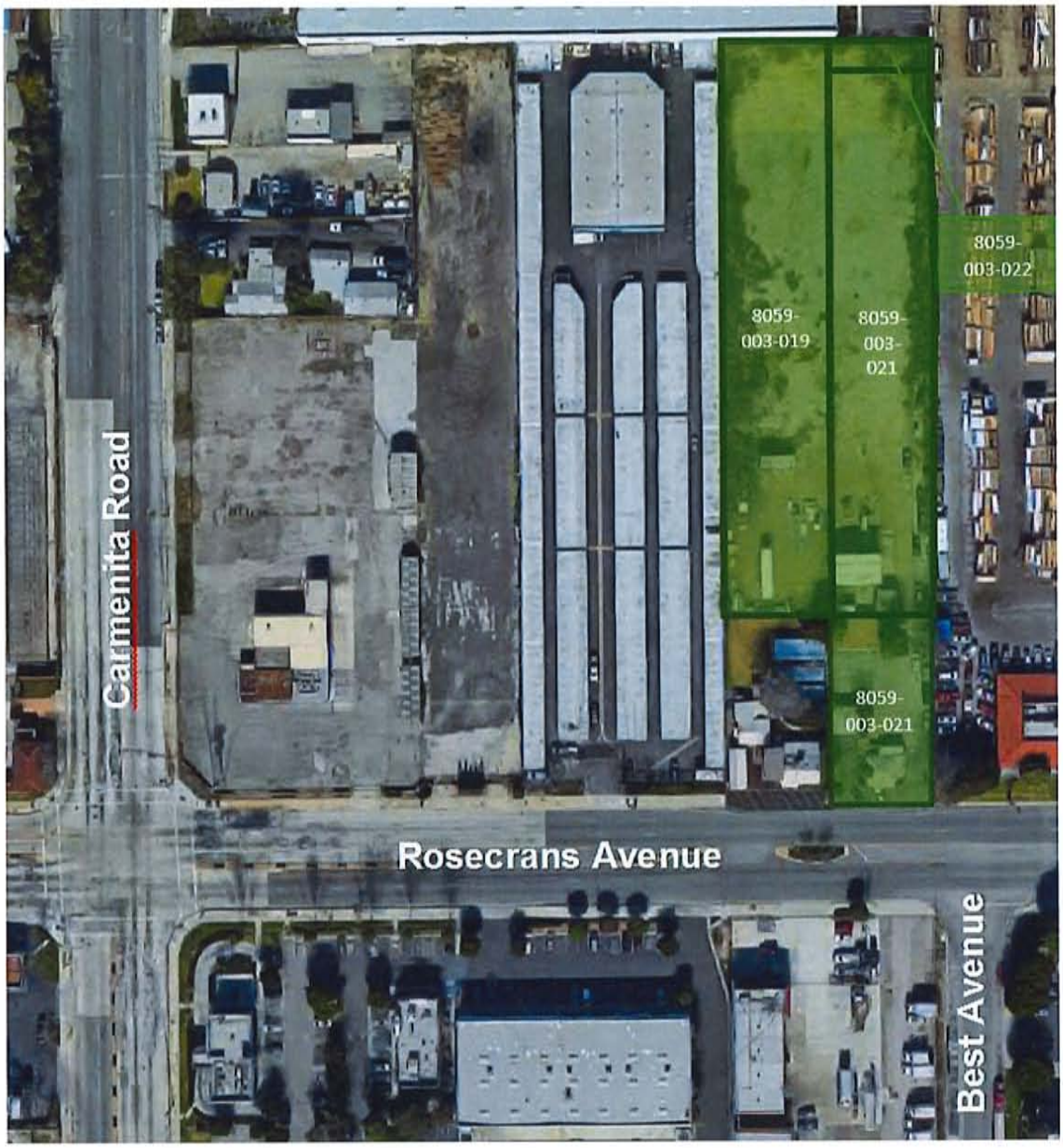
Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Overall Site Plan
3. Site Plan
4. Floor Plan
5. Roof Plan
6. Color Elevation
7. Color Rendering
8. Development Plan Permit Application
9. Public Hearing Notice
10. Radius Map for Public Hearing Notice.
11. IS/MND Comment Letter A
12. IS/MND Comment Letter B
13. Memorandum - IS/MND Response to Comment Letter
14. Mitigated Monitoring and Reporting Program
15. Copy of IS/MND – (provided to Planning Commission on October 26, 2017)

Q:\Planning\Staff\Jimmy\13461 Rosecrans Ave\DPA 927 & CUP 782 - 13461 Rosecrans Ave - Draft Staff Report.docx

Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 8, 2017

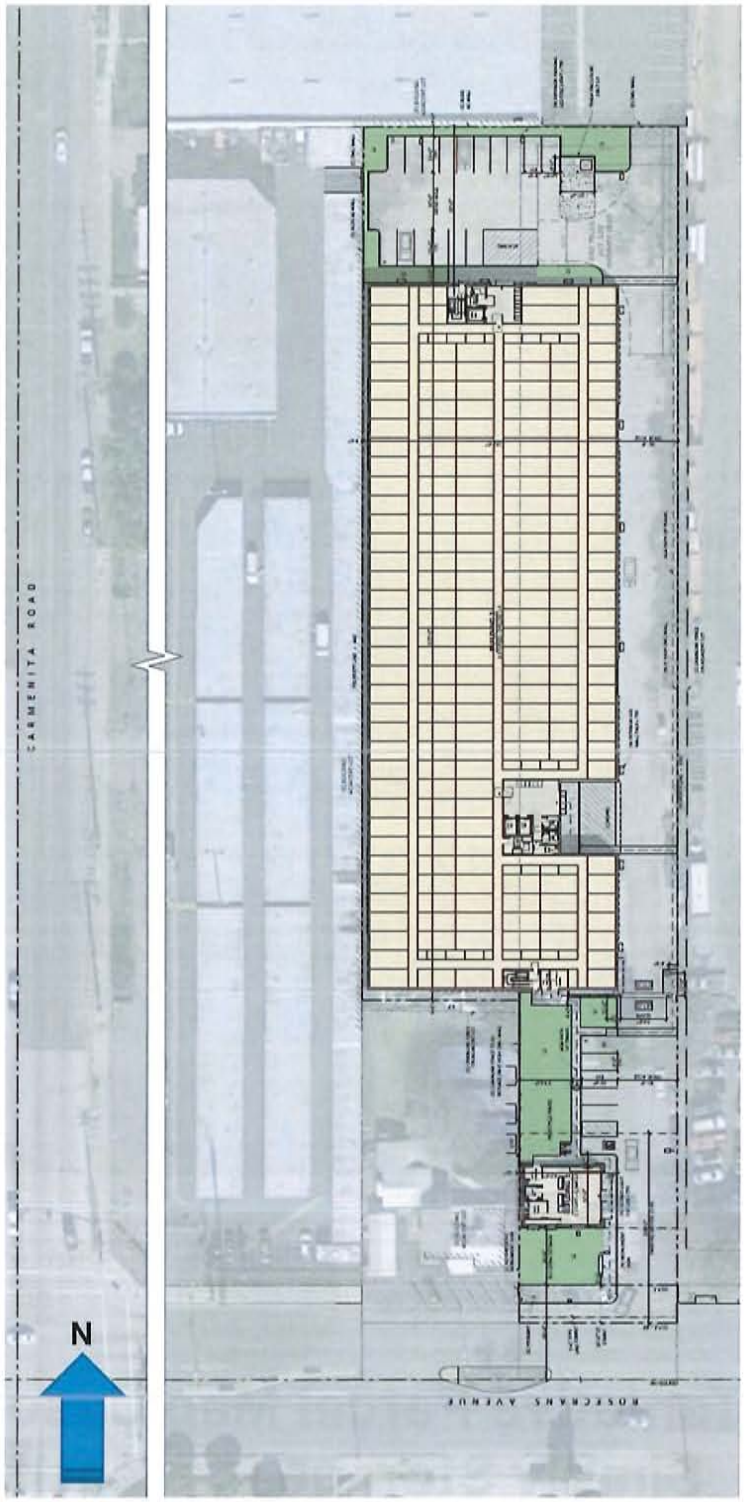


Tentative Parcel Map Case No.78229
Simply Storage Management LLC

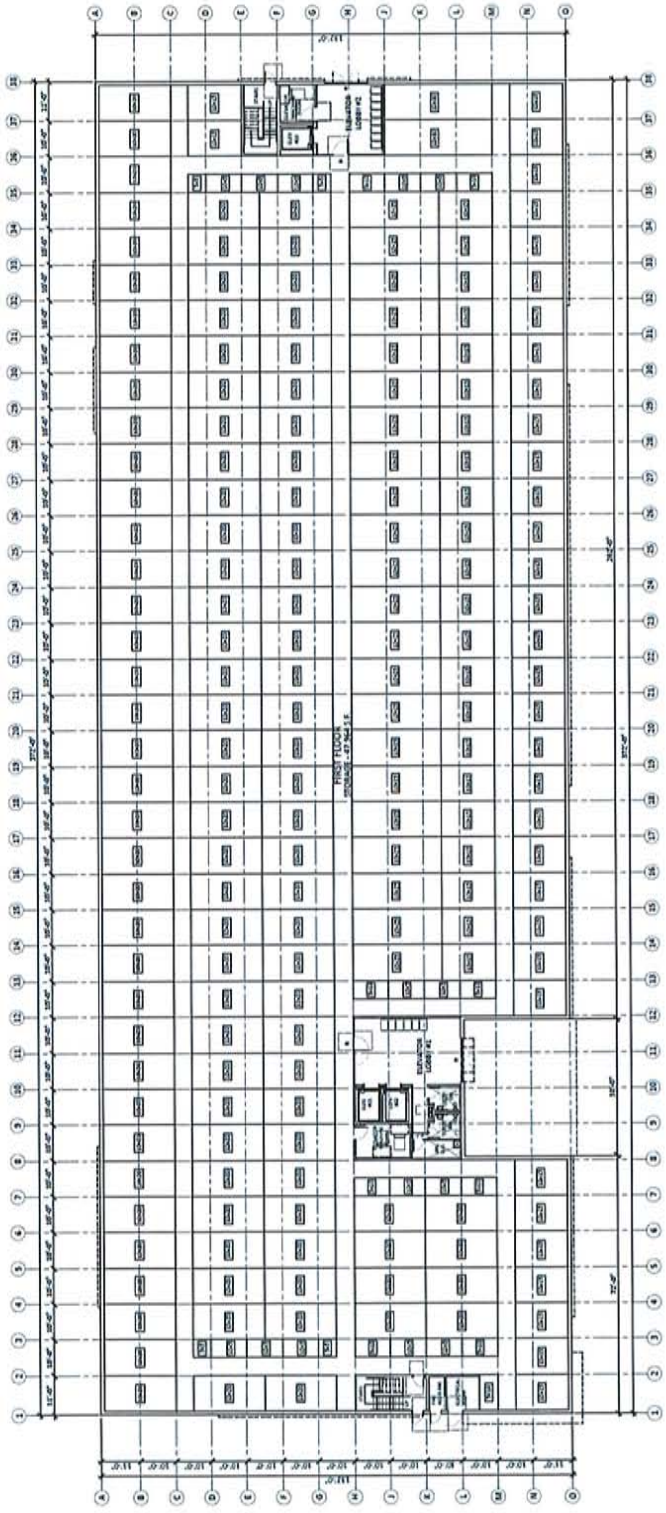
Report Submitted By: Jimmy Wong
Planning and Development Department

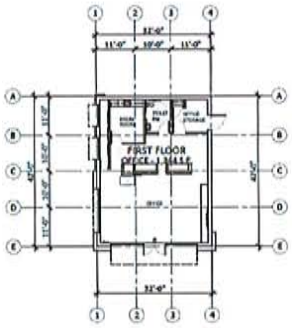
Date of Report: November 8, 2017

Site Plan



Floor Plan (1st Floor)



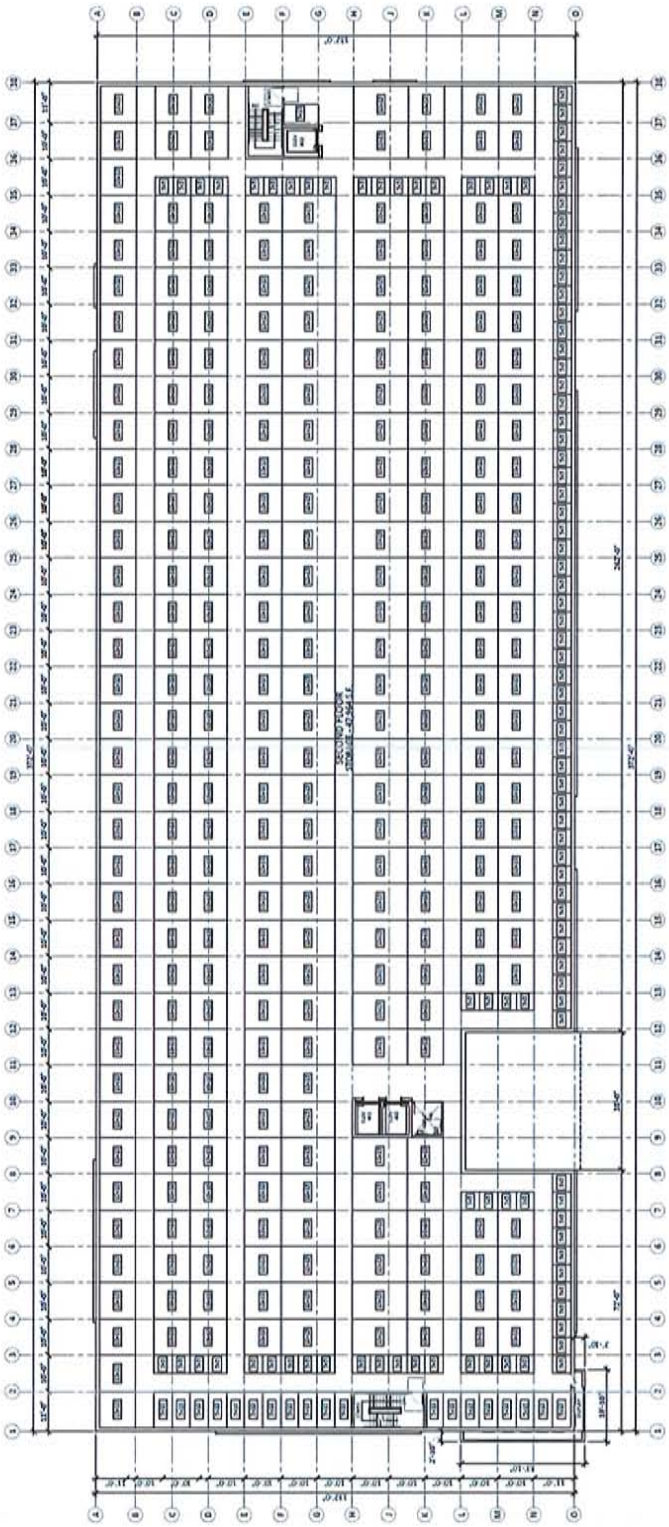


Office Building Floor Plan

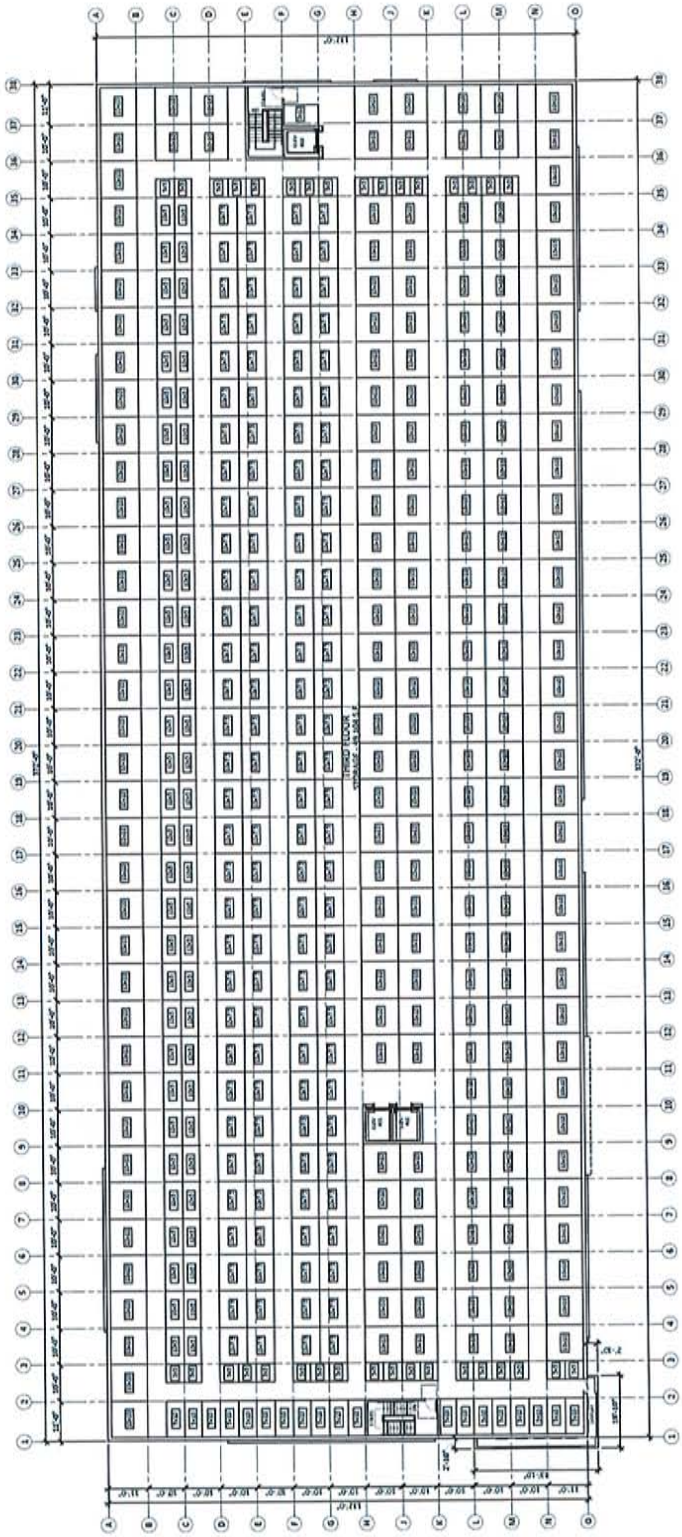
Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 8, 2017

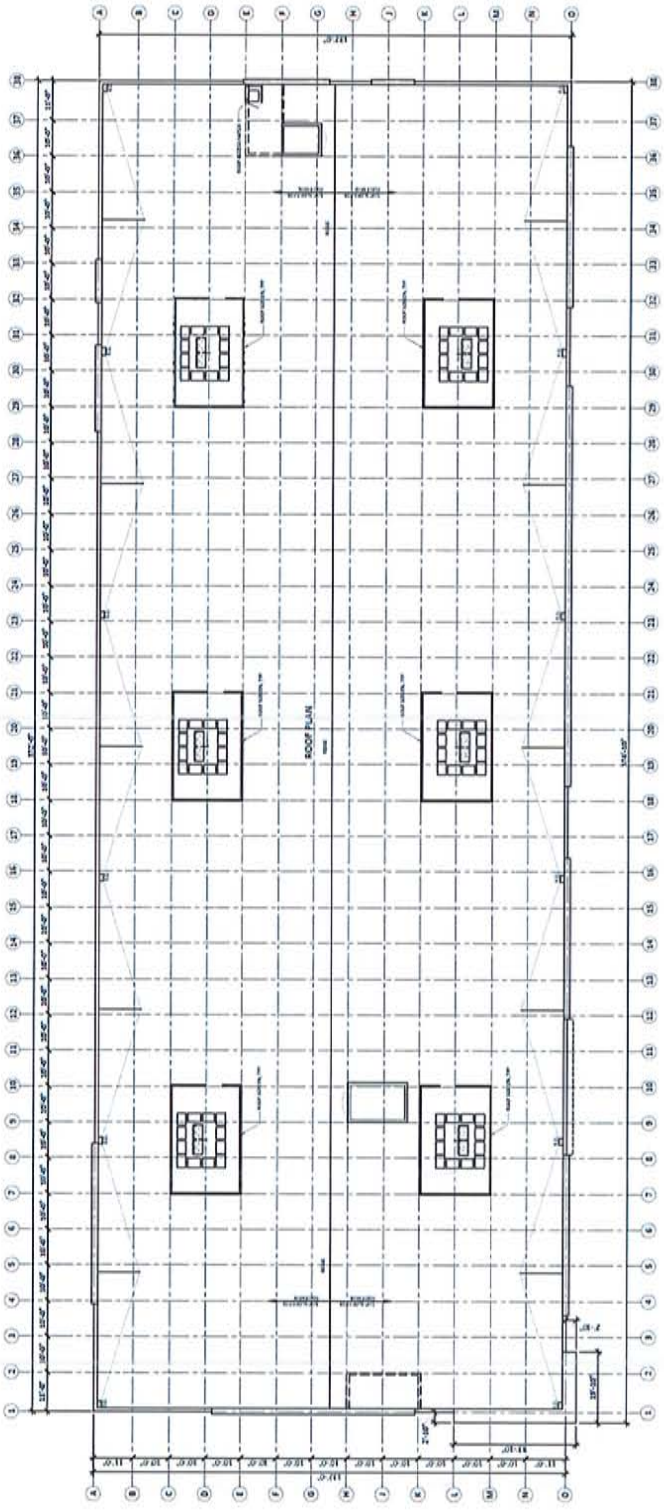
Floor Plan (2nd Floor)



Floor Plan (3rd Floor)



Roof Plan

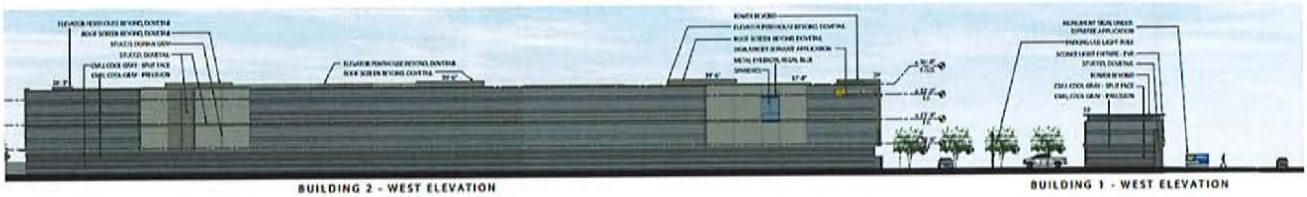


Elevation



BUILDING 1 - EAST ELEVATION

BUILDING 2 - EAST ELEVATION



BUILDING 2 - WEST ELEVATION

BUILDING 1 - WEST ELEVATION



BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION

Color Rendering

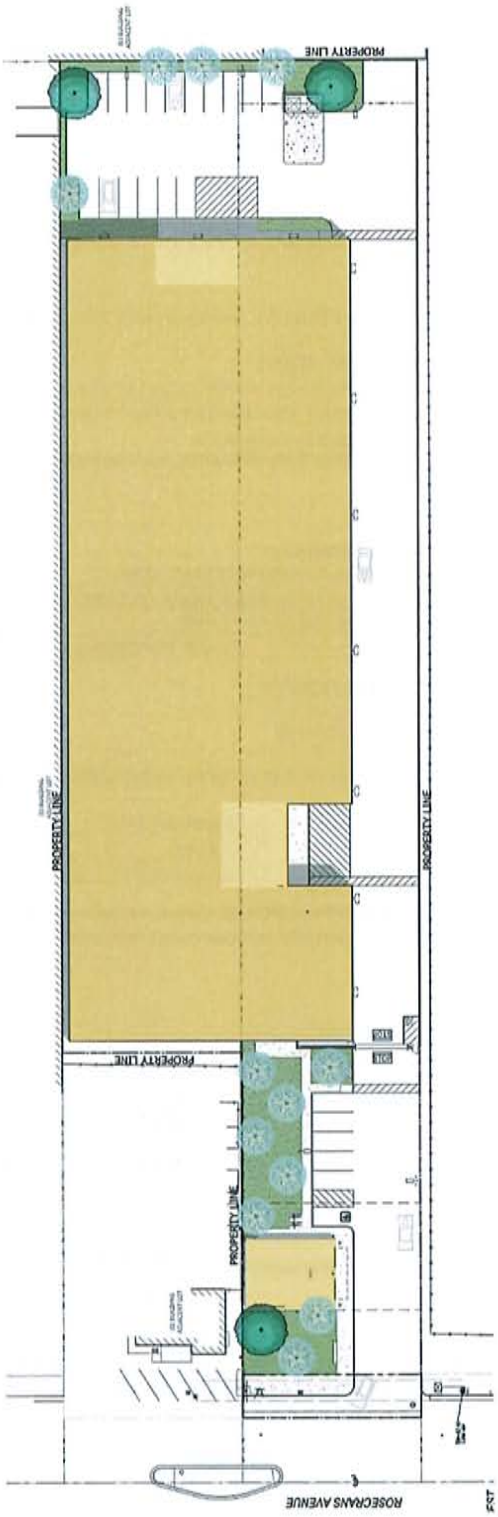








Conceptual Landscape Plan



Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 8, 2017

Development Plan Approval Application

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:

13461 Rosecrans Avenue, Santa Fe Springs, CA
APN: 8059-003-020, 8059-003-021, 8059-003-019, 8059-004-022

RECORD OWNER OF THE PROPERTY:
Name: 1)Memo Properties, LLC / 2)Benito & Elisa Amaya Phone No: 1) 562-822-9481 2) 949-235-4889
Mailing Address: 1) 10015 La Reina Ave. Downey, CA 90240
2) 19832 E. Vista Hermosa Dr. Walnut, CA 91789
Fax No: _____ E-mail: brian@pentapacific.com /aelfstoragebrokerage@gmail.

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): developer/ buyer

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

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
Brandon Dickens, Simply Self Storage
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): Memo Properties, LLC
Mailing Address: 10015 La Reina Ave., Downey, CA 90240
Phone No: 562-822-9481
Fax No:_____ E-mail: brian@pentapacific.com
Signature:_____

Name (please print): Benito & Elisa Amaya
Mailing Address: 19632 E. Vista Hermosa Dr.
Phone No: 949-235-4889
Fax No:_____ E-mail: selfstoragebrokerage@gmail.com
Signature: Elisa F. Amaya

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, ELISA F. AMAYA, 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: Elisa F. Amaya
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

MONICA C. ALBRIGHT
COMM. # 2192891
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Exp. APRIL 21, 2021

On May 7 2017 before me, MONICA C ALBRIGHT
Personally appeared ELISA F AMAYA
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

Monica C Albright
Notary Public

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

Development Plan Approval Application (Cont.)

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:

RECORD OWNER OF THE PROPERTY:
Name: Memo Properties, LLC Phone No: (407) 583-6558
Mailing Address: 10015 La Reina Ave, Downey, CA 90240
Fax No: E-mail: brian@pentapacific.com /selfstoragebrokerage@gmail.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.)

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

Signed: Jose G Santos
Signature
Jose G SANTOS
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): Memo Properties, LLC
Mailing Address: 10015 La Reina Ave Downey, CA 90240
Phone No: 562-822-9481
Fax No: E-mail: Brian@pentapacific.com
Signature: Jose G Santos

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Jose G SANTOS, 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: Jose G. Santos
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

C. M. YOKOYAMA-DRAPER
Commission # 2027105
Notary Public - California
Los Angeles County
My Comm. Expires Jun 11, 2017

On 5/5/17 before me, C. M. Yokoyama-Draper,
Personally appeared Jose G. Santos
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

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

Public Hearing Notice

Advertising Order Confirmation

Ad Number	Ad Size	Color	Production Color
0011034080-01	4 X 89 Li		
External Ad Number		Pick Up	Ad Type
			Legal Liner

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 927
CONDITIONAL USE PERMIT CASE NO. 782
TENTATIVE PARCEL MAP CASE NO. 78229

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

DEVELOPMENT PLAN APPROVAL CASE NO. 927: to allow for the construction of a new 145,032 square feet mini-warehouse along with a new 1,344 square feet office 13461 Rosecrans Avenue

CONDITIONAL USE PERMIT CASE NO. 782: to allow for the establishment, operation, and maintenance of a mini-warehouse facility at 13461 Rosecrans Avenue within the M-1, Light Manufacturing, zone.

TENTATIVE PARCEL MAP NO. 78229: to consolidate four (4) existing parcels measuring approximately +/-12,197 square feet (APN: 8059-003-021), +/- 36,590.4 square feet (APN: 8059-003-020), +/- 38,332.8 square feet (APN: 8059-003-019), and +/- 1,742.4 square feet (APN: 8059-003-022) into one parcel measuring +/- 89,000 square feet (2.04 acres).

APPLICANT / PROJECT LOCATION: Simply Storage Management, LLC / 13461 Rosecrans Avenue (APN: 8059-003-019, 020, 021 and 022)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained T&B Planning to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND). Once the draft CEQA documents are finalized, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration will be prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period, starting on October 12, 2017 to November 1, 2017.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, November 13, 2017 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, jimmywong@santafesprings.org.

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

Publish: Whittier Daily News November 2, 2017 **Ad #11034080**

Public Hearing Notice (Cont.)

FILE

CITY OF SANTA FE SPRINGS
11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org
"A great place to live, work, and play"

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11/02/2017
US POSTAGE $000.00[9]
ZIP 90670
041L11257783

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNER WITHIN 500 FEET
DEVELOPMENT PLAN APPROVAL CASE NO. 927
CONDITIONAL USE PERMIT CASE NO. 782
TENTATIVE PARCEL MAP CASE NO. 78229

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

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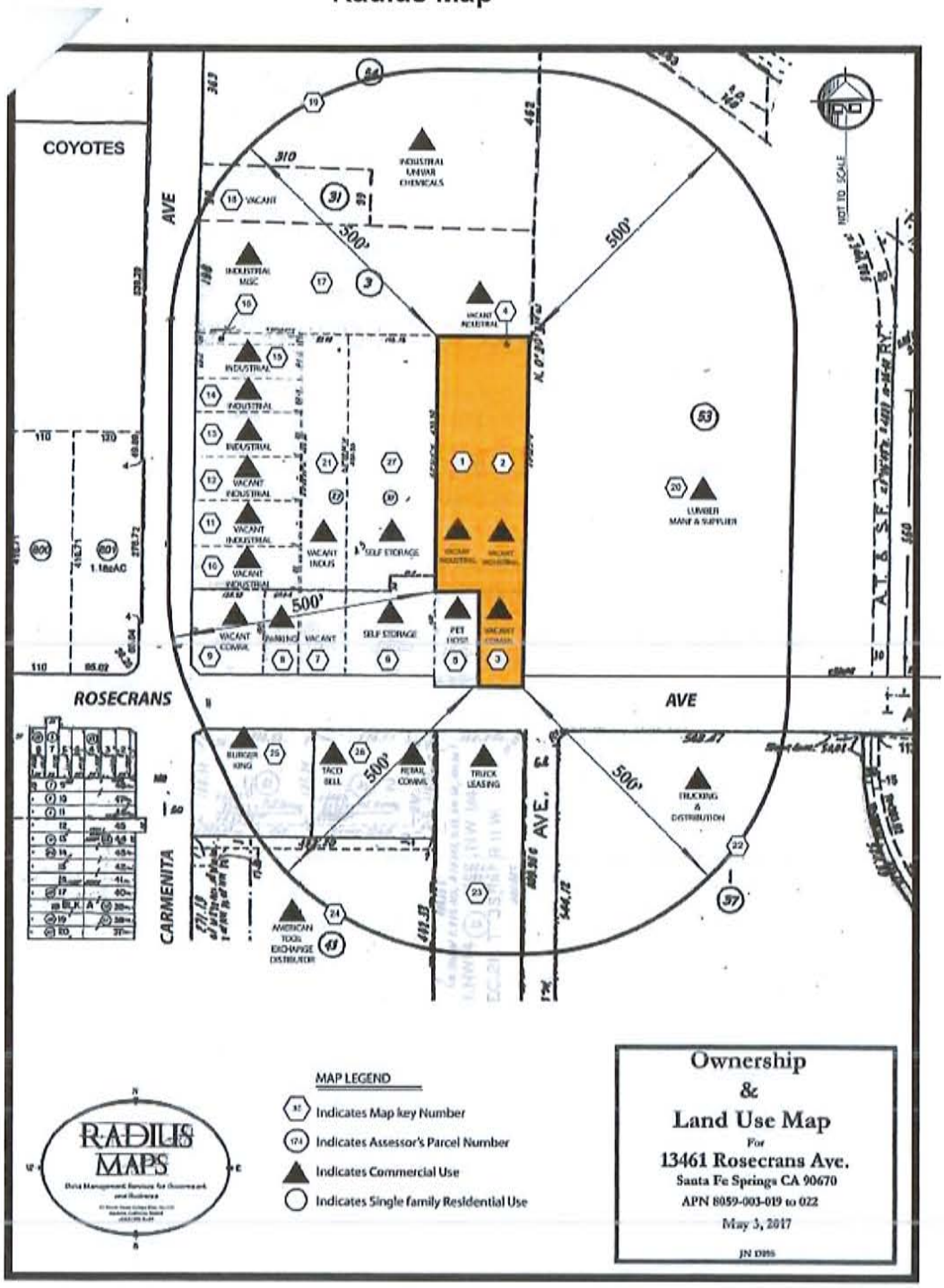
APPLICANT / PROJECT LOCATION: Simply Storage Management, LLC / 13461 Rosecrans Avenue (APN: 8059-003-019, 020, 021 and 022)

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Radius Map



Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 8, 2017

IS/MND Response Letter A

A-AMERICAN STORAGE MANAGEMENT CO., INC.

October 31, 2017

VIA FAX & OVERNIGHT DELIVERY

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679
FAX: (562) 868-7112

RE: NOI for Simply Self-Storage Development

Dear Mr. Wong,

I am writing this in response to your letter dated October 12, 2017 regarding the project located at 13461 Rosecrans Ave., Santa Fe Springs, CA 90670. I would like to request that a full Environmental Impact Report be required before the project is allowed to move forward. As a business operator of A-American Self Storage next door to the proposed project, I know how bad the traffic congestion can be on Rosecrans Ave. during high use times. I have often seen our customers wait up to 5 minutes to make a right turn heading west onto Rosecrans during rush hour. Most of our customers know to not even attempt a left turn into the two way left turn lane to head East on Rosecrans during rush hour. The 150,000 sq. ft. footprint of this proposed storage facility would add close to 2,000 units into the area which already has two existing self-storage facilities It was also brought to my attentions that there will be a bridge built to ease the congestion from the railroad crossing just to the East of the Rosecrans/Telegraph Ave. intersection. This will create additional congestion during the construction period which will further impact traffic patterns. I know getting in and out of my property is bad enough for my customers, I can only imagine what it must be for residents who live and commute along this stretch of Rosecrans Ave. on a daily basis.

Thank you,

Josh Paterson
Vice President
josh@aamericanselfstorage.com

11560 Tennessee Avenue, Los Angeles, CA 90064
Tel (310) 914-4022 • Fax (310) 914-4042
www.aamericanselfstorage.com
E-mail: storit@aamericanselfstorage.com

IS/MND Response Letter B

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

Received
NOV 02 2017
Planning Department

October 31, 2017

Ref. Doc. No.: 4316653

Mr. Jimmy Wong
Planning Consultant
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Wong:

NOI Response for the Simply Self-Storage Development Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on October 13, 2017. The proposed project is located within the jurisdictional boundaries of District No. 18. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' South Whittier Outfall Trunk Sewer Sections 1, 2, 3, and 4, located in Rosecrans Avenue at Carmenita Road. The Districts' 42-inch diameter trunk sewer has a capacity of 21.9 million gallons per day (mgd) and conveyed a peak flow of 11.6 mgd when last measured in 2013.

2. The wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently produces an average recycled water flow of 20.4 mgd.

3. The expected increase in average wastewater flow from the project, described in the document as 145,032 square feet of self-storage and 1,344 square feet of office space, is 3,722 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link.

DOC: #4333711.D18

Exhibit Response Letter B (Cont.)

In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC: #4333711.D18

Memorandum – IS/MND Response to Comment Letter

Tustin, CA | San Diego, CA | Murrysville, PA JN 1036-001
PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

MEMORANDUM

To: Jimmy Wong, City of Santa Fe Springs

From: Tracy Zinn, Principal

Re: SIMPLY SELF-STORAGE DEVELOPMENT PROJECT IS/MND: RESPONSE TO COMMENT LETTERS

Date: November 3, 2017

As the California Environmental Quality Act (CEQA) Consultant contracted to the City of Santa Fe Springs for the Simply Self-Storage Development Project, this memorandum contains T&B Planning's responses to the comment letters received to-date by the City of Santa Fe Springs related to the Initial Study/Mitigated Negative Declaration (IS/MND). As of the conclusion of the IS/MND public review period on November 1, 2017, it is our understanding that the City received two (2) comment letters, which includes the comment letter submitted by the Los Angeles County Sanitation Districts (LACSD) and the comment letter submitted by Mr. Josh Paterson, Vice President of A-American Storage Management Co., Inc. Responses to these two (2) comment letters are as follows:

Los Angeles County Sanitation Districts (LACSD)
October 31, 2017

This letter informs the City which sewer lines and wastewater treatment plants the Project would discharge wastewater to, as well as the capacity of these facilities. The letter also calculates that the Project would produce approximately 3,722 gallons of wastewater per day. The letter also informs the City that the Project would be required to pay sewer connection fees prior to obtaining a sewer connection permit from the LACSD. The letter also summarizes how LACSD's compliance with the Clean Air Act (CAA) is tied to sizing and expansion of LACSD's wastewater treatment facilities which is based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG).

The City is aware that the Project must obtain approval from LACSD and pay the applicable sewer connection fees to LACSD prior to connecting to the sewer system. The City has added a condition of approval to the Project that reiterates the requirement to pay sewer connection fees to LACSD. The City notes the LACSD's calculation that the Project would produce approximately 3,722 gallons of wastewater per day. On page 5-91 of the IS/MND, the City calculated that the Project would generate approximately 4,080 gallons of wastewater per day. Therefore, the IS/MND provides an overly conservative calculation of the volume of wastewater that would be generated by the Project in comparison to the wastewater calculation provided by LACSD. The City notes the information provided by LACSD pertaining to compliance with the CAA and expansion of facilities in accordance with SCAG's regional growth forecasts. Page 5-91 of the IS/MND concludes that redevelopment of the Project site with the proposed Project would not substantially increase the amount of wastewater generated at the Project site compared to the wastewater generated by the existing commercial land uses at the Project site, and therefore the Project would not require the construction of new wastewater treatment facilities or expansion of existing wastewater treatment facilities that could result in a

Memorandum – IS/MND Response to Comment Letter (Cont.)

physical environmental impact. Accordingly, the Project's impacts with respect to wastewater treatment facilities would be less than significant and no mitigation would be required.

Finding: No revisions to the IS/MND are warranted.

A-American Storage Management Co., Inc.
October 31, 2017

This letter was prepared and submitted by the business operator of A-American Self Storage which operates at the property that abuts the Project site to the west, located at 13443 Rosecrans Avenue, Santa Fe Springs, California. The letter requests that a full Environmental Impact Report (EIR) be prepared for the Project and expresses concerns related to the existing traffic congestion along Rosecrans Avenue in the vicinity of the Project site, particularly during peak traffic hours. The commenter states that existing traffic congestion along Rosecrans Avenue delays vehicular ingress and egress from the A-American Self Storage property located to the west of the Project site. The letter also expresses concerns that the construction of a future bridge over the railroad crossing near Rosecrans Avenue and Telegraph Avenue may result in substantial traffic impacts during the construction phase.

The comment letter does not present any substantial evidence, or make a fair argument, to conclude that an EIR should be prepared for the Project instead of an IS/MND. The IS/MND concludes that the Project will have a less-than-significant effect on the environment following implementation of mitigation and therefore does not require preparation of an EIR (see CEQA Guidelines §15371). Please refer to the Mitigation Monitoring and Reporting Program (MMRP) provided as Section 6.0 of the IS/MND for a full description of the required mitigation measures.

An analysis of the Project's traffic impacts in accordance with the requirements of CEQA is provided in Subsection 5.6.16 of the IS/MND, and is based in part on a Traffic Impact Analysis (TIA) that was prepared by traffic engineering experts at the consulting firm Urban Crossroads, Inc. and which fully analyzes the Project's potential traffic impacts. The Project-specific TIA is included as Technical Appendix G to the IS/MND. The traffic impact study area for the TIA was defined in conformance with the requirements of the Los Angeles County TIA Guidelines and consultation with the City of Santa Fe Springs (refer to the City-approved Traffic Study Scoping agreement for the Project included as Appendix 1.1 of the TIA), and included the following five (5) study area intersections:

- Shoemaker Avenue & Rosecrans Avenue;
- Carmenita Road & Rosecrans Avenue;
- Driveway 1 (future Project site driveway) & Rosecrans Avenue;
- Marquardt Avenue & Rosecrans Avenue; and
- Valley View Avenue & Rosecrans Avenue.

The TIA evaluated the traffic conditions at these study area intersections under the following scenarios:

- Existing Conditions;
- Existing Plus Project Conditions;
- Opening Year Cumulative (2019) Without Project Conditions; and
- Opening Year Cumulative (2019) With Project Conditions.

Memorandum – IS/MND Response to Comment Letter (Cont.)

These traffic conditions scenarios are described in further detail on pages 5-72 and 5-73 of the IS/MND. Under the Existing Conditions (without Project) scenario, the TIA determined that levels of service during either A.M. or P.M. peak hours are deficient at the following two (2) intersections: (1) Carmenita Road & Rosecrans Avenue and (2) Valley View Avenue & Rosecrans Avenue. This information as presented in the TIA and IS/MND is consistent with the comment letter's observation that there is traffic congestion on Rosecrans Avenue under existing conditions. The comment letter does not indicate that the TIA's analysis is deficient, that the conclusions drawn by the TIA or IS/MND are incorrect, or that the Project would result in significant impacts related to the performance of the local transportation facilities. Based on the thresholds of significance described on page 5-74 of the IS/MND, the TIA determined that under all of the traffic scenarios described above, the Project would result in less-than-significant impacts to the study area intersections. Additionally, there is no clear connection between the proposed Project and the future bridge improvement near the intersection of Rosecrans Avenue and Telegraph Avenue that is discussed in the letter. As such, any potential construction impacts caused by the bridge construction, should it occur, would be unrelated to the Project that is evaluated in the IS/MND. Furthermore, the TIA and the IS/MND for the Project conclude that the Project would result in less-than-cumulatively considerable traffic impacts under the future scenarios that were studied. Please refer to Subsection 5.4.16 of the IS/MND for detailed information on the methodology, analysis, and conclusions reached in the IS/MND pertaining to Project-related traffic.

Finding: No revisions to the IS/MND are warranted

Mitigated Monitoring and Reporting Program

6.0 Mitigation Monitoring and Reporting Program

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
Air Quality				
MM AQ-1	The Project shall comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." To help ensure compliance with these requirements and thereby limit the release of diesel particulate matter, oxides of nitrogen, and other criteria pollutants into the atmosphere from the burning of fuel, prior to grading permit and building permit issuance, the City of Santa Fe Springs shall verify that the following note is included on the grading and building plans. Project construction contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. • Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel-powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction	City of Santa Fe Springs/Project Proponent	Prior to Issuance of Grading Permits	

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	activities at all loading, unloading, and equipment staging areas.			
MM AQ-2	Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) a prohibition on the idling of trucks for more than five (5) minutes; 3) instructions for truck drivers to shut down engines after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park" and the parking break is engaged; and 4) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City of Santa Fe Springs shall conduct a site inspection to ensure that the signs are in place.	City of Santa Fe Springs/Project Proponent	Prior to Issuance of Grading Permits	
Cultural Resources				
MM CUL-1	Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City of Santa Fe Springs that a professional archaeological monitor has been retained to monitor all ground-disturbing activities, including pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching associated with Project construction. The Gabrieleño Band of Mission Indians-Kizh Nation shall be provided the name and contact information of the archaeological monitor for coordination purposes. The professional archaeological monitor shall complete monitoring logs on a daily basis that provide	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

Mitigated Monitoring and Reporting Program (Cont.)

Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
descriptions of the daily activities, including construction activities, locations, soils, and any cultural materials identified. The professional archaeological monitor shall be, or shall be overseen by, a qualified archaeologist who meets the Secretary of Interior standards for archaeology and has a minimum of 10 years of experience as a principal investigator working with tribal cultural resources in Southern California. If a suspected archaeological resource or tribal cultural resource is identified on the property, the construction supervisor shall be required by his/her contract to immediately halt and redirect ground-disturbing construction operations within a minimum 50-foot radius of the suspected resource(s) until the suspected resource(s) is evaluated by the professional archaeological monitor. This requirement shall be noted on all grading plans and the construction contractor shall be obligated by its contract to comply with the note. The archaeological monitor shall evaluate the suspected resource and if the resource has the potential to be significant pursuant to California Public Resources Code Section 21083.2 or Section 21074, the monitor shall alert the Gabrieleño Band of Mission Indians-Kizh Nation. If within 48 hours of receiving the alert, the Gabrieleño Band requests to consult on the determination of significance, the Project Proponent shall immediately retain a Gabrieleño Band of Mission Indians-Kizh Nation monitor to assist in evaluating the resource in association with the archaeological monitor before a definitive determination of significance is made. If the resource is determined to be significant, then Mitigation Measure MM CUL-2 shall apply. Monitoring shall continue for the duration of ground-disturbing activities or until the archaeological monitor indicates that the site has a low potential for the discovery of archeological resources. Archaeological			

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	and Native American 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).			
MM CUL-2	If a significant archaeological resource(s) or tribal cultural resource is discovered on the property, a qualified professional archaeologist, City of Santa Fe Springs, and Gabrieleño Band of Mission Indians-Kizh Nation shall confer regarding mitigation of the discovered archaeological or tribal cultural resource(s). Gabrieleño Band of Mission Indians-Kizh Nation shall be involved in the conferment since during the initial AB 52 consultation meeting between the City and Gabrieleño tribal representatives held on July 19, 2017, the Gabrieleño tribal representatives indicated that the Project has the potential to impact previously unidentified subsurface tribal cultural resources that may be at the Project site. Furthermore, a treatment plan shall be prepared and implemented by the archaeologist to protect the identified archeological resource(s) or tribal cultural resource from damage and destruction. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Public Resources Code Section 15064.5 shall be followed. After the discovered resource has been appropriately avoided, mitigated, or removed from the Project site, work in the area may resume. A final report containing the significance and treatment findings shall be prepared by the professional archaeologist and submitted to the City of Santa Fe Springs and the South Central Coastal Information Center.	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, the archaeologist shall offer the material for donation to a local school or historical society in the area for educational purposes.			
MM CUL-3	Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City of Santa Fe Springs that a qualified paleontologist has been retained to conduct monitoring of excavation activities when bedrock material is to be disturbed. If the archaeological monitor is qualified to identify paleontological sources, the monitor can serve both purposes. The paleontological monitor shall have the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed. Additionally, the following will be required of the paleontological monitor: • The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in bedrock and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

Mitigated Monitoring and Reporting Program (Cont.)

Mitigation Measures		Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	personnel to have a low potential to contain or yield fossil resources. • Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Natural History Museum of Los Angeles County, is required for significant discoveries. • A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Santa Fe Springs prior to issuance of an occupancy permit.			
Geology and Soils				
MM GEO-1	Prior to issuance of grading permits, the Project Proponent shall demonstrate to the City of Santa Fe Springs that the following design and construction recommendations from the site-specific geotechnical investigation (Giles Engineering Associates, Inc., 2017) have been incorporated into the Project's final construction plans: • Subsurface Conditions: Site Class designation "D" is recommended for seismic design considerations.	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

Mitigated Monitoring and Reporting Program (Cont.)

MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
• Site Development: Soils within the proposed new buildings' footprint and an appropriate distance beyond (5 feet minimum where possible) the footprint shall be over-excavated to a depth of at least 3 feet below existing grade or planned pad grade, and at least 1-foot below the bottom of foundations and the floor slabs, whichever is lower in elevation. The soils exposed at the base of the over-excavation shall be examined by the geotechnical engineer to document that the soils are suitable for building support. Prior to the placement of fill, the exposed surfaces approved for fill placement shall be scarified to an approximate depth of at least 12 inches, moisture conditioned, and then recompacted to at least 90% of the soil's maximum dry density. • Building Foundation: Minimum steel reinforcing within perimeter strip footings is recommended to be four No. 4 rebars (2 top and 2 bottom) for geotechnical considerations. Further structural detailing shall be provided by the structural engineer. • Building Floor Slab: The building floor slab is recommended to be a minimum of 4 inches in thickness and underlain by a minimum 4-inch thick granular base supported on a properly prepared subgrade consisting of newly placed structural compacted fill. A subgrade modulus of 175 pounds per cubic inch (pci) shall also be considered for slab design. A minimum 10-millimeter vapor retarder is recommended to be placed directly below the floor slab or base to course where required to protect moisture-sensitive floor coverings. Minimum slab			

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	reinforcing is recommended to consist of No. 3 rebars spaces at 18 inches on center, each way. • Retaining Walls: Retaining walls shall be designed for active and at-rest earth pressures of 35 and 55 pounds per cubic foot (equivalent fluid pressure) for level backfill, respectively, backfilled with very low soil expansion index (EI<21). A 4-inch perforated footing drain with surrounding free-draining granular material shall be provided and discharged to an appropriate collector drain. • Pavement: Parking stalls and drive aisles shall be constructed with 3 inches of asphaltic concrete underlain by 4 to 6 inches of base course, respectively. High stress areas such as entrance/exit aprons lane and trash enclosure loading zone shall be underlain by a 6-inch layer of portland cement concrete and 4-inch granular base.			
Hazards and Hazardous Materials				
MM HAZ-1	Prior to the issuance of demolition permits for the existing on-site structures, the Project Proponent shall contract with a certified Asbestos Consultant to perform an asbestos survey for the existing structures on site. In the event asbestos containing materials (ACMs) are identified on site, the City of Santa Fe Springs shall condition all demolition permits to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 with respect to ACMs and the demolition contractor shall be required to comply with Rule 1403. All asbestos-related work conducted during the demolition process shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos-	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Demolition Permits	

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	containing construction materials (ACCMs) shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. During demolition, the demolition contractor shall maintain all records of compliance with Rule 1403, including, but not limited to, the following: evidence of notification of SCAQMD pursuant to Rule 1403; contact information for the Asbestos-abatement Contractor and Asbestos Consultant; and receipts (or other evidence) of off-site disposal of all ACCMs. These records shall be made available for City inspection upon request.			
MM HAZ-2	Prior to the issuance of demolition permits for the existing on-site structures, the Project Proponent shall retain the services of a California-certified Lead Inspector/Risk Assessor to collect lead paint, dust, and/or soil samples. The samples shall be tested at a qualified facility for the presence of lead based paint (LBP). In the event that LBPs are identified, the City of Santa Fe Springs shall condition all demolition permits to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 (LBP Regulations), which addresses requirements for the removal of components painted with LBPs during demolition of existing structures. The demolition contractor shall be required to comply with these provisions. Notification to the California Department of Public Health (CDPH) shall be conducted through completion of an Abatement of Lead Hazards Notification, CDPH Form 8551. The removal of all LBP materials shall be conducted: • By a Certified Lead Supervisor or Certified Lead Works, as defined by §§ 35008 and 35009 of the LBP Regulations, respectively;	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Demolition Permits	

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	• Using containment and in a manner which does not result in contamination of non-work areas with lead-contaminated dust, lead-contaminated soil, or lead-based paint debris; and • In accordance with an abatement plan prepared by a certified lead supervisor, certified lead project monitor, or certified lead project designer, which includes all of the requirements as specified in § 36100(4)(A) of the LBP Regulations. The Certified Lead Supervisor conducting abatement shall retain records of the notification to the CDPH, and shall retain a copy of the abatement plan on-site at all times during demolition activities. The notification and abatement plan shall be made available to the City upon request for review. All demolition activities shall be subject to inspection by the CDPH and/or City officials to ensure compliance with the requirements of the LBP Regulations and abatement plan. Following completion of all abatement activities, a clearance inspection shall be conducted by a certified lead inspector/assessor or certified lead project monitor in accordance with §§ 36000(a) and 36000(c)(3) of Title 17, CCR, Division 1, Chapter 8. A copy of the results of the clearance inspection shall be provided to the City Planning Division upon completion of abatement and inspection activities.			
Tribal Cultural Resources				
MM TCR-1	A minimum of fifteen (15) days prior to ground disturbing construction activities, the Project Proponent shall inform the Gabrieleño Band of Mission Indians-Kizh Nation of the	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

Mitigated Monitoring and Reporting Program (Cont.)

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
	construction schedule. If requested by the tribe, the construction crew shall allow a tribal monitor to monitor all ground-disturbing activities, including pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching associated with Project construction. The Project Proponent shall provide evidence to the City of Santa Fe Springs that the tribe has been notified of the construction schedule and extended an offer to monitor. Mitigation Measure MM CUL-1 and CUL-2 also apply. MM CUL-1 and CUL-2 specify requirements for the monitoring of ground disturbing activities and the requirements for mitigation, should a significant tribal cultural resource be discovered.			
MM TCR-2	Prior to the issuance of a grading permit, the Project Proponent shall consult with the Gabrieleño Band of Mission Indians-Kizh Nation to designate an area on-site for reburial of any human remains and/or ceremonial objects that may be discovered at the site and determined to be affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation. The Project Proponent shall provide evidence to the City of Santa Fe Springs that the reburial location has been designated and agreed upon. In the event that human remains are discovered, in addition to mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98(b), the Project Proponent shall obtain the services of a qualified archaeological monitor who will be required to divert all construction work at a minimum of 50 feet from any discovered burial site. In the case that the coroner identifies the remains as Native American and discovered Native American human remains and/or ceremonial objects cannot be fully	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits/During Grading Activities	

Mitigated Monitoring and Reporting Program (Cont.)

Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, the Project Proponent shall retain a security guard to watch over the remains outside of construction working hours. The Project Proponent shall retain the services of the Gabrieleño Band of Mission Indians-Kizh Nation to work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Gabrieleño Band of Mission Indians-Kizh Nation, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation for data recovery purposes. Cremated human remains shall either be removed in bulk or by means as necessary to ensure complete recovery of all cremated human remains. Any human remains and/or associated funerary objects discovered at the Project site and determined to be affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation shall be placed in opaque cloth bags. At the direction of the Native American monitor, all human remains, funerary objects, sacred objects and objects of cultural patrimony affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation shall be placed in a secure container on-site. At the discretion of the Gabrieleño Band of Mission Indians-Kizh Nation, Human remains and associated funerary objects shall be retained and reburied within six (6) months of recovery at the designated on-site reburial location. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and the Project			

Mitigated Monitoring and Reporting Program (Cont.)

MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
Proponent shall work with the Garbieleño Band of Mission Indians-Kizh Nation to develop a separate treatment plan. A final report documenting treatment of the human remains discovered at the Project site shall be submitted to the NAHC. There shall be no publicity regarding any of the cultural materials recovered at the Project site that are affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation.			

Initial Study/
Mitigated Negative Declaration

Simply Self-Storage Development Project
13461 Rosecrans Avenue

Development Plan Approval No. 927
Conditional Use Permit No. 782
Tentative Parcel Map No. 78229

CEQA Lead Agency:

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

Project Proponent:

Simply Storage Management, LLC
7505 West Sand Lake
Orlando, FL 32819

CEQA Consultant:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

Public Review Draft MND
October 12, 2017

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List of Technical Appendices

The reports identified below are included within the Technical Appendices to this Mitigated Negative Declaration (MND), and are herein incorporated by reference pursuant to CEQA Guidelines §15150. These reports are attached to this MND (bound separately) and also are available for review at the City of Santa Fe Springs, Planning and Development Department, Planning Division, located at 11710 East Telegraph Road, Santa Fe Springs, California 90670 during regular business hours.

A. Conceptual Design Documents

B1. Air Quality Impact Analysis

B2. Greenhouse Gas Analysis

C1. Historic Building Assessment

C2. South Coast Cultural Information Center Records Search

C3. Native American Heritage Center Sacred Lands File Search

D. Geotechnical Engineering Exploration and Analysis

E. Phase I Environmental Site Assessment

F. Low Impact Development Plan

G. Traffic Impact Analysis

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1.0 Introduction

This Mitigated Negative Declaration (MND) evaluates the Santa Fe Springs Self-Storage Development Project (hereafter, "the Project"). The Project is proposed by Simply Storage Management, LLC (hereafter, "the Project Proponent") on a 2.04-acre developed property (hereafter "the Project site") located north of Rosecrans Avenue and east of Carmenita Road in the City of Santa Fe Springs, Los Angeles County, California. The Project Proponent proposes to redevelop the Project site with a self-storage facility and office space totaling 146,376 square feet (s.f.) and associated parking, exterior lighting, signage, and landscaping improvements on the Project site. Under existing conditions, the Project site is developed with three (3) commercial office buildings (currently vacant) and a five-bay parking garage. The northern portion of the Project site is unpaved and undeveloped. The existing on-site structures would be demolished and removed to accommodate the proposed Project.

1.1 Purpose of this Document

The Project is the subject of the analysis provided in this document pursuant to the California Environmental Quality Act (CEQA). The content of this MND complies with all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

CEQA is a statewide environmental statute contained in Public Resources Code §§21000-21177 that applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

As defined by CEQA Guidelines §15367, the City of Santa Fe Springs is the Lead Agency for the proposed Project. "Lead Agency" refers to the public agency that has the principal responsibility for carrying out or approving a project. Approvals required of the City of Santa Fe Springs to implement the proposed Project include, but are not limited to, a Development Plan Approval (DPA), Conditional Use Permit (CUP), and a Tentative Parcel Map (TPM). These actions and other approval actions required of the City of Santa Fe Springs or other governmental agencies to fully implement the proposed Project are described in more detail in Section 3.0, *Project Description*. If this MND is adopted by the City of Santa Fe Springs, Responsible and Trustee agencies with approval authorities over the Project can use this MND as the CEQA-compliance document as part of their decision-making processes.

1.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A MND is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment following mitigation and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines §15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the Project Proponent before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial

evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment (CEQA Guidelines §15070[b]).

1.3 Format and Content of this Mitigated Negative Declaration

The following items comprise the MND in its entirety:

1) This document, including all Sections. Section 5.0 contains the completed Environmental Checklist/Initial Study and its associated analyses, which documents the evidence relied upon to support the findings and conclusions of the Initial Study.

2) The Mitigation Monitoring and Reporting Program (MMRP), which lists the mitigation measures that the City of Santa Fe Springs has identified and imposed on the proposed Project to ensure that the Project's environmental effects are reduced to less-than-significant levels. The basis for the MMRP is found in the Environmental Checklist/Initial Study. The MMRP also indicates the required timing for the implementation of each mitigation measure, identifies the parties responsible for implementing and/or monitoring the mitigation measures, and identifies the level of significance following the incorporation of mitigation.

3) Nine (9) technical reports that evaluate the effects of the proposed Project, which are attached as Technical Appendices B through G. These technical reports also are on file and available for public review at the City of Santa Fe Springs Planning and Development Department, Planning Division (11710 East Telegraph Road, Santa Fe Springs, California 90670) and are hereby incorporated by reference pursuant to CEQA Guidelines §15150.

   B1. Air Quality Impact Analysis. Prepared by Urban Crossroads, Inc. Date of issuance: August 10, 2017.

   B2. Greenhouse Gas Analysis. Prepared by Urban Crossroads, Inc. Date of issuance: August 10, 2017.

   C1. Historic Building Assessment Results. Prepared by Brian F. Smith and Associates. Date of Issuance: August 1, 2017.

   C2. South Central Coastal Information Center (SCCIC) Records Search Results. Prepared by SCCIC. Date of issuance: July 11, 2017.

   C3. Native American Heritage Commission (NAHC) Sacred Lands File (SLF) Record Search Results Letter. Prepared by NAHC. Date of issuance: June 21, 2017.

   D. Geotechnical Engineering Exploration and Analysis. Prepared by Giles Engineering Associates, Inc. Date of issuance: March 17, 2017.

   E. Phase I Environmental Site Assessment Report Update. Prepared by EFI Global, Inc. Date of issuance: May 24, 2017.

   F. Low Impact Development Plan (LID). Prepared by Blue Peak Engineering, Inc. Date of issuance: May 10, 2017.

   G. Traffic Impact Analysis. Prepared by Urban Crossroads, Inc. Date of issuance: August 2, 2017.

1.4 Preparation and Processing of this Mitigated Negative Declaration

The City of Santa Fe Springs Planning Division directed and supervised the preparation of this MND. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this MND reflect the sole independent judgment of the City of Santa Fe Springs.

This MND and a Notice of Intent (NOI) to adopt the MND will be distributed to the following entities for a 20-day public review period: 1) organizations and individuals who have previously requested such notice in writing to the City of Santa Fe Springs; 2) direct mailing to the owners of property within a 500-foot radius of the Project site as shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and 4) the County of Los Angeles Clerk. The NOI identifies the location(s) where the MND and its associated MMRP and Technical Appendices are available for public review. In addition, notice of the public review period also will occur via posting of a notice at City Hall (11710 Telegraph Road). The NOI also establishes a 20-day public review period during which comments on the adequacy of the MND document may be provided to the City of Santa Fe Springs Planning Division.

Following the 20-day public review period, the City of Santa Fe Springs will review any and all comment letters received and determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are not necessary (as defined by CEQA Guidelines §15073.5[b]), then the MND will be finalized and forwarded to the City of Santa Fe Springs Planning Commission for review as part of their deliberations concerning the proposed Project. Public hearings will be held before the City's Planning Commission and the City Council to consider the proposed Project and the adequacy of this MND. Public comments will be heard and considered at the hearings. If the MND is approved, the City Council will adopt findings relative to the Project's environmental effects as disclosed in the MND and a Notice of Determination (NOD) will be filed with the County of Los Angeles Clerk.

2.0 Environmental Setting

2.1 Location of the Project Site

The Project site is comprised of a 2.04-acre property that is located north of Rosecrans Avenue and east of Carmenita Road in the City of Santa Fe Springs, Los Angeles County, California. As shown on Figure 2-1, *Regional Map*, Figure 2-2, *Vicinity Map*, and Figure 2-3, *Aerial Photograph*, the Project site is located in the southern portion of the City of Santa Fe Springs and fronts Rosecrans Avenue. The Project site is located approximately 0.8-mile north of the Interstate-5 (I-5) freeway and approximately 3.5 miles east of the Interstate-605 (I-605) freeway. The Project site encompasses a total of four (4) parcels that comprise the flag-shaped lot and include Los Angeles County Assessor Parcel Number(s) 8059-003(-019, 020, 21), and 8059-003-022. The address associated with the Project site is 13461 Rosecrans Avenue, Santa Fe Springs, California. The Project site is located in Section 16 of Township 3 south, Range 11 west, San Bernardino Baseline and Meridian.

2.2 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines §15125[a]). The Initial Study prepared for the proposed Project (see Section 5.0 of this document) determined that a MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). Thus, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced.

The City of Santa Fe Springs deemed the proposed Project's application complete and commenced environmental review of the Project in June 2017. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the Project site and in the vicinity of the Project site as they existed in June 2017.

2.3 Existing Site and Area Characteristics

2.3.1 Existing Site Conditions

Under existing conditions, the southern portion of the Project site is developed with three (3) single-story commercial office buildings and a single-level five (5)-bay parking garage. The on-site buildings are currently vacant. The approximate southern half of the Project site is developed with cement and asphalt-paved parking lots in between the on-site office buildings. The approximate northern half of the Project site consists of unpaved land that has been cleared with the exception of ruderal vegetation and shrubbery growing around the perimeter of the northern half of the site. Debris and refuse (i.e., wood beams, pallets and small sections of concrete pipe) are scattered across the unpaved northern half of the Project site. The southernmost portion of the Project site that fronts Rosecrans Avenue is developed with an asphalt-paved parking lot consisting of four (4) parking spaces. Ruderal overgrowth is present in the landscaped areas around the perimeters of the on-site buildings, and several large, ornamental trees are scattered across the southern half of the Project site. Overhead powerlines traverse the southernmost part of the Project site in an east-west orientation, paralleling with Rosecrans Avenue. Wrought-iron gates control access to the approximate northern half of the Project site. A cement block

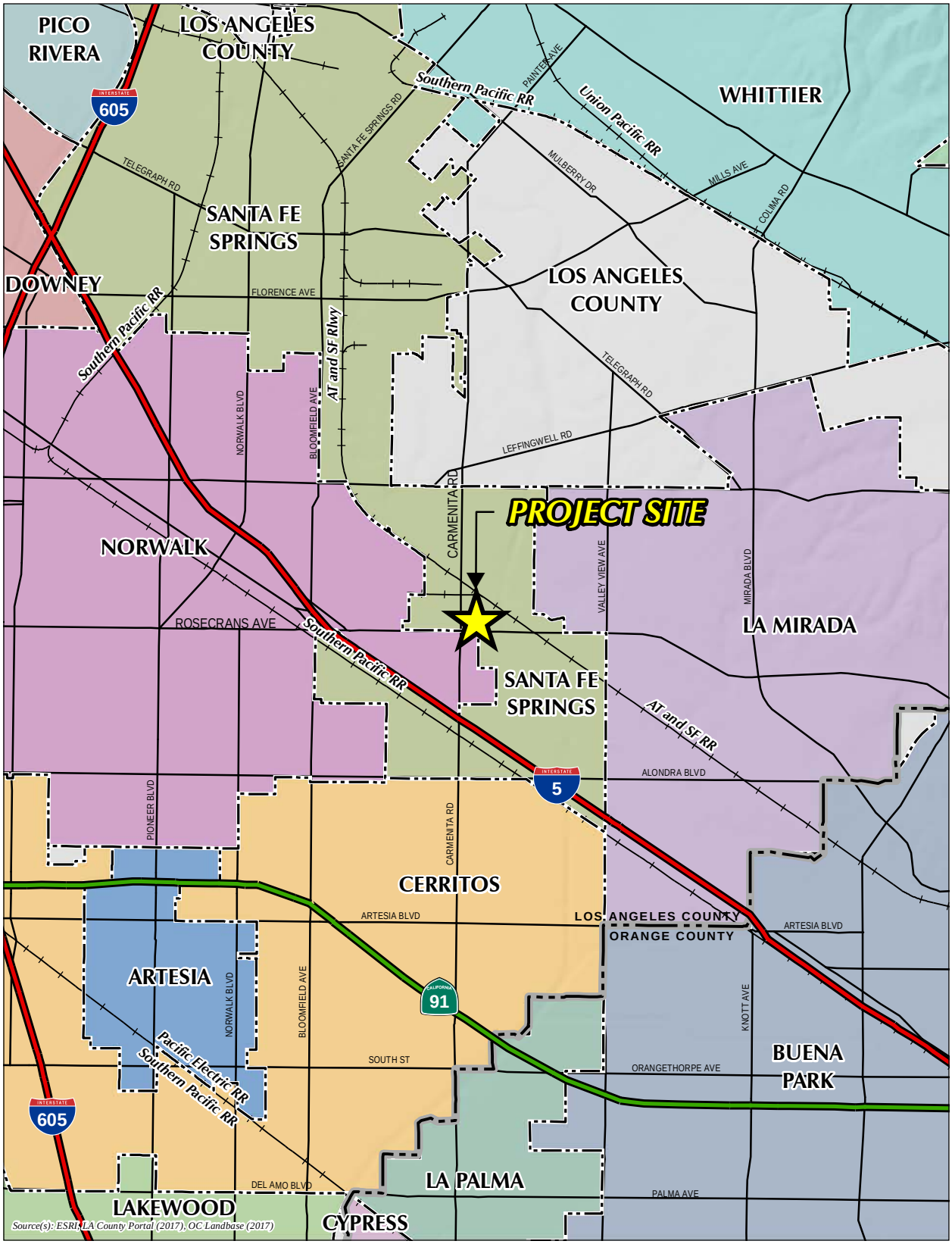


Figure 2-1

REGIONAL MAP



Figure 2-2

VICINITY MAP



Figure 2-3

AERIAL PHOTOGRAPH

wall runs along the majority of the western boundary of the Project site, while the northern and eastern boundaries of the Project site are enclosed by a chain-link fence.

2.3.2 Site Access

Direct roadway access to the Project site is available via Rosecrans Avenue. The southernmost portion of the Project site that fronts Rosecrans Avenue is developed with an asphalt-paved parking lot consisting of four (4) parking spaces. Immediately east of the building is a wrought-iron gate that controls access to the northern portions of the Project site.

2.3.3 Surrounding Land Uses and Development

As shown on Figure 2-4, *Existing and Surrounding Land Uses*, the Project site is immediately surrounded by industrial and commercial land uses. An industrial/office building is located to the immediate north of the Project site; a lumber yard is located to the immediate east of the Project site; and a self-storage facility is located to the immediate west of the Project site. The Project site is bound to the south by Rosecrans Avenue, with commercial and industrial land uses located farther south beyond Rosecrans Avenue. A residential neighborhood is located approximately 0.2-miles to the southwest of the Project site. The jurisdictional boundary of the City of Norwalk immediately abuts the southern boundary of the Project site and is coterminous with Rosecrans Avenue.

2.4 City Planning Context

2.4.1 City of Santa Fe Springs General Plan

As shown on Figure 2-5, *Existing General Plan Land Use Designations*, the Project site is designated "Industrial" by the City of Santa Fe Springs General Plan. The properties that abut the Project site to the north, east, and west are also designated "Industrial" by the City of Santa Fe Springs General Plan Land Use Map (City of Santa Fe Springs, 2007). As shown on Figure 2-5, the jurisdictional boundary of the City of Norwalk immediately abuts the southern boundary of the Project site. Across Rosecrans Avenue, the property directly to the south of the Project site is designated "Heavy Industrial" by the City of Norwalk General Plan. Lands to the southwest of the Project site are designated "General Commercial" and "Low Density Residential" by the City of Norwalk General Plan (City of Norwalk, 2016).

2.4.2 City of Santa Fe Springs Zoning Code

As shown on Figure 2-6, *Existing Zoning Designations*, the Project site is zoned "Light Manufacturing (M-1)." The M-1 zoning classification is intended to provide appropriately located land uses and promote the concentration of such uses in a manner that will foster mutually beneficial relationships with each other (Santa Fe Springs, 2017, Section 155.210). Additionally, the southernmost area of the Project site that is currently developed with a four-stall parking lot is zoned "Buffer Parking (BP)." The purpose of the BP zoning classification is to designate off-street parking areas for automobiles where the incumbent open space would serve to reduce conflicts between adjoining uses and facilitate the safe and proper movement of vehicles within the property upon entering or leaving adjoining streets (Santa Fe Springs, 2017, Section 155.300).

As shown on Figure 2-6, *Existing Zoning Designations*, the land surrounding the Project site to the north and east is zoned "Heavy Manufacturing (M-2)" by the Santa Fe Springs Zoning Code, while the properties abutting the Project site to the west are zoned M-1 and BP. Across Rosecrans Avenue, the

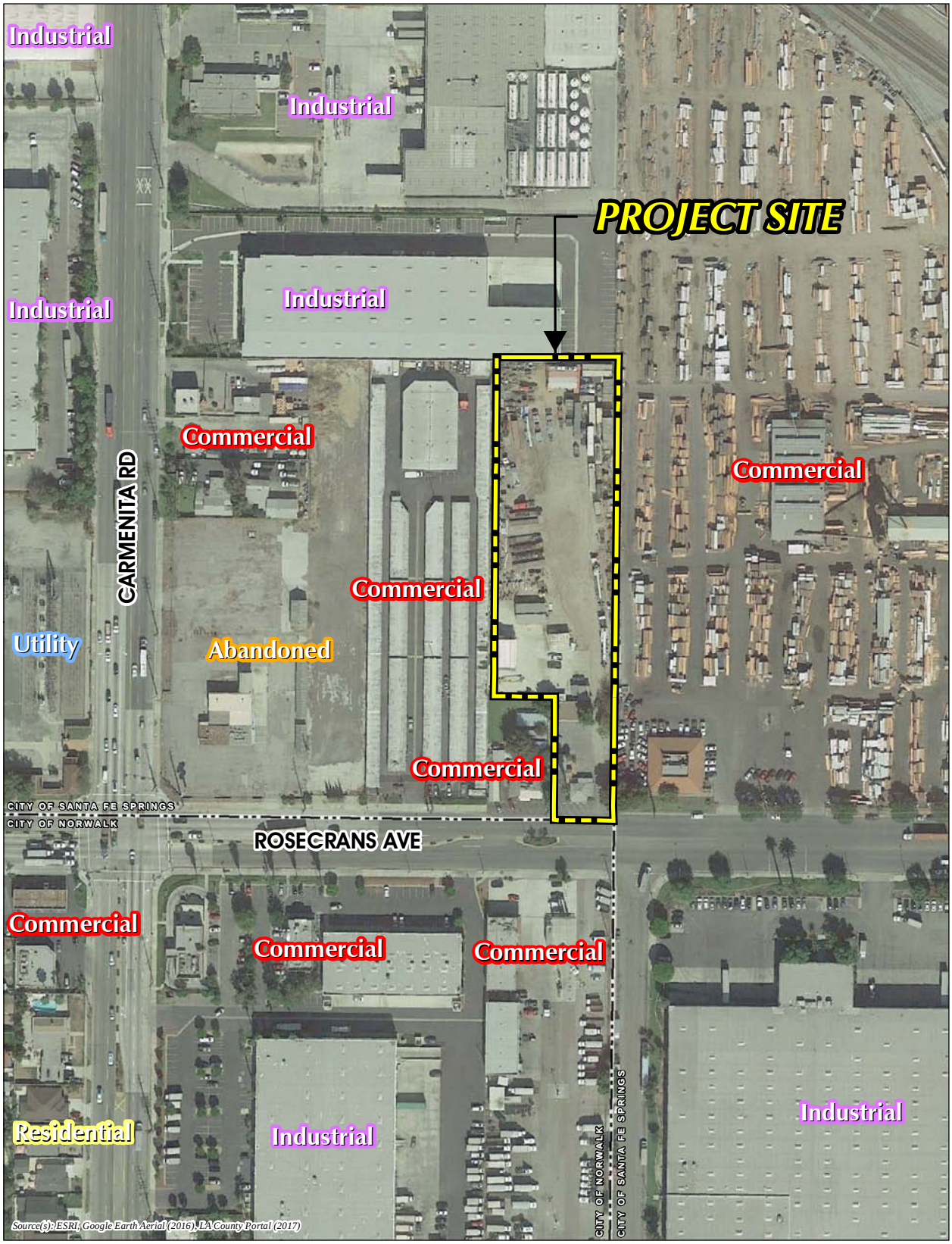


Figure 2-4

EXISTING AND SURROUNDING LAND USES

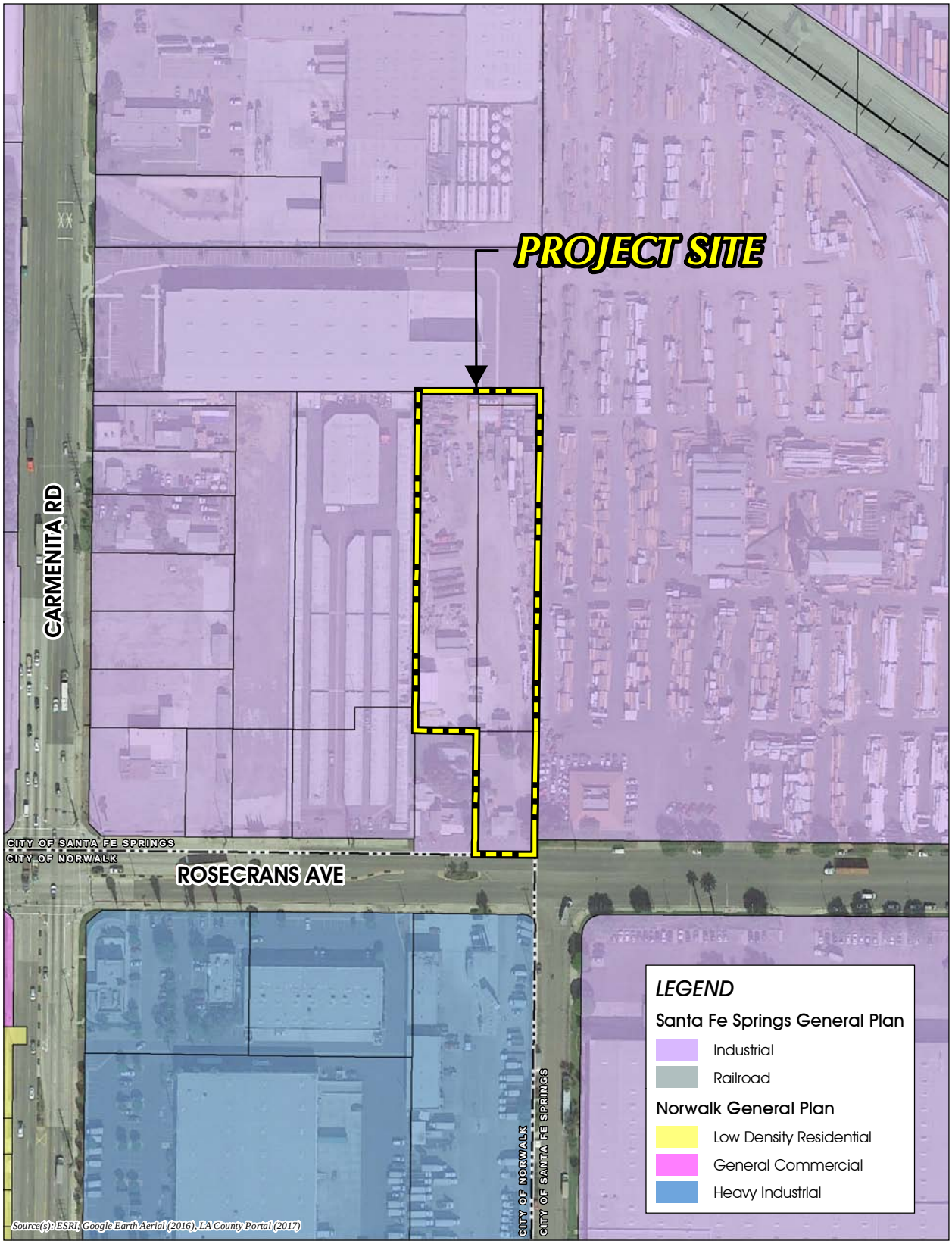


Figure 2-5

EXISTING GENERAL PLAN LAND USE DESIGNATIONS

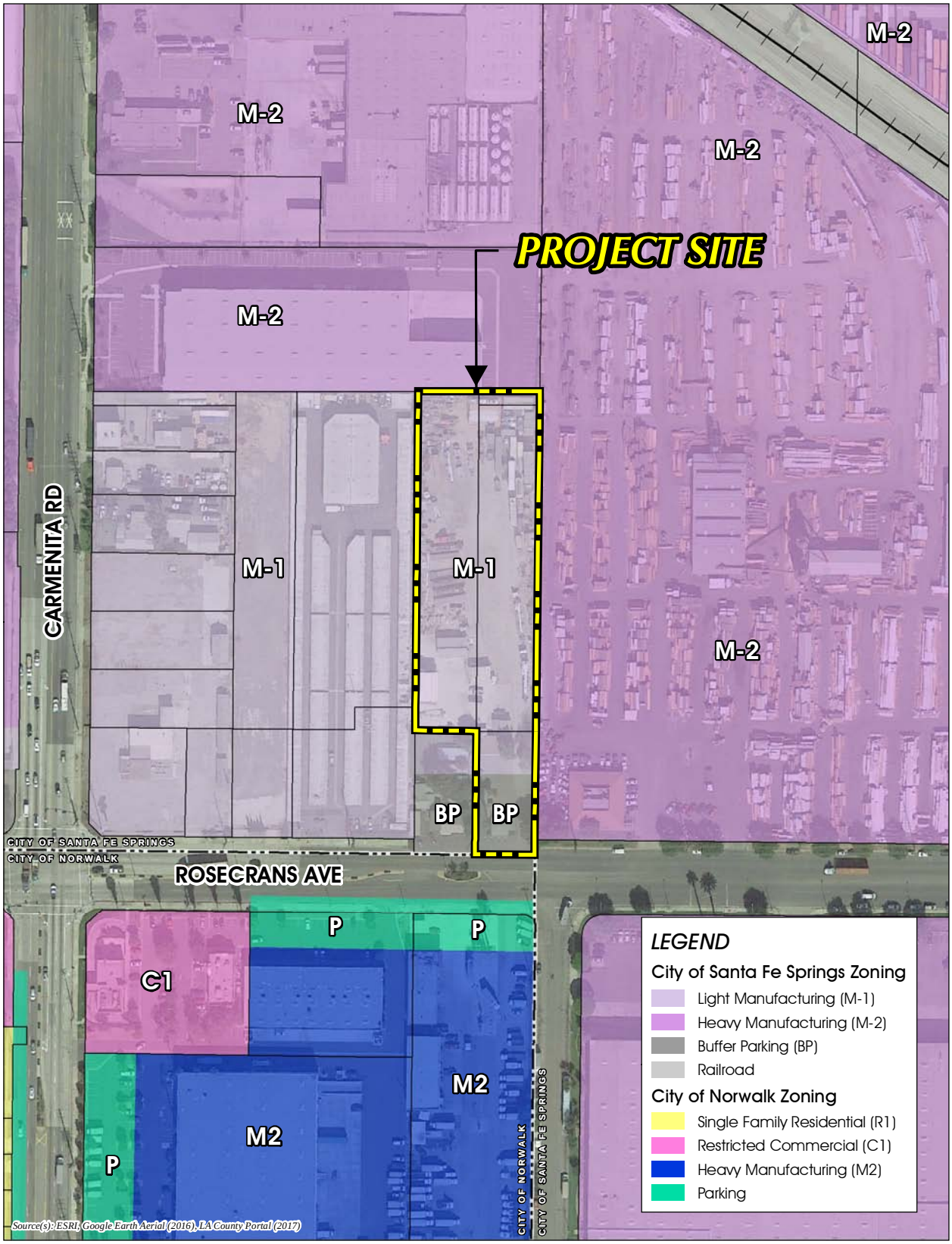


Figure 2-6

EXISTING ZONING DESIGNATIONS

land to the southeast of the Project site is zoned M-2. The properties located directly to the south of the Project site across Rosecrans Avenue are zoned "Parking (P)" and "Heavy Manufacturing (M2)" by the City of Norwalk. The properties located to the southwest of the Project site are also located within the City of Norwalk and are zoned "Restricted Commercial (C1)" and "Single Family Residential (R1)."

2.5 Existing Environmental Characteristics

2.5.1 Air Quality

The City of Santa Fe Springs is located within the South Coast Air Basin (SCAB, or "Basin"), which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The climate of Southern California found in the Santa Fe Springs area of the SCAB is described as a Mediterranean-type climate characterized by long warm summers and moderate winters with moderate precipitation. The SCAQMD reports a severe air pollution problem in the SCAB as a consequence of the combination of emissions and meteorological conditions which are adverse to the dispersion of those emissions. In the SCAB, high concentrations of ozone (O_3) are normally recorded during the spring and summer months, while high concentrations of carbon monoxide (CO) are generally recorded in late fall and winter. High particulate matter concentrations can occur throughout the year, but occur most frequently in the fall and winter. (Urban Crossroads, 2017a, pp. 7-8)

2.5.2 Topography, Geology and Soils

Under existing conditions, the approximate southern half of the Project site is developed and occupied by three (3) single-story commercial office buildings and a single-level five (5)-bay parking garage. The approximately northern half of the Project site consists of an undeveloped dirt lot. Topographically, the Project site is relatively flat with less than approximately 3 feet of differential elevation across the site. (Giles Engineering Associates, Inc., 2017, p. 3)

The Project site is located within the Los Angeles Basin, which consists of a limited number of natural conditions. The bedrock underlying the Los Angeles Basin consists of siltstones, sandstones, and conglomerates of the upper Miocene age Puente Formation, Pliocene age Fernando Formation, and Pleistocene age La Habra Formation. Surficial deposits within the Los Angeles Basin include colluvium/alluvium and landslide debris that are generally composed of poorly consolidated sediments of Pleistocene and Holocene age. (Santa Fe Springs, 1994b, p.8)

2.5.3 Hydrology

Under existing conditions, storm water runoff from the Project site generally sheet flows in a southerly direction over the existing driveway on the southeast corner of the Project site and subsequently enters the existing public storm drain system in Rosecrans Avenue.

2.5.4 Biological Resources

The 2.04-acre Project site is developed with commercial land uses. The only vegetation present on the Project site is ruderal vegetation around the perimeter of the northern half of the site, and ornamental trees in the southern portion (T&B Planning, Inc., 2017). The Project site does not contain any known sensitive or protected plants, habitat, or animal species or contain suitable habitat for such species, although the trees provide marginal habitat for nesting birds.

2.5.5 Historical, Archaeological, and Paleontological Resources

According to the SCCIC Records Search Results (*Technical Appendix C2*), the Project site does not contain any known historical resources. None of the Project site's features are included on or eligible for the National Register of Historic Places, the California Register of Historical Resources, or the California Historic Resources Information System. No known archaeological resources are present on the Project site, although resources could be undiscovered beneath the surface of the site. Further discussion of the Project's potential subsurface archaeological resources is provided in Subsection 5.4.5, *Cultural Resources*, of this MND.

Paleontological resources (fossils) are potentially discoverable in bedrock. Given the extensive ground disturbance that has occurred throughout the City, including the Project site, it is unlikely that paleontologically significant resources exist at the Project site, particularly at the shallow depths proposed to be disturbed to construct the Project. Resources have the potential to be discovered when grading depths reach bedrock.

2.5.6 Tribal Cultural Resources

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was conducted for this Project (results letter is appended as *Technical Appendix C3*). The results of the NAHC SLF record search indicate the absence of Native American cultural resources within the Project site. Pursuant to Assembly Bill 52 (AB 52), the City of Santa Fe Springs consulted with the representatives of the Gabrieleño Band of Mission Indians-Kizh Nation regarding the Project. The result of the consultation process, representatives from the Gabrieleño Band of Mission Indians-Kizh Nation indicated the potential presence of undiscovered tribal cultural resources beneath the surface of the Project site.

2.5.7 Rare and Unique Resources

As required by CEQA Guidelines Section 15125(c), "Special emphasis should be placed on resources that are rare or unique to that region and would be affected by the project." Based on the Project site's existing, developed condition, and the information provided in the subsections above, the Project site does not contain any resources that are rare or unique to the region.

3.0 Project Description

3.1 Project Overview

The Project evaluated in this MND is proposed by Simply Storage Management, LLC (hereafter referred to as the "Project Proponent") and is referred to as the "Simply Self-Storage Development Project." As shown in Figure 2-3, *Aerial Photograph,* the Project site consists of 2.04 acres of developed land in the southern portion of the City of Santa Fe Springs. The Project site is located north of Rosecrans Avenue, east of Carmenita Road, and northwest of Best Avenue. The southern boundary of the Project site fronts Rosecrans Avenue. The proposed Project includes the demolition and removal of the three (3) existing on-site office buildings, five-bay parking garage, and associated parking areas. The Project would subsequently redevelop the Project site with a three-story, 145,032-square foot (sq. ft.) self-storage structure on the central portion of the Project site, and a 1,344-sq. ft. ancillary office building on the southern portion of the Project site. Other improvements on the Project site would include landscaping, lighting, tenant signage, drive aisles, and surface parking areas. The proposed site plan is depicted in Figure 3-1, *Proposed Conceptual Site Plan*. The proposed Project would operate as a self-storage facility.

3.1.1 Building Details

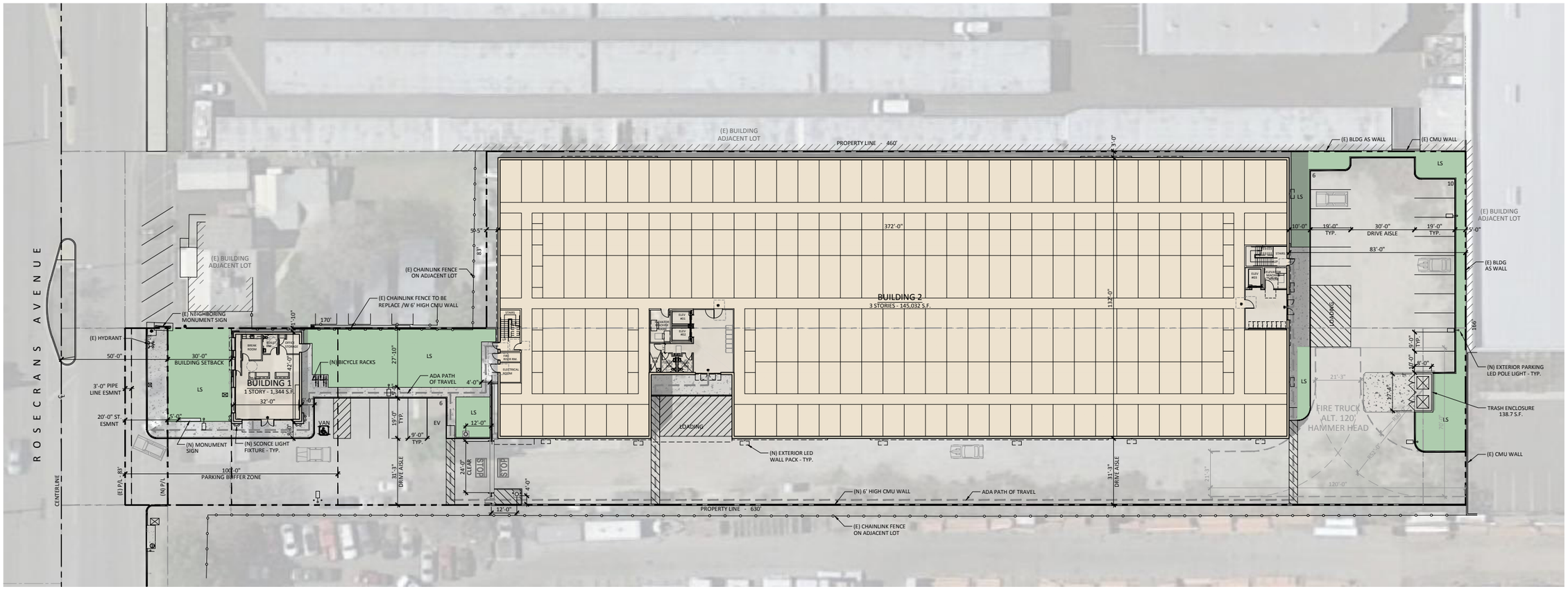
As shown in Figure 3-1, the Project Proponent proposes the redevelopment of the Project site with an ancillary single-story office building (Building 1), a three-story self-storage building (Building 2), landscaping, tenant monument signage, drive aisles, parking areas, and bicycle racks. Each of the two (2) buildings is described in detail below.

Building 1

Building 1 would be constructed and operated on the southern portion of the Project site, and would consist of a 1,344-sq. ft. single-story office building to serve as ancillary use for the proposed self-storage uses in Building 2. The interior portions of Building 1 would include office space, a restroom, employee break room, and storage room. Building 1 would be accessible via a double-door entry along the eastern wall and a single-door entry along the northern wall. (Project Proponent, 2017)

Building 2

Building 2 would be constructed and operated on the central portion of the Project site as a three-story self-storage building containing approximately 145,032 sq. ft. of usable floor space within a 47,964-sq. ft. building footprint. The first floor of Building 2 would consist of approximately 47,964 sq. ft. of gross floor space and contain 268 storage units that would vary in size from 25 sq. ft. to 300 sq. ft. The second floor of Building 2 would consist of approximately 47,964 sq. ft. of floor space and contain a total of 408 storage units ranging in size from 25 sq. ft. to 200 sq. ft. The third floor of Building 2 would consist of approximately 49,104 sq. ft. of floor space and contain a total of 401 storage units ranging in size from 25 sq. ft. to 200 sq. ft. In total, Building 2 would contain 1,077 self-storage units. Each floor of Building 2 would be accessible from staircases on the northern and southern portions of the building. Additionally, Building 2 would feature two (2) elevators within the southeast portion of the building and a third elevator within the northern portion of the building. Elevator lobby #1 within the southeast portion of Building 2 would contain an elevator machine room, two (2) restrooms, and a janitor closet. In addition to containing the northern elevator, elevator lobby #2 would contain an elevator machine room. Entry to Building 2 would be provided via a double-door entrance to elevator lobby #2 that would be accessible from the northern side of Building 2, a single-door entrance to the



PROJECT INFORMATION

PROJECT ADDRESS:	13461 ROSECRANS AVE, SANTA FE SPRINGS, CA
SITE APN:	8059-003-019, 020, 021 & 8059-004-022
SITE AREA:	89,000 S.F. OR 2.04 ACRES
ZONE:	M1 (LIGHT MANUFACTURING ZONE)
USE:	SELF-STORAGE
FLOOR AREA RATIO:	N/A
COVERAGE MAX:	N/A
COVERAGE PROPOSED:	56.7%
SETBACKS REQUIRED:	
FRONT:	30'-0"
SIDE:	0'-0"
REAR:	0'-0"
SETBACKS PROVIDED:	
FRONT:	30'-0"
SIDE:	N/A
REAR:	N/A

HEIGHT MAXIMUM:	50'-0"
HEIGHT PROPOSED:	39'-0"
LS % COVERAGE REQ'D:	N/A
LS SETBACKS REQ'D:	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
LS S.F. REQ'D	
* FROM FRONTAGE:	4,157 S.F.
** FROM PRKNG:	1,735 S.F.
TOTAL:	5,892 S.F.
LS PROVIDED:	6,026 S.F.

NOTES:
* 25 S.F./LINEAL FOOT OF FRONTAGE
** SEE CALC. UNDER PRKNG - PRKING LS TO BE DISTRIBUTED /W 50% AT PERIMETER FRONT YRD LS AREA SHALL CONSIST OF A GRASS LAWN W/ UNDULATING EARTH BERMS 2' - 3' IN HT & MIN 24" BOX TREES

BUILDING AREA

PROPOSED BUILDING 1:	
OFFICE:	1,344 S.F.
TOTAL:	1,344 S.F.
PROPOSED BUILDING 2:	
1ST FLOOR STORAGE:	47,964 S.F.
2ND FLOOR STORAGE:	47,964 S.F.
3RD FLOOR STORAGE:	49,104 S.F.
TOTAL:	145,032 S.F.
GRAND TOTAL:	146,376 S.F.

PARKING ANALYSIS

PRKG REQ'D:	
RATIO FOR OFFICE:	EXEMPT
REQ'D OFF.	0 SP
RATIO FOR STORAGE:	1/10,000
* REQ'D STOR.	15 SP
** TOTAL:	15 SP
ADA PARKING REQ'D:	1 SP
CAL GRN EV PRKG REQ'D:	1 SP
CAL GRN CLEAN AIR VEHICLE PRKG REQ'D:	TBD

PARKING PROVIDED:	
ADA VAN:	1 SP
EV PRKG:	1 SP
STANDARD:	20 SP
TOTAL:	22 SP
BICYCLE PARKING REQ'D:	
0 S.F. - 50,000 S.F.	4 SP
50,001+ S.F. (1/50,000)	2 SP
TOTAL:	6 SP
BICYCLE PARKING PROVIDED:	6 SP
PARKING LS CALCULATIONS:	
% OF PRKG AREA:	6%
PARKING AREA:	28,914 S.F.
PRKNG LS S.F. REQ'D:	1,735 S.F.

GENERAL NOTES
1. MONUMENT SIGNS ALLOWED WITHIN 30' FRONT YRD SETBACK AS LONG AS IT'S LOCATED AT LEAST 5' FROM FRONT P/L, 5' FROM ONSITE DRIVEWAYS, AND 50' FROM ANY MONUMENT SIGNS ON NEIGHBORING PARCELS. MONUMENT SIGNS SHALL NOT EXCEED 40 S.F. IN AREA OR A HT. OF 5'

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES

BUILDING CODE:	2016 LOS ANGELES COUNTY BUILDING CODE
MECHANICAL CODE:	2016 LOS ANGELES COUNTY MECHANICAL CODE
PLUMBING CODE:	2016 LOS ANGELES COUNTY PLUMBING CODE
ELECTRICAL CODE:	2016 LOS ANGELES COUNTY ELECTRICAL CODE
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
FIRE CODE:	2014 LOS ANGELES COUNTY FIRE CODE
GREEN BUILDING CODE:	2016 GREEN BUILDING STANDARDS CODE

BUILDING AREA QUALIFICATION EQUATIONS

$A_a = [A_t + (NS \times I_s)] + S_a$ (EQUATION 5-3)
A_a = ALLOWABLE AREA (S.F.)
A_t = ALLOWABLE AREA FACTOR (TABLE 506.2)
NS = ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BLDG. (TABLE 506.2)
I_s = AREA FACTOR INCREASE DUE TO FRONTAGE INCREASE (%)
S_a = 3 UNLESS PART OF GROUP A, E, H, I, L or R

$I_s = [F/P - 0.25] W/30$ (EQUATION 5-5)
I_s = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DIST. 20'-0"

BUILDING 1

BUILDING CLASSIFICATION:

OCCUPANCY GROUP:	M - MERCHANTILE
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS:	NO
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT =	40' (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	23'
ALLOWABLE # OF STORIES ABOVE GRADE PLANE =	1 STORIES ALLOWED (TABLE 504.4)

BUILDING QUALIFICATION:

F = 42' + 32' + 42' = 116'
P = 42' + 32' + 42' + 32' = 148'
W = 30'
I_s = (116' / 148' - .25) 30' / 30' = .53
S_a = 3

A_a = [9,000 S.F. + [9,000 S.F. x .53)] x 3
A_a = 41,413 S.F. > 1,344 S.F.

BUILDING 2

BUILDING CLASSIFICATION:

OCCUPANCY GROUP:	S-1 - STORAGE
CONSTRUCTION TYPE	III-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT =	75' FULLY SPRINKLERED (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	39'
ALLOWABLE # OF STORIES ABOVE GRADE PLANE =	3 STORIES ALLOWED (TABLE 504.4)

BUILDING QUALIFICATION:

F = 51' + 372' + 132' + 372'= 928'
P = 132' + 372' + 42' + 132' + 372' = 1,008'
W = 30'
I_s = (928' / 1,008' - .25) 30' / 30' = .67
S_a = 3

A_a = [52,500 S.F. + [17,500 S.F. x .67)] x 3
A_a = 192,708 S.F. > 145,032 S.F.

Source(s): KSP Studios (08-08-2017)

Figure 3-1

NOT TO SCALE

PROPOSED CONCEPTUAL SITE PLAN

staircase on the northern side of Building 2, a double-door entrance to elevator lobby #1 accessible from the eastern side of Building 2, a single-door entry that would be accessible from the southeast portion of Building 2, and two (2) single-door entries accessible along the southern wall of Building 2, one of which would provide access to the southernmost staircase. (Project Proponent, 2017)

3.1.2 Building Mass and Architectural Features

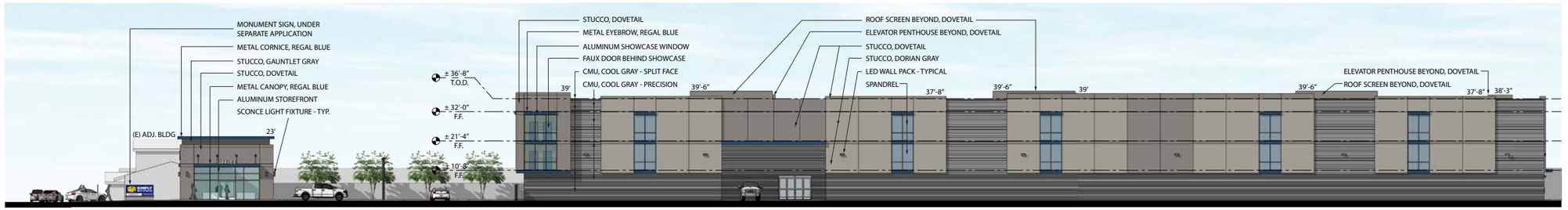
The proposed on-site buildings would reflect a contemporary architectural style typical of a self-storage facility. The exterior architectural features of the proposed Building 1 and Building 2 are described in detail below, as well as depicted in Figure 3-2, *Building Elevations*, and Figure 3-3, *Representative Architectural Renderings.*

Building 1

As shown on Figure 3-2 and Figure 3-3, Building 1 (1,344-sq. ft.) is intended to be an office building to serve as ancillary use for the self-storage facility. Building 1 would be constructed on the southern portion of the Project site to a maximum building height of 23 feet above finished grade. The exterior of Building 1 would be constructed of stucco walls, concrete masonry blocks, and topped with a metal cornice. The color pallet for the exterior walls of Building 1 would consist of light grey, dark grey, and brown-grey, while the metal cornice would be blue. The south-facing and east facing walls of Building 1 would include storefront features comprised of clear glass panels separated by aluminum mullions. A blue-colored trim panel would be included above the glass storefront feature located on the south-facing wall of Building 1. Additionally, the south-facing wall of Building 1 would include wall-mounted tenant signage above the glass storefront feature, as well as wall-mounted light fixtures on either side of the glass storefront feature. The east-facing wall of Building 1 would feature a double-door entry along the glass storefront feature. A blue-colored metal canopy feature would extend from the east-facing wall above the glass storefront feature of Building 1. Wall-mounted light fixtures would be located on either side of the glass storefront feature on the east-facing wall of Building 1. The north-facing wall of Building 1 would feature a wall-mounted light fixture on the easterly portion of the wall, and a metal single-door entry on the westerly portion of the wall. Building 1 would be set back from the centerline of Rosecrans Avenue by 80 feet, and would include a 30-foot landscaped setback from the proposed southerly property line.

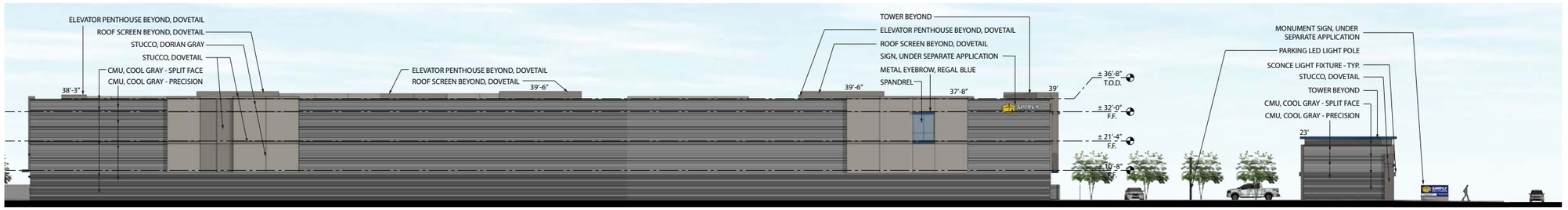
Building 2

As shown on Figure 3-2 and Figure 3-3, Building 2 (145,032-sq. ft. self-storage building) would be constructed on the central portion of the Project site to a maximum building height of 39.5 feet above finished grade (height of the parapet). Building 2 would include variable rooflines and parapets to provide visual enhancement. The exterior walls of Building 2 would be constructed of concrete masonry block and protruding sections of stucco walls that would create aesthetic variation. The color pallet for the exterior walls of Building 2 would consist of light grey, dark grey, and brown-grey, with blue used for the areas of trim and metal canopies. The north-facing exterior wall of Building 2 would include a glass-paneled double-door entry that would provide ground-level access to elevator lobby #1, and a metal single-door entry along the central portion of the wall that would provide ground-level access to the stairwell. The east-facing wall of Building 2 would include five (5) sections of spandrel glass located within the sections of protruding stucco walls that would span the second and third levels of the structure. Additionally, a storefront feature comprising of clear glass panels separated by aluminum mullions would be located on the southerly portion of the east-facing exterior wall of Building 2 and would span the second and third levels of the structure. On the southerly portion of the east-facing exterior wall of Building 2, a clear glass double-door entry would provide ground-level



BUILDING 1 - EAST ELEVATION

BUILDING 2 - EAST ELEVATION



BUILDING 2 - WEST ELEVATION

BUILDING 1 - WEST ELEVATION



BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION

Source(s): KSP Studios (08-08-2017)

Figure 3-2

NOT TO SCALE

BUILDING ELEVATIONS









Source(s): KSP Studios (08-08-2017)

Figure 3-3

REPRESENTATIVE ARCHITECTURAL RENDERINGS

NOT TO SCALE

access to elevator lobby #2. Additionally, a metal single-door entry located on the southerly portion of the east-facing exterior wall would provide ground-level access to Building 2. A blue-colored metal canopy would be located at an elevation of approximately 21 feet 4 inches above finished grade over the entrance to elevator lobby #1 along the east-facing wall of Building 2. The easterly portion of the south-facing exterior wall of Building 2 would include a storefront feature comprising of clear glass panels separated by aluminum mullions spanning the second and third levels of the structure. A section of spandrel glass would be located on the central portion of the south-facing exterior wall of Building 2 within the section of protruding stucco wall, and would span the second and third levels of the structure. Two (2) metal single-door entries would be located at ground-level along the south-facing exterior wall. Wall-mounted tenant signage would be located on the westerly portion of the south-facing exterior wall of Building 2 at an elevation of approximately 32 feet above finished grade. The west-facing exterior wall of Building 2 would feature two (2) sections of protruding stucco walls on the northerly and southerly portions of the wall that would vertically span the second and third levels of the building. The southerly stucco section on the west-facing exterior wall of Building 2 would include a section of spandrel glass spanning between the floor of the third level (located at an elevation of 21 feet 4 inches above finished grade) and the roof (located at an elevation of 32 feet above finished grade). Wall-mounted tenant signage would be located on the southerly portion of the west-facing exterior wall of Building 2 at an elevation of approximately 32 feet above finished grade.

3.1.3 Access/Parking

As shown on Figure 3-1, a 31.3-foot-wide vehicular access driveway would be constructed on the southeast portion of the Project site to provide access to the Project site from Rosecrans Avenue. The driveway would be connected to a 31.3-foot-wide drive aisle that would run along the easterly portion of the Project site in a north-south orientation and provide vehicular circulation throughout the site. A wrought-iron security gate would be installed and operated at the portion of the drive aisle located immediately to the south of the entrance to elevator lobby #1 (Building 2) and the adjacent loading zone. The Project would include a total of 22 vehicle parking stalls. The southerly parking area located between Building 1 and Building 2 would include a total of six (6) parking stalls, one (1) of which would be designated as a handicap-accessible parking stall, and one (1) of which would be designated for electric vehicles. The northerly parking area located to the north of Building 2 would include a total of 16 parking stalls. A loading zone would be located immediately east of the entry to elevator lobby #1 within Building 2. An additional loading zone would be located immediately north of the entrance to elevator lobby #2.

The Project proposes to construct sidewalks ranging in width from 5 feet to 7 feet along the Project's frontage with Rosecrans Avenue; along the eastern perimeter of Building 1 and the adjoining landscaped areas; immediately east of the entrance to elevator lobby #1 on the easterly side of Building 2; and immediately north of Building 2 adjacent to the entrance to elevator lobby #2. Additionally, bicycle racks providing a total of six (6) bicycle parking stalls would be installed immediately north of Building 1.

3.1.4 Exterior Features/Landscaping

In addition to the parking areas described above, the proposed Project also includes landscaped areas, hardscaping, and other exterior features. A trash enclosure would be provided on the northeast portion of the Project site. A new concrete masonry block wall would be constructed along the eastern Project boundary. The Project would provide a total of 6,026 s.f. of landscaped areas at the Project site. In addition to the wall-mounted tenant signage, monument tenant signage is proposed in the southerly

landscaped area south of Building 1, which would be visible to vehicles and pedestrians traveling along Rosecrans Avenue. The Project would construct on-site storm water management improvements in the form of storm drain catch basins, curb and gutter system, and concrete v-ditches. These storm water collection features would convey storm water to an on-site underground storm water infiltration storage chamber proposed beneath the landscaped area immediately south of Building Area 1. Landscaped areas would be located south of Building 1 (occupying the setback area between Building 1 and the Rosecrans Avenue right-of-way [ROW]); between Building 1 and Building 2; and north of Building 2 around the perimeter of the northerly parking lot. Proposed on-site landscaping includes the following plant species: Chinese flame tree, Crape myrtle tree, and drought-tolerant ground cover (Project Proponent, 2017). The proposed landscaping and irrigation improvements would comply with the State Model Water-Efficient Landscape Ordinance.

3.1.5 Lighting Plan

As shown on the photometric study (refer to the conceptual design documents in *Technical Appendix A*), the proposed lighting plan includes evenly-spaced pole-mounted light fixtures (25 feet in height) along the northern Project boundary and the southeast Project site boundary to illuminate the ground-level parking lot. Wall-mounted light emitting diode (LED) fixtures are proposed along the northern and eastern walls of Building 2, as well as the ingress and egress access points of Building 2. One wall-mounted LED fixture is proposed on the eastern wall of Building 1 near the main ingress/egress access of the building. Both Buildings 1 and 2 would also include lights inside the buildings.

3.2 Project Technical Characteristics

3.2.1 Demolition and Grading

The existing commercial office structures, parking garage, and asphalt/concrete parking areas would be demolished and cleared from the Project site to prepare the site for redevelopment. Demolition activities on-site are projected to generate approximately up to 20 tons of construction debris. Demolition activities would occur over a period of approximately 20 working days.

Grading would be minimal to prepare the site for redevelopment. The Project's grading operation would excavate 5,600 cubic yards of raw cut during the approximately 20 days of the grading phase of Project construction, and would export approximately 5,500 cubic yards of soil, with 100 cubic yards of the excavated material anticipated to be re-used on-site. The excavation/grading phase of the Project's construction would require approximately 459 haul trips assuming a hauling capacity of 12 cubic yards of soil per truck (46 trips in/out during the 20 days of grading [459 haul trips divided by 20 working days = 23 one-way trips or 46 round trips]).

Excavated soils would be disposed of at the Puente Hills Landfill, located at 13130 Crossroads Parkway South in the City of Industry (approximately 14.0 roadway miles from the Project site) (Google Earth Pro, 2017). Demolition and construction materials would be disposed of at the Savage Canyon Landfill, located approximately 6.0 roadway miles to the north of the Project site at 13919 Penn Street, in Whittier, California (Google Earth Pro, 2017). The Project would be subject to the City's Recycling Materials Hauling Service Fee pursuant to Santa Fe Springs Municipal Code Chapter 119.06, Recycle Service Fee. Refer to Section 5.4.18, *Utilities and Service Systems*, of this document for additional details about solid waste disposal.

3.2.2 Anticipated Construction Schedule

The Project Proponent estimates that construction activities associated with the Project would occur over an approximately 11-month duration. Construction would include the following phases: demolition; grading; construction of the retaining wall; installation of underground utilities; rough grading for building pad; construction of shell structure; installation of interior and exterior finishes; site work; street improvements; installation of landscape and irrigation; and installation of furniture and equipment. Construction equipment is expected to operate on the Project site between six (6) to eight (8) hours per day during daytime hours (between 7:00 a.m. and 8:00 p.m.)—and as permitted by the City of Santa Fe Springs Municipal Code—up to six (6) days a week (Monday through Saturday). Refer to Table 3-1, *Construction Duration*, below which shows the construction duration in days by general construction phase.

Table 3-1 Construction Duration

Phase Name	Start Date	End Date	Days
Demolition	03/01/2018	03/28/2018	20
Site Preparation	03/29/2018	04/11/2018	10
Grading	04/12/2018	05/09/2018	20
Building Construction	05/10/2018	12/05/2018	150
Paving	12/06/2018	01/02/2019	20
Architectural Coating	01/03/2019	01/30/2019	20

Source: (Urban Crossroads, 2017a, Table 3-3)

3.2.3 Construction Staging

During the demolition and grading phases, all construction equipment and materials would be stored within the Project site. No off-site staging area for trucks or equipment would be required during construction activities.

3.2.4 Construction Equipment

Table 3-2, *Maximum Construction Equipment Usage*, shows the construction equipment that is expected to be used for the Project. To provide a conservative (i.e. worst-case and likely overstated) analysis of potential Project impacts during the construction period, the default equipment mix from the California Emissions Estimator Model (CalEEMod)™ model was used (CalEEMod v2016.3.1). Based on the small size of the Project site, the list of equipment is overstated, but is appropriate to assume for CEQA analysis purposes.

3.2.5 Demolition Hauling Routes and Construction Materials Delivery Routes

The proposed Project would require the hauling of demolition and construction materials. The proposed route to haul demolition material away from the Project site is Rosecrans Avenue to Interstate-5 (I-5) to Interstate-605 (I-605). This haul route would be utilized to haul demolition materials (anticipated to include 5,500 cubic yards of soil and up to 20 tons of construction debris). This route would be used in the reverse direction to deliver construction materials and equipment to the Project site.

Table 3-2 Maximum Construction Equipment Usage

Activity	Equipment	Number	Hours Per Day
Demolition	Concrete/Industrial Saws	1	8
	Excavators	3	8
	Rubber Tired Dozers	2	8
Site Preparation	Crawler Tractors	4	8
	Rubber Tired Dozers	3	8
Grading	Crawler Tractors	3	8
	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

Source: (Urban Crossroads, 2017a, Table 3-4)
Note: For analysis purposes only. The actual number of equipment pieces will likely be fewer than indicated in this table.

The majority of the haul trucks that would access the Project site during demolition and site development activities (through the completion of the building foundation) would be dump trucks, cement mixers, and cement boom pumps. Construction of the superstructure and interiors of the proposed building during the later construction phases would primarily require the use of flat-bed delivery trucks and smaller delivery vehicles such as cargo vans. The construction contractor would utilize a flag person during the construction period at the construction vehicle access point on Rosecrans Avenue in order to prevent obstruction of through traffic lanes adjacent to the Project site.

3.3 Project Operational Characteristics

As discussed throughout this document, the Project Proponent proposes to construct and operate two (2) buildings at the 2.04-acre Project site: a three-story 145,032-sq. ft. mini-warehouse consisting of a total of 1,077 self-storage units and an ancillary, single-story 1,344-sq. ft. office building. This MND assumes that the proposed buildings would be operational 24 hours a day, with exterior areas of the Project site illuminated during the nighttime hours for security and access. Outdoor lighting would be subject to compliance with the City's Municipal Code. The proposed on-site buildings have been

designed such that business operations would be fully conducted within the enclosed buildings, with the exception of the ingress and egress of vehicles to and from the Project site, the movement of vehicles within the Project site, and the loading and unloading of storage materials to and from the storage units within Building 2. It is projected that the proposed self-storage facility would generate two (2) full-time employees and one (1) part-time employee. The Project's traffic impact analysis (*Technical Appendix G* to this MND), calculated that the Project would generate up to 366 passenger trips on a daily basis.

3.4 Proposed Discretionary Approvals

The discretionary approvals required to implement the Project are described below.

3.4.1 Development Plan Approval No. 927 (DPA 927)

DPA 927 is proposed to allow for the redevelopment of the Project site with a self-storage facility consisting of two (2) buildings: an ancillary 1,344-sq. ft. single-story office structure and a 145,032-sq. ft. three-story self-storage building. Additionally, the Project would construct associated driveways, drive aisles, landscaped areas, tenant signage, and utility connections. Refer to Figure 3-1, *Proposed Conceptual Site Plan*, for an illustration of the proposed on-site buildings and related improvements.

3.4.2 Conditional Use Permit No. 782 (CUP 782)

In accordance with Santa Fe Springs Municipal Code § 155.213, the Project is required to obtain a Conditional Use Permit (CUP) in order to operate a mini-warehouse to be used as a self-storage facility within the M-1 zone (Santa Fe Springs, 2017). The purpose of a CUP is to provide a process for reviewing uses and associated operational characteristics that may be appropriate in the applicable zoning district, but whose effects on site and surrounding areas cannot be determined before being proposed for a specific site. (Santa Fe Springs, 2017, Section 155.213 [X])

3.4.3 Tentative Parcel Map No. 78229

Under existing conditions, the Project site consists of four (4) separate parcels, which includes the following APNs: 8059-003-019, -20, and 021 and 8059-004-022. The proposed Tentative Parcel Map No. 78229 would combine the four (4) separate parcels into one (1) parcel in order to accommodate the proposed Project. The preliminary grading plan proposes on-site excavations that would extend to depths up to 9 feet below ground surface (bgs).

3.4.4 Approvals Required from Other Agencies

The Project would require a National Pollutant Discharge Elimination System (NPDES) permit from the Los Angeles Regional Water Quality Control Board (RWQCB). NPDES permits are required for construction sites disturbing one (1) acre or more of land; because the Project would disturb approximately 2.04 acres of land, a NPDES permit would be required. (Regional Water Quality Control Board, 2017). No other approvals are expected to be required from other agencies for the proposed Project.

This MND was prepared based on the Project application materials on-file with the City of Santa Fe Springs, but is intended to cover all permits and approval actions required for implementation of the Project, including but not limited to those discussed above.

4.0 Project Information

1. Project Title

Simply Self-Storage Development Project

2. Lead Agency Name and Address

City of Santa Fe Springs
Planning and Development Department
Planning Division
11710 East Telegraph Road
Santa Fe Springs, California 90670

3. Contact Person and Phone Number

Jimmy Wong, Contract Planner; (562) 868-0511 extension 7451

4. Project Location

The Project site is located north of, and adjacent to, Rosecrans Avenue, east of Carmenita Road, and northwest of Best Avenue in Santa Fe Springs, California

5. Project Proponent

Simply Storage Management, LLC
7505 West Sand Lake
Orlando, Florida 32819

6. General Plan Designation

Industrial

7. Zoning

Light Manufacturing (M-1) and Buffer Parking (BP)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the Project, and any secondary, support, or off-Site features necessary for its implementation. Attach additional sheets if necessary.)

Please refer to Section 3.0 for a detailed description of the proposed Project.

9. Surrounding Land Uses and Setting: Briefly describe the Project's surroundings:

As previously discussed in Section 2.0 and presented in Figure 2-4, the Project site is bounded on the north, east, and south with industrial, lumberyard, and manufacturing processes. Commercial uses abut the Project site to the west. Single-family residential properties occur approximately 0.4 mile to the east as well as approximately 700 feet to the southwest.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement)

Public Agency	Approvals and Decisions
Regional Water Quality Control Board (RWQCB)	• Issuance of National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit

5.0 Environmental Checklist and Analysis

5.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages. There were no issues identified as a "Potentially Significant Impact."

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☐ Hydrology/ Water Quality
☐ Land Use and Planning	☐ Mineral Resources	☐ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☐ Transportation/ Traffic	☒ Tribal Cultural Resources	☐ Utilities/ Service Systems
☒ Mandatory Findings of Significance		

5.2 Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☒
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Submitted by: Jimmy Wong, City of Santa Fe Springs Contract Planner (Signature) — Date: 10/11/2017

5.3 City of Santa Fe Springs Environmental Checklist Summary

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS					
Would the Project:					
a)	*Have a substantial adverse effect on a scenic vista?*	☐	☐	☒	☐
b)	*Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*	☐	☐	☒	☐
c)	*Substantially degrade the existing visual character or quality of the Site and its surroundings?*	☐	☐	☒	☐
d)	*Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*	☐	☐	☒	☐
II. AGRICULTURE AND FOREST RESOURCES					
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?*	☐	☐	☐	☒
b)	*Conflict with existing zoning for agricultural use, or a Williamson Act contract?*	☐	☐	☐	☒
c)	*Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*	☐	☐	☐	☒
d)	*Result in the loss of forest land or conversion of forest land to non-forest use?*	☐	☐	☐	☒
e)	*Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY					
Would the Project:					
a)	*Conflict with or obstruct implementation of the applicable air quality plan?*	☐	☐	☒	☐
b)	*Violate any air quality standard or contribute to an existing or projected air quality violation?*	☐	☐	☒	☐
c)	*Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*	☐	☐	☒	☐
d)	*Expose sensitive receptors to substantial pollutant concentrations?*	☐	☐	☒	☐
e)	*Create objectionable odors affecting a substantial number of people?*	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES					
Would the Project:					
a)	*Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*	☐	☐	☐	☒
b)	*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?*	☐	☐	☐	☒
c)	*Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	*Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery Sites?*	☐	☐	☐	☒
e)	*Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*	☐	☐	☒	☐
f)	*Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*	☐	☐	☐	☒
V.	**CULTURAL RESOURCES**				
Would the Project:					
a)	*Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*	☐	☐	☒	☐
b)	*Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*	☐	☒	☐	☐
c)	*Directly or indirectly destroy a unique paleontological resource or Site or unique geologic feature?*	☐	☐	☒	☐
d)	*Disturb any human remains, including those interred outside of formal cemeteries?*	☐	☐	☒	☐
VI.	**GEOLOGY AND SOILS**				
Would the Project:					
a)	*Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*	☐	☒	☐	☐
	i) 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
	iv) Landslides?	☐	☐	☒	☐
b)	*Result in substantial soil erosion or the loss of topsoil?*	☐	☐	☒	☐
c)	*Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-Site landslide, lateral spreading, subsidence, liquefaction or collapse?*	☐	☒	☐	☐
d)	*Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*	☐	☐	☐	☒
e)	*Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*	☐	☐	☐	☒
VII. GREENHOUSE GAS EMISSIONS					
Would the Project:					
a)	*Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
b)	*Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*	☐	☐	☒	☐
VIII. HAZARDS AND HAZARDOUS MATERIALS					
Would the Project:					
a)	*Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?*	☐	☒	☐	☐
b)	*Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*	☐	☒	☐	☐
c)	*Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste*	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	within one-quarter mile of an existing or proposed school?				
d)	*Be located on a Site which is included on a list of hazardous materials Sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*	☐	☐	☐	☒
e)	*For a project 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 result in a safety hazard for people residing or working in the project area?*	☐	☐	☐	☒
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?*	☐	☐	☐	☒
g)	*Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*	☐	☐	☐	☒
h)	*Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*	☐	☐	☐	☒
IX. HYDROLOGY AND WATER QUALITY					
Would the Project:					
a)	*Violate any water quality standards or waste discharge requirements?*	☐	☐	☒	☐
b)	*Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*	☐	☐	☒	☐
c)	*Substantially alter the existing drainage pattern of the Site or area, including through the alteration of the course of a stream or river, in a*	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	manner which would result in substantial erosion or siltation on- or off-Site?				
d)	*Substantially alter the existing drainage pattern of the Site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-Site?*	☐	☐	☒	☐
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?*	☐	☐	☒	☐
f)	*Otherwise substantially degrade water quality?*	☐	☐	☒	☐
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?*	☐	☐	☐	☒
h)	*Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*	☐	☐	☐	☒
i)	*Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*	☐	☐	☐	☒
j)	*Inundation by seiche, tsunami, or mudflow?*	☐	☐	☐	☒
X. LAND USE AND PLANNING					
Would the Project:					
a)	*Physically divide an established community?*	☐	☐	☐	☒
b)	*Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*	☐	☐	☒	☐
c)	*Conflict with any applicable habitat conservation plan or natural community conservation plan?*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
XII. POPULATION AND HOUSING				
Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIII. NOISE				
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?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use land use plan or,	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	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?				
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?*	☐	☐	☐	☒
XIV. PUBLIC SERVICES					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐
XV. RECREATION					
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?*	☐	☐	☐	☒
b)	*Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?*	☐	☐	☐	☒
XVI. TRANSPORTATION/TRAFFIC					
Would the Project:					
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?*	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	*Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*	☐	☐	☐	☒
c)	*Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*	☐	☐	☐	☒
d)	*Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*	☐	☐	☒	☐
e)	*Result in inadequate emergency access?*	☐	☐	☒	☐
f)	*Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities?*	☐	☐	☐	☒
XVII. TRIBAL CULTURAL RESOURCES					
a)	*Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	☐	☒	☐	☐
i)	*Listed or eligible for listing the California Register of Historical Resources, or in a local register of historical resource as defined in Public Resources Code §5020.1(k), or*				
ii)	*A resource determined by the lead agency, in its discretions and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall*				

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	consider the significance of the resource to a California Native American tribe.				
XVIII. UTILITIES & SERVICE SYSTEMS					
Would the Project:					
a)	*Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*	☐	☐	☒	☐
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 effects?*	☐	☐	☐	☒
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?*	☐	☐	☐	☒
d)	*Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*	☐	☐	☒	☐
e)	*Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*	☐	☐	☒	☐
f)	*Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*	☐	☐	☒	☐
g)	*Comply with federal, state, and local statutes and regulation related to solid waste?*	☐	☐	☒	☐
XVIII.	**MANDATORY FINDINGS OF SIGNIFICANCE**				
a)	*Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or*	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	endangered plant or animal or eliminate important examples of the major period of California history or prehistory?				
b)	*Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*	☐	☐	☒	☐
c)	*Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*	☐	☒	☐	☐

5.4 Evaluation of Environmental Impacts

5.4.1 Aesthetics

Public views of the Project site are available primarily from passing motorists and pedestrians traveling along the eastbound and westbound segments of Rosecrans Avenue. A description of the existing visual appearance of the Project site is included in the sections below, and is based on observations and photographs taken during a site visit conducted by T&B Planning staff on June 29, 2017.

Existing Visual Setting

Figure 5-1, *Site Photograph with Key Map*, depicts the existing public views of the Project site looking northward toward the Project site from Rosecrans Avenue. As depicted on Figure 5-1, under existing conditions, there are no public sidewalks or curb and gutter along the Project site's frontage with Rosecrans Avenue. The southern half (approximate) of the Project site consists of asphalt-paved and concrete surfaces. The southernmost portion of the Project site that fronts Rosecrans Avenue is developed with an asphalt-paved parking lot consisting of four (4) parking spaces. The southern portion of the Project site is developed with a small, dilapidated, single-story commercial office building that is vacant under existing conditions. The appearance of the southernmost existing commercial office building located is characterized by wood siding, shake roof, two (2) windows, a wooden front door, and a small porch area. Small areas of landscaping are present on the easterly and westerly sides of the building façade, and a mature palm tree exists to the immediate west of the office structure. Black wrought-iron fencing traverses the southern portion of the Project site in an east-west orientation, and restricts pedestrian and vehicle access to the areas of the site located north of the southernmost office structure. The remaining northern areas of the Project site are partially visible through the gaps in the wrought-iron fencing, and consist of an additional single-story office structure that is similar in appearance to the southernmost office structure (wood siding and shake roof); a single-level five-bay parking garage with five (5) wooden garage doors; and vacant unpaved areas on the northern portion of the Project site. Small areas of landscaping are visible around the on-site structures, and several mature trees are scattered across the central and northern portions of the Project site.

As shown on Figure 5-1, *Site Photograph with Key Map*, the surrounding areas along Rosecrans Avenue located to the east and west of the Project site are characterized by industrial building frontages, driveways, landscaping, tenant signage, overhead power lines (which also traverse the southern portion of the Project site), and street lights.

a) Would the Project have a substantial adverse effect on a scenic vista?

Finding: Less-than-Significant Impact. The Project site does not contribute to a scenic vista and the City of Santa Fe Springs General Plan goes not identify any scenic vistas on the Project site or in the vicinity of the site. Therefore, impacts would be less than significant.

The Project site is located in a generally flat portion of the City of Santa Fe Springs that is characterized by industrial and commercial land uses, with residential land uses approximately 0.4 mile east and 0.2 mile southwest of the Project site. The existing commercial buildings and associated improvements on the Project site do not contain any scenic qualities that contribute to a scenic vista. The surrounding area is primarily composed of similarly developed industrial properties. The City of Santa Fe Springs General Plan does not identify any scenic vistas in the City. The nearest potential scenic vista to the Project site are the Puente Hills, which are located approximately 6.2 miles north of the Project site.





Site Photograph #1: At southern edge of Rosecrans Avenue, south of the Project site, looking west to east.

Figure 5-1

SITE PHOTOGRAPH WITH KEY MAP

The Puente Hills are potentially partially visible to pedestrians and motorists. Although the greater height of the proposed buildings (Building 2 would have maximum height of 39.5 feet above finished grade) as compared to the existing single-story buildings present at the site could potentially diminish existing views of the Puente Hills experienced by pedestrians and motorists traveling along this segment of Rosecrans Avenue, these distant landforms are only partially visible from the Project site's vicinity on clear days. Views of the Puente Hills are generally limited due to intervening development as well as atmospheric haze that is common throughout the region. Furthermore, the maximum building height of the proposed Project would reach 39.5 feet above finished grade and would not result in obstruction of, or substantially detract from, public views of the Puente Hills. The Project would not have a substantial adverse effect on the public views of the Puente Hills. Accordingly, the Project would result in a less-than-significant impact on scenic vistas. (Google Earth Pro, 2017)

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Finding: Less-than-Significant Impact. Implementation of the proposed Project would not damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. The Project site is not located in close proximity to a State eligible or designated scenic highway, and would have a less-than-significant impact on scenic resources.

The Project site is not located near a State scenic highway. The closest scenic highway is approximately 9.3 miles east of the Project site, along State Route 57 (SR-57) between SR-90 and SR-60 near Brea, and is considered an eligible State scenic highway. The closest designated State scenic highway is SR-2, which is approximately 23 miles north of the Project site. According to the Santa Fe Springs General Plan, no State or eligible scenic highways are located within the City of Santa Fe Springs (Santa Fe Springs, 1993). The Project site would not be visible from either the State designated or the eligible scenic highway and would not pose an impact on the corresponding routes. (Google Earth Pro, 2017; Department of Transportation, 2017)

Under existing conditions, the Project site is fully developed with commercial land uses and no rock outcroppings are located within the Project site. Accordingly, the Project would not entail the damage or removal of any rock outcroppings. Several on-site trees are scattered across the Project site and non-native ruderal vegetation occurs on the northern areas of the Project site. All on-site vegetation (including on-site trees) would be removed as a result of Project implementation, but new landscaping would be installed by the Project. Accordingly, the removal of these non-native plant species and replacement with new landscaping would not substantially damage any scenic resources. Furthermore, as detailed in the Project's Historic Building Assessment (*Technical Appendix C1*), none of the existing buildings at the site are listed on any federal, State, or local lists of designated historic resources nor are they eligible for listing (BFSA, 2017a, p. 5). Based on the foregoing analysis, the Project's impacts to scenic resources would be less than significant.

c) Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

Finding: Less-than-Significant Impact. The proposed Project would not substantially degrade the existing visual character or quality of the Project site. A less-than-significant impact would occur and mitigation is not required.

The Project site and surrounding area are fully urbanized and developed with industrial land uses. The properties that immediately surround the Project site to the north, east, and west contain commercial and industrial developments similar in character to the existing land uses on the Project site. The Project site currently contains three (3) dilapidated vacant commercial-office buildings and associated improvements. The proposed Project would redevelop the Project site with one (1) self-storage mini-warehouse, one (1) office building, landscaping, tenant signage, drive aisles, security gates, parking areas, and security lighting.

During construction, the proposed Project would result in a change to the visual character of the Project site from a mostly-developed commercial office site to an active construction site with construction equipment, staging areas, and construction machinery. Following completion of the construction activities, all construction equipment would be removed from the site. Project-related changes to local visual character and quality during Project construction would be less than significant due to the temporary nature of construction activities. Furthermore, the presence of construction equipment is common and not considered a degradation of the visual environment. On-site construction equipment is visually compatible with the industrial area of the Project site.

The Project's proposed office building and mini-warehouse (self-storage building) would exhibit a contemporary industrial architectural design. The Project site would be improved with 6,026 s.f. of landscaped areas, which would be planted with ornamental vegetation featuring drought-tolerant trees, shrubs, and accent plants in addition to a variety of groundcovers. The Project also includes a landscaped 30-foot building setback from the Rosecrans ROW, and would construct sidewalks along the Project's frontage with Rosecrans Avenue. Additionally, the proposed conceptual site plan (refer to Figure 3-1, *Proposed Conceptual Site Plan*) and architectural design (refer to Figure 3-2, *Building Elevations* , and Figure 3-3, *Representative Architectural Renderings*) have been reviewed by the City of Santa Fe Springs to ensure that the Project complies with the applicable design standards established by the City of Santa Fe Springs Municipal Code. The proposed buildings, landscaping, as well as other site improvements would improve the visual character and quality of the Project site as compared to the existing Project site.

Although the proposed Project would alter the visual character of the Project site, the replacement of the existing vacant and dilapidated commercial-office buildings with a new self-storage facility exhibiting a contemporary high-quality architectural design and new landscaping would not degrade the existing visual character of the site and the surrounding areas. Impacts would be less than significant.

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d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views?

Finding: Less-than-Significant Impact. While the Project would introduce a new source of artificial light, implementation of the Project would not result in a significant source of light or glare that would adversely affect daytime or nighttime views. Accordingly, a less-than-significant impact would occur with respect to light and glare impacts.

Under existing conditions, the Project site and surrounding area is fully developed with industrial and commercial land uses, and sources of light and glare include illuminated signage, glass building facades, streetlights, parking lot lighting, automotive lights, etc. A photometric site plan for the Project

is included in *Technical Appendix A*, and shows the Project proposes to install wall-mounted LED exterior light fixtures (ranging in elevation from 10 to 15 feet above finished grade) on the east-facing wall of Building 1 (office building) and the east-facing and north-facing walls of Building 2 (self-storage mini warehouse). Additionally, the Project proposes to install exterior pole-mounted LED light fixtures (at 16 feet above finished grade) within the proposed parking lots on the northern and eastern areas of the Project site. Additionally, Buildings 1 and 2 would feature indoor lighting. The proposed Project would result in an increase in light at the Project site and would thereby slightly increase ambient light levels compared to existing conditions; however, a substantial amount of ambient light from urban uses already exists in the Project area. The Project's photometric site plan (refer to *Technical Appendix A*) shows a small amount of light is anticipated to spill over the Project site boundaries and trespass onto the neighboring properties. The light spill over that would occur in the southeast corner would illuminate a small portion of the neighboring lumberyard, while the light spill over that would occur at the northern portion of the Project site would illuminate a small portion of the parking lot of the neighboring manufacturing facility to the adjacent north. Some light spill over would occur at the northwest portion of the Project site, which would illuminate a small portion of the neighboring self-storage facility that abuts the Project site to the west. The surrounding properties that would be affected by small amount of light trespass that would occur as a result of Project implementation are industrial in nature, and are not considered light-sensitive land uses. As such, the Project's anticipated light spillage would be considered less than significant. Additionally, all lighting proposed at the Project site would be subject to the applicable provisions of the City of Santa Fe Springs Municipal Code, specifically Section 155.432 which prohibits the proposed Project from producing substantial amounts of light that could result in off-site light spillage or affect area nighttime sky views.

Although an increase in lighting levels on the Project site relative to existing conditions would result from Project implementation, the proposed lighting elements would be consistent with the level of lighting that occurs within the surrounding area associated with existing industrial and commercial development. Furthermore, coverings, fixtures, placement, and orientation of the proposed lighting have been designed to limit spillage of light on to adjacent properties or create a substantial new source of sky glow in accordance with Santa Fe Springs Municipal Code §155.432 (Santa Fe Springs, 2017, 155.432). Interior lights would be dimmed outside of operating hours in order to further reduce any potential glare, off-site spillage of illumination, or sky glow resulting from Project lighting. Exterior lights would be dimmed during daylight hours. While the proposed Project would increase the amount of light emitted from the site, the amount of light emitted would not substantially impact the area, as the surrounding area is developed and urbanized with commercial land uses which are not considered light-sensitive. Accordingly, the Project would not create a new source of substantial light that would adversely affect day or nighttime views, and the Project's lighting impacts would be less than significant.

Building materials that could result in the potential for glare impacts typically include large reflective surfaces such as glass. The majority of the proposed development's exterior building surfaces would consist of tilt-up concrete construction materials that would not have reflective qualities. The exterior walls of the proposed building would include areas of low-reflective-glazed glass (including on the south-facing and east-facing walls of the office building. While glazing has a potential to produce a limited amount of glare, the low-reflective coating that would be used on the glass surfaces would ensure that the glare from these windows would not adversely affect the surrounding area. Additionally, such glazing would be partially screened from public view by intervening surrounding development. No mirrored glass or other large areas of highly reflective surfaces would be installed at the Project site. There is the potential for the Project to result in a small amount of nighttime glare due to the light from vehicle headlights reflecting off of the windows of the proposed office building;

however, the potentially nighttime glare would be temporary and would not result in substantial glare that could adversely affect nighttime views. Accordingly, the Project's potential to result in glare impacts would be less than significant.

In conclusion, the proposed Project would not create a new source of substantial light or glare and would not adversely affect daytime or nighttime views in the area. Impacts would be less than significant.

Aesthetics: Mitigation Measures

The Project would have less-than-significant impacts to aesthetics. Therefore, no mitigation measures are required.

5.4.2 Agriculture and Forestry Resources

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No Impact. The Project site is completely developed with commercial land uses. In addition, the Project site does not contain any soils mapped by the California Department of Conservation (CDC) as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (CDC, 2014). Accordingly, the proposed Project would not 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. No impact would occur and mitigation is not required.

The City of Santa Fe Springs is mostly built-out and does not contain any agricultural resources. According to mapping conducted by the CDC as part of the Farmland Mapping & Monitoring Program (FMMP), the Project site is identified as containing "Other Land." "Other Land" is defined as land that is not included in any other mapping category. This could include low-density rural developments, brush, timber, wetlands, and riparian areas that are not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines, borrow pits, and water bodies that are smaller than 40 acres. The Project site and surrounding areas do not contain any soils mapped by the CDC as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. (CDC, 2014; CDC, 2017)

Accordingly, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use. Thus, no impact would occur and no mitigation is required.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No Impact. According to information available from the California Department of Conservation (CDC), there are no agricultural lands subject to a Williamson Act Contract within the City of Santa Fe Springs. The Project has no potential to conflict

with existing zoning for agricultural use, or a Williamson Act Contract. No impact would occur and mitigation is not required.

The Project site is zoned Light Manufacturing (M-1) and Buffer Parking (BP). The property adjoining the Project site to the west is also zoned M-1. Properties to the north and to the east of the Project site are zoned Heavy Manufacturing (M-2). Properties to the south of the Project are under the jurisdiction of the City of Norwalk and are zoned as Heavy Manufacturing (M2) and Restricted Commercial (C1). There are no existing or proposed agricultural zoning designations affecting the Project site or surrounding area. As such, the Project has no potential to conflict with agricultural zoning designations, and no impact would occur.

According to information available from the CDC, there are no agricultural lands subject to a Williamson Act Contract on or within the vicinity of the Project site (CDC, 2016). Accordingly, the proposed Project would not conflict with a Williamson Act contract. No impact would occur and no mitigation is required.

c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Finding: No Impact. There are no lands within the City of Santa Fe Springs, including the Project site and properties surrounding the Project site, that are zoned for forest land, timberland, or timberland zoned Timberland Production. The Project site is developed with commercial office land uses. Accordingly, the proposed Project has no potential to conflict with existing forest land, timberland, or timberland zoned Timberland Production areas. No impact would occur and mitigation is not required.

The Project site and surrounding land areas are developed with urban uses under existing conditions. There are no forest resources on the Project site or within the vicinity of the Project site. (Google Earth Pro, 2017)

As shown on Figure 2-6, *Existing Zoning Designations*, there are no lands within the City of Santa Fe Springs—including the Project site and properties surrounding the Project site—that are zoned for forest land, timberland, or timberland zoned Timberland Production. Additionally, no lands in the City of Norwalk are zoned for forest land, timberland, or timberland zoned Timberland Production. As such, no impact would occur and no mitigation is required.

d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No Impact. The Project site is comprised of developed commercial/office uses. Accordingly, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur and mitigation is not required.

As shown on Figure 2-3, *Aerial Photograph*, the Project site and surrounding properties do not contain any forest lands. Under existing conditions, the Project site is developed with commercial/office uses and contains only limited ornamental landscaping and minor amounts of ruderal vegetation.

Accordingly, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and no mitigation is required.

e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Finding: No Impact. The proposed Project would not involve any changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use. No impact would occur and mitigation is not required.

As indicated in the analysis presented above under Thresholds a through d of this subsection, the Project site and surrounding areas do not contain any lands that are used for farmland or forest land. Accordingly, the proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use. Thus, no impact would occur and no mitigation is required.

Agriculture and Forestry Resources: Mitigation Measures

Implementation of the proposed Project result in no impact on agriculture and forestry resources, and no mitigation measures are required.

5.4.3 Air Quality

Air Quality Impact Analysis

The information and analysis discussion provided within this subsection (5.4.3) is derived from the Project-specific Air Quality Impact Analysis prepared by Urban Crossroads dated August 10, 2017 (refer to *Technical Appendix B1*). The Air Quality Impact Analysis was prepared in order to evaluate the potential impacts to air quality associated with construction and operation of the proposed Project, and to recommend measures to mitigate impacts considered potentially significant in comparison to thresholds established by the South Coast Air Quality Management District (SCAQMD). The Air Quality Impact Analysis used the California Emissions Estimator Model™ (CalEEMod) to calculate construction-source and operational-source criteria pollutant emissions that would result from the Project. Criteria pollutants are pollutants that are regulated through the development of human health-based and/or environmentally-based criteria for setting permissible levels. Criteria pollutants include ozone (O_3), nitrogen oxides (NO_x), volatile organic compounds (VOCs), particulate matter less than 10 microns (PM_{10}), particulate matter less than 2.5 microns ($PM_{2.5}$), sulfur dioxide (SO_2), carbon monoxide (CO), reactive organic gases (ROGs), and lead.

Existing Air Quality Setting

South Coast Air Basin (SCAB)

The Project site is located within the South Coast Air Basin (SCAB), a 6,745-square mile sub-region of the SCAQMD that includes all of Orange County, as well as portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel,

San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south.

Existing Air Quality

Existing air quality is measured at established SCAQMD air quality monitoring stations, and is evaluated in the context of ambient air quality standards—National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). Within the SCAB, the NAAQS and CAAQS were exceeded on one or more days for O_3, PM_{10}, and $PM_{2.5}$ at most monitoring locations in year 2015, the most recent data available. No areas of the SCAB exceeded federal or state standards for nitrogen dioxide (NO_2), SO_2, CO, sulfates or lead. (Urban Crossroads, 2017a, p. 12)

The SCAQMD North Orange County monitoring station is the nearest long-term air quality monitoring station to the Project site (located approximately 5.6 miles to the northeast of the Project site). According to the air quality monitoring data collected at the station, O_3 concentrations exceeded the State 1-hour Standard, the State 8-hour Standard, and the Federal 1-hour Standard on one or more days in 2016. No days exceeded the Federal or State standards for CO or NO_2 in year 2014, year 2015 or year 2015 (respectively) at the North Orange County monitoring station. The Central Orange County (SRA 16) Monitoring Station is the nearest air monitoring station to the Project site (located approximately 7.7 miles southeast of the Project site) that measures particulate matter. In the year 2016, three (3) samples collected at SRA 16 exceeded the State standard for PM_{10}, while no samples collected from SRA 16 exceeded the Federal standard for PM_{10}. One (1) sample collected from SRA 16 exceeded the Federal 24-hour standard for $PM_{2.5}$ in year 2016. (Urban Crossroads, 2017a, p. 13)

The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet State and Federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions and accommodate growth. The Final 2016 AQMP was adopted by the SCAQMD Governing Board in March 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) and updated emission inventory methodologies for various source categories. (Urban Crossroads, 2017a, p. 32)

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Finding: Less-than-Significant Impact. The proposed Project would not conflict or obstruct implementation of the SCAQMD's 2016 AQMP. Impacts would be less than significant and mitigation is not required.

The current attainment status of the SCAB is shown on Table 5-1, *SCAB Regional Criteria Pollutant Attainment Status*, below. The NAAQS and CAAQS are exceeded in most parts of the SCAB. In response, the SCAQMD adopted the 2016 AQMP in March 2017, which provides a plan to achieve reductions in emissions while improving air quality within the SCAB. The SCAQMD has established criteria for determining consistency with their AQMP. These criteria are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD CEQA Air Quality Handbook and are discussed below. As indicated in the analysis below, the proposed Project would not conflict with or obstruct implementation of the 2016 AQMP. (Urban Crossroads, 2017a, p. 34)

Table 5-1 SCAB Regional Criteria Pollutant Attainment Status

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment (Extreme)
PM_{10}	Nonattainment	Attainment (Maintenance*)
$PM_{2.5}$	Nonattainment	Nonattainment (Serious)
Carbon Monoxide	Attainment	Attainment (Maintenance*)
Nitrogen Dioxide	Attainment	Attainment (Maintenance*)
Sulfur Dioxide	Attainment	Attainment
Lead[1]	Attainment	Nonattainment (Partial)

Source: (Urban Crossroads, 2017a, Table 2-2)
* Part of a maintenance plan. The Federal Clean Air Act requires maintenance plans for areas that have been re-designated as attainment areas

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below:

- *Consistency Criterion No. 1: The Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the CAAQS and the NAAQS. CAAQS and NAAQS violations would occur if local significance thresholds (LSTs) were exceeded. As evaluated under Thresholds b, c, and d, below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards. Thus, the Project is consistent with Criterion No. 1. (Urban Crossroads, 2017a, p. 34)

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAB are provided to SCAG, which develops regional growth forecasts, which are subsequently utilized to develop future air quality forecasts for the AQMP. A project would conflict with the AQMP if it would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase. The General Plan land use designation for the Project site is "Industrial," which allows for a wide variety of light and heavy industrial land uses. The Project proposes to construct a self-storage facility, which would not conflict with the existing "Industrial" General Plan land use designation applicable to the Project site. As such, the Project would be consistent with the growth projections in the Santa Fe Springs General Plan and the regional growth forecasts utilized by SCAG, and is therefore consistent with the 2016 AQMP. It should also be noted that the proposed development would not exceed regional or local daily emissions thresholds and would thus have a less-

than-significant impact. On the basis of the foregoing analysis, the Project is determined to be consistent with Consistency Criterion No. 2. (Urban Crossroads, 2017a, p. 34)

Accordingly, the proposed Project would not conflict with or obstruct implementation of the applicable air quality plan and impacts would be less than significant.

b) Would the Project violate any air quality standard or contribute to an existing or projected air quality violation?

Finding: Less-than-Significant Impact. Construction and operation of the Project would not violate any air quality standard or substantially contribute to an existing or projected air quality violation. As such, no mitigation measures are necessary.

The Project site is located within the SCAB and within the jurisdiction of the SCAQMD. The SCAB does not attain State of California air quality standards for O_3, PM_{10}, or $PM_{2.5}$, and does not meet federal air quality standards for O_3 or $PM_{2.5}$ (refer above to Table 5-1). To identify projects that will adversely affect the region's air quality through direct and indirect sources, the SCAQMD has developed regional significance thresholds for regulated pollutants, shown below in Table 5-2, *SCAQMD Maximum Regional Daily Emissions Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily regional emissions that exceed any of the indicated thresholds should be considered as having an individually significant and cumulatively-considerable air quality impact. Additionally, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs), which are shown in Table 5-2. Thus, if the proposed Project would produce air emissions that equal or exceed any of the criteria listed in Table 5-2, the emissions will be considered significant on both a direct and cumulative basis. (Urban Crossroads, 2017a, p. 36)

Air quality impacts/emissions associated with a project can be placed into two categories: temporary (short-term) or long-term emissions. Temporary (short-term) emissions are generally associated with the demolition, grading, and construction activities of a project while long-term emissions are associated with the day-to-day operation, use, and area emissions from such activities as vehicle use, consumer product use, and energy generation/consumption. The following provides an analysis based on the applicable significance thresholds established by the SCAQMD (as shown above in Table 5-2). (Urban Crossroads, 2017a, pp. 22-26)

Construction-Related Air Pollutant Emissions

In order to calculate the air pollutant emissions that would result from construction of the proposed Project, a construction schedule was established and assumes 11 months for all construction-related activities (demolition, site preparation, grading, building construction, paving, and architectural coating). The emissions calculations assume that the majority of the equipment is operating 5 days per week for 8 hours each day. This is an aggressive estimate because it is highly unlikely that the majority of the equipment would be operated at this assumed schedule producing the calculated emissions each day; thus, the analysis herein is conservative (overstated) in nature. (Urban Crossroads, 2017a, pp. 22-23)

Table 5-2 SCAQMD Maximum Regional Daily Emissions Thresholds

Regional Significance Thresholds[A]		
Pollutant	**Construction**	**Operations**
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

[A] Based on SCAQMD Air Quality Significance Thresholds, March 2015
Source: (Urban Crossroads, 2017a, Table 3-1)

The duration of construction activity was based on CalEEMod 2016.3.1 defaults and a 2019 opening year consistent with Table 3-1, *Construction Duration*. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA Guidelines. If the site-specific construction fleet varies from the fleet presented herein due to specific Project needs during construction activities, emissions would not be expected to exceed those reported herein due to the conservative assumptions used in the analysis. Detailed modeling inputs/outputs are provided in Appendix 3.2 of the Air Quality Impact Analysis (*Technical Appendix B1*). A detailed summary of construction equipment assumptions by phase is provided in Table 3-2, *Maximum Construction Equipment* Usage.

Construction-related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction, paving, architectural coating, construction workers commuting, and delivery of construction materials. Additionally, fugitive dust is typically a concern during rough grading activities, and fugitive dust emissions rates vary as a function of multiple parameters including silt content of the soil, soil moisture, wind speed, area of disturbance, number of vehicles, and depth of disturbance or excavation. etc. Based on the construction schedule and equipment assumptions shown in Table 3-1 and Table 3-2, respectively, the Project's Air Quality Impact Analysis anticipated the Project would disturb approximately 3.5 acres per day during the site preparation phase of construction, and 2.5 acres per day during the grading phase of construction. The maximum daily acres to be disturbed exceeds the 2.04-acre size of the Project site because operation of construction equipment would disturb the same areas of the Project site multiple times per day. (Urban Crossroads, 2017a, pp. 23-28)

Table 5-3, *Emissions Summary of Construction,* presents the Project's projected maximum daily construction emissions for each pollutant prior to compliance with mandatory regulatory requirements, such as SCAQMD Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); and Rule 403 (Fugitive Dust). Emissions from the various Project phases were calculated using the CalEEMod modeling program. (Urban Crossroads, 2017a, pp. 23-24)

As shown in Table 5-3, the maximum daily construction-related emissions for the proposed Project would be below the SCAQMD's significance thresholds for all regulated air pollutants. These emissions would be short-term and cease at the completion of construction activity. As such, air quality

impacts associated with construction-related emissions are less than significant, and no mitigation is necessary beyond compliance with mandatory regulatory requirements.

Table 5-3 Emissions Summary of Construction

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2018	6.16	71.68	24.57	0.059	11.19	6.88
2019	69.55	27.54	23.53	0.0496	0.994	0.804
Maximum Daily Emissions	**69.55**	**71.68**	**24.57**	**0.059**	**11.19**	**6.88**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2017a, Table 3-5)

Operational-Related Air Pollutant Emissions

The Project's operational-related emissions calculated in *Technical Appendix B1* are presented in Table 5-4, *Summary of Peak Operational Emissions*. Table 5-4 includes emissions from the day-to-day operation and maintenance of the Project site, which includes area source emissions (architectural coatings, consumer products, and landscape maintenance equipment), energy source emissions, and mobile source emissions (vehicle operation and associated fugitive dust). No mitigation measures were employed in the modeling and calculation of the area and operational emissions. As shown in Table 5-4, Project operational emissions would be below the SCAQMD regional significance thresholds for all criteria pollutants prior to mitigation. Therefore, long-term area and operational air quality emissions associated with the Project would be less than significant, and no mitigation is required. (Urban Crossroads, 2017a, pp. 25-26)

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c) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Finding: Less-than-Significant Impact. Construction and operation of the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant and mitigation is not required.

As previously indicated in Table 5-1, the SCAB does not achieve the State of California standards for O_3, PM_{10}, and $PM_{2.5}$, and also does not achieve federal standards for O_3 and $PM_{2.5}$. As indicated in the discussion and analysis of Threshold b above, and as previously presented in Table 5-3 through Table 5-4, Project-related emissions of SO_x, NO_x, CO, VOCs, $PM_{2.5}$ and PM_{10} are all calculated to be below the SCAQMD's regional thresholds of significance. Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable; as such, Project-specific and cumulative significance thresholds are the same. Therefore, because the Project would not result in emissions that exceed the SCAQMD's regional thresholds of significance, the Project would not result in a cumulatively considerable net increase in emissions. Furthermore,

Table 5-4 Summary of Peak Operational Emissions

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	3.31	3.50E-04	0.0382	0.00	1.40E-04	1.40E-04
Energy Source	3.76E-03	0.0345	0.0287	2.10E-04	2.60E-03	2.60E-03
Mobile	0.593	3.09	8.75	0.0287	2.23	0.619
Total Maximum Daily Emissions	**3.91**	**3.13**	**8.81**	**0.0289**	**2.24**	**0.622**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Operational Activities – Winter Scenario	**Emissions (pounds per day)**					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	3.31	3.50E-04	0.0382	0.00	1.40E-04	1.40E-04
Energy Source	3.76E-03	0.0345	0.0287	2.10E-04	2.60E-03	2.60E-03
Mobile	0.567	3.18	8.13	0.0271	2.23	0.619
Total Maximum Daily Emissions	**3.88**	**3.22**	**8.19**	**0.0273**	**2.24**	**0.622**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2017a, Table 3-6)

Table 5-5 and Table 5-6, below under Threshold d, demonstrate that construction and operational activities associated with the Project would not exceed the SCAQMD's localized significance thresholds.

Implementation of the Project would not substantially contribute to a net increase of any criteria pollutant for which the Project region is non-attainment or is considered an O_3 precursor; therefore, impacts would be less than significant and less-than-cumulatively considerable. No mitigation is required.

d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less-than-Significant Impact. The Project would not expose sensitive receptors to substantial construction- or operations-related pollutant concentrations. Additionally, the Project would not result in the generation of a CO "hot spot." Impacts would be less than significant and no mitigation is required.

A "sensitive receptor" is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors and associated facilities that house them in proximity to local CO sources, toxic air contaminants, or odors are of particular concern in the evaluation of potential pollutant concentrations. Sensitive receptors include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent, heavy cardiovascular exercise. The nearest sensitive receptors to the Project site are the residences located approximately 214 meters/700 feet to the southwest of the Project site. (Urban Crossroads, 2017a, p. 29)

CO Hot Spot Analysis

An adverse CO concentration is known as a "hot spot", and occurs when the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm are exceeded. The generation of CO hotspots is associated with vehicular emissions, primarily when idling at congested intersections. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, the SCAB is currently in attainment for CO. The Project-specific Air Quality Impact Analysis (*Technical Appendix B1*) also provides historical emissions data indicating a steady decline of CO concentrations in the Project vicinity. (Urban Crossroads, 2017a, p. 30)

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not find any violation of CO standards. As such, even if the traffic volumes for the proposed Project were double or even triple of the traffic volumes generated at the study intersections that were the subject of the Los Angeles CO "hot spot" analysis (coupled with the on-going improvements in ambient air quality), the Project would not be capable of resulting in or contributing toward a CO "hot spot" at any study area intersections (Table 3-11 of *Technical Appendix B1* indicates the study intersections evaluated in the "hot spot" analysis). At Project buildout, the highest daily traffic volumes generated at the roadways within the vicinity of the Project are expected to generate less than the highest daily traffic volumes generated at the busiest intersection in the Los Angeles CO "hot spot" analysis that was conducted. As such, the Project would not exceed the most stringent 1-hour CO standard, and would not result in a CO "hot spot." (Urban Crossroads, 2017a, pp. 30-31)

Localized Significance Thresholds (LSTs) Analysis

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below State standards (CAAQS). In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM_{10} and $PM_{2.5}$; both of which are non-attainment pollutants in the SCAB. (Urban Crossroads, 2017a, p. 27)

For this Project, the appropriate Source Receptor Area (SRA) for the LST analysis is the North Orange County monitoring station (SRA 16). LSTs apply to CO, NO_2, PM_{10}, and $PM_{2.5}$. As previously was stated, the Project is anticipated to disturb up to 3.5 acres per day. According to the SCAQMD's LST Methodology, if the total acreage disturbed is less than or equal to five acres per day, then the SCAQMD's screening look-up tables should be utilized to determine if a project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in pounds per day that can be compared to CalEEMod outputs. Accordingly, SCAQMD's screening

look-up tables were utilized to determine if the proposed Project has the potential to result in a significant impact. Additionally, the nearest sensitive receptor is the residential community located approximately 214 meters/700 feet southwest of the Project site. Therefore, LSTs for receptors located at 214 meters were utilized in the Project's Air Quality Impact Analysis. Table 5-5, *Construction Localized Significance Summary*, summarize the results of the LST analysis performed for the Project's construction activities. As shown on Table 5-5, the Project's construction-related impacts to sensitive receptors would be less than significant because the LST emissions are all projected to be below the SCAQMD's LST significance thresholds. (Urban Crossroads, 2017a, pp. 29-30)

Table 5-5 Construction Localized Significance Summary

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Maximum Daily Emissions	**71.60**	**23.73**	**10.99**	**6.83**
SCAQMD Localized Threshold	221	3,254	73	32
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
On-Site Grading Emissions	**Emissions (pounds per day)**			
	NOx	**CO**	**PM10**	**PM2.5**
Maximum Daily Emissions	**48.30**	**17.54**	**5.13**	**3.18**
SCAQMD Localized Threshold	200	2,859	67	28
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2017a, Table 3-8)

Given that the Project site consists of 2.04 acres, the Project-specific Air Quality Impact Analysis (*Technical Appendix B1*) used the SCAQMD look-up tables that correspond to a 2.0-acre site to determine localized significance thresholds for operational activity. Table 5-6, *Operational Localized Significance Summary*, shows the calculated emissions for the Project's operational activities compared with the applicable LSTs. The LST analysis includes on-site sources only; however, the CalEEMod outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table 5-6 represent all on-site Project-related stationary (area) sources and five percent (5.0%) of the Project-related mobile sources. Considering that the weighted trip length used in CalEEMod for the Project is approximately 12.62 miles, 5.0% of this total would represent an on-site travel distance for each car and truck of approximately 0.63 miles or 3,326.4 feet; therefore, the 5.0% assumption results in a conservative impact analysis. As shown on Table 5-6, Project operational-source emissions would not exceed applicable LSTs. (Urban Crossroads, 2017a, p. 31)

Table 5-6 Operational Localized Significance Summary

Operational Activity	Emissions (pounds per day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**3.18**	**8.13**	**2.23**	**0.619**
SCAQMD Localized Threshold	190	2,662	16	7
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2017a, Table 3-9)

Based on the foregoing analysis, the Project would not expose sensitive receptors to substantial pollutant concentrations, and thus would have a less-than-significant impact. No mitigation is required. Nevertheless, as a best practice measure, Mitigation Measures MM AQ-1 and MM AQ-2 are imposed to better ensure Project compliance with State regulatory requirements that prohibit heavy-duty trucks and diesel-powered construction equipment from idling for more than five (5) minutes. Idling restrictions reduce air pollutant emissions associated with diesel-fueled vehicles.

e) Would the Project create objectionable odors affecting a substantial number of people?

Finding: Less-than-Significant Impact. Impacts associated with odors generated during the proposed Project's construction and long-term operation would be less than significant, and mitigation is not required.

The Project proposes to construct and operate a self-storage facility at the Project site, which is not a land use typically associated with emitting objectionable odors. Potential temporary odor sources associated with the construction of the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings. Construction-related odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phases of construction. In addition, these types of odors are common in construction activities and are not considered to be offensive or objectionable to a large portion of the population. As such, odor emissions associated with construction activities are considered less than significant. Potential odors resulting from long-term operation at the Project site include the temporary storage of typical solid waste (refuse). Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Air Quality: Mitigation Measures

Implementation of the proposed Project would result in less-than-significant impacts to air quality; accordingly, mitigation measures are not required. However, as a best practice measure, MM AQ-1 and MM AQ-2 have been included to better ensure Project compliance with State regulatory requirements that reduce air pollutant emissions caused by vehicle idling.

MM AQ-1 The Project shall comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." To help ensure compliance with these requirements and thereby limit the release of diesel particulate matter, oxides of nitrogen, and other criteria pollutants into the atmosphere from the burning of fuel, prior to grading permit and building permit issuance, the City of Santa Fe Springs shall verify that the following note is included on the grading and building plans. Project construction contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

a. Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel-powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction activities at all loading, unloading, and equipment staging areas.

MM AQ-2 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) a prohibition on the idling of trucks for more than five (5) minutes; 3) instructions for truck drivers to shut down engines after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park" and the parking break is engaged; and 4) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City of Santa Fe Springs shall conduct a site inspection to ensure that the signs are in place.

Air Quality: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- The Project is required to comply with the provisions of SCAQMD Rule 403, "Fugitive Dust" by implementing the dust control measures specified in Rule 403 during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads.
- The Project is required to comply with the provisions of SCAQMD Rule 113, *Table of Standards*, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD Table of Standards.
- The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); and Rule 403 (Fugitive Dust).
- The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

5.4.4 Biological Resources

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?

Finding: No Impact. The Project site is currently fully developed with commercial/office land uses and has been heavily disturbed. Therefore, the Project site does not contain habitat of sufficient importance to species regulated by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service.

Under existing conditions, the Project site is developed with three (3) commercial/office buildings, a five (5)-car garage structure, and asphalt-paved parking lots. The northern portion of the Project site contains ruderal overgrowth that does not contain any candidate, sensitive, or special status species. The ruderal overgrowth would be removed with implementation of the Project. Accordingly, the Project site's proposed disturbance area does not contain native habitat or sensitive plant species, nor does it contain vegetation that serves as habitat to sensitive animal species. Additionally, the Project site is not located in a within a biologically sensitive area. The nearest Significant Ecological Area (SEA) is the Puente Hills SEA which is located approximately 5.8 miles northeast of the Project site. The Project would not interfere with or impact implementation of the Puente Hills SEA. The Project would have no impact on sensitive species, and no mitigation measures are necessary. (Google Earth Pro, 2017; Los Angeles County, 2011)

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?

Finding: No Impact. The Project would have no potential to impact riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or regulated by the CDFW and USFWS.

The Project site is developed with commercial/office uses under existing conditions. The Project site does not contain riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS). The only vegetation removals that would occur as part of the Project are the removal of ornamental trees along Rosecrans Avenue and non-native ruderal overgrowth from the northern portion of the Project site, which is not considered riparian habitat or a sensitive natural community regulated by a habitat conservation plan or the CDFW or USFWS. Accordingly, no impact to riparian habitat would occur (Google Earth Pro, 2017).

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?

Finding: No Impact. The Project would have no impact on federally protected wetlands as defined by Section 404 of the Clean Water Act.

The Project site and surrounding area fully developed with commercial/office land uses and does not contain any wetlands. Accordingly, the proposed Project would have no impact 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 would occur and mitigation is not required (Google Earth Pro, 2017).

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 wildlife corridors, or impeded the use of native wildlife nursery sites?

Finding: No Impact. The proposed Project would not interfere with native resident or migratory fish or wildlife species movement, wildlife corridors, or native wildlife nursery sites. No impact would occur and mitigation is not required.

Under existing conditions, the Project site is developed with three (3) commercial/office buildings, a five-car garage structure, and associated asphalt parking lot areas and is surrounded by industrial and commercial development. The Project site and surrounding vicinity is fully developed and provides limited, if any, wildlife movement throughout the area. Under existing conditions, the Project site does not provide habitat for native species, is not part of a terrestrial wildlife movement corridor, and does not serve as a native wildlife nursery site. Mandatory compliance with the federal Migratory Bird Treaty Act (MBTA) would preclude impacts to nesting birds in the unlikely event that nesting birds are present at the Project site. Accordingly, implementation of the proposed Project would have no potential to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or with the use of native wildlife nursery sites.

e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less-than-Significant Impact. The proposed Project would not conflict with any local policies or ordinances protecting biological resources. Several on-site ornamental trees would be removed; however, the Project is required to comply with General Plan Open Space/ Conservation Element and the Master Tree Plan to ensure the proper removal or preservation of trees within the City.

The Project site is developed with commercial/office land uses under existing conditions. The Project would remove several existing on-site ornamental trees located on the southern portion of the site, as well as the non-native ruderal overgrowth located on the northern portion of the Project site. Mandatory compliance with the federal MBTA would preclude Project impacts to nesting birds in the unlikely event that nesting birds are present in the trees at the time of their removal, and Project impacts would be less than significant.

The Project is not located within or adjacent to a SEA designated by the County of Los Angeles. The nearest SEA is the Puente Hills SEA, which is located approximately 5.8 miles northeast of the Project site (Los Angeles County, 2011). The Project would not interfere with implementation of the Puente Hills SEA. No impact would occur.

The City of Santa Fe Springs Master Street Tree Plan enforces how trees should be removed, planted, or replaced, and was written in 1965 and amended in 1968. The Project would be required to adhere to the requirements of the City of Santa Fe Springs Master Street Tree Plan with regard to removal of the existing trees and planting of proposed trees. Mandatory compliance with the City of Santa Fe Springs Master Street Tree Plan would preclude any of the Project's impacts to an applicable tree preservation ordinance, and impacts would be less than significant. (Santa Fe Springs, 1994a)

There are no other local policies or ordinances protecting biological resources that are applicable to the proposed Project. Based on the foregoing discussion, the Project would result in less-than-significant impacts due to a conflict with any local policies or ordinances protecting biological resources.

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?

Finding: No Impact. The Project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and therefore would not conflict any such plan.

The Project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (California Department of Fish and Wildlife, 2017). Therefore, the Project would have no potential to conflict with any such plan. Due to the developed nature of the Project site and surrounding area, the site does not contain any habitat for any of the plant or animal species that would be addressed by an adopted NCCP/HCP. The nearest SEA is the Puente Hills SEA, which is located approximately 5.8 miles northeast of the Project site (Los Angeles County, 2011). The Project would not conflict with implementation of the Puente Hills SEA. Accordingly, there are no additional Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans applicable to the Project site or vicinity, and no impact would occur.

Biological Resources: Mitigation Measures

The Project would have less-than-significant impacts on biological resources. No mitigation is required.

Biological Resources: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- The Project shall comply with the federal Migratory Bird Treaty Act (MBTA), which stipulates that migratory birds shall not be taken. For the Project, this means that if tree removals are scheduled to occur during the migratory bird nesting season (February 1 to August 31), and active nests are present in the trees, the trees would not be permitted to be removed until the fledglings have left the nest and the nest is no longer active.

5.4.5 Cultural Resources

a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Finding: Less-than-Significant Impact. No significant historic resources are located on the Project site and no significant historic resources would be impacted by the construction or operation of the proposed Project. None of the existing structures at the Project site are listed on any national, state, or local historic resource inventories and thus are not considered significant historical resources as defined by CEQA Guidelines §15064.5. Accordingly, the proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5. A less-than-significant impact would occur and no mitigation is required.

In order to evaluate the historic significance of the on-site buildings, Brian F. Smith and Associates (BFSA) conducted an Historic Building Assessment which is included as *Technical Appendix C1* of the MND. According to the Historic Building Assessment, the southernmost structure on the Project site was originally constructed as a residence around 1939. At the time of the construction of the former residence, the Project area primarily consisted of agricultural land, which included orange groves and cow pastures. The residence and associated structures were likely originally built as an orchard farm residence based upon the presence of groves on the property in early aerial photographs. The residence and ancillary structures were converted from residential to commercial use by 1976 when the area began conversion from orange groves to commercial and industrial land uses. The group of on-site structures was occupied by a variety of businesses, including pet grooming and veterinary clinics, flower shops, restaurants, and office space. By 2016, the southernmost structure was vacant, the second building was being used as an office, and the third building was being used as a temporary classroom. (BFSA, 2017a, pp. 1-2)

Two (2) of the on-site buildings (including the southernmost building [former residence]) reflect the Minimal Tradition architectural style that was common between 1935 and 1950. However, based BFSA's review of Google Street View images from 2007, 2008, 2011, 2014, 2015, and 2017, there is evidence that the southernmost building that fronts Rosecrans Avenue has undergone significant alterations which have negatively impacted the building's integrity of design and materials. The five-bay garage located on the northern portion of the Project site lacks a definable architectural style because it appears purely functional and has little ornament. (BFSA, 2017a, p. 4)

For a property to be listed on the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP), it must first qualify as a significant resource at the local, state, or national level. Once this has been determined, a building is examined for integrity in relation to its established period of significance. Once this has been determined, a building is examined for integrity in relation to its established period of significance. Integrity is evaluated based upon the retention of its location, design, setting, materials, workmanship, feeling, and association. According to the Historic Building Assessment (*Technical Appendix C1*) prepared for the on-site residential style building visible from the Rosecrans Avenue ROW, the Project site has not been identified as a historical resource in the CRHR or the NRHP. Of the seven (7) aspects of integrity described above, only the aspect of *location* has been retained by the existing on-site structures. Since 1938, the main building (former residence) has altered its design, setting, materials, feeling, workmanship, and has no association to a significant person(s) or events of the past. (BFSA, 2017a, p. 5)

Additionally, the existing buildings are not included on the NHRP or the CRHR, nor have they been identified by the City as being eligible for listing on the NRHP or CRHP. Thus, because the existing structures within the Project site are not on federal, State, or local lists of designated historic resources and are not eligible for listing, the buildings are not historically significant as defined by CEQA Guidelines §15064.5. Therefore, the Project's proposed demolition of these structures would be less than significant and no mitigation is required.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Finding: Less-than-Significant Impact with Mitigation Incorporated. Although the Project site has previously been subject to subsurface disturbance, and the SCCIC records search did not identify any known archaeological resources at the Project site, there is still a potential for archaeological resources to be unearthed during ground-disturbing construction activities and be impacted by the Project. Implementation of Mitigation Measures MM CUL-1 and MM CUL-2 would ensure that potential impacts associated with the potential discovery of subsurface archaeological resources is reduced to a level below significance

In order to evaluate whether the Project would have the potential to impact an archaeological resource pursuant to CEQA Guidelines §15064.5, BFSA conducted a records search with the South Central Coastal Information Center (SCCIC) for recorded archaeological resources within a one (1)-mile search radius around the Project site (refer to *Technical Appendix C2*). According to the SCCIC records search, there are no records of known archaeological resources within the Project site, and 21 archaeological resources were identified within a 1-mile radius of the Project site (BFSA, 2017b). While cultural resources have been discovered within a 1-mile radius of the Project site, the Project site has been previously disturbed and developed, and therefore has been subject to extensive ground disturbance. As part of the Project's proposed redevelopment, the Project site would be disturbed by excavation and grading activities that would extend to depths of up to 9 feet bgs (Project Proponent, 2017). Although the Project site has previously been subject to subsurface disturbance, and the SCCIC records search did not identify any known archaeological resources at the Project site, there is still a potential that archaeological resources could be unearthed during ground-disturbing construction activities and be impacted by the Project. As such, the Project would result in a potentially significant impact with respect to archaeological resources. Implementation of Mitigation Measures MM CUL-1 and MM CUL-2 would ensure that potential impacts associated with the potential discovery of subsurface archaeological resources is reduced to a level below significance.

c) Would the Project directly or indirectly destroy a unique paleontological resource or Site or unique geologic feature?

Finding: Less-than-Significant Impact. The Project site is heavily disturbed by previous development and is underlain by soil (artificial fill, younger alluvial deposits, sand, and silt) that does not have a high likelihood of containing paleontological resources or unique geologic features. Project impacts to such resources would be less than significant. However, in an abundance of caution, Mitigation Measure MM CUL-3 has been imposed to ensure that in the event paleontological resources are encountered, potential impacts to such resources would be less than significant.

Due to the fully developed nature of the Project site, the likelihood of the discovery of a unique paleontological resource or geologic feature during construction activities is considered very low and not reasonably foreseeable. According to the Project-specific Geotechnical Investigation (*Technical Appendix D*), the Project site is underlain by a layer of artificial fill up to 2.5 feet below the existing ground surface, beneath which younger alluvial deposits, sands and silts are present (Giles Engineering Associates, Inc., 2017, p. 1). According to the Project's preliminary grading plan, on-site excavations would extend to depths up to 9 feet bgs, and therefore native soils may be encountered. However, the Project site is not underlain with soil types that are considered to have a high likelihood of containing paleontological resources or unique geologic features (City of Los Angeles, 2006, Page D.1-9). Based on the foregoing, the Project would have a less-than-significant impact on paleontological resources and/or unique geologic features. However, in an abundance of caution, Mitigation Measure MM CUL-3 has been imposed to ensure that in the event paleontological resources are encountered, potential impacts to such resources would be less than significant.

d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less-than-Significant Impact. In the remote event that Project construction activities unearth human remains, mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98(b) would ensure that impacts would be less than significant.

Under existing conditions, the Project site is occupied by commercial buildings, a disturbed dirt lot, and associated paved parking lots. The Project site is not known to have ever been used as a cemetery and the possibility of uncovering human remains during Project-related grading activities is very remote. Regardless, in the unlikely event that human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the discovery of human remains would be less than significant.

Cultural Resources: Mitigation Measures

MM CUL-1 Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City of Santa Fe Springs that a professional archaeological monitor has been retained to monitor all ground-disturbing activities, including pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching associated with Project construction. The Gabrieleño Band of Mission Indians-Kizh Nation shall be provided the name and contact information of the archaeological monitor for coordination purposes. The professional archaeological monitor shall complete monitoring logs on a daily basis that provide descriptions of the

daily activities, including construction activities, locations, soils, and any cultural materials identified.

The professional archaeological monitor shall be, or shall be overseen by, a qualified archaeologist who meets the Secretary of Interior standards for archaeology and has a minimum of 10 years of experience as a principal investigator working with tribal cultural resources in Southern California.

If a suspected archaeological resource or tribal cultural resource is identified on the property, the construction supervisor shall be required by his/her contract to immediately halt and redirect ground-disturbing construction operations within a minimum 50-foot radius of the suspected resource(s) until the suspected resource(s) is evaluated by the professional archaeological monitor. This requirement shall be noted on all grading plans and the construction contractor shall be obligated by its contract to comply with the note. The archaeological monitor shall evaluate the suspected resource and if the resource has the potential to be significant pursuant to California Public Resources Code Section 21083.2 or Section 21074, the monitor shall alert the Gabrieleño Band of Mission Indians-Kizh Nation. If within 48 hours of receiving the alert, the Gabrieleño Band requests to consult on the determination of significance, the Project Proponent shall immediately retain a Gabrieleño Band of Mission Indians-Kizh Nation monitor to assist in evaluating the resource in association with the archaeological monitor before a definitive determination of significance is made. If the resource is determined to be significant, then Mitigation Measure MM CUL-2 shall apply. Monitoring shall continue for the duration of ground-disturbing activities or until the archaeological monitor indicates that the site has a low potential for the discovery of archeological resources. Archaeological and Native American 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).

MM CUL-2 If a significant archaeological resource(s) or tribal cultural resource is discovered on the property, a qualified professional archaeologist, City of Santa Fe Springs, and Gabrieleño Band of Mission Indians-Kizh Nation shall confer regarding mitigation of the discovered archaeological or tribal cultural resource(s). Gabrieleño Band of Mission Indians-Kizh Nation shall be involved in the conferment since during the initial AB 52 consultation meeting between the City and Gabrieleño tribal representatives held on July 19, 2017, the Gabrieleño tribal representatives indicated that the Project has the potential to impact previously unidentified subsurface tribal cultural resources that may be at the Project site. Furthermore, a treatment plan shall be prepared and implemented by the archaeologist to protect the identified archeological resource(s) or tribal cultural resource from damage and destruction. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Public Resources Code Section 15064.5 shall be followed. After the discovered resource has been appropriately avoided, mitigated, or removed from the Project site, work in the area may resume. A final report containing the significance and treatment findings shall be prepared by the professional archaeologist and submitted to the City of Santa Fe Springs and the South Central Coastal Information Center.

Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, the archaeologist shall offer the material for donation to a local school or historical society in the area for educational purposes.

MM CUL-3 Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City of Santa Fe Springs that a qualified paleontologist has been retained to conduct monitoring of excavation activities when bedrock material is to be disturbed. If the archaeological monitor is qualified to identify paleontological sources, the monitor can serve both purposes. The paleontological monitor shall have the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed. Additionally, the following will be required of the paleontological monitor:

- The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in bedrock and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.

- Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Natural History Museum of Los Angeles County, is required for significant discoveries.

- A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Santa Fe Springs prior to issuance of an occupancy permit.

Cultural Resources: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- Pursuant to California Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), human remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. In the event that the remains are determined to be of Native American origin, the NAHC shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the NAHC shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with-the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Los Angeles County Archaeologist.

5.4.6 Geology and Soils

Geologic Setting

This Subsection assesses the existing surface and subsurface geologic conditions of the Project site and determines the potential for impacts associated with geology and soils. The information in this Subsection is based on the Project-specific Geotechnical Engineering Exploration and Analysis prepared for the Project site by Giles Engineering Associates in March 2017 (*Technical Appendix D*), as well as information obtained from the City of Santa Fe Springs General Plan. Additionally, this section references the Water Quality Management Plan for the Project prepared by Blue Peak Engineering, Inc., dated May 10, 2017 (*Technical Appendix F*).

The Project site is relatively flat, with less than three feet of elevation differential across the site. The subsurface soil was determined by Giles Engineering Associates, Inc. to be a combination of sands, silts, and clays. The analysis of subsurface soils consisted of drilling six (6) test borings to depths of approximately 2.5 feet to 51.5 feet bgs. A Cone Penetrometer Test (CPT) was used to determine the potential for liquefaction and were extended to depths of approximately 50 feet. Groundwater was not encountered during the subsurface soil analysis to the maximum depth of 51.5 feet. (Giles Engineering Associates, Inc., 2017, pp. 3-4).

Southern California is a seismically active area. Specifically, the Project site is in within the influence of several fault systems. These fault systems include: Puente Hills Coyote Hills, Puente Hills Santa Fe Springs, Elsinore, and Newport Inglewood Connected Alt 2 fault. Despite being located in a seismically active area, the Project site is not mapped within the boundaries of an Alquist-Priolo Earthquake Fault Zone, or an area susceptible to ground rupture. Landslides as a result of ground shaking are not likely as the Project site is relatively level and not located near any unstable slopes. The Project site is located in in an area that has been designated by the California Geological Survey as a "zone of required investigation" due to the potential for earthquake-induced liquefaction. A conservative historic high-water level of 10 feet was adopted for the liquefaction analysis. (Giles Engineering Associates, Inc., 2017, pg. 4-10)

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a) Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

Finding: Less-than-Significant Impact with Mitigation Incorporated. With mandatory compliance to the California Building Standards Code and implementation of Mitigation Measure MM GEO-1, the proposed Project would not substantially expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure (including liquefaction). Impacts related to landslides and/or 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 would be less than significant and no mitigation is required.

a) i) *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*

There are no known faults on the Project site and the Project site is not located within an Alquist-Priolo earthquake fault zone. As such, there is no reasonably foreseeable potential for ground rupture at the Site. (Giles Engineering Associates, Inc., 2017, p. 10)

a) ii) *Strong seismic ground shaking*

Southern California is a seismically active area and properties in the City of Santa Fe Springs, including the Project site, are subject to periodic ground shaking and other effects from earthquake activity along nearby and regional faults. Faults zones in the regional vicinity with the potential to cause moderate ground shaking in the City of Santa Fe Springs area include the Puente Hills Coyote Hills, Puente Hills Santa Fe Springs, Elsinore, and Newport Inglewood Connected Alt 2 fault. (Giles Engineering Associates, Inc., 2017, p. 10)

Similar to all other development projects within Southern California, the Project has the potential to expose people or structures to adverse effects associated with seismic events. The buildings that would be constructed on the property would be required to comply with the California Building Standards Code (CBSC) (California Code of Regulations, Title 24), which requires the incorporation of special structural design standards into the building design to attenuate hazards associated with credible seismic ground shaking events that are anticipated in the Project area. A site-specific analysis, based on the CBSC requirements, was conducted as part of the Project's geotechnical evaluation (*Technical Appendix D*). The geotechnical evaluation also incorporates site-specific recommendations to attenuate seismic hazards at the site in accordance with the CBSC requirements and standards. Mitigation Measure MM GEO-1 has been imposed to ensure that prior to issuance of grading and building permits, the specifications listed in the site-specific geotechnical evaluation to address seismic ground shaking would be incorporated into building plans. Additionally, compliance with applicable requirements of the CBSC would be assured through future City review of grading and building permits, which would require that strong seismic ground shaking effects be attenuated. Accordingly, implementation of Mitigation Measure MM GEO-1 and mandatory compliance with the applicable

requirements of the CBSC would reduce impacts associated with seismic ground shaking to below a level of significance.

a) iii) *Seismic-related ground failure, including liquefaction*

The Project site is located within a current mapped California Liquefaction Hazard Zone. Liquefaction typically occurs in loose granular and cohesionless soils with shallow groundwater (within approximately 50 feet bgs). During an earthquake, distortion of soil mass occurs and pore pressure increases resulting in a decrease in bearing capacity. After dissipation of the excess pore pressures, the saturated soils tend to settle. The geotechnical investigation conducted at the Project site identified conditions that may be susceptible to seismically induced liquefaction. As such, Giles Engineering Associates, Inc. conducted a quantitative evaluation of liquefaction potential on soil layers in the upper 10 feet bgs using the soil data obtained during the geotechnical investigation performed at the Project site. Utilizing the soil and groundwater profile identified during advancement of site borings by Giles Engineering Associates, Inc., and a ground acceleration of 0.7 g, the results of this analysis indicated that portions of the loose saturated sand and silty sand (in the depth interval of 10 feet bgs) appear to be susceptible to liquefaction in the event of a major earthquake (Giles Engineering Associates, Inc., 2017, p.11). Accordingly, Mitigation Measure MM GEO-1 has been imposed to ensure that prior to the issuance of grading and building permits, building plans incorporate the measures recommended in the geotechnical investigation report (Giles Engineering Associates, Inc., 2017, p. 11-12). With implementation of Mitigation Measure MM GEO-1, impacts associated with liquefaction would be reduced to a level below significance.

a) iv) Landslides

The Project site is located on a relatively flat surface with less than approximately 3 feet of elevation differential across the site. The Project site does not lie within the designated Landslide Hazard Zone based on its review of the published Seismic Hazard Evaluation Report for the Whittier Quadrangle. The Project site is not located near an unstable slope, and thusly, mitigation for landslides is not necessary. (Giles Engineering Associates, Inc., 2017, p. 9)

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b) Would the Project result in substantial soil erosion or the loss of topsoil?

Finding: Less-than-Significant Impact. The proposed Project would not result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant; however, as a best practice measure to control the limited amount of erosion that could occur during construction, mitigation measures will be implemented.

Construction-Related Activities

The near-surface soils that are expected to comprise the subgrade are sensitive to water and disturbance from construction activities. Unstable soil conditions would develop if these soils are exposed to moisture increases or are disturbed (rutted) by construction traffic. The site would be required by geotechnical conditions of approval to be graded to prevent water from ponding within constriction areas and/or flowing into excavations, per the geotechnical recommendations. Accumulated water would be removed immediately along with any unstable soil. Foundation concrete would be placed and excavations backfilled as soon as possible to protect the bearing grade. The degree of subgrade instability and associates remedial construction is dependent, in part, upon precautions taken by the

contractor to protect the subgrade during site development. (Giles Engineering Associates, Inc., 2017, p. 14)

Silt fences or other appropriate erosion control devices should be installed in accordance with local, state, and federal requirements at the perimeter of the development areas to control erosion. Since silt fences or other erosion control measure are temporary structures, careful and continuous monitoring and periodic maintenance to remove accumulates soil and/or replacement would be required. (Giles Engineering Associates, Inc., 2017, p. 14)

Pursuant to the requirements of the State Water Resources Control Board, the Project Proponent is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 52.11 (Storm Water Management and Discharge Control) of the City's Municipal Code would apply, which establishes requirements for construction activities and facility operations of development and redevelopment projects (Santa Fe Springs, 2017, Ch. 52). Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403 as well as the Geotechnical report (*Technical Appendix D*). Mandatory compliance to the Project's NPDES permit and these regulatory requirements would ensure that water and wind erosion impacts would be less than significant. Regardless, as a best practice measure to address construction-related erosion potential, mitigation measures will be incorporated.

Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. The Project proposes a series of storm drain gutters near the southern portion of the Project site, which would collect effluent storm water runoff.

In addition, the Project Proponent is required to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP ("Low Impact Development [LID] Plan" is included as *Technical Appendix F*) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant under long-term operating conditions.

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c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-Site landslide, lateral spreading, subsidence, liquefaction or collapse?

Finding: Less-than-Significant Impact with Mitigation Incorporated. With mandatory compliance with the CBSC requirements and implementation of Mitigation Measure MM GEO-1, impacts associated with lateral spreading, subsidence, liquefaction or collapse would be reduced to a level below significance. The Project site is located on

topographically flat area, and impacts associated with the potential for on- or off-site landslides would be less than significant.

Potential landslide, lateral spreading, and liquefaction hazards are addressed above under the discussion and analysis of Thresholds a and b. As discussed under Thresholds a and b, mandatory compliance with the applicable requirements from the CBSC and implementation of Mitigation Measure MM GEO-1 would reduce impacts due to liquefaction to a level below significance. Additionally, the Project site is located in a topographically flat area and is not located near an unstable slope, and thusly, impacts associated with landslides are less than significant.

Based on the analysis conducted by Giles Engineering Associates, seismically induced settlements in the event of the design earthquake contemplated by the geotechnical investigation range in depth from 1.18 inches to 2.24 inches (Giles Engineering Associates, Inc., 2017, p. 11). Although such settlement has the potential to affect building foundations, the site-specific geotechnical report (*Technical Appendix D*) incorporates design measures to attenuate potential damage from settlement of the supporting subgrade. Accordingly, Mitigation Measure MM GEO-1 has been imposed to ensure that prior to grading and building permits, the Project's building plans incorporate the design measures from the site-specific geotechnical investigation, which would reduce impacts due to potential ground subsidence or collapse to a level below significance.

The site-specific geotechnical evaluation identified a moderate potential for lateral spreading. Mandatory compliance with the CBSC requirements and implementation of Mitigation Measure MM GEO-1, would ensure that prior to issuance of grading or building permits, the recommendations of the site-specific geotechnical report addressing lateral spreading are incorporated into the Project's building plans. Accordingly, implementation of Mitigation Measure MM GEO-1 would reduce impacts associated with lateral spreading, subsidence, liquefaction, and collapse to levels below significance.

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d) Would the Project be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Finding: No Impact. The Project would not be subject to substantial risks to life or property associated with expansive soils. No impact would occur and mitigation is not required.

On-site soil testing conducted by the Project geotechnical engineer (Giles Engineering Associates; *Technical Appendix D*) concludes that the near surface soils at the Project site exhibit a low expansion potential. Accordingly, the Project would not create a substantial risk to life or property associated with expansive soils, and no impact would occur.

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e) Would the Project have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Finding: No Impact. No septic tanks or alternative waste water disposal systems are located on the site or proposed as part of the Project; accordingly, no impact due to soils incapable of supporting such systems have the potential to occur. Mitigation is not required.

The proposed Project would be served by the City's existing sanitary sewer system. No septic tanks or alternative waste water disposal systems are proposed as part of the Project; accordingly, no impact would occur.

Geology and Soils: Mitigation Measures

MM GEO-1 Prior to issuance of grading permits, the Project Proponent shall demonstrate to the City of Santa Fe Springs that the following design and construction recommendations from the site-specific geotechnical investigation (Giles Engineering Associates, Inc., 2017) have been incorporated into the Project's final construction plans:

- Subsurface Conditions: Site Class designation "D" is recommended for seismic design considerations.

- Site Development: Soils within the proposed new buildings' footprint and an appropriate distance beyond (5 feet minimum where possible) the footprint shall be over-excavated to a depth of at least 3 feet below existing grade or planned pad grade, and at least 1-foot below the bottom of foundations and the floor slabs, whichever is lower in elevation. The soils exposed at the base of the over-excavation shall be examined by the geotechnical engineer to document that the soils are suitable for building support. Prior to the placement of fill, the exposed surfaces approved for fill placement shall be scarified to an approximate depth of at least 12 inches, moisture conditioned, and then recompacted to at least 90% of the soil's maximum dry density.

- Building Foundation: Minimum steel reinforcing within perimeter strip footings is recommended to be four No. 4 rebars (2 top and 2 bottom) for geotechnical considerations. Further structural detailing shall be provided by the structural engineer.

- Building Floor Slab: The building floor slab is recommended to be a minimum of 4 inches in thickness and underlain by a minimum 4-inch thick granular base supported on a properly prepared subgrade consisting of newly placed structural compacted fill. A subgrade modulus of 175 pounds per cubic inch (pci) shall also be considered for slab design. A minimum 10-millimeter vapor retarder is recommended to be placed directly below the floor slab or base to course where required to protect moisture-sensitive floor coverings. Minimum slab reinforcing is recommended to consist of No. 3 rebars spaces at 18 inches on center, each way.

- Retaining Walls: Retaining walls shall be designed for active and at-rest earth pressures of 35 and 55 pounds per cubic foot (equivalent fluid pressure) for level backfill, respectively, backfilled with very low soil expansion index (EI<21). A 4-inch perforated footing drain with surrounding free-draining granular material shall be provided and discharged to an appropriate collector drain.

- Pavement: Parking stalls and drive aisles shall be constructed with 3 inches of asphaltic concrete underlain by 4 to 6 inches of base course, respectively. High stress areas such as entrance/exit aprons lane and trash enclosure loading zone

shall be underlain by a 6-inch layer of Portland cement concrete and 4-inch granular base.

Geology and Soils: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- The Project is required to be constructed in accordance with the California Green Building Standards Code (CCR, Title 24), also known as the CBSC or CALGreen, which is the standard from which California buildings derive appropriate building design standards, including design and construction standards related to seismic hazards.

5.4.7 Greenhouse Gas Emissions

Greenhouse Gas Impact Analysis

A Project-specific Greenhouse Gas (GHG) Analysis was prepared by Urban Crossroads, and dated August 10, 2017. The information and analysis discussion contained in this section is derived from this GHG Analysis, and is included as *Technical Appendix B2*. The purpose of the GHG Analysis is to evaluate Project-related construction and operational emissions and determine the level of GHG impacts to result from constructing and operating the proposed Project. The GHG Analysis used the latest version of CalEEMod to calculate air quality and GHG impacts that would result from construction and operation of the Project.

Global Climate Change

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. These historical changes to the Earth's climate have occurred naturally without human influence, as in the case of an ice age. However, many scientists believe that the climate shift taking place since the industrial revolution (1900) is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of GHGs in the Earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of GHGs resulting from human activity and industrialization over the past 200 years. (Urban Crossroads, Inc., 2017b, p. 7)

An individual project like the proposed Project cannot generate enough greenhouse gas emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of greenhouse gasses combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, *Technical Appendix B2* evaluates the potential for the proposed Project to have a significant impact as a result of its potential contribution to the greenhouse effect. (Urban Crossroads, Inc., 2017b, p. 7)

Greenhouse Gases

GHGs are gases that trap heat in the atmosphere, and are released into the atmosphere by both natural and anthropogenic (human) activity. For the purposes of the GHG Analysis, emissions of carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O) were evaluated because these gases are the primary contributors to GCC from development projects. Although other substances such as fluorinated gases also contribute to GCC, sources of fluorinated gases are not well-defined and no accepted emissions factors or methodology exist to accurately calculate these gases. GHGs have varying global warming potential (GWP) values; GWP values represent the potential of a gas to trap heat in the atmosphere. Carbon dioxide is utilized as the reference gas for GWP, and thus has a GWP of 1. (Urban Crossroads, Inc., 2017b, p. 9)

Determination of Significance Thresholds

In 2008, the SCAQMD provided guidance to lead agencies on the determination of significance of GHG project emissions. As part of the process, the SCAQMD assembled a GHG Significance Threshold Working Group with the goal to develop and reach a consensus on acceptable significance thresholds to be used in CEQA analyses for GHG emissions on an interim basis until the California Air Resources Board (CARB) (or another state agency) develops statewide guidance on assessing the significance of GHG emissions under CEQA. (Urban Crossroads, Inc., 2017b, p. 29)

Initially, SCAQMD staff presented the GHG Significance Threshold Working Group with a significance threshold that could be applied to various types of projects (residential, non-residential, industrial, etc.). However, the threshold is still under development. In December 2008, staff presented the SCAQMD Governing Board with a significance threshold for stationary source projects for which SCAQMD is the lead agency. This threshold uses a tiered approach to determine a project's significance, with 10,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) as a screening numerical threshold for stationary sources. It should be noted that when setting the 10,000 $MTCO_2e$ threshold, the SCAQMD did not consider mobile sources (vehicular travel), but rather stationary source generators such as boilers, refineries, power plants, etc. Therefore, it would be misleading to apply a threshold that was developed without consideration for mobile sources to a project where the majority of emissions are related to mobile sources. Thus, there is no SCAQMD threshold that can be applied to the proposed Project. (Urban Crossroads, Inc., 2017b, p. 29)

In September 2010, the Working Group released additional revisions that consist of a tiered approach in determining the significance of residential and commercial projects as indicated in draft guidance issued by the SCAQMD 2012. Refer to pages 29-30 of *Technical Appendix B2* for more information. Tier 3 consists of screening values at the discretion of the lead agency. A screening value of 3,000 $MTCO_2e$ per year for all land use types is recommended.

According to the SCAQMD's proposed GHG screening threshold for stationary source emissions described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* ("SCAQMD Interim GHG Threshold"), a screening threshold of 10,000 $MTCO_2e$ per year for industrial stationary source emissions is typically selected as the significance criterion. However, a screening threshold of 3,000 $MTCO_2e$ per year to determine if additional analysis is required is an acceptable and more conservative approach for small projects. The City of Santa Fe Springs has not adopted its own numeric threshold of significance for determining impacts with respect to GHG emissions, and relies upon the SCAQMD draft screening level threshold. Therefore, for purposes of analysis herein, the proposed Project may have a significant adverse impact on GHG

emissions if it would generate GHG emissions that exceed the SCAQMD's 3,000 $MTCO_2e$ per year screening threshold. (Urban Crossroads, Inc., 2017b, p. 1)

a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less-than-Significant Impact. The Project would result in GHG emissions that are below the significance screening threshold of 3,000 $MTCO_2e$ /year. Thus, the Project's emissions of GHGs would be less-than-significant and mitigation is not required.

The Project-specific GHG Analysis (*Technical Appendix B2*) used CalEEMod to calculate Project-related GHG emissions based on the modeling assumptions described under the topic of Air Quality in Subsection 5.4.3 of this document. The calculated Project-related annual GHG emissions are presented below in Table 5-7, *Total Project Greenhouse Gas Emissions (Annual)*. The emissions presented in Table 5-7 include emissions from construction activities amortized over a 30-year period (per the SCAQMD's recommendation), as well as operational emissions. Operational activities associated with the proposed Project would result in emissions of CO_2, CH_4, and N_2O from the following primary sources: area source emissions; energy source emissions; mobile source emissions; solid waste; and water supply, treatment and distribution. As shown in Table 5-7, the proposed Project would produce approximately 952.27 $MTCO_2e$/year from operational and amortized construction GHG emissions. The proposed Project's estimated GHG emissions of 952.27 $MTCO_2e$/year would be less than the SCAQMD's interim threshold of 3,000 $MTCO_2e$/year. Therefore, the proposed Project would result in a less-than-significant impact to GHG emissions, and mitigation is not required.

Table 5-7 Total Project Greenhouse Gas Emissions (Annual)

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Annual construction-related emissions amortized over 30 years	15.90	2.98E-03	0.00	15.97
Area	9.19E-03	2.00E-05	0.00	9.81E-03
Energy	217.54	8.83E-03	1.92E-03	218.33
Mobile Sources	461.14	0.0240	0.00	461.74
Waste	27.93	1.65	0.00	69.20
Water Usage	151.18	1.11	0.0272	187.02
Total CO_2E (All Sources)	**952.27**			
SCAQMD Threshold	**3,000**			
Significant?	**NO**			

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.
Table results include scientific notation "*e*" is used to represent *times ten raised to the power of* (which would be written as x 10^b) and is followed by the value of the exponent
Source: (Urban Crossroads, Inc., 2017b, Table 3-1)

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Less-than-Significant Impact. The Project would comply with all applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions; accordingly, a less-than-significant impact due to a conflict with any plans, policies, or regulations adopted for the purpose of reducing GHG emissions would occur. Mitigation is not required.

As discussed in Threshold a above, the Project would generate GHG emissions calculated at 952.27 $MTCO_2e$/year, which is well below the SCAQMD screening level threshold of 3,000 $MTCO_2e$/year that is utilized by the SCAQMD for evaluating the significance of a small land use project's GHG emissions.

Additionally, activities associated with the Project would be subject to all applicable federal, state, and regional requirements adopted for the purpose of reducing GHG emissions, including, but not limited to the CBSC Title 24 Energy Standards (also known as CALGreen). The City of Santa Fe Springs has not adopted a Climate Action Plan, and there are no other plans, policies, or regulations adopted for the purpose of reducing GHG emissions that are applicable to the Project area; therefore, the Project would have no potential to conflict with such plans, policies, or regulations.

Executive Order (EO) B-30-15 was signed by Governor Edmund Brown Jr. in April 2015, and seeks to establish a California GHG reduction target of 40 percent below 1990 levels by 2030 which would help the State meet targets of reducing GHG emissions to 80 percent below 1990 levels by 2050 covered under EO S-3-05. In September 2016, Governor Brown signed SB 32, which formally establishes a statewide goal to reduce GHG emissions to 40 percent below year 1990 levels by 2030. However, as noted in its "*Final White Paper Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California*," the Association of Environmental Professionals (AEP) Climate Change Committee recommends that GHG emissions impacts should be identified for the project horizon year, and lead agencies should consider the project horizon year when applying a threshold of significance (AEP, 2016, p. 33). Based on the guidance from AEP, because the Project's opening year is expected to be 2019, the Project's GHG emissions should be evaluated based on the next statewide milestone target after the Project's opening year (2019), which is the AB 32 target of reducing statewide GHG emissions to 1990 levels by the year 2020. Based on the Project's GHG emissions being far below the SCAQMD GHG screening level threshold of 3,000 $MTCO_2e$/year (as previously demonstrated under Threshold a above), and its consistency with the CARB Scoping Plan (as demonstrated in Table 3-2 of the Project-specific GHG Report [*Technical Appendix B2*]), the Project would be consistent with the AB 32 goal of reducing statewide GHG emissions to 1990 levels by the year 2020. Furthermore, as discussed under the analysis within Threshold a, the Project reduces its GHG emissions to the maximum extent feasible, and would not actively interfere with any future City-mandated, state-mandated, or federally-mandated retrofit obligations enacted or promulgated to legally require development City-wide, state-wide, or nation-wide to assist in meeting state-adopted greenhouse gas emissions reduction targets, including that established under Executive Order S-3-05, Executive Order B-30-15, or SB 32. (Urban Crossroads, Inc., 2017b, p. 27)

Based on the foregoing, the Project does not interfere with the state's implementation of the GHG emission reduction targets of AB 32; Executive Order B-30-15 and SB 32's target of reducing

statewide GHG emissions to 40% below 1990 levels by 2030; nor would it interfere with implementation of EO S-3-05's target of reducing statewide GHG emissions to 80% below 1990 levels by 2050 because it does not interfere with the state's implementation of GHG reduction plans described in the CARB's Updated Scoping Plan, which includes the state providing for 12,000 MW of renewable distributed generation by 2020, the California Building Commission mandating net zero energy homes in the building code after 2020, or existing building retrofits under AB 758. Therefore, the Project's impacts on greenhouse gas emissions in the 2020, 2030, and 2050 horizon years are less than significant. (Urban Crossroads, Inc., 2017b, p. 27, Table 3-2)

Based on the foregoing analysis, the Project would have a less-than-significant impact with respect to Threshold b, and no mitigation is necessary.

Greenhouse Gas Emissions: Mitigation Measures

Implementation of the proposed Project would result in less-than-significant impacts due to GHG emissions; therefore, mitigation measures would not be required.

Greenhouse Gas Emissions: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- The Project's construction activities are required to comply with CBSC (Title 24 California Code of Regulations) and Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). These regulations establish energy efficiency requirements for new (and altered) buildings and appliances.

- The Project is required to comply with City of Santa Fe Springs Ordinance No. 1065 (within Chapter 54, "Water Conservation," of the City's Municipal Code), which mandates requirements for ensuring efficient landscapes in new development and reduced water waste in existing landscapes.

5.4.8 Hazards and Hazardous Materials

a) Would the Project create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less-than-Significant Impact with Mitigation Incorporated. Based on the findings of the Phase I Environmental Site Assessment (ESA), there is the potential that the on-site structures that would be demolished may contain friable asbestos materials and materials coated with lead-based paint. Both of these hazards have the potential to expose construction workers and/or nearby sensitive receptors to health risks during demolition activities. Impacts associated with asbestos-containing materials and lead

based paints would be avoided through compliance with mandatory regulatory requirements.

Existing Site Conditions

The analysis herein is based on a site-specific Phase I ESA conducted by EFI Global. The report is attached as *Technical Appendix E* to this document, and should be referenced for additional information.

The Phase I ESA prepared by EFI Global did not identify any recognized environmental conditions (RECs) at the Project site. EFI Global identified a potential for asbestos-containing materials (ACMs) and lead-based paint (LBP) to be present within the building materials at the Project site. No testing for either material was conducted during site reconnaissance. During the Phase I ESA site reconnaissance, potential ACMs were observed in the drywall of the on-site structures, and the on-site structures are also suspected to contain LBP based on the age of the structures.

Impacts During Construction and Demolition Activities

According to the Phase I ESA prepared for the Project site in May 2017, on-site buildings may contain ACMs based on observations made during the Phase I ESA site reconnaissance and the age of the structures. As noted above, during demolition of the buildings, there is a potential that construction workers could be exposed to friable asbestos materials, which are known to cause human health problems, including cancer. ACMs also have the potential to become airborne during demolition activities, potentially affecting nearby sensitive receptors. The demolition of structures containing ACMs is regulated by AQMD Rule 1403, for asbestos which identifies requirements that must be adhered to during demolition of buildings containing ACMs. The Project would be required to comply with the provisions of Rule 1403 demolition activities to ensure that construction workers and/or nearby sensitive receptors are not expose to significant health risks associated with ACMs. Due to the potential presence of ACMs in on-site building materials, the Project has the potential to expose sensitive receptors to hazardous materials during demolition activities. Accordingly, Mitigation Measure MM HAZ-1 has been imposed on the Project to mitigate impacts associated with the potential presence of ACMs at the Project site. Mandatory compliance with AQMD Rule 1403 and implementation of Mitigation Measure MM HAZ-1 would ensure that potential Project impacts associated with ACMs would be reduced to a level below significance.

According to the Phase I ESA prepared for the Project site in May 2017, on-site buildings may contain LBP based on the age of the structures. Accordingly, there is a potential to expose construction workers and the public to health hazards associated with LBP during demolition of the existing on-site structures. Accordingly, Mitigation Measure MM HAZ-2 has been imposed on the Project to mitigate impacts associated with the potential presence of ACMs at the Project site. Additionally, the Project would be required to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8, which includes requirements such as employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. In addition, there are standard work practices required such as the use of wet methods and HEPA vacuums. With implementation of Mitigation Measure MM HAZ-2 and mandatory compliance with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8, impacts related to LBP would be reduced to a level below significance.

Heavy equipment would be used during construction of the proposed Project, which would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid

materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Construction crews are required to comply with OSHA requirements and standard protocols for the handling and storage of materials used during the construction process, and as such, impacts would be less than significant.

There are no other components of the Project's proposed construction or demolition characteristics that have the potential to create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials.

Impacts During Long-Term Operation

Under long-term operation conditions, the Project site would be occupied by a self-storage facility, and an ancillary building that is used as a front desk to the storage facility. Project operations would include landscaping, cleaning, and maintaining the facilities. Maintaining the Project site could potentially include the use of commonly used hazardous materials such as cleaning supplies. Any hazardous materials used on-site are required to be contained, stored, and used in accordance with manufacturer's instructions and in compliance with applicable and mandatory federal, State, and local standards and regulations including the Santa Fe Springs Department of Fire-Rescue, CalOSHA (California Occupational Safety and Health Administration), and OSHA (Occupational Safety and Health Administration). Accordingly, there would be a less-than-significant impact during long-term operation of the proposed Project.

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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?

Finding: No Impact. The nearest school is located approximately 0.6-mile from the Project site. Therefore, the proposed Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Accordingly, no impact would occur and mitigation is not required.

The Project site is not located within one-quarter mile of an existing or proposed school. The nearest school to the Project site is John Glenn High School located approximately 0.55-mile northwest of the Project site. Accordingly, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur and no mitigation is required.

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d) Would the Project be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Finding: No Impact. The Project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and as a result, the Project would not create a significant hazard to the public or the environment. No impact would occur and mitigation is not required.

The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List." The Project site was not listed on any of the data resources associated with the Cortese List. The

Project-specific Phase I ESA (refer to *Technical Appendix E*) did not identify the Project site on a list of hazardous material sites complied pursuant to Government Code Section 65962.5. Accordingly, because the Project is not located on a hazardous materials site, the proposed Project would not create a significant hazard to the public or the environment. No impact would occur and no mitigation is required.

e) For a project 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 result in a safety hazard for people residing or working in the project area?

Finding: No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Accordingly, the Project would not result in an airport safety hazard for people residing or working in the Project area. No impact would occur and mitigation is not required.

The nearest airport to the Project site is the Fullerton Municipal Airport which is located approximately 4 miles southeast of the Project site. According to the Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport, the Project site is not located within the Airport Planning Area, the Airport Impact Zone (60 CNEL noise contour), the AELUP Height Restriction Zone, the Obstruction Imaginary Surfaces Zone, or Airport Influence Area (AIA) for Fullerton Municipal Airport (OCALUC, 2004). Accordingly, no airport safety impacts would occur and no mitigation is required.

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?

Finding: No Impact. The Project is not located within the vicinity of a private airstrip. Accordingly, the Project would not result in an airstrip safety hazard for people residing or working in the Project area. No impact would occur and mitigation is not required.

There are no private airstrips within the Project vicinity. Accordingly, the proposed Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur and no mitigation is required.

g) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: No Impact. The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur and mitigation is not required.

The Project would not interfere with any emergency response plans established by the City of Santa Fe Springs or other agencies. There is no possibility that the evacuation routes could be impacted by the implementation of the Project. The Project proposes the redevelopment of a 2.04-acre site north of Rosecrans Avenue, and Rosecrans is not shown as a designated evacuation route on Map 3B of the City's General Plan Safety Element, nor is it indicated in any other part of the City's General Plan Safety Element that Rosecrans Avenue is a designated evacuation route (Santa Fe Springs, 1994b, Map 3B).

Accordingly, the proposed redevelopment of the Project site with a self-storage facility would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur and no mitigation is required.

h) Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: No Impact. The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impact would occur and mitigation is not required.

According to the City's General Plan, there is minimal to no risk for significant brush fires. The City of Santa Fe Springs is a high industrialized community with no uncontrolled open space area of vegetation growth. The City works with the Los Angeles County Department of Agriculture to ensure that weed abatement occurs twice a year to diminish the potential for wildfire (Santa Fe Springs, 1994b, p. 35). Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur and no mitigation is required.

Hazards and Hazardous Materials: Mitigation Measures

MM HAZ-1 Prior to the issuance of demolition permits for the existing on-site structures, the Project Proponent shall contract with a certified Asbestos Consultant to perform an asbestos survey for the existing structures on site. In the event asbestos containing materials (ACMs) are identified on site, the City of Santa Fe Springs shall condition all demolition permits to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 with respect to ACMs and the demolition contractor shall be required to comply with Rule 1403. All asbestos-related work conducted during the demolition process shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos-containing construction materials (ACCMs) shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. During demolition, the demolition contractor shall maintain all records of compliance with Rule 1403, including, but not limited to, the following: evidence of notification of SCAQMD pursuant to Rule 1403; contact information for the Asbestos-abatement Contractor and Asbestos Consultant; and receipts (or other evidence) of off-site disposal of all ACCMs. These records shall be made available for City inspection upon request.

MM HAZ-2 Prior to the issuance of demolition permits for the existing on-site structures, the Project Proponent shall retain the services of a California-certified Lead Inspector/Risk Assessor to collect lead paint, dust, and/or soil samples. The samples shall be tested at a qualified facility for the presence of lead based paint (LBP). In the event that LBPs are identified, the City of Santa Fe Springs shall condition all demolition permits to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 (LBP Regulations), which addresses requirements for the removal of components

painted with LBPs during demolition of existing structures. The demolition contractor shall be required to comply with these provisions. Notification to the California Department of Public Health (CDPH) shall be conducted through completion of an Abatement of Lead Hazards Notification, CDPH Form 8551. The removal of all LBP materials shall be conducted:

- By a Certified Lead Supervisor or Certified Lead Works, as defined by §§ 35008 and 35009 of the LBP Regulations, respectively;
- Using containment and in a manner which does not result in contamination of non-work areas with lead-contaminated dust, lead-contaminated soil, or lead-based paint debris; and
- In accordance with an abatement plan prepared by a certified lead supervisor, certified lead project monitor, or certified lead project designer, which includes all of the requirements as specified in § 36100(4)(A) of the LBP Regulations.

The Certified Lead Supervisor conducting abatement shall retain records of the notification to the CDPH, and shall retain a copy of the abatement plan on-site at all times during demolition activities. The notification and abatement plan shall be made available to the City upon request for review. All demolition activities shall be subject to inspection by the CDPH and/or City officials to ensure compliance with the requirements of the LBP Regulations and abatement plan. Following completion of all abatement activities, a clearance inspection shall be conducted by a certified lead inspector/assessor or certified lead project monitor in accordance with §§ 36000(a) and 36000(c)(3) of Title 17, CCR, Division 1, Chapter 8. A copy of the results of the clearance inspection shall be provided to the City Planning Division upon completion of abatement and inspection activities.

Hazards and Hazardous Materials: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- In the event ACMs are identified on the Project site, the Project's demolition activities would be required to comply with all applicable provisions of SCAQMD Rule 1403 with respect to ACMs and the demolition contractor shall be required to comply with Rule 403.

- In the event that LBPs are identified at the Project site, the Project's demolition activities would be required to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 (LBP Regulations), which addresses requirements for the removal of components painted with LBPs during demolition of existing structures.

5.4.9 Hydrology and Water Quality

a) Would the Project violate any water quality standards or waste discharge requirements?

Finding: Less-than-Significant Impact. The Project would not violate any water quality standard or waste discharge requirement. Impacts would be less than significant and mitigation is not required.

Construction-Related Water Quality Impacts

Redevelopment of the Project site as proposed by the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Los Angeles RWQCB and the City of Santa Fe Springs, the Project would be required to obtain coverage under a NPDES Municipal Storm Water Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post-Development Water Quality Impacts

The proposed Project would not substantially alter the character of storm water runoff discharged from the subject property as compared to existing conditions. The types of storm water pollutants associated with the proposed Project are also characteristic of the commercial land uses that occupy the Project site under existing conditions (i.e., commercial retail/offices and surface parking lots).

According to the LID Plan prepared for the Project (included as *Technical Appendix F*), implementation of the proposed Project would result in an increase in impervious surface area at the property from 4.9% (existing) to 44% (proposed). This increase in impervious surface area of approximately 0.9 acre would result in a commensurate increase in storm water runoff. However, a storm water infiltration chamber is proposed be constructed beneath the Project site which would capture, treat, and infiltrate the first flush of runoff, and thereby serve to improve the quality of the storm water runoff in the post-development condition (Blue Peak Engineering, Inc., 2017c, p. 5). The LID Plan was prepared for the proposed Project in accordance with the requirements of the City's NPDES permit, and serves as a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. Mandatory compliance with the LID Plan would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, water quality

impacts associated with post-development activities would be less than significant and no mitigation measures would be required.

b) Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Finding: Less-than-Significant Impact. Although the Project would result in an increase in the amount of impervious surface area at the site, the potential for the Project to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level is considered less than significant. Mitigation is not required.

No groundwater wells are located on the Project site or proposed as part of the Project. Therefore, implementation of the proposed Project would not directly deplete groundwater supplies associated with water well withdraw. A storm water infiltration system would be constructed for the site to allow for the capture, treatment, and infiltration of the first flush of runoff.

During the Project geotechnical investigation, groundwater was encountered beneath the Project site at depths of approximately 50 feet bgs (Giles Engineering Associates, Inc., 2017, p. 6). The proposed Project entails an increase in impervious surface area at the property from approximately 4.9% (existing) to 44% (proposed), which may result in a decrease in groundwater recharge potential. Despite the limited size of the Project site (2.04 acres) and the increase of impervious surface (approximately 0.9 acre), the peak flow of storm water would be approximately 3.01 cubic feet per second (cfs) after the storm water infiltration chamber is in place. Under existing conditions, the Project site has a peak flow of 3.22 cfs and the proposed site has a peak flow of approximately 3.31 cfs. Based on the foregoing analysis, a less-than-significant impact would occur and no mitigation is required.

c) Would the Project substantially alter the existing drainage pattern of the Site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Finding: Less-than-Significant Impact. The Project site's drainage pattern would not be substantially altered from existing conditions, with the exception of the construction of a storm water infiltration chamber. Accordingly, the proposed Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant and mitigation is not required.

The Project site is generally flat and currently drains towards the southeastern portion of the Project site. Furthermore, no streams or rivers are located on-site, and thus would not be altered as a result of Project implementation. The Project would maintain existing drainage pattern and would not increase peak flow compared to the existing conditions and would not result in substantial erosion or siltation

off-site. The proposed Project intends to implement an underground infiltration chamber to reduce the flow rate by 0.3 cfs. Therefore, with buildout of the Project, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on- or off-site. Impacts would be less than significant and no mitigation would be required.

d) Would the Project substantially alter the existing drainage pattern of the Site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?

Finding: Less-than-Significant Impact. The Project site's drainage pattern would not be substantially altered from existing conditions and the Project would not increase the rate or amount of surface runoff. Accordingly, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant and mitigation is not required.

As described under the above Thresholds b and c, the Project site's drainage pattern would not be substantially altered from existing conditions. Under proposed conditions, runoff would continue to flow in a southerly direction (as it does under existing conditions) and discharge to gutters on the southeastern portion of the Project into a storm water infiltration chamber system, as discussed in the Project-specific LID Plan included as *Technical Appendix F* to this document. As a result, the Project would reduce the runoff rate of volume as compared to the existing condition, thereby reducing the volume of storm water runoff discharged from 3.22 cfs to 3.01 cfs. Accordingly, the Project would not substantially alter the existing drainage pattern of the Project site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant and no mitigation is required.

e) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Finding: Less-than-Significant Impact. The proposed Project would not 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. Impacts would be less than significant and mitigation is not required.

As discussed above under Thresholds c and d of this Section, the Project is designed to ensure that post-development runoff rates and volumes are reduced compared to existing conditions. Under existing conditions, storm water runoff generally flows towards the southeastern portion for the Project site and discharges to the storm drain or one of two gutters onsite. The current peak flow of storm water for the existing site is 3.22 cfs, while the peak flow for the proposed Project is calculated to be 3.01 cfs after the infiltration chamber system is constructed, reducing the overall runoff rate that is discharged to the existing storm drainage system. Impacts would be less than significant and no mitigation would be required.

As discussed under the analysis of Threshold a of this subsection, the Project would be required to comply with a future SWPPP and the Project's WQMP (LID Plan included as *Technical Appendix F*), which would identify BMPs to be incorporated into the Project to ensure that near-term construction activities and long-term post-development activities of the Project would not result in substantial amounts of polluted runoff. Therefore, with mandatory compliance with the Project's SWPPP and LID Plan (*Technical Appendix F*), the Project would not create or contribute substantial additional sources of polluted runoff, and impacts would be less than significant. No mitigation would be required.

f) Would the Project otherwise substantially degrade water quality?

Finding: Less-than-Significant Impact. The Project would not otherwise substantially degrade water quality. Impacts would be less-than-significant and no mitigation is required.

As discussed above under Threshold a of this Subsection, mandatory compliance with the Project's SWPPP during near-term construction activities and LID Plan (*Technical Appendix F*) during long-term post-development activities would reduce the Project's potential to generate substantial amounts of polluted runoff, including runoff containing pollutants of concern for downstream impaired waters to a level below significant. Other than surface storm water runoff from the Project site, there are no other known sources of pollutants associated with the Project that could adversely affect or degrade water quality. Accordingly, the Project would result in less-than-significant impacts with respect to degradation of water quality.

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?

Finding: No Impact. The Project site is not located in a 100-year flood hazard area and the Project would not place housing on the Project site. Thus, the proposed Project would not displace 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 would occur and mitigation is not required.

The Project does not propose to place housing on the Project site. Additionally, as shown on Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) No. 06037C1843F, the Project site is located in Flood Zone X, which corresponds to areas located outside the 0.2 % annual chance floodplain (FEMA, 2008). Accordingly, the Project would not 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 would occur and no mitigation is required.

h) Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Finding: No Impact. The Project would not place any structure within a designated 100-year flood hazard area which would impede or redirect flood flows.

As previously discussed in Threshold g, FEMA FIRM No. 06037C1843F depicts the Project site as being located within Flood Zone X, which corresponds to areas located outside the 0.2 % annual chance floodplain (FEMA, 2008). Therefore, the Project site is not located within a designated 100-year flood

hazard area. Accordingly, the Project would not place any structure within a 100-year flood hazard area that could impede or redirect flood flows. No impact would occur. (FEMA, 2008)

i) Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Finding: No Impact. The Project site is not located within an area subject to significant flood hazard risks, and would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impact would occur, and no mitigation is required.

As discussed under Thresholds g and h of this subsection, the Project site is located within Flood Zone X, which corresponds to areas located outside the 0.2 % annual chance floodplain (FEMA, 2008). Accordingly, the Project site is not located within a designated 100-year flood hazard zone. There are no large bodies of water or dams in region that could cause risk of loss, injury, or death by flooding (Google Earth Pro, 2017). Therefore, flood flows would not pose a substantial safety risk to people or structures on the Project site, and building occupants would not be exposed to a significant risk of loss, injury, or death as a result of flooding. This flooding risk is the same risk posed to the site and surrounding land uses under existing conditions. As such, the Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding including flooding from the failure of a levee or dam, and no impact would occur.

j) Would the Project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

Finding: No Impact. The Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. No impact would and therefore, no mitigation is required.

A seiche is a standing wave oscillating in a large semi- or fully-enclosed body of water such as a bay or lake, and is typically generated as a result of strong winds, rapid changes in atmospheric pressure, earthquakes, or tsunamis. The Project is not near any geographic structures that would create a seiche, hazard. There are no lakes or an ocean nearby, and the overall topography of the Project site is relatively flat.

The proposed Project site is approximately 12.15 miles from the ocean and is not likely to be impacted by a tsunami (Google Earth Pro, 2017). The Project site is not located in a tsunami hazard zone. Additionally, the Project site is located in a built-out area, rather than large landforms that could be susceptible to mudflows. The proposed Project site is not located in a region with potential mud flow hazards.

Hydrology and Water Quality: Mitigation Measures

The Project would result in less-than-significant impacts to hydrology and water quality. No mitigation measures are required.

Hydrology and Water Quality: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- Prior to issuance of a grading permit, the Project is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board.

- Prior to issuance of a grading permit, a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for the Project. Project contractors are required to ensure compliance with the SWPPP.

- The Project developer or successor in interest is required to comply with the Project's Low Impact Development (LID) Plan as approved by the County of Los Angeles.

5.4.10 Land Use and Planning

a) Would the Project physically divide an established community?

Finding: No Impact. The Project would not physically divide any established communities. No impact would occur and mitigation is not required.

The Project site is located along Rosecrans Avenue in the City of Santa Fe Springs. As previously shown on Figure 2-4, *Existing and Surrounding Land Uses*, the Project site is immediately surrounded by industrial and commercial land uses. An industrial/office building is located to the immediate north of the Project site, a lumberyard to the east of the Project site, and a self-storage facility located to the immediate west of the Project site. The nearest residential land uses are located approximately 700 feet to the southwest of the Project site. Accordingly, redevelopment of the Project site with a self-storage facility has no potential to physically divide any existing established communities, and no impact would occur.

b) Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less-than-Significant Impact. The land use plans, policies, and regulations applicable to the proposed Project include the City's General Plan, Zoning Code/Municipal Code, and the AELUP for the Fullerton Municipal Airport. The proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Accordingly, impacts would be less than significant.

The land use plans, policies, and regulations applicable to the proposed Project include the City of Santa Fe Springs General Plan, the City of Santa Fe Springs Zoning Code/Municipal Code, and the AELUP for the Fullerton Municipal Airport. Each is discussed below.

Analysis of Consistency with the City of Santa Fe Springs General Plan

The City of Santa Fe Springs General Plan designates the Project site as "Industrial," which is intended to provide a wide variety of industrial activities oriented primarily to serve citywide or regional needs. The proposed Project would redevelop the 2.04-acre site with a self-storage facility totaling 146,376 s.f. of usable floor space. The Industrial General Plan land use designation allows for oil and gas drilling, industrially related commercial, service, and office use, and industrial public facilities at suitable locations (Santa Fe Springs, 1993, p. 11). The Project as proposed would be consistent with the current Industrial General Plan land use designation applicable to the Project site, and would not require a General Plan amendment.

Additionally, during the City's review of the Project applications the Planning Division reviewed the proposed development for consistency with all applicable policies of the General Plan, and found that there would be no conflict with any applicable General Plan policies resulting from redevelopment of the Project site with a self-storage facility. Based on the foregoing, the Project would not conflict with the Santa Fe Springs General Plan, including the existing "Industrial" land use designation that is applicable to the Project site.

Analysis of Consistency with the City of Santa Fe Springs Zoning Code/Municipal Code

Under existing conditions, the Project site is zoned Light Manufacturing (M-1). According to §155.210 of the City of Santa Fe Springs zoning code:

> "The purpose of the M-1 Zone is to provide appropriately located areas for the establishment of light industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with the areas of the city zoned for heavy industrial development." (Santa Fe Springs, 2017, § 155.210)

According to §155.003 of the City of Santa Fe Springs municipal code, "Mini-Warehouses" are warehouse buildings which are divided into small individual storage spaces that are individually rented to persons or companies for storage purposes (Santa Fe Springs, 2017, § 155.003). The Project meets the definition of a mini-warehouse, which is a conditionally permitted use within the M-1 Zone (Santa Fe Springs, 2017, § 155.213). Therefore, as previously discussed in subsection 3.4.2, implementation of the Project would require the City's approval of CUP 782. With approval of CUP 782, the Project would comply with all of the underlying requirements of the M-1 Zone (pursuant to §155.210 of the City's Municipal Code). Additional requirements for mini-warehouses that are applicable to the Project are also contained in §155.637 of the City's Municipal Code. Additionally, at the time that this MND was prepared, the Santa Fe Springs Planning Commission voted to recommend approval of Ordinance No. 1089 to the City Council on August 14, 2017, which would amend §155.637(B)(1) and §155.637 (B)(3) of the City's zoning code to allow for mini-warehouses to occupy frontage on a major highway and to exceed two (2) acres in size, respectively. With the City Council's approval of Ordinance No. 1089, the Project would be consistent with the requirements of §155.637 applicable to mini-warehouse uses. It is important to note that this MND does not evaluate the potential environmental impacts of this zone text amendment, as the zone text amendment is not being proposed as part of the Project being evaluated herein. Based on the foregoing, with the City's approval of CUP 782 and Ordinance No. 1089, the Project would conform to the requirements of the existing M-1 Zone that are applicable to the Project site under existing conditions.

Additionally, a small portion of the southern area of the Project site is zoned "Buffer Parking (BP)." According to §155.300:

> "The purpose of the Buffer Parking Zone is to provide adequate open space and to insure proper distance between industrial or commercial zones and adjoining areas where separation of uses may be desirable. The Buffer Parking Zone may also be used to designate off-street parking areas for automobiles where the incumbent open space would serve as a means of reducing conflicts between adjoining uses and to facilitate the safe and proper movement of vehicles within the property and upon entering or leaving adjoining streets." (Santa Fe Springs, 2017, § 155.300)

According to §155.301, landscaping, office structures, access to adjoining property, and off-street automobile parking are permitted uses within the BP Zone (Santa Fe Springs, 2017, § 155.301). As shown on Figure 3-1, *Proposed Conceptual Site Plan*, the Project proposes to develop the portion of the Project site that is zoned BP Zone with landscaping, an office structure, roadway and pedestrian access to the site, and off-street parking. Accordingly, with mandatory compliance with the setback requirements of the BP Zone established within Part 11 of Chapter 155, *Zoning*, of the Santa Fe Springs Municipal Code, the Project would be consistent with the provisions of the BP Zone.

Based on the foregoing analysis, with the assumed approval of CUP 782, the Project would not conflict with the existing zoning classifications (M-1 and BP) applicable to the Project site, and a less-than-significant impact would occur.

Analysis of Consistency with the Airport Environs Land Use Plan for the Fullerton Municipal Airport

As indicated under the discussion and analysis provided in subsection 5.4.8, *Hazards and Hazardous Materials*, the Project site is not located within the Fullerton Municipal Airport Planning Area, Airport Impact Zones, AELUP Notification Area, or the Airport Safety Zones. Accordingly, the proposed Project would not conflict with the AELUP for Fullerton Municipal Airport.

Based on the foregoing analysis, the proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect and impacts would be less than significant.

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c) Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

Finding: No Impact. The Project site is not located within a HCP or NCCP. Accordingly, no impact would occur.

The Project site is not located within a HCP or NCCP. The nearest HCP/NCCP is the Orange County Transportation Authority NCCP/HCP, which is located approximately 3.4 miles east of the Project site (CDFW, 2017). Accordingly, the Project has no potential to conflict with implementation of the Orange County Transportation Authority NCCP/HCP. Additionally, as previously discussed, the nearest SEA is the Puente Hills SEA, which is located approximately 5.8 miles northeast of the Project site (Los Angeles County, 2011). The Project would not conflict with implementation of the Puente Hills SEA. Accordingly, no impact would occur with respect to a conflict with an applicable HCP/NCCP.

Land Use and Planning: Mitigation Measures

Implementation of the proposed Project would result in less-than-significant impacts due to land use and planning considerations; accordingly, mitigation measures are not required.

5.4.11 Mineral Resources

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?

Finding: No Impact. The proposed Project would not 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 would occur and mitigation is not required.

The Project site is developed with existing urban uses. No mines, wells, or other resource extraction activity occurs on the property or is known to have ever occurred on the property (Department of Regional Planning, 2017). The Project site is identified by the California Geologic Survey (CGS) as not being located within Mineral Resource Zone MRZ-1, which is as an area where there is little or no likelihood for presence of significant mineral resources (Department of Regional Planning, 2017) (California Devision of Mining and Geology, 1981). The Project site is located in an area with little to no potential for significant mineral resources that would be of value to the region and the residents of the state; therefore, no impact would occur.

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?

Finding: No Impact. The proposed Project would not result in the loss of availability of a locally-important mineral resource recovery Site delineated on a local general plan or other land use plan. No impact would occur and mitigation is not required.

The proposed Project site is not identified as a locally-important mineral resource recovery Site delineated by the City's General Plan or any other land use plan. Accordingly, the Project would not result in the loss of availability of a locally-important mineral resource recovery and no impact would occur.

Mineral Resources: Mitigation Measures

The Project would result in no impacts to mineral resources. No mitigation measures are required.

5.4.12 Population and Housing

a) Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Finding: No Impact. The Project proposes commercial/office land uses in accordance with the City's General Plan and would not induce substantial population growth, either directly or indirectly. No impact would occur and mitigation is not required.

The Project site is designated "Industrial" by the City's General Plan. The Industrial land use designation is intended to provide appropriately located areas for the establishment of light industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationship with the surrounding area. The proposed self-storage uses would accommodate existing growth and would only result in three (3) employees. The proposed Project would redevelop the property with a self-storage facility in accordance with the City's General Plan "Industrial" land use designation. The proposed self-storage facility would be consistent with the existing Industrial land use designation, and has no potential to induce substantial population growth in the area, either directly or indirectly. No impact would occur and no mitigation is required.

b) Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Finding: No Impact. Under existing conditions, the Project site does not contain any residential structures. Accordingly, the Project would not displace substantial numbers of existing housing, necessitating the construction of housing elsewhere. No impact would occur and mitigation is not required.

Under existing conditions, the Project site does not contain any residential structures, is not designated for residential land use by the City's General Plan, and is not zoned for residential uses. Therefore, there is no potential for the Project to displace existing housing, necessitating the constriction of replacement elsewhere. No impact would occur and no mitigation is required.

c) Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Finding: No Impact. Under existing conditions, the Project site does not contain any residential structures; therefore, no people reside on the Project site. Accordingly, the Project would not displace substantial numbers of people, necessitating the construction of housing elsewhere. No impact would occur and mitigation is not required.

Under existing conditions, the Project site does not contain any residential structures. Therefore, there is no potential for the Project to displace substantial numbers of people, necessitating the constriction of replacement elsewhere. No impact would occur and no mitigation is required.

Population and Housing: Mitigation Measures

The Project would result in no impact to population and housing. No mitigation measures are required.

5.4.13 Noise

Existing Noise Conditions

Existing Ambient Noise Conditions

The Project site is located within an urbanized portion of the City of Santa Fe Springs. Under existing conditions, the Project site is developed with commercial/office land uses which are currently vacant, and noise generated at the Project site is limited to property maintenance activities. No known unusual or loud noises occur on the Project site on a regular basis. Primary noise sources near the site include

transportation-related noise associated with the railroad track located approximately 0.1 mile to the northeast, and the surrounding arterial roadway network, such as vehicle noise from automobiles and heavy truck activities, predominantly emitted from Rosecrans Avenue to the immediate south of the Project site. Secondary background ambient noise from existing stationary noise sources in the Project area associated with the surrounding industrial land uses is also detectable under existing conditions; however, stationary noise sources are generally overshadowed by vehicular traffic noise levels on nearby roads, including Rosecrans Avenue and Best Avenue to the south of the Project site, and Carmenita Road to the west. Figure 2 of the Santa Fe Springs General Plan Noise Element depicts the Project site as being located within an area characterized by noise levels of 65 to 75 decibels (dB) Community Noise Equivalent Level (CNEL) based on the city-wide noise measurement survey that was conducted in 1993 (Santa Fe Springs, 1994d, Figure 2).

Existing Groundborne Vibration

Based on the operational characteristics of the existing commercial uses on the site under current conditions, there are no sources of substantial groundborne vibration generated by uses on the Project site; no heavy machinery is currently used at the site.

Airport Noise and Vibration

The nearest airport to the Project site is the Fullerton Municipal Airport which is located approximately 4.0 miles southeast of the Project site. According to the Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport, the Project site is not located within the Airport Impact Zone (60 CNEL noise contour) for the Fullerton Municipal Airport (OCALUC, 2004). Therefore, airport activities are not considered a source of substantial noise or vibration in the Project area in the existing condition.

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a) Would the Project result in the 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?

Finding: Less-than-Significant Impact. With mandatory adherence to the City's Municipal Code Noise Ordinance standards, the proposed Project would not expose persons to or generate noise levels in excess of standards established in the City's Municipal Code, General Plan Noise Element, or any other applicable regulatory standards. As such, the Project would result in a less-than-significant impact with respect to exposure of persons to or generation of excessive noise levels, and no mitigation is required.

Noise Impacts from Construction Activities

According to the City of Santa Fe Springs Municipal Code §155.425(B), *Special Noise Sources*, construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m. Additionally, pursuant to § 155.424 (E), *Permitted Noise Levels*, in the M-1 Zone, noise levels are not to exceed 85 dB(A) in a 1-hour period, or an absolute maximum of 90 dB(A) between the hours of 7:00 a.m. and 10:00 p.m. (Santa Fe Springs, 2017, Section 155.424(E)). The Project is required to conduct construction activities within these permitted hours. Additionally, there are no noise-sensitive receptors surrounding the Project site, and the nearest sensitive receptors are the residences located approximately 700 feet to the southwest of the Project site. Therefore, construction-related activities have no potential to generate noise in excess of established standards. Less-than-significant impacts

would occur and mitigation is not required. For additional evaluation of temporary construction noise, refer to Threshold d below.

The City of Santa Fe Springs has identified vibration standards within §155.428 of the Municipal Code. Ground vibrations must not induce harm or injury to the use or development of surrounding properties (Santa Fe Springs, 2017, Section 155.428). Therefore, construction-related activities have little to no potential to generate vibration in excess of established standards. Furthermore, no sensitive receptors are located within the vicinity of the Project site (the nearest sensitive receptors are the residences located approximately 700 feet to the southwest of the Project site). Accordingly, less-than-significant impacts with respect to construction-related vibration impacts would occur, and mitigation is not required. For additional evaluation of vibration, refer to Threshold b below.

Noise Impacts from Operational Activities

Regarding Project-related operational activities, noise level standards applicable to the Project include those provided in the Noise Element of the City of Santa Fe Springs General Plan and the Santa Fe Springs Municipal Code, as described below.

City of Santa Fe Springs General Plan Noise Element

The City of Santa Fe Springs General Plan Noise Element includes a comprehensive program for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact. The Noise Element expands on the many programs already in place and establishes new goals, policies, and programs to ensure that the residents of Santa Fe springs will be protected from excessive noise.

The General Plan Noise Element includes a Noise/Land Use Compatibility matrix to evaluate the land use compatibility with regard to community noise exposure levels by land use category which references a "normally acceptable" noise level range of 50-70 dB CNEL and a "conditionally acceptable" noise level range of 70-85 dB CNEL for industrial land uses (Santa Fe Springs, 1994d, Table 1). Therefore, the proposed Project (industrial land use) would be developed in an area in which 50-70 dB CNEL is the "normally acceptable" noise level range. Stationary noise sources associated with operation of the Project would include but not be limited to idling vehicles (including moving trucks), vehicle loading/unloading activities, parking, backup alarms, and HVAC equipment. The Project site is surrounded by commercial and industrial land uses and does not abut any residential land uses. The nearest residential neighborhood is located approximately 700 feet to the southwest of the Project site. Between the Project site and this neighborhood are collection of industrial and commercial buildings, Rosecrans Avenue, and Carmenita Road.

There are no on-site operational characteristics associated with the Project that would generate noise levels that would be audible to this residential community or other sensitive receptors given the distance separation (approximately 700 feet), intervening development, and traffic-related noise along Rosecrans Avenue. Additionally, the Project is not anticipated to generate noise levels in excess of the normally acceptable noise range of 50-70 dB CNEL for industrial land uses established by Table 1 of the General Plan Noise Element. Furthermore, the Project would not substantially increase noise levels along adjacent roadways to the extent that persons would be exposed to excessive levels of noise beyond existing conditions. The proposed Project would generate 366 trip-ends per day with 20 AM peak hour trips and 38 PM peak hour trips (Urban Crossroads, 2017c, p. 27). Spread over the peak

hours, vehicular noise would be de-minimis and indistinguishable from background noise levels occurring along the roadway system. Noise impacts with respect to traffic-related noise impacts resulting from the Project would be less than significant.

Based on the foregoing analysis, noise generated from operation of the Project would not expose persons to or generate noise levels in excess of standards established in the local general plan, and noise impacts associated with long-term operations at the Project site would be less than significant.

City of Santa Fe Springs Municipal Code

The City of Santa Fe Springs Municipal Code §155.424, *Permitted Noise Levels*, establishes policies put in place by the City to combat excessive noise. Pursuant to the Municipal Code §155.424 (A), the noise level caused by any device, instrument, vehicle, machinery, operation, use or activity shall not exceed the levels set forth in the table provided in §155.424 (E). According to the table shown in §155.424 (E), noise levels up to 90 A-weighted sound level in decibels (dB[A]) are permissible within the M-1 Zone (zoning classification applicable to the Project site) both during the daytime hours (7:00 a.m. to 10:00 p.m.) and nighttime hours (10:00 p.m. to 7:00 a.m.) (Santa Fe Springs, 2017, § 155.424). As described above, operational noise sources associated with operation of the Project would include idling vehicles (including moving trucks), vehicle loading/unloading activities, parking, backup alarms, de minimis traffic-related noise, and HVAC equipment, and it is not anticipated that noise levels generated from operation of the Project would exceed the permissible maximum noise level limit of 90 dB(A) established in §155.424 (E) of the City's Municipal Code. Accordingly, the Project's operational noise impacts would not reach levels that would exceed the standards established in the City's municipal code.

As indicated in the analyses above, the Project would be consistent with the applicable noise standards established in the Santa Fe Springs General Plan Noise Element and Santa Fe Springs Municipal Code. Impacts would be less than significant.

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b) Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less-than-Significant Impact. People would not be exposed to excessive groundborne vibration or groundborne noise levels during Project construction or operation. Impacts would be less than significant and mitigation is not required.

Groundborne vibration is an oscillatory motion which can be described in terms of displacement, velocity, or acceleration. It is expected that groundborne vibration from Project construction activities would cause intermittent, localized intrusion through the operation of heavy construction equipment (e.g., bulldozers) and trucks. As discussed above, the Project site is surrounded by commercial and industrial land uses, and the nearest sensitive receptors to the Project site are the residences located approximately 700 feet southwest. Therefore, temporary Project-related construction activities at the Project site would not subject any sensitive receptors to groundborne vibration or noise impacts. Accordingly, groundborne vibration and groundborne noise impacts associated with Project construction activities would be less than significant.

Project operations would be limited to activities associated with a self-storage facility, and would not be anticipated to generate excessive groundborne vibration or noise levels. Additionally, as was

previously stated above, the Project site is surrounded by industrial and commercial land uses, and the nearest sensitive receivers to the Project site are the residences located approximately 700 feet to the southwest. Accordingly, the Project would not expose persons to excessive groundborne vibration during its operation. Based on the foregoing analysis, vibration levels associated with the Project are considered less than significant, and no mitigation is necessary.

c) Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Finding: Less-than-Significant Impact. The Project would result in a less-than-significant permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts would be less than significant and mitigation is not required.

Under existing conditions, ambient noise levels in the Project vicinity are characterized by noise generated from the surrounding industrial/commercial land uses, the surrounding roadways (i.e., Rosecrans Avenue), and railroad line to the north and east of the Project site. As discussed previously, the General Plan Noise Element characterizes the noise levels in the Project vicinity as 65 to 75 decibels dB CNEL based on the city-wide noise measurement survey that was conducted in 1993 (Santa Fe Springs, 1994d, Figure 2). Additionally, according to Table 1 of the General Plan Noise Element, locating industrial land uses within an area with noise levels in the 50-70 dB CNEL range is considered "normally acceptable," and is "conditionally acceptable" within areas with noise levels in the 70-85 dB CNEL range (Santa Fe Springs, 1994d, Table 1).

The Project proposes to construct a self-storage facility at the site. Under existing conditions, the Project site is developed with three commercial office buildings and a five (5)-bay parking garage, and is currently vacant. The Project proposes to remove the existing vacant commercial office structures from the site and construct and operate a self-storage facility, which would increase noise levels generated at the Project site compared to existing noise levels at the site. Project operations would generate noise associated with ingress and egress of vehicles from the site, loading/unloading activities, property maintenance activities, and HVAC operations. The proposed Building 1 (ancillary office building) and Building 2 (self-storage warehouse) would be fully enclosed and are not anticipated to generate excessive exterior noise levels. Based on the fact that noise that would be generated by operation of the proposed self-storage facility would be considered "normally acceptable" within the context of the existing ambient noise levels in the Project vicinity (65 to 75 dB CNEL), the Project would not result in a substantial permanent increase in the existing noise levels in the Project vicinity. Furthermore, as discussed throughout this subsection, the nearest sensitive receivers to the Project site are located approximately 700 feet to the southwest, and it is not reasonably foreseeable that they would experience a perceptible permanent increase in noise levels as a result of Project implementation. As such, Project operational stationary-source noise would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts would be less than significant, and no mitigation is required.

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?

Finding: Less-than-Significant Impact. Mandatory compliance with Municipal Code §155.425 during construction activities would ensure that construction of the Project would not

result in a temporary or periodic increase in the existing ambient noise levels in the Project vicinity. Additionally, as discussed above, operation of the Project would not result in substantial increases in ambient noise levels, including periodic increases. Impacts are less than significant, and no mitigation is required.

Potential sources of substantial temporary or periodic increases in ambient noise levels would predominantly be limited to the Project's construction process. The Project would be required to comply with Santa Fe Springs Municipal Code §155.425(B), which limits construction activities to between the hours of 7:00 a.m. and 7:00 p.m. within 500 feet of a residential zone. Mandatory compliance with the City's permissible construction hours established in Municipal Code §155.425(B) would ensure that the Project's construction impacts would be less than significant. As discussed throughout this subsection, the Project's operational activities would generate noise associated with ingress and egress of vehicles from the site, loading/unloading activities, property maintenance activities, and HVAC operations. Given that the Project site is currently improved with commercial office buildings, redevelopment of the Project site with the proposed self-storage facility would result in similar to slightly increased noise levels at that Project site. Nevertheless, Project operations would not result in substantial periodic increases in the ambient noise levels in the Project vicinity. Furthermore, the nearest sensitive receivers to the Project site are located approximately 700 feet to the southwest, and it is not reasonably foreseeable that they would experience a perceptible increase in temporary or periodic ambient noise levels as a result of Project implementation. Based on the foregoing analysis, the Project would result in less-than-significant noise impacts with respect to Threshold d. No mitigation is required.

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e) For a project located within an airport land use 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?

Finding: No Impact. The nearest airport to the Project site is the Fullerton Municipal Airport, located approximately 4.0 miles southeast of the Project site. The Project site is not located within the Airport Impact Zone (60 CNEL noise contour) for the Fullerton Municipal Airport, and therefore would not be subject to aircraft-related noise in excess of 60 dB CNEL. No impact would occur and mitigation is not required.

As discussed under Hazards and Hazardous Materials Threshold e, the nearest airport to the Project site is the Fullerton Municipal Airport which is located approximately 4.0 miles southeast of the Project site. According to the AELUP for Fullerton Municipal Airport, the Project site is not located within the Airport Impact Zone (60 CNEL noise contour) for the Fullerton Municipal Airport (OCALUC, 2004, Airport Impact Zones Fullerton Municipal Airport). Accordingly, the AELUP for Fullerton Municipal Airport indicates aircraft-related noise experienced at the Project site would be less than 60 dB CNEL which is considered "normally acceptable" for industrial land uses. Thus, no impact would occur and no mitigation is required.

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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?

Finding: No Impact. The Project site is not located within the vicinity of an airstrip. Accordingly, no impact would occur and mitigation is not required.

As discussed under Hazards and Hazardous Materials Threshold f, there are no private airstrips within the Project vicinity. Accordingly, the proposed Project would not expose people residing or working in the Project area to excessive noise levels associated with private airstrips. No impact would occur and no mitigation is required.

Noise: Mitigation Measures

Implementation of the proposed Project would result in less-than-significant impacts associated with noise; accordingly, mitigation measures are not required.

Noise: Mandatory Regulatory Requirements

The following are mandatory regulatory requirements applicable to the Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable regulatory requirements. Note that the Project would comply with the most up-to-date regulatory conditions and requirements as appropriate.

- The Project would be required to comply with Santa Fe Springs Municipal Code §155.425(B), which limits construction activities to between the hours of 7:00 a.m. and 7:00 p.m. within a radius of 500 feet from a residential zone.

- Project operations would be subject to the applicable provisions of City of Santa Fe Springs Municipal Code §155.424, *Permitted Noise Levels*.

5.4.14 Public Services

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: a) Fire protection; b) Police protection; c) Schools, or d) Other public facilities?

Finding: Less-than-Significant Impact. Public services are currently provided to the site for operation of the existing commercial/office land uses; therefore, the proposed Project would not measurably increase public service demands or result in the need to physically alter or cause the construction of new public service facilities. Impacts would be less than significant and mitigation is not required.

Under existing conditions, fire protection, police protection, and other public services are provided to the commercial/office land uses at the Project site. The Project proposes to redevelop the site as a self-storage facility. The redeveloped Project site would not create a measurable demand for increased fire or police protection services because the site already is receiving these services. There is no component of the Project that would lead to increased demand for fire and police services. The Project would not create a direct demand for public school services, as the land use that would occupy the Project site would not generate any school-aged children requiring public education. No component of the Project would measurably increase public service demands or result in the need to physically alter or cause the construction of new public service facilities to meet an increased demand for public services. Because no physically expanded or new public facilities would be required, no impact would occur and mitigation is not required.

Public Services: Mitigation Measures

The Project would result in less-than-significant impacts to public services. Thus, no mitigation measures are required.

5.4.15 Recreation

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?

Finding: No Impact. Redevelopment of the Project site with a self-storage facility would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No impact would occur and mitigation is not required.

The Project proposes to redevelop the site with a self-storage facility, and would not entail a residential component. Therefore, the Project would not directly generate additional residents that would utilize the existing recreational facilities in the Project area. The Project would generate two (2) full-time employees and one (1) part-time employee, which would not result in a measurable demand for increased recreational facilities. Accordingly, because the Project would not directly increase the City's residential population and would only generate three employees, it does not have the potential to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No impact would occur, and mitigation is not required.

b) Does the Project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: No Impact. The proposed Project would redevelop the Project site with a self-storage facility, and would not include any recreational facilities on-site. The Project also would not create a measurable demand for recreational facilities, and therefore would not require that new or expanded off-site recreational facilities be constructed. No impacts would occur and mitigation is not required.

The Project proposes to redevelop the Project site with a self-storage facility, and does not include recreational facilities. Additionally, as discussed above in Threshold a, the Project would not include a residential component, and therefore would not increase the residential population of the City that would create a measurable demand for increased recreational facilities. Moreover, the Project proposes to employ only three (3) people that would not create a measurable demand for increased recreational facilities. Based on the foregoing, the Project would not result in the need for expansion of any off-site recreational facilities that might have an adverse physical effect on the environment. The Project would result in no impact with respect to Threshold b, and mitigation is not required.

Recreation: Mitigation Measures

Implementation of the proposed Project would result in no impact to the issue area of recreation; accordingly, mitigation measures are not required.

5.4.16 Transportation/Traffic

The following analysis is based, in part, on a traffic impact analysis prepared by Urban Crossroads, Inc. (Urban Crossroads), titled "Traffic Impact Analysis: Simply Self Storage," dated August 2, 2017, and included as *Technical Appendix G* to this MND (hereafter referred to as TIA). The potential traffic impact study area was defined in conformance with the requirements of the LA County TIA Guidelines and consultation with the City of Santa Fe Springs (refer to the City-approved Traffic Study Scoping agreement for the Project included as Appendix 1.1 of the Project-specific TIA), and included the five (5) study area intersections shown below in Table 5-8, *Intersection Analysis Locations*. Although the Project is anticipated to contribute less than 50 peak hour trips to the study area intersections, the five study area intersection locations shown on Exhibit 1-2 of the TIA and listed in Table 5-8 were selected for analysis at the direction of City of Santa Fe Springs staff. It should be noted that none of the study area intersections are Los Angeles Congestion Management Program (CMP) locations.

Table 5-8 Intersection Analysis Locations

ID	Intersection Location	Jurisdiction
1	Shoemaker Avenue & Rosecrans Avenue	Norwalk
2	Carmenita Road & Rosecrans Avenue	Santa Fe Springs/Norwalk
3	Driveway 1 & Rosecrans Avenue	Santa Fe Springs/Norwalk
4	Marquardt Avenue & Rosecrans Avenue	Santa Fe Springs
5	Valley View Avenue & Rosecrans Avenue	Santa Fe Springs/La Mirada

Source: (Urban Crossroads, 2017c, Table 1-1)

The study intersections were analyzed in accordance with the methodologies and significance criteria required by the respective jurisdictions and under the following scenarios:

- *Existing Conditions;*
- *Existing Plus Project Conditions;*
- *Opening Year Cumulative (2019) Without Project Conditions;* and
- *Opening Year Cumulative (2019) With Project Conditions*.

Information for *Existing Conditions* is disclosed to represent the baseline traffic conditions as they existed at the time this report was prepared (August 2017). The *Existing Plus Project (E+P)* analysis determines whether significant traffic impacts would occur on the existing roadway system with the addition of Project traffic. The E+P analysis is intended to identify the direct Project-related impacts associated solely with the development of the proposed Project based on a comparison of the E+P traffic conditions to existing conditions. The *Opening Year (2019) Cumulative Conditions* analysis determines the Project's contribution to near-term cumulative traffic impacts based on a comparison of the "with Project" traffic scenario to the "without Project" traffic scenario. To account for background traffic growth, traffic associated with other known cumulative development projects in conjunction with an ambient growth from Existing (2017) conditions of 2.01% (1.0% per year, compounded over 2 years) is included for *Opening Year Cumulative Conditions*, as well as traffic generated by cumulative projects that could affect the study intersections. The cumulative development projects included the two (2) projects shown in Table 5-9, *Cumulative Development Projects Summary*. (Urban Crossroads, 2017c, p. 3)

Table 5-9 Cumulative Development Projects Summary

No.	Project	Land Use	Quantity[1]
1	13101 & 13123 Rosecrans Av.	General Light Industrial	231.731 TSF
2	13417 Rosecrans Av.	Gas/Service Station w/Food Mart and Car Wash	16 VFP

[1] TSF = Thousand Square Feet; VFP = Vehicle Fueling Positions

Source: (Urban Crossroads, 2017c, Table 4-2)

The generalized growth factors provided in 2010 Los Angeles CMP indicates a growth factor of 1.104 for ten years (2010 to 2020) or 1.01% per year for the Regional Statistical Area (RSA) 22 (Downey) in which the Project is located. As such, the analysis methodologies used by the TIA exceeds CMP guidelines in light of the additional cumulative project traffic and Project-related traffic that has been included. Thus, the analysis in the TIA is conservative and slightly overstates the Project's impacts. (Urban Crossroads, 2017c, p. 3)

In order to estimate the number of daily trips generated by the Project, the trip generation rate obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* which were then multiplied by the land use quantity. The ITE land use code used to determine trip generation rates for the Project was "Mini-Warehouse" (ITE 151). Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point. In addition, the TIA overstates the Project's trip generation because no credit was applied for the reduction in traffic that was formerly generated by the existing on-site commercial/office buildings. (Urban Crossroads, 2017c, p. 1)

The City of Santa Fe Springs requires signalized intersections be evaluated through Intersection Capacity Utilization (ICU) analysis, which compares the volume of traffic using the intersection to the capacity of the intersection. The resulting calculation is expressed as a decimal value known as the volume to capacity (V/C) ratio, which is then correlated to a roadway facility performance measure known as Level of Service (LOS), which ranges from LOS A to LOS F. The Project-specific TIA assumed lane capacities of 1,600 vehicles per hour of green time, and a V/C ratio of 0.10, representing 10 seconds of delay for the yellow and all-red signal indication and inherent vehicle delay between cycles with an assumed signal cycle of 100 seconds. The ICU LOS definitions based on V/C ratio are presented in Table 5-10, *Intersection Capacity Utilization (ICU) LOS Definitions*. A target minimum LOS D (i.e., v/c ratio not exceeding 0.90) was used as the minimum performance standard for the City of Santa Fe Springs, City of Norwalk and City of La Mirada. If the Project would substantially contribute to a V/C ratio greater than 0.90 (i.e., LOS E or F), impacts would be considered significant and mitigation would be required. (Urban Crossroads, 2017c, pp. 9-12)

Signalized intersections were also analyzed based on the methodology described in Chapter 18 and Chapter 31 of the 2010 Highway Capacity Manual (HCM). Intersection LOS operations are based on an intersection's average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections, LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation as shown below in Table 5-11, *Signalized Intersection HCM 2010 LOS Thresholds*. For purposes of analysis herein, a significant impact would occur if the Project substantially contributes to a V/C ratio that is greater than

Table 5-10 Intersection Capacity Utilization (ICU) LOS Definitions

Level of Service	Critical Volume-to-Capacity Ratio
A	0.00 - 0.60
B	0.61 - 0.70
C	0.71 - 0.80
D	0.81 - 0.90
E	0.91 - 1.00
F	>1.00

Source: (Urban Crossroads, 2017c, Table 2-1)

1.0, or if the Project substantially contributes to a V/C ratio that is less than 1.0 and the Project causes or substantially contributes to an unacceptable LOS E or F.

The Project-specific TIA evaluated operations at unsignalized intersection (Intersection #3 – Driveway 1 and Rosecrans Avenue [on-site]) using the methodology described in Chapter 19, Chapter 20, Chapter 32 of the HCM 2010. The LOS rating is based on the weighted average control delay expressed in seconds per vehicle (see Table 5-12, *Unsignalized Intersection LOS Thresholds*).

The TIA also conducted a traffic signal warrant analysis at all five (5) study area intersections using the criteria presented in the latest edition of the Federal Highway Administration's (FHWA) *Manual on Uniform Traffic Control Devices (MUTCD)*, as amended by the *MUTCD 2014 California Supplement*. A signal warrant defines the minimum condition under which the installation of a traffic signal might be warranted. Meeting this threshold condition does not require that a traffic signal must be installed at a particular location, but rather, that other traffic factors and conditions be evaluated in order to determine whether the signal is truly justified. It should also be noted that signal warrants do not necessarily correlate with LOS. An intersection may satisfy a signal warrant condition and operate at or above acceptable LOS or operate below acceptable LOS and not meet a signal warrant. (Urban Crossroads, 2017c, p. 12)

Thresholds of Significance

The County of Los Angeles Department of Public Works TIA Guidelines determine significant impacts based on Project-related increases in V/C (refer to Table 5-13, *Traffic Impact Significance Thresholds for Signalized Intersections*, for signalized intersections and Table 5-14, *Traffic Impact Significance Thresholds for Unsignalized Intersections*, for unsignalized intersections). A significant impact would occur when Project-related traffic degrades an intersection's peak hour operations from acceptable under pre-Project conditions to unacceptable, or by meeting the significance criterion shown in Table 5-13 or Table 5-14 below. (Urban Crossroads, 2017c, p. 13)

Existing Conditions

Site Access

Under existing conditions, primary roadway access to the Project site is provided by a driveway on Rosecrans Avenue, located along the southern Project site boundary. Local access to the Project vicinity via Rosecrans Avenue is provided by Carmenita Road (located west of the Project site) and

Table 5-11 Signalized Intersection HCM 2010 LOS Thresholds

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.01 and up	F	F

Source: (Urban Crossroads, 2017c, Table 2-2)

Table 5-12 Unsignalized Intersection LOS Thresholds

Description	Average Control Delay Per Vehicle (Seconds)	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays.	0 to 10.00	A	F
Short traffic delays.	10.01 to 15.00	B	F
Average traffic delays.	15.01 to 25.00	C	F
Long traffic delays.	25.01 to 35.00	D	F
Very long traffic delays.	35.01 to 50.00	E	F
Extreme traffic delays with intersection capacity exceeded.	> 50.00	F	F

Source: (Urban Crossroads, 2017c, Table 2-3)

Table 5-13 Traffic Impact Significance Thresholds for Signalized Intersections

Pre-Project		Project-Related Increase in v/c
v/c	LOS	
>0.70 to 0.80	C	0.04 or more
>0.80 to 0.90	D	0.02 or more
>0.90	E to F	0.01 or more

Source: (Urban Crossroads, 2017c, Table 2-4)

Table 5-14 Traffic Impact Significance Thresholds for Unsignalized Intersections

Pre-Project LOS	Project-Related Increase in Average Total Delay
C or better	5 seconds/vehicle or more
D	4 seconds/vehicle or more
E or F	3 seconds/vehicle or more

Source: (Urban Crossroads, 2017c, Table 2-5)

Marquardt Avenue (located east of the Project site). Regional access to the Project site is provided via the I-5 freeway to the south of the Project site and I-605 to the west of the Project site.

Existing Traffic Conditions

As part of the Project-specific TIA prepared by Urban Crossroads, Inc., manual weekday AM and PM peak hour turning movement counts were collected in July 2017. Because schools were not in session at the time, counts from June 2016 were used instead of 2017 counts at an intersection if they showed higher volumes than 2017 after a 1% growth was applied to the 2016 counts. The 1% growth was applied to the 2016 counts to represent 2017 traffic conditions. The raw manual peak hour turning movement traffic count data sheets for both years are included in Appendix 3.1 of the Project-specific TIA (*Technical Appendix G*). The traffic counts include the vehicle classifications as shown below (Urban Crossroads, 2017c, p. 21):

- Passenger Cars
- 2-Axle Trucks
- 3-Axle Trucks
- 4 or More Axle Trucks

Existing average daily traffic (ADT) volumes on arterial highways throughout the Project's traffic study area are shown on Exhibit 3-7 of the Project-specific TIA (*Technical Appendix G*). Existing AM and PM peak hour intersection volumes are also shown on Exhibit 3-7 of the Project-specific TIA (*Technical Appendix G*). (Urban Crossroads, 2017c, p. 21)

Existing Conditions Intersection Operation Analysis

The intersection operations analysis for the *Existing (2017) Conditions* results are summarized in Table 5-15, *Intersection Operations Analysis Summary for Existing (2017) Conditions*, which indicates that the following existing study area intersections are currently operating at an unacceptable LOS during the peak hours:

- Carmenita Road & Rosecrans Avenue (#2) – LOS E PM peak hour only
- Valley View Avenue & Rosecrans Avenue (#5) – LOS E PM peak hour only

A summary of the peak hour intersection LOS for *Existing (2017) Conditions* is shown on Exhibit 3-8 of the Project-specific TIA. The intersection operations analysis worksheets are included in Appendix 3.2 of the Project-specific TIA (*Technical Appendix G*).

A traffic signal warrant analysis was not conducted for *Existing (2017) Conditions* because all of the existing study intersections are currently signalized. (Urban Crossroads, 2017c, pp. 21-25)

Existing Mass Transit

The Project study area is within the service areas of the Los Angeles County Metropolitan Transportation Authority (referred to hereafter as "Metro"), a public transit agency serving Los Angeles County. The existing transit routes in the Project area are shown on Exhibit 3-6 of the Project-specific TIA (*Technical Appendix G*). Currently, the Project area is served by Metro Rapid Route 460 along Rosecrans Avenue and Valley View Avenue. The nearest bus stop to the Project site is located approximately 0.1 mile to the southwest. (Urban Crossroads, 2017c, p. 21; Google Earth Pro, 2017)

Existing Pedestrian and Bicycle Facilities

The City of Santa Fe Springs bikeway plan is shown on Exhibit 3-4 of the Project-specific TIA (*Technical Appendix G*). There are no bikeways planned near the Project, but there is currently a bike lane located along the segment of Rosecrans Avenue to the east of Valley View Avenue. Sidewalks are located along Rosecrans Avenue to the east, south, and west of the Project site; the segment of Rosecrans Avenue along the Project site frontage does not feature sidewalks. (Urban Crossroads, 2017c, p. 15)

Existing Airport Facilities

The nearest airport to the Project site is the Fullerton Municipal Airport, which is located approximately 4.0 miles to the southeast of the Project site. According to the Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport, the Project site is not located within the Airport Planning Area, the Airport Impact Zone (60 CNEL noise contour), the AELUP Height Restriction Zone, the Obstruction Imaginary Surfaces Zone, or Airport Influence Area (AIA) for Fullerton Municipal Airport (OCALUC, 2004).

Regulatory Setting

Los Angeles County Congestion Management Program (CMP)

The Los Angeles County CMP 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 County and identify areas in great need of improvements where traffic congestion is 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 Project's traffic study area did not include any CMP facilities. Accordingly, the Project's traffic impact study did not include or require a CMP analysis.

Table 5-15 Intersection Operations Analysis Summary for Existing (2017) Conditions

#	Intersection	Traffic Control[4]	Intersection Approach Lanes[1]												ICU (V/C)[2]		Level of Service		Delay (Secs.)[3]		Level of Service	
			Northbound			Southbound			Eastbound			Westbound										
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	AM	PM	AM	PM
1	Shoemaker Av. / Rosecrans Av.	TS	1	2	0	1	2	0	1	2	d	1	3	0	0.635	0.753	B	C	38.5	33.5	D	C
2	Carmenita Rd. / Rosecrans Av.	TS	1	2	1	1	2	1	2	2	0	1	3	0	0.767	**0.921**	C	**E**	42.4	**58.7**	D	**E**
3	Driveway 1 / Rosecrans Av.		Future Intersection												Future Intersection							
4	Marquardt Av. / Rosecrans Av.	TS	0	1	1	0	1	1	1	2	1	1	2	1	0.551	0.615	A	B	20.9	21.3	C	C
5	Valley View Av. / Rosecrans Av.	TS	2	2	0	1	2	d	1	2	d	1	2	d	0.868	**0.932**	D	**E**	50.0	52.9	D	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

Note: Intersection operations based on 2016 counts plus 1% to reflect 2017 conditions, with the exception of Intersections #1 and #2 during the PM peak hour only. Intersections #1 and #2 utilize 2017 count data as it was higher than the 2016 count plus 1%.

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = Defacto Right

[2] Intersection capacity utilization (ICU) methodology results are presented as a volume-to-capacity ratio.

[3] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[4] CSS = Cross-street Stop

Source: (Urban Crossroads, 2017c, Table 3-1)

City of Santa Fe Springs General Plan

Exhibit 3-2 of the Project-specific TIA shows the City of Santa Fe Springs General Plan Circulation Element, and Exhibit 3-3 of the Project-specific TIA illustrates the City of Santa Fe Springs General Plan roadway cross-sections. The roadway classifications and planned (ultimate) roadway cross-sections of the major roadways within the Project's traffic study area, as identified on the City of Santa Fe Springs General Plan Circulation Element, are described subsequently. (Urban Crossroads, 2017c, p. 15)

Rosecrans Avenue, Carmenita Road, and Valley View Avenue are designated as "Major" (4-lane divided) roadways in the City of Santa Fe Springs General Plan Circulation Element. The City of Santa Fe Springs roadway cross-sections indicate a right-of-way of 100 feet with a curb-to-curb measurement of 84 feet. With implementation of the Project, the segment of Rosecrans Avenue located along the Project site frontage would be built to its ultimate pavement width after removal of the existing parking spaces. (Urban Crossroads, 2017c, p. 15)

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a) Would the Project 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?

Finding: Less-than-Significant Impact. Project-generated trips would not increase the v/c ratio at any of the study area intersections to the extent that an intersection deficiency (LOS E or worse) would occur under the E+P or Opening Year (2019) Cumulative conditions scenarios. Accordingly, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. A less-than-significant impact would occur and mitigation is not required.

Applicable plans, policies, and ordinances related to performance of the circulation system and applicable to the proposed Project include the City of Santa Fe Springs General Plan Circulation Element and the intersection performance standards established by the cities of Santa Fe Springs, Norwalk, and La Mirada. A target minimum LOS D (i.e., v/c ratio not exceeding 0.90) has been utilized as the minimum performance standard for the City of Santa Fe Springs, City of Norwalk and City of La Mirada (Urban Crossroads, 2017c, p. 12). As stated previously, the Project traffic study area does not include any CMP facilities; therefore, a CMP analysis was not performed as part of the Project-specific TIA. The Project's consistency with the Los Angeles County CMP is discussed in further detail below under Threshold b.

Analysis of the Proposed Project

The Project is proposed to access Rosecrans Avenue via a stop-controlled driveway. Roadway improvements necessary to provide site access and on-site circulation are assumed to be constructed in conjunction with site development and are described below. The improvements listed below (and shown in Exhibit 1-3 of the Project-specific TIA) are anticipated to be in place prior to Project building occupancy.

- Driveway 1 (on-site driveway) and Rosecrans Avenue (Intersection #3) – Install a stop sign on the southbound approach of Driveway 1; and
- Driveway 1 Southbound Approach: One shared left-right turn lane.

Trip Generation

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. As previously stated, the trip generation rate used for the Project is based upon data collected by ITE in their Trip Generation Manual, 9th Edition, 2012. ITE Land Use 151 (Mini-Warehouse) is used. The resulting number of trips are shown on Table 5-16, *Trip Generation Summary*. The Project is calculated to generate a net total of approximately 366 trip-ends per day with 20 AM peak hour trips and 38 PM peak hour trips. Trip distribution pattern information is contained in *Technical Appendix G*, and shown in Figure 5-2, *Project Trip Distribution*. (Urban Crossroads, 2017c, p. 27)

Table 5-16 Trip Generation Summary

Land Use[1]	ITE LU Code	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates									
Mini-Warehouse	151	TSF	0.08	0.06	0.14	0.13	0.13	0.26	2.50

Project	Quantity	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
Simply Self Storage	146.376	TSF	12	9	20	19	19	38	366

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Ninth Edition (2012).

[2] TSF = Thousand Square Feet

Source: (Urban Crossroads, 2017c, Table 4-1)

Existing Plus Project (E+P) Traffic Conditions

The E+P Conditions scenario includes Existing traffic volumes plus Project traffic. Exhibit 5-1 of the Project-specific TIA shows the ADT, AM and PM peak hour traffic volumes which can be expected for E+P traffic conditions. The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Exhibit 3-1 of the Project-specific TIA, with the exception of Project driveways and those facilities assumed to be constructed by the Project to provide site access, which are also assumed to be in place for E+P conditions. No other off-site improvements are assumed beyond those that currently exist with the exception of the intersections and roadways that would be improved by the Project that were previously described above. (Urban Crossroads, 2017c, p. 35)

As shown in Table 5-17, *Intersection Operations Analysis Summary for E+P Conditions*, the addition of Project traffic would not cause an increase in v/c exceeding the thresholds shown in Table 5-13, *Traffic Impact Significance Thresholds for Signalized Intersections* at the two (2) study area intersections previously identified under the Existing (2017) Conditions scenario as operating at a deficient LOS (Intersection #2 - Carmenita Road & Rosecrans Avenue [LOS E PM peak hour only]



Source(s): Urban Crossroads (08-03-2017)

Figure 5-2

NOT TO SCALE

PROJECT TRIP DISTRIBUTION

and Intersection #5 - Valley View Avenue & Rosecrans Avenue [LOS E PM peak hour only]). Accordingly, the Project would have a less-than-significant impact under the E+P Conditions scenario. Exhibit 5-2 of the Project-specific TIA shows a summary of the peak hour intersection LOS for E+P conditions consistent with Table 5-17. (Urban Crossroads, 2017c, p. 35)

Opening Year Cumulative (2019) Traffic Conditions

It is expected the proposed Project would begin operations in year 2019. In order to account for background traffic growth, traffic associated with other known cumulative development projects in conjunction with an ambient growth from Existing (2017) conditions of 2.01% (1.0% per year, compounded over 2 years) is included for the Opening Year (2019) Cumulative conditions scenario, as well as traffic generated by cumulative projects that could affect the study intersections. The cumulative development projects were previously identified in Table 5-9.

The lane configurations and traffic controls assumed to be in place for Opening Year (2019) Cumulative conditions are consistent with those shown on Exhibit 3-1 of the Project-specific TIA, with the exception of Project driveways and those facilities assumed to be constructed by the Project to provide site access, which are anticipated to be in place for Opening Year (2019) Cumulative traffic conditions. As shown in Table 5-18, *Intersection Operations Analysis Summary for Opening Year (2019) Cumulative Conditions*, no intersections are anticipated to operate at a deficient LOS under the *Opening Year (2019) Cumulative Without Project* traffic conditions beyond the two (2) deficient intersections (Intersection #2 - Carmenita Road & Rosecrans Avenue [LOS E PM peak hour only] and Intersection #5 - Valley View Avenue & Rosecrans Avenue [LOS E PM peak hour only]) previously identified under Existing (2017) traffic conditions. Similarly, as shown in Table 5-18, no additional intersections are expected to operate at unacceptable levels of service with the addition of Project traffic under the *Opening Year (2019) Cumulative With Project* scenario. A summary of the peak hour intersection LOS for Opening Year (2019) Cumulative *Without Project* and *With Project* conditions are shown on Exhibits 6-3 and 6-4 of the Project-specific TIA, respectively. (Urban Crossroads, 2017c, p. 39)

As shown on Table 5-18, the addition of Project traffic would not result in an increase to the V/C ratio of deficient intersections exceeding the V/C ratio increase thresholds previously shown in Table 5-13, *Traffic Impact Significance Thresholds for Signalized Intersections*, or Table 5-14, *Traffic Impact Significance Thresholds for Unsignalized Intersections*. Therefore, the Project would result in less-than-significant traffic impacts under the Opening Year (2019) Cumulative traffic conditions scenario.

Construction-Related Traffic Impacts

Temporary traffic impacts are forecast to result from construction activity at the Project site. Construction activities for the proposed Project would occur between 7:00 a.m. and 7:00 p.m. (pursuant to City of Santa Fe Springs Municipal Code §155.121(E)). Construction crew parking would occur entirely on-site. The Project is forecast to generate more trips during its operational phase than during the construction phase; therefore, Project construction-related traffic impacts at the study intersections would be less than those associated with Project operations. As such, construction-related traffic impacts were not quantified in the Project-specific TIA, because the operational analysis presents the worst-case condition. Thus, construction-related impacts would be less than significant.

Table 5-17 Intersection Operations Analysis Summary for E+P Conditions

#	Intersection	Traffic Control[4]	Existing (2017)								E+P								Change in V/C		Significant Impact?[5]
			ICU (V/C)[1]		LOS[2]		Delay[3] (Secs.)		LOS[2]		ICU (V/C)[1]		LOS[2]		Delay[3] (Secs.)		LOS[2]				
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	
1	Shoemaker Av. / Rosecrans Av.	TS	0.635	0.753	B	C	38.5	33.5	D	C	0.636	0.756	B	C	38.7	33.7	D	C	0.001	0.003	No
2	Carmenita Rd. / Rosecrans Av.	TS	0.767	**0.921**	C	**E**	42.4	**58.7**	D	**E**	0.770	**0.924**	C	**E**	42.8	**59.1**	D	**E**	0.003	0.003	No
3	Driveway 1 / Rosecrans Av.	**CSS**	Future Intersection								--[6]	--[6]	--[6]	--[6]	16.4	15.9	C	C	--	--	No
4	Marquardt Av. / Rosecrans Av.	TS	0.551	0.615	A	B	20.9	21.3	C	C	0.553	0.618	A	B	20.9	21.5	C	C	0.002	0.003	No
5	Valley View Av. / Rosecrans Av.	TS	0.868	**0.932**	D	**E**	50.0	52.9	D	D	0.869	**0.933**	D	**E**	50.1	53.1	D	D	0.001	0.001	No

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Intersection capacity utilization (ICU) methodology results are presented as a volume-to-capacity ratio.

[2] LOS = Level of Service

[3] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[4] CSS = Cross-street Stop; **CSS** = Improvement

[5] Significant impacts are determined using the follwing County of Los Angeles Guidelines for the Preparation of a Traffic Impact Analysis thresholds:

If pre-Project LOS is C and V/C increases by 0.040 or more

If pre-Project LOS is D and V/C increases by 0.020 or more

If pre-Project LOS is E or F and V/C increases by 0.010 or more

[6] ICU not reported for intersections without a signal.

Source: (Urban Crossroads, 2017c, Table 5-1)

Table 5-18 Intersection Operations Analysis Summary for Opening Year (2019) Cumulative Conditions

#	Intersection	Traffic Control[4]	Without Project								With Project								Change in V/C		Significant Impact?[5]
			ICU (V/C)[1]		LOS[2]		Delay[3] (Secs.)		LOS[2]		ICU (V/C)[1]		LOS[2]		Delay[3] (Secs.)		LOS[2]				
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	
1	Shoemaker Av. / Rosecrans Av.	TS	0.800	0.787	D	C	43.1	36.2	D	D	0.802	0.790	D	C	43.2	36.4	D	D	0.002	0.003	No
2	Carmenita Rd. / Rosecrans Av.	TS	0.795	**0.980**	C	**E**	49.0	**70.7**	D	**E**	0.798	**0.983**	C	**E**	49.2	**71.1**	D	**E**	0.003	0.003	No
3	Driveway 1 / Rosecrans Av.	**CSS**	Future Intersection								--[6]	--[6]	--[6]	--[6]	17.6	16.6	C	C	--	--	No
4	Marquardt Av. / Rosecrans Av.	TS	0.580	0.643	A	B	21.7	22.6	C	C	0.583	0.646	A	B	21.8	22.8	C	C	0.003	0.003	No
5	Valley View Av. / Rosecrans Av.	TS	0.896	**0.957**	D	**E**	53.7	**57.5**	D	**E**	0.898	**0.957**	D	**E**	**54.0**	**57.7**	**E**	**E**	0.002	0.000	No

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Intersection capacity utilization (ICU) methodology results are presented as a volume-to-capacity ratio.

[2] LOS = Level of Service

[3] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[4] CSS = Cross-street Stop; **CSS** = Improvement

[5] Significant impacts are determined using the follwing County of Los Angeles Guidelines for the Preparation of a Traffic Impact Analysis thresholds:

If pre-Project LOS is C and V/C increases by 0.040 or more

If pre-Project LOS is D and V/C increases by 0.020 or more

If pre-Project LOS is E or F and V/C increases by 0.010 or more

[6] ICU not reported for intersections without a signal.

Source: (Urban Crossroads, 2017c, Table 6-1)

b) Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Finding: No impact. None of the study area intersections evaluated by the Project-specific TIA are considered CMP facilities; therefore, the proposed Project would have no potential to conflict with the Los Angeles County CMP including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. No impact would occur and mitigation is not required.

The Project-specific TIA adheres to the methodologies described in the Los Angeles County CMP. However, as discussed above, none of the five (5) study intersections analyzed by the Project are CMP facilities, and therefore the TIA did not include a CMP analysis. Accordingly, the Project has no potential to impact a CMP facility, and therefore would not conflict with the Los Angeles County CMP. No impact would occur.

c) Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Finding: No Impact. The nearest airport to the Project site is Fullerton Municipal Airport which is located approximately 4.0 miles southeast of the Project site. The Project would not alter air traffic levels or otherwise cause substantial safety risks pertaining to air traffic patterns. No impact would occur and mitigation is not required.

The nearest airport to the Project site is Fullerton Municipal Airport which is located approximately 4.0 miles southeast of the Project site. The Project proposes to redevelop an existing commercial/office property with a self-storage mini-warehouse, which is not expected to generate substantial additional demand for air travel that could result in an increase air traffic levels. According to the Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport, the Project site is not located within the Airport Planning Area, the Airport Impact Zone (60 CNEL noise contour), the AELUP Height Restriction Zone, the Obstruction Imaginary Surfaces Zone, or AIA for Fullerton Municipal Airport (OCALUC, 2004). The Project site is not located within any other AIAs for other airports. Accordingly, no impact would occur and no mitigation is required.

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)?

Finding: Less-than-Significant Impact. The Project would not construct a design feature or incompatible use that would substantially increase traffic-related hazards. All site access and frontage improvements would be implemented in conformance with applicable City of Santa Fe Springs roadway standards. Impacts would be less than significant.

The proposed Project would be compatible in transportation design with the existing commercial and industrial land uses in the surrounding area; therefore, the Project would not create a transportation hazard as a result of an incompatible use. The Project's proposed driveway would connect directly to Rosecrans Avenue and the Project does not propose any changes to public roads other than on-site

frontage improvements along Rosecrans Avenue. There would be some re-striping within the Rosecrans Avenue median located directly south of the Project site to allow for vehicles that are traveling eastbound on Rosecrans to execute a left turn into the Project site, and to allow for vehicles egressing from the Project site to execute a left turn to access the eastbound portion of the Rosecrans Avenue. All improvements planned as part of the Project would be in conformance with applicable City of Santa Fe Springs roadway standards, and would not result in any hazards due to a design feature. As such, the Project would result in less-than-significant impacts with respect to hazards due to a design feature.

e) Would the Project result in inadequate emergency access?

Finding: Less-than-Significant Impact. The Project has been designed to accommodate emergency access to and from the Project site, and is required to adhere to the City's requirements for emergency vehicle access. Accordingly, impacts would be less than significant.

The Project has been designed to accommodate emergency access to-and-from the site. During the course of the City's review of the proposed Project, the Project's design was reviewed to ensure that adequate access to and from the site is provided for emergency vehicles. Adequate paved access to-and-from the site is already provided from Rosecrans Avenue and restriping to allow access. The Project's proposed driveway would connect directly to Rosecrans Avenue and the Project does not propose any changes to public roads other than frontage improvements at Rosecrans Avenue. Furthermore, the City will review all future Project construction drawings to ensure that adequate emergency access is maintained along Rosecrans Avenue during temporary construction activities. With required adherence to City requirements for emergency vehicle access, impacts would be less than significant.

f) Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities?

Finding: No Impact. The Project would be consistent with or would not otherwise conflict with the City's policies pertaining to public transit, bicycle, or pedestrian facilities. No impacts would occur and mitigation is not required.

The City of Santa Fe Springs General Plan Circulation Element includes several policies related to public transit, bicycle, and pedestrian facilities. A brief discussion of Circulation Element Policies pertaining to public transit, bicycle or pedestrian facilities that are applicable to the Project is provided below in Table 5-19, *Project Consistency with Applicable General Plan Circulation Element Policies*. As discussed in Table 5-19, the Project would be consistent with or would not otherwise conflict with the City's policies related to public transit, bicycle, and pedestrian facilities. Less-than-significant impacts would occur and mitigation is not required.

Table 5-19 Project Consistency with Applicable General Plan Circulation Element Policies

GENERAL PLAN POLICY	PROJECT CONSISTENCY DISCUSSION
Policy 5.2: Encourage major new development that is designed in a manner which facilitates provision or expansion of transit service, provides on-site commercial and recreational facilities to discourage midday travel, and provides on-site circulation.	No inconsistency identified. The Project would not conflict with existing or planned transit service. The Project site is only 2.04 acres, and could not feasibly support a range of different land uses; therefore, the latter part of this policy is not applicable to small-scale project such as the one being proposed. Therefore, the Project would not conflict with Policy 5.2.
Policy 5.3: Require proposed major developments to include transit facilities, such as park-and-ride sites, bus benches, shelters, pads or tum-outs, where appropriate, in their improvement plans or in proximity to their development. Policy 5.4: Encourage developers to work with agencies providing transit service with the objective of maximizing the potential for transit use. Policy 5.5: Encourage employers to reduce employee vehicular trips by offering incentives for employees to use public transportation.	No inconsistency identified. The Project proposes to develop a 2.04-acre site with a 145,032-sq. ft. mini-warehouse and 1,344-sq. ft. office building, and would not be considered a "major development" project. The Project would include bicycle racks and is located in close proximity (approximately 0.1 mile to the southwest) to a bus stop. Accordingly, the Project would facilitate the use of alternative transportation and would not impede the use of existing transit facilities, or construction of future transit facilities. Therefore, the Project would be consistent with and/or not conflict with Policies 5.3 through 5.5.
Policy 6.2: Maintain existing pedestrian facilities and support the inclusion of pedestrian facilities in new development.	No inconsistency identified. The Project would construct sidewalks along the Project site's frontage with Rosecrans Avenue and construct internal pedestrian paths within the Project site. Therefore, the Project would be consistent with Policy 6.2.
Policy 6.3: Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans to construct the bicycle paths or lanes as a condition of project approval.	No inconsistency identified. As depicted on Exhibit 3-5 of the Project-specific TIA, no bike paths are located in the immediate vicinity of the Project site (including along the segment of Rosecrans Avenue that fronts the Project site). The nearest bike path to the Project site is located along Valley View Avenue, approximately 0.9 mile to the east. As such, the Project would not be located adjacent to a bike path or lane, and would not impact any bike lanes. Therefore, the Project would not conflict with Policy 6.3.
Policy 6.5: Require plans for bicycle and pedestrian facilities to give priority to providing continuity and closing gaps in the bikeway and sidewalk network.	No inconsistency identified. The Project would partially close an existing gap in the sidewalk network that presently exists along the Project site's frontage with Rosecrans Avenue. Accordingly, the Project would be consistent with Policy 6.5.
Policy 6.6: Encourage the placing of showers, changing rooms and bicycle storage at all major new and existing non-residential developments and public places.	No inconsistency identified. The Project would include bicycle racks on-site, allowing for bike storage for employees and patrons. Accordingly, the Project would be consistent with Policy 6.6.

Transportation/Traffic Mitigation Measures:

Implementation of the proposed Project would have less-than-significant impacts with respect to Transportation/Traffic. Thus, no mitigation measures are required.

5.4.17 Tribal Cultural Resources

a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing the California Register of Historical Resources, or in a local register of historical resource as defined in Public Resources Code §5020.1(k), or

ii) A resource determined by the lead agency, in its discretions and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Finding: Less-than-Significant Impact with Mitigation Incorporated. Due to the potential to encounter tribal cultural resources at the Project site during ground-disturbing activities, the Project has the potential to cause a substantial adverse change in the significance of such resources. However, with implementation of Mitigation Measures MM TCR-1 and MM TCR-2, potential impacts would be reduced to below a level of significance.

In order to evaluate whether tribal cultural resources are present at the Project site, BFSA conducted a Sacred Lands File (SLF) records search through the Native American Heritage Commission (NAHC), which is appended to this MND as *Technical Appendix C3*. The results of the SLF search did not identify any previously identified Native American cultural resources within the Project site boundary.

The Project is subject to compliance with Assembly Bill 52 (AB 52), which applies to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. The primary intent of AB 52 is to establish a consultation process between potentially affected Native American tribes and CEQA lead agencies that aims to identify tribal cultural resources that would potentially be impacted by a proposed project.

Upon determining the Project application was complete, the City of Santa Fe Springs submitted tribal consultation opportunity letters to representatives of the Gabrieleño Band of Mission Indians–Kizh Nation, which is the only tribe on the City's AB 52 notification list. In response, the Gabrieleño Band of Mission Indians–Kizh Nation requested participation in the AB 52 consultation process for the Project. During the consultation process between the City and the Gabrieleño tribal representatives, the Gabrieleño tribal representatives indicated that the Project has the potential to impact previously unidentified subsurface tribal cultural resources that may be at the Project site. Accordingly, the AB 52 consultation process yielded an agreed upon Project mitigation measure to allow for a Native American representative from the tribe to monitor ground-disturbing activities at the site during Project construction. This mitigation measure is included below as Mitigation Measure MM TCR-1. Additionally, Mitigation Measure MM TCR-2 has been imposed to ensure the proper treatment of

Native American human remains and funerary objects should they be discovered. Furthermore, MM CUL-1 and MM CUL-2 would ensure that any tribal cultural resources uncovered during the Project's ground-disturbance activities would be property treated to ensure that substantial adverse changes to the resources would not occur. With implementation of the required mitigation, the Project's potential impact to tribal cultural resources would be reduced to below a level of significance.

Tribal Cultural Resources: Mitigation Measures

MM CUL-1 and MM CUL-2 apply. In addition, the following mitigation measures are imposed:

MM TCR-1 A minimum of fifteen (15) days prior to ground disturbing construction activities, the Project Proponent shall inform the Gabrieleño Band of Mission Indians-Kizh Nation of the construction schedule. If requested by the tribe, the construction crew shall allow a tribal monitor to monitor all ground-disturbing activities, including pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching associated with Project construction. The Project Proponent shall provide evidence to the City of Santa Fe Springs that the tribe has been notified of the construction schedule and extended an offer to monitor.

MM TCR-2 Prior to the issuance of a grading permit, the Project Proponent shall consult with the Gabrieleño Band of Mission Indians-Kizh Nation to designate an area on-site for reburial of any human remains and/or ceremonial objects that may be discovered at the site and determined to be affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation. The Project Proponent shall provide evidence to the City of Santa Fe Springs that the reburial location has been designated and agreed upon.

In the event that human remains are discovered, in addition to mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98(b), the Project Proponent shall obtain the services of a qualified archaeological monitor who will be required to divert all construction work at a minimum of 50 feet from any discovered burial site. In the case that the coroner identifies the remains as Native American and discovered Native American human remains and/or ceremonial objects cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, the Project Proponent shall retain a security guard to watch over the remains outside of construction working hours. The Project Proponent shall retain the services of the Gabrieleño Band of Mission Indians-Kizh Nation to work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully.

If data recovery is approved by the Gabrieleño Band of Mission Indians-Kizh Nation, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation for data recovery purposes. Cremated human remains shall either be removed in bulk or by means as necessary to ensure complete recovery of all cremated human remains. Any human remains and/or associated funerary objects discovered at the Project site and determined to be affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation shall be placed in opaque cloth bags.

At the direction of the Native American monitor, all human remains, funerary objects, sacred objects and objects of cultural patrimony affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation shall be placed in a secure container on-site. At the discretion of the Gabrieleño Band of Mission Indians-Kizh Nation, Human remains and associated funerary objects shall be retained and reburied within six (6) months of recovery at the designated on-site reburial location. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and the Project Proponent shall work with the Gabrieleño Band of Mission Indians-Kizh Nation to develop a separate treatment plan. A final report documenting treatment of the human remains discovered at the Project site shall be submitted to the NAHC. There shall be no publicity regarding any of the cultural materials recovered at the Project site that are affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation.

5.4.18 Utilities and Service Systems

a) Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Finding: Less-than-Significant Impact. The proposed Project would not increase the need for wastewater treatment beyond the wastewater treatment requirements under existing conditions. Thus, the proposed Project would not exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A less-than significant-impact would occur and mitigation is not required.

The majority of the City of Santa Fe Springs (approximately 8.67 square miles), including the Project Site, receives wastewater service from the City of Santa Fe Springs. The City of Santa Fe Springs is highly urbanized with most of its necessary infrastructure such as street, sewer, and water facilities already in place (Santa Fe Springs, 2014, p. 3-12). Wastewater from the City of Santa Fe Springs' sewer system is treated by the Los Angeles County Sanitation District (LACSD).

Under existing conditions, the Project site is developed with commercial land uses and is served by subsurface sewer lines. The composition of wastewater generated by the proposed Project would be similar to that generated by other industrial uses in the City, with no hazardous components. The proposed building is planned to contain a self-storage facility and an office building. Redevelopment of the Project site with the proposed self-storage facility would not be anticipated to inherently generate a large amount of wastewater discharge. The proposed office space and self-storage mini-warehouse would each include restroom facilities that would generate minor amounts of wastewater. The wastewater generated from the Project would be conveyed by the City's public sewer line network to a LACSD Plant for treatment. The Project is fully compliant with the property's "Industrial" General Plan land use designation. No aspect of the Project would cause the treatment plant to violate RWQCB requirements. The Project would have a less-than-significant impact on the wastewater treatment capacity of existing treatment facilities, and no mitigation would be required.

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 effects?

Finding: No Impact. The proposed Project would not result in the construction or expansion of new water or wastewater treatment facilities. No impact would occur and mitigation is not required.

Under existing conditions, the Project site is provided domestic water and sewer services by the City of Santa Fe Springs, and is currently connected to sewer lines and domestic water lines. As discussed in Threshold a above and Threshold d below, water and wastewater treatment facilities have sufficient capacity to service the Project and treatment facility expansions would not be triggered by the Project. No impact would occur and mitigation is not required.

The approximate sewer demand generated by the Project was calculated based on the sewer generation factors from the Water Agencies Standards (WAS) *Design Guidelines for Water and Sewer Facilities* (WAS, 2014, Table 4-2-1). The sewer demand generated by the Project was calculated to be 4,080 gallons per day (gpd). This value was derived by multiplying the gross acreage of the Project (2.04 acres) by the sewer generation factor of 2,000 gpd for industrial land uses. The approximate water demand of the Project was calculated by multiplying the net acreage of the Project (0.51) by the water demand factor of 4,000 gpd per net-acre identified in Table 4-1-2 of the Water Agencies Standards (WAS) *Design Guidelines for Water and Sewer Facilities* (WAS, 2014, Table 4-1-2). To derive the net acreage of the Project, the Project's gross acreage (2.04) was multiplied by the net acreage conversion factor of 0.25 provided in Table 4-1-3 of the Water Agencies Standards (WAS) *Design Guidelines for Water and Sewer Facilities*, which results in a net acreage of 0.51 acres. The net acreage of the Project (0.51 acres) was multiplied by the water demand factor of 4,000 gpd, which resulted in a water demand of 2,040 gpd.

The redevelopment of the Project site with the proposed self-storage facility would not substantially increase the amount of wastewater generated at the Project site compared to the wastewater generated by the existing commercial land uses at the Project site. The wastewater generated from the Project would be conveyed by the City's public sewer line network to a LACSD Plant for treatment. Similarly, redevelopment of the Project site with the self-storage facility would not increase water demand at the Project site compared to the existing commercial uses at the Project site, and the Project would continue to receive water services by connecting to the existing water lines. Therefore, the Project would not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities which could result significant physical environmental impacts. Accordingly, impacts would be less than significant and mitigation is not required.

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?

Finding: No Impact. Implementation of the proposed Project would result in a reduced runoff volume as compared to existing conditions. No off-site storm drain facilities would need to be installed or expanded. Thus, no impact would occur and mitigation is not required.

As discussed under Hydrology and Water Quality Threshold c, under existing conditions, storm water runoff from the Project site generally sheet flows south towards the southeastern portion of the Project site. The storm water runoff flows into the storm drain in the southeastern portion of the site or down the two gutters located in the southern portion of the site.

Under proposed conditions, a series of storm drain inlets would be provided on the southern and southeastern portion of the Project site to which storm water runoff would flow. The onsite storm drain system would be directed to a storm water infiltration system which will physically and chemically capture pollutants from the diverted storm water runoff. The treated storm water will be connected back to the onsite storm drain system.

As described the Project-specific LID Plan included as *Technical Appendix H* to this document, although the proposed Project would increase impervious surface areas on the Project site from 4.9% (0.1 acres) (as occurs under existing conditions) to approximately 44% (0.9 acres), the improved storm water drainage system proposed by the Project would reduce the runoff rate and volume as compared to the existing condition, thereby reducing the volume of storm water runoff discharged. Accordingly, the Project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. No impact would occur and mitigation is not required.

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?

Finding: Less-than-Significant Impact. Operation of the Project site with industrial uses is considered in the City's Urban Water Management Plan (UWMP), which concludes that the City has entitlements to sufficient water supplies to serve its existing and projected demand (Santa Fe Springs, 2015). Although the Project would increase water demand as compared to the Site's demand under existing conditions, there are sufficient water supplies available to serve the Project from existing entitlements and resources. A less-than-significant impact would occur and mitigation is not required.

A large majority of the City of Santa Fe Springs receives domestic water service from the City of Santa Fe Springs. The City receives treated groundwater through the Central Basin Water Quality Protection Program (CBWQPP), and treated imported water from the Metropolitan Water District (MWD) through the Central Basin Municipal Water District (CBMWD). The UWMP also documents that the City has entitlements to sufficient water supplies to serve its existing and projected demand.

A Water Conservation Ordinance (Ordinance No. 1065) was adopted by the City of Santa Fe Springs on May 28, 2015 and is included within the City's Municipal Code under Chapter 54, "Water Conservation." This Ordinance explicitly states measures that are required to be taken to conserve water within the City of Santa Fe Springs (Santa Fe Springs, 2017, § 54.01).

The proposed Project would replace the existing commercial/office uses at the Project site with a self-storage facility which could nominally increase the demand for domestic water as compared to the existing condition. The proposed self-storage facility would only require potable water for restroom and landscape irrigation uses. The City has entitlements to sufficient water supplies to serve its existing and projected demand, including the self-storage uses proposed by the Project. Accordingly, the Project would not result in the need to expand water entitlements. A less-than-significant impact would occur and mitigation is not required.

On April 1, 2015, Governor Jerry Brown signed Executive Order B-29-15, which directs the State Water Resources Control Board (SWRCB) to implement mandatory water reductions in cities and towns across California through February 18, 2016 to reduce water usage by 25%. The Project would be required by law to comply with water use reduction mandates that are in effect at the time of the Project's construction and operation. Because the Project would not substantially increase the amount of potable water demand generated at the Project site and would be required by the City of Santa Fe Springs Water Conservation Ordinance. The proposed Project would not impede Santa Fe Springs' ability to achieve their water reduction target.

Based on the foregoing analysis, sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements would be needed. Accordingly, the Project would result in less-than-significant impacts with respect to this threshold.

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e) Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less-than-Significant Impact. The Project would be adequately served by the LACSD. Thus, a less-than-significant impact would occur and mitigation is not required.

As discussed above under Threshold a of this section, the Project would have a less-than-significant impact on wastewater treatment capacity. Thus, the Project would not adversely affect the physical capacity of the existing wastewater infrastructure system that services the Site. LACSD Treatment Plants have adequate capacity considering existing and projected commitments and the reduction in wastewater volume that would be generated from the site, and the Project would therefore have a less-than-significant impact on wastewater treatment capacity.

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f) Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Finding: Less-than-Significant Impact. The Project would be served by the Frank R. Bowerman Landfill which has sufficient capacity to accommodate the Project's solid waste disposal needs. Impacts would be less than significant and mitigation is not required.

In order to construct the Project, the existing on-site buildings and associated site improvements would be demolished and cleared from the site. Demolition debris generated as part of the Project are estimated to be 18-20 tons of construction debris, and approximately 5,500 cubic yards of soil. All construction and demolition debris would be disposed of at the Savage Canyon Landfill (located approximately 6.0 roadway miles to the north of the Project site at 13919 Penn Street, in Whittier, California), which serves the City of Santa Fe Springs. Additionally, the Project would be required to comply with City of Santa Fe Springs Ordinance No. 914 and Municipal Code § 50.64, *Compliance with Waste Management Plan*, which collectively state that 75% of the total construction and demolition debris generated by the Project must be diverted via reuse or recycling (Santa Fe Springs, 2017, Section 50.64). Based on the estimated amount of construction and demolition debris that would be generated by the Project (anticipated to be 18 to 20 tons), the Savage Canyon Landfill's permitted capacity of 3,350 tons per day can accommodate the projected amount of debris estimated to be generated by the Project during the demolition and construction phases (18 to 20 tons), since it would

be equivalent to only 0.6 % of the landfill's permitted capacity (CalRecycle, 2017). Accordingly, the demolition and construction debris estimated to be produced by the proposed Project would result in a less-than-significant impact to landfill capacity. All soil debris (anticipated to total approximately 5,500 cubic yards) would be disposed of at the Rose/Puente Hills landfill (located approximately 13.8 roadway miles to the north of the Project site at 13130 South Crossroads Parkway in City of Industry, California). According to the LACSD, the Rose/Puente Hills Landfill currently accepts clean fill dirt (LACSD, 2017). Alternatively, the exported soil may be hauled to an off-site location (i.e., construction project site) in need of clean fill materials. The small quantity of soil (5,500 cubic yards) that would be exported as a result of the Project's grading activities is not anticipated to result in the exceedance of a landfill's permitted disposal capacity.

According to the CalEEMod emissions model outputs (Appendix 3.1 of the Project's GHG Analysis [*Technical Appendix B2*]), the Project's operational activities are estimated to generate approximately 137.6 tons of solid waste per year, or approximately 0.4 tons per day (Urban Crossroads, Inc., 2017b, Appendix 3.1, p. 32). The solid waste that would be generated by the Project's operational activities (137.5 tons per year or 0.4 tons per day) would only comprise approximately 0.01% of the permitted capacity of the Savage Canyon Landfill, and therefore would result in a nominal increase in the amount of solid waste conveyed to the facility. Therefore, with implementation of the Project, there would be a less-than-significant impact on the landfill's permitted capacity of 3,350 tons per day.

g) Would the Project comply with federal, state, and local statutes and regulation related to solid waste?

Finding: Less-than-Significant Impact. The Project would comply with federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant and mitigation is not required.

The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the County of Los Angeles Countywide Integrated Waste Management Plan (CIWMP) was adopted, which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the City of Santa Fe Springs and the County of Los Angeles in achieving the mandated goals of the Integrated Waste Management Act, the Project Proponent would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the California Waste Management Act of 1989 (AB 341) requires each city to develop a source reduction and recycling element of an integrated waste management plan containing specific components, including a source reduction component, a recycling component, and a composting component. The source reduction and recycling element of the plan is required to divert

50% of all solid waste from landfill disposal or transformation, with a stated goal of 75% solid waste diversion. In compliance with AB 341 (Mandatory Commercial Recycling Program), the Project Proponent would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

Utilities and Service Systems: Mitigation Measures

Implementation of the proposed Project would result in less-than-significant impacts to utilities and service systems and no mitigation measures are required.

5.4.19 Mandatory Findings of Significance

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?

Finding: Less than Significant with Mitigation Incorporated. The proposed Project has no potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Mitigation Measures MM CUL-1, MM CUL-2, MM TCR-1, and MM TCR-2 have been imposed on the Project to ensure that the Project results in less-than-significant impacts to archaeological and/or tribal cultural resources that may be uncovered during construction of the Project. Accordingly, impacts would be less than significant with implementation of the required mitigation measures, and additional mitigation measures are not required.

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this MND. The Project is a redevelopment project with no potential to impact biological resources as discussed in Subsection 5.4.4. As indicated in the discussion and analysis of Cultural Resources in Subsection 5.4.5, none of the existing buildings on the Project are included on the National Register of Historic Places, California Register of Historical Resources, or a local register of historical resources, nor are they eligible for listing; accordingly, there would be no impact to historical resources resulting from Project implementation. Although the Project site is not identified as being sensitive with respect to archaeological or paleontological resources, Mitigation Measures MM CUL-1, MM CUL-2, MM TCR-1, and MM TCR-2 have been imposed on the Project to ensure the proper treatment of any archaeological and/or tribal cultural resources that may be uncovered during construction of the proposed Project. With implementation of the required mitigation, the Project would have a less-than-significant impact on historic and prehistoric resources (e.g. tribal cultural resources).

Throughout this MND, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of the mitigation measures imposed throughout this MND, the Project would not substantially degrade the quality of the environment and impacts would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Finding: Less-than-Significant Impact. The proposed Project would not result in impacts that are individually limited, but cumulatively considerable. Cumulative impacts of the proposed Project would therefore be less than significant, and mitigation measures are not required.

In order to evaluate the Project's potential to result in cumulatively considerable impacts, the City of Santa Fe Springs Planning and Development Department compiled a list of other closely related past, present, and reasonably foreseeable probable future projects as part of the TIA's scoping agreement. The list of cumulative projects is provided below:

- 13101 & 13123 Rosecrans Avenue, Santa Fe Springs, California; and
- 13417 Rosecrans Avenue, Santa Fe Springs, California.

Based on this list of cumulative projects and the evaluation of Project impacts throughout this document and *Technical Appendices A through G*, the Project's impacts in every environmental subject area would be less-than-cumulatively-considerable. The MND identified potentially significant Project impacts in the issue areas of hazards and hazardous materials (as discussed in Subsection 5.4.8) and tribal cultural resources (as discussed in Subsection 5.4.17). The potentially significant impacts are site-specific in nature, and therefore would not result in cumulatively considerable impacts. Additionally, the Project's potentially significant direct impacts in the issue areas of hazards and hazardous materials and tribal cultural resources would be reduced to below a level of significance with implementation of the required mitigation measures, which would also mitigate the Project's contribution to cumulative effects.

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Finding: Less-than-Significant Impact with Mitigation Incorporated. As evaluated throughout this MND, with implementation of the required mitigation measures stated in Subsection 5.4.8 and Subsection 5.4.17, the Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, are discussed throughout this MND. In instances where the Project has potential to result in direct or indirect adverse environmental effects which could cause substantial adverse effects on human beings, either directly or indirectly, mitigation measures have been applied to ensure impacts to not rise above a level of significance. With required implementation of mitigation

measures identified in this MND, construction and operation of the proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

6.0 Mitigation Monitoring and Reporting Program

	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage	Compliance Status
Air Quality				
MM AQ-1	The Project shall comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." To help ensure compliance with these requirements and thereby limit the release of diesel particulate matter, oxides of nitrogen, and other criteria pollutants into the atmosphere from the burning of fuel, prior to grading permit and building permit issuance, the City of Santa Fe Springs shall verify that the following note is included on the grading and building plans. Project construction contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. • Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel-powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction	City of Santa Fe Springs/Project Proponent	Prior to Issuance of Grading Permits	

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	activities at all loading, unloading, and equipment staging areas.			
MM AQ-2	Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) a prohibition on the idling of trucks for more than five (5) minutes; 3) instructions for truck drivers to shut down engines after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park" and the parking break is engaged; and 4) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City of Santa Fe Springs shall conduct a site inspection to ensure that the signs are in place.	City of Santa Fe Springs/Project Proponent	Prior to Issuance of Grading Permits	
Cultural Resources				
MM CUL-1	Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City of Santa Fe Springs that a professional archaeological monitor has been retained to monitor all ground-disturbing activities, including pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching associated with Project construction. The Gabrieleño Band of Mission Indians-Kizh Nation shall be provided the name and contact information of the archaeological monitor for coordination purposes. The professional archaeological monitor shall complete monitoring logs on a daily basis that provide	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
descriptions of the daily activities, including construction activities, locations, soils, and any cultural materials identified. The professional archaeological monitor shall be, or shall be overseen by, a qualified archaeologist who meets the Secretary of Interior standards for archaeology and has a minimum of 10 years of experience as a principal investigator working with tribal cultural resources in Southern California. If a suspected archaeological resource or tribal cultural resource is identified on the property, the construction supervisor shall be required by his/her contract to immediately halt and redirect ground-disturbing construction operations within a minimum 50-foot radius of the suspected resource(s) until the suspected resource(s) is evaluated by the professional archaeological monitor. This requirement shall be noted on all grading plans and the construction contractor shall be obligated by its contract to comply with the note. The archaeological monitor shall evaluate the suspected resource and if the resource has the potential to be significant pursuant to California Public Resources Code Section 21083.2 or Section 21074, the monitor shall alert the Gabrieleño Band of Mission Indians-Kizh Nation. If within 48 hours of receiving the alert, the Gabrieleño Band requests to consult on the determination of significance, the Project Proponent shall immediately retain a Gabrieleño Band of Mission Indians-Kizh Nation monitor to assist in evaluating the resource in association with the archaeological monitor before a definitive determination of significance is made. If the resource is determined to be significant, then Mitigation Measure MM CUL-2 shall apply. Monitoring shall continue for the duration of ground-disturbing activities or until the archaeological monitor indicates that the site has a low potential for the discovery of archeological resources. Archaeological			

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	and Native American 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).			
MM CUL-2	If a significant archaeological resource(s) or tribal cultural resource is discovered on the property, a qualified professional archaeologist, City of Santa Fe Springs, and Gabrieleño Band of Mission Indians-Kizh Nation shall confer regarding mitigation of the discovered archaeological or tribal cultural resource(s). Gabrieleño Band of Mission Indians-Kizh Nation shall be involved in the conferment since during the initial AB 52 consultation meeting between the City and Gabrieleño tribal representatives held on July 19, 2017, the Gabrieleño tribal representatives indicated that the Project has the potential to impact previously unidentified subsurface tribal cultural resources that may be at the Project site. Furthermore, a treatment plan shall be prepared and implemented by the archaeologist to protect the identified archeological resource(s) or tribal cultural resource from damage and destruction. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Public Resources Code Section 15064.5 shall be followed. After the discovered resource has been appropriately avoided, mitigated, or removed from the Project site, work in the area may resume. A final report containing the significance and treatment findings shall be prepared by the professional archaeologist and submitted to the City of Santa Fe Springs and the South Central Coastal Information Center.	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, the archaeologist shall offer the material for donation to a local school or historical society in the area for educational purposes.			
MM CUL-3	Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City of Santa Fe Springs that a qualified paleontologist has been retained to conduct monitoring of excavation activities when bedrock material is to be disturbed. If the archaeological monitor is qualified to identify paleontological sources, the monitor can serve both purposes. The paleontological monitor shall have the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed. Additionally, the following will be required of the paleontological monitor: • The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in bedrock and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	personnel to have a low potential to contain or yield fossil resources. • Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Natural History Museum of Los Angeles County, is required for significant discoveries. • A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Santa Fe Springs prior to issuance of an occupancy permit.			
Geology and Soils				
MM GEO-1	Prior to issuance of grading permits, the Project Proponent shall demonstrate to the City of Santa Fe Springs that the following design and construction recommendations from the site-specific geotechnical investigation (Giles Engineering Associates, Inc., 2017) have been incorporated into the Project's final construction plans: • <u>Subsurface Conditions:</u> Site Class designation "D" is recommended for seismic design considerations.	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
• Site Development: Soils within the proposed new buildings' footprint and an appropriate distance beyond (5 feet minimum where possible) the footprint shall be over-excavated to a depth of at least 3 feet below existing grade or planned pad grade, and at least 1-foot below the bottom of foundations and the floor slabs, whichever is lower in elevation. The soils exposed at the base of the over-excavation shall be examined by the geotechnical engineer to document that the soils are suitable for building support. Prior to the placement of fill, the exposed surfaces approved for fill placement shall be scarified to an approximate depth of at least 12 inches, moisture conditioned, and then recompacted to at least 90% of the soil's maximum dry density. • Building Foundation: Minimum steel reinforcing within perimeter strip footings is recommended to be four No. 4 rebars (2 top and 2 bottom) for geotechnical considerations. Further structural detailing shall be provided by the structural engineer. • Building Floor Slab: The building floor slab is recommended to be a minimum of 4 inches in thickness and underlain by a minimum 4-inch thick granular base supported on a properly prepared subgrade consisting of newly placed structural compacted fill. A subgrade modulus of 175 pounds per cubic inch (pci) shall also be considered for slab design. A minimum 10-millimeter vapor retarder is recommended to be placed directly below the floor slab or base to course where required to protect moisture-sensitive floor coverings. Minimum slab			

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	reinforcing is recommended to consist of No. 3 rebars spaces at 18 inches on center, each way. • Retaining Walls: Retaining walls shall be designed for active and at-rest earth pressures of 35 and 55 pounds per cubic foot (equivalent fluid pressure) for level backfill, respectively, backfilled with very low soil expansion index (EI<21). A 4-inch perforated footing drain with surrounding free-draining granular material shall be provided and discharged to an appropriate collector drain. • Pavement: Parking stalls and drive aisles shall be constructed with 3 inches of asphaltic concrete underlain by 4 to 6 inches of base course, respectively. High stress areas such as entrance/exit aprons lane and trash enclosure loading zone shall be underlain by a 6-inch layer of portland cement concrete and 4-inch granular base.			
Hazards and Hazardous Materials				
MM HAZ-1	Prior to the issuance of demolition permits for the existing on-site structures, the Project Proponent shall contract with a certified Asbestos Consultant to perform an asbestos survey for the existing structures on site. In the event asbestos containing materials (ACMs) are identified on site, the City of Santa Fe Springs shall condition all demolition permits to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 with respect to ACMs and the demolition contractor shall be required to comply with Rule 1403. All asbestos-related work conducted during the demolition process shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos-	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Demolition Permits	

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	containing construction materials (ACCMs) shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. During demolition, the demolition contractor shall maintain all records of compliance with Rule 1403, including, but not limited to, the following: evidence of notification of SCAQMD pursuant to Rule 1403; contact information for the Asbestos-abatement Contractor and Asbestos Consultant; and receipts (or other evidence) of off-site disposal of all ACCMs. These records shall be made available for City inspection upon request.			
MM HAZ-2	Prior to the issuance of demolition permits for the existing on-site structures, the Project Proponent shall retain the services of a California-certified Lead Inspector/Risk Assessor to collect lead paint, dust, and/or soil samples. The samples shall be tested at a qualified facility for the presence of lead based paint (LBP). In the event that LBPs are identified, the City of Santa Fe Springs shall condition all demolition permits to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 (LBP Regulations), which addresses requirements for the removal of components painted with LBPs during demolition of existing structures. The demolition contractor shall be required to comply with these provisions. Notification to the California Department of Public Health (CDPH) shall be conducted through completion of an Abatement of Lead Hazards Notification, CDPH Form 8551. The removal of all LBP materials shall be conducted: • By a Certified Lead Supervisor or Certified Lead Works, as defined by §§ 35008 and 35009 of the LBP Regulations, respectively;	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Demolition Permits	

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	• Using containment and in a manner which does not result in contamination of non-work areas with lead-contaminated dust, lead-contaminated soil, or lead-based paint debris; and • In accordance with an abatement plan prepared by a certified lead supervisor, certified lead project monitor, or certified lead project designer, which includes all of the requirements as specified in § 36100(4)(A) of the LBP Regulations. The Certified Lead Supervisor conducting abatement shall retain records of the notification to the CDPH, and shall retain a copy of the abatement plan on-site at all times during demolition activities. The notification and abatement plan shall be made available to the City upon request for review. All demolition activities shall be subject to inspection by the CDPH and/or City officials to ensure compliance with the requirements of the LBP Regulations and abatement plan. Following completion of all abatement activities, a clearance inspection shall be conducted by a certified lead inspector/assessor or certified lead project monitor in accordance with §§ 36000(a) and 36000(c)(3) of Title 17, CCR, Division 1, Chapter 8. A copy of the results of the clearance inspection shall be provided to the City Planning Division upon completion of abatement and inspection activities.			
Tribal Cultural Resources				
MM TCR-1	A minimum of fifteen (15) days prior to ground disturbing construction activities, the Project Proponent shall inform the Gabrieleño Band of Mission Indians-Kizh Nation of the	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits	

	MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
	construction schedule. If requested by the tribe, the construction crew shall allow a tribal monitor to monitor all ground-disturbing activities, including pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching associated with Project construction. The Project Proponent shall provide evidence to the City of Santa Fe Springs that the tribe has been notified of the construction schedule and extended an offer to monitor. Mitigation Measure MM CUL-1 and CUL-2 also apply. MM CUL-1 and CUL-2 specify requirements for the monitoring of ground disturbing activities and the requirements for mitigation, should a significant tribal cultural resource be discovered.			
MM TCR-2	Prior to the issuance of a grading permit, the Project Proponent shall consult with the Gabrieleño Band of Mission Indians-Kizh Nation to designate an area on-site for reburial of any human remains and/or ceremonial objects that may be discovered at the site and determined to be affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation. The Project Proponent shall provide evidence to the City of Santa Fe Springs that the reburial location has been designated and agreed upon. In the event that human remains are discovered, in addition to mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98(b), the Project Proponent shall obtain the services of a qualified archaeological monitor who will be required to divert all construction work at a minimum of 50 feet from any discovered burial site. In the case that the coroner identifies the remains as Native American and discovered Native American human remains and/or ceremonial objects cannot be fully	Project Proponent/City of Santa Fe Springs	Prior to Issuance of Grading Permits/During Grading Activities	

MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, the Project Proponent shall retain a security guard to watch over the remains outside of construction working hours. The Project Proponent shall retain the services of the Gabrieleño Band of Mission Indians-Kizh Nation to work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Gabrieleño Band of Mission Indians-Kizh Nation, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation for data recovery purposes. Cremated human remains shall either be removed in bulk or by means as necessary to ensure complete recovery of all cremated human remains. Any human remains and/or associated funerary objects discovered at the Project site and determined to be affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation shall be placed in opaque cloth bags. At the direction of the Native American monitor, all human remains, funerary objects, sacred objects and objects of cultural patrimony affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation shall be placed in a secure container on-site. At the discretion of the Gabrieleño Band of Mission Indians-Kizh Nation, Human remains and associated funerary objects shall be retained and reburied within six (6) months of recovery at the designated on-site reburial location. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and the Project			

MITIGATION MEASURES	RESPONSIBLE PARTY / MONITORING PARTY	IMPLEMENTATION STAGE	COMPLIANCE STATUS
Proponent shall work with the Garbieleño Band of Mission Indians-Kizh Nation to develop a separate treatment plan. A final report documenting treatment of the human remains discovered at the Project site shall be submitted to the NAHC. There shall be no publicity regarding any of the cultural materials recovered at the Project site that are affiliated with the Gabrieleño Band of Mission Indians-Kizh Nation.			

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8.0 Persons Contributing to IS/MND Preparation

City of Santa Fe Springs (Lead Agency)

Jimmy Wong, Contract Planner; Planning and Development Department

T&B Planning, Inc. (Primary CEQA Consultant)

Tracy Zinn, Principal
Degree: B.S. Regional Planning and Geography
Certifications: American Institute of Certified Planners (AICP)

Jerrica Harding, Senior Associate
Degree: B.S. Natural Resources Planning; M.A. Urban and Regional Planning
Certifications: American Institute of Certified Planners (AICP)

Ryan Kelleher, Assistant Project Manager
Degree: B.A. Environmental Studies; M.A. Urban and Regional Planning

Brittany Bossel, Staff Planner/Environmental Analyst
Degree: B.A. Environmental Studies

Eric Horowitz, GISP, Senior Graphics/GIS Manager
Degrees: B.A. Urban and Regional Planning; M.S. Geographic Information Systems
Certifications: Geographic Information Systems Professional (GISP)

Urban Crossroads, Inc. (Prepared Air Quality Impact Analysis, Greenhouse Gas Analysis, and Traffic Impact Analysis)

Haseeb Qureshi, Senior Associate
Degree: B.A. Environmental Analysis and Design, M.S. Environmental Studies

Charlene So, Senior Associate
Degree: B.S. Civil Engineering
Certifications: Registered Professional Engineer in State of California (P.E.)

Brian F. Smith and Associates, Inc. (Prepared Historic Building Assessment and SCCIC records search)

Brian F. Smith, Owner/Principal Investigator
Degree: B.A. History and Anthropology, M.A. History

PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15315 - Class 15

Tentative Parcel Map No. 78229

Request for approval to consolidate four (4) existing parcels measuring approximately +/-12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres) on properties located at 13461 Rosecrans Avenue, within M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78229 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find that Tentative Parcel Map No. 78229, together with the provision for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 78229 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 78229, subject to the conditions of approval as stated in the report.

LOCATION/BACKGROUND

The applicant is proposing to consolidate four (4) existing parcels measuring approximately +/-12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres). Approval of the proposed parcel map would provide the applicant with the ability to develop and/or sell the property as one parcel.

RELATED ENTITLEMENTS

The Commission should note that the subject Parcel Map is one of three entitlements that is required from the proposed development on the subject site. The applicant is proposing to develop a mini-warehouse facility along with an office building on the subject property. Therefore, in addition to the subject Parcel Map, the proposed project also requires approval of the following entitlements:

Development Plan Approval (DPA Case No. 927)
Request to allow for the construction of a new 145,032 sq. ft. mini-warehouse facility and a new 1,344 sq. ft. office building on the subject property. In accordance with the City's Zoning Regulation, a Development Plan Approval is required to give proper attention to the siting of new structure, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Conditional Use Permit (CUP Case No. 782)
Request to allow for the establishment, operation, and maintenance of a mini-warehouse facility within the M-1-BP, Light Manufacturing – Buffer Parking, Zone.

Further details of the above-mentioned entitlement, including but not limited to required findings and conditions of approval, is provided in a separate staff report.

STREETS AND HIGHWAYS

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

ZONING AND LAND USE

The subject property is zoned M-1-BP (Light Manufacturing – Buffer Parking) with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	**Zoning District**	**General Plan**	**Land Use (Address/Business Name)**
North	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (13926 Carmenita Road)
South	M-2, Heavy Manufacturing, Zone P, Parking, Zone (City of Norwalk)	Industrial	Industrial Use (13456 Rosecrans Avenue)
East	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (13461 Rosecrans Avenue)
West	M-1, Light Manufacturing, Zone	Industrial	Industrial Use (13443 Rosecrans Avenue)

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 78229) was set for Public Hearing. Legal notice of the Public Hearing for the TPM 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 November 2, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's

Town Center on November 2, 2017, and published in a newspaper of general circulation (Whittier Daily News) on November 2, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed project (DPA Case No. 927, & CUP Case No. 782) was sent to the surrounding cities, local school districts, and each agency expected to provide water, sewage, streets, roads, or other essential facilities or service to the Project.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15315, Class 15 (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA). The proposed project consists of the consolidation of property in urbanized areas zoned for residential, commercial, or industrial use and involves four or fewer parcels that are in conformance with the General Plan and zoning. Additionally, services and access to the proposed parcel are available, the subject parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent.

TENTATIVE PARCEL MAP – REQUIREMENTS FOR APPROVAL

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

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

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

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

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

Table 2
General Plan Consistency Analysis

General Plan Element	*Policy*	**Project Consistency**
Land Use	**Goal 9:** Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce a single lot that will provide a more viable industrial development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of four (4) existing parcels measuring approximately +/- 89,000 sq. ft. into a single parcel located on the north side of Rosecrans Avenue
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and encourage the future development on the industrial zoned property within city limits.

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

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

The project involves the consolidation of four (4) assessor's parcels into a single parcel. It should be noted that the applicant is concurrently seeking approval of a Development Plan Approval and Conditional Use Permit to develop and thereafter operate a mini-warehouse facility on the property.

The new single parcel complies with the Santa Fe Springs Zoning Regulations for minimum lot size and dimension requirement for the M-1, Light Manufacturing, Zone. In addition, the proposed use is consistent with the General Plan. Therefore, the site is suitable for the type and intensity of the proposed development project.

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

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. The purpose of this request is to consolidate the subject properties a single parcel.

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

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar properties in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Additionally, in accordance with CEQA Guidelines, a Mitigated Negative Declaration was prepared for the overall project and it was determined that to review and mitigated any potentially significant environmental impacts. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

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

Currently, access for the subject site is provided off Rosecrans Avenue. The

proposed Tentative Parcel Map will not conflict with any easements and in addition, all easement holders on the site have been notified by mail. The proposed development will also be reviewed separately to ensure there is no conflict with easements.

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

   The project involves the consolidation of four (4) parcels into a single individual parcel. As mentioned previously, the proposed mini-warehouse development will be reviewed separately to ensure that it meets all state and local ordinances and requirements including the California Regional Water Quality Control Board.

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

   Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the proposed mini-warehouse development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 78229, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 78229, subject to the conditions of approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo at x3320)

1. That the existing structures, including any lighting, fences, walls, cabinets, and poles shall be maintained free from graffiti and other forms of vandalism. The property shall be maintained free of overgrown vegetation, trash and debris at all times. 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

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

2. Final parcel map checking of $4,824 plus $285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

3. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong- 562.868-0511 x7451)

4. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.

5. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

6. That Tentative Parcel Map No. 78229 shall expire 24 months after Planning Commission approval, on November 13, 2017, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for

approval. The subdivision proposed by Tentative Parcel Map No. 78229 shall not be effective until such time that a final map is recorded.

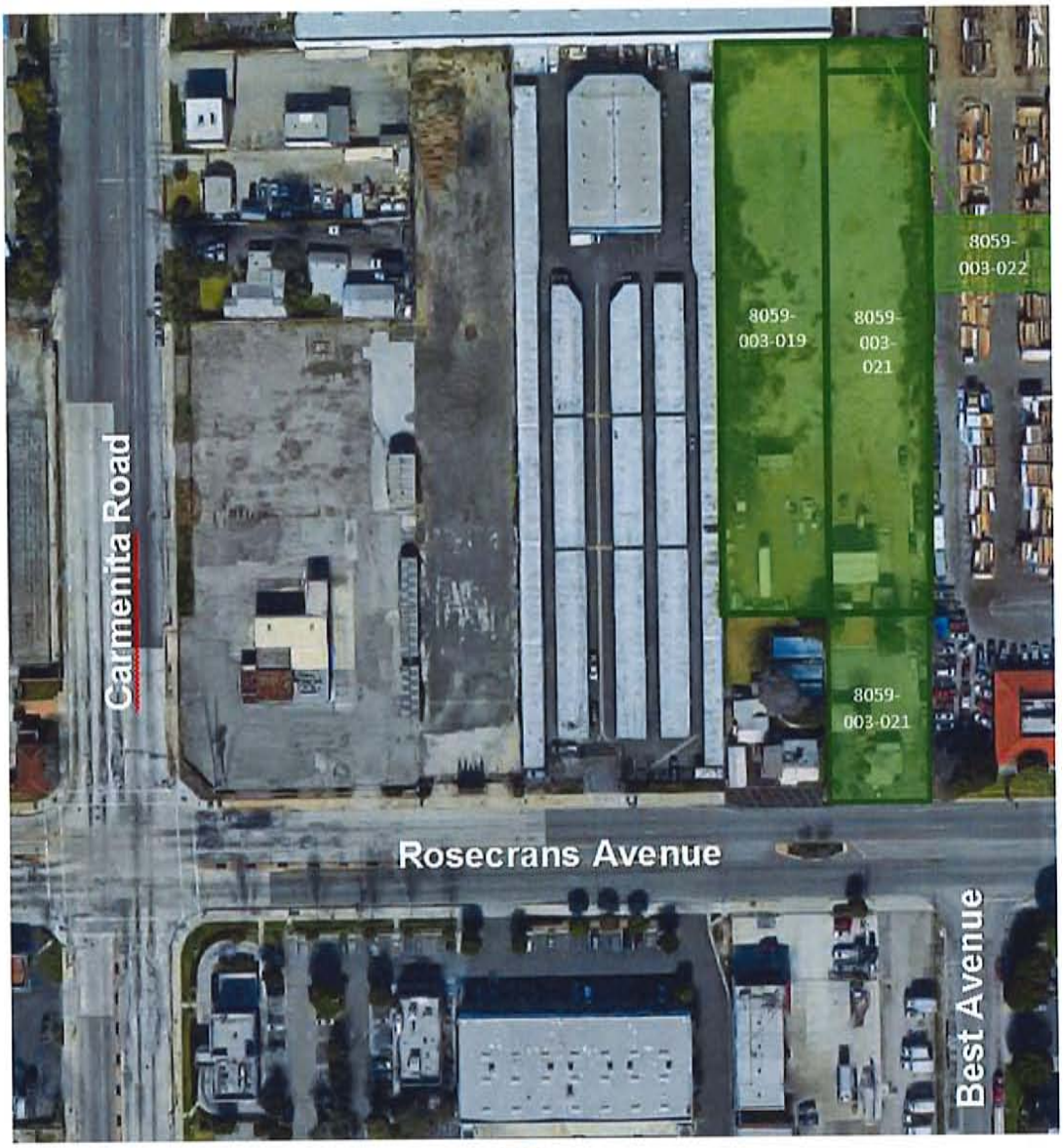
7. That as a condition for approval for Tentative Parcel Map No. 78229, the "Subdivider," owner/developer, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

8. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

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

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 78229)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice.

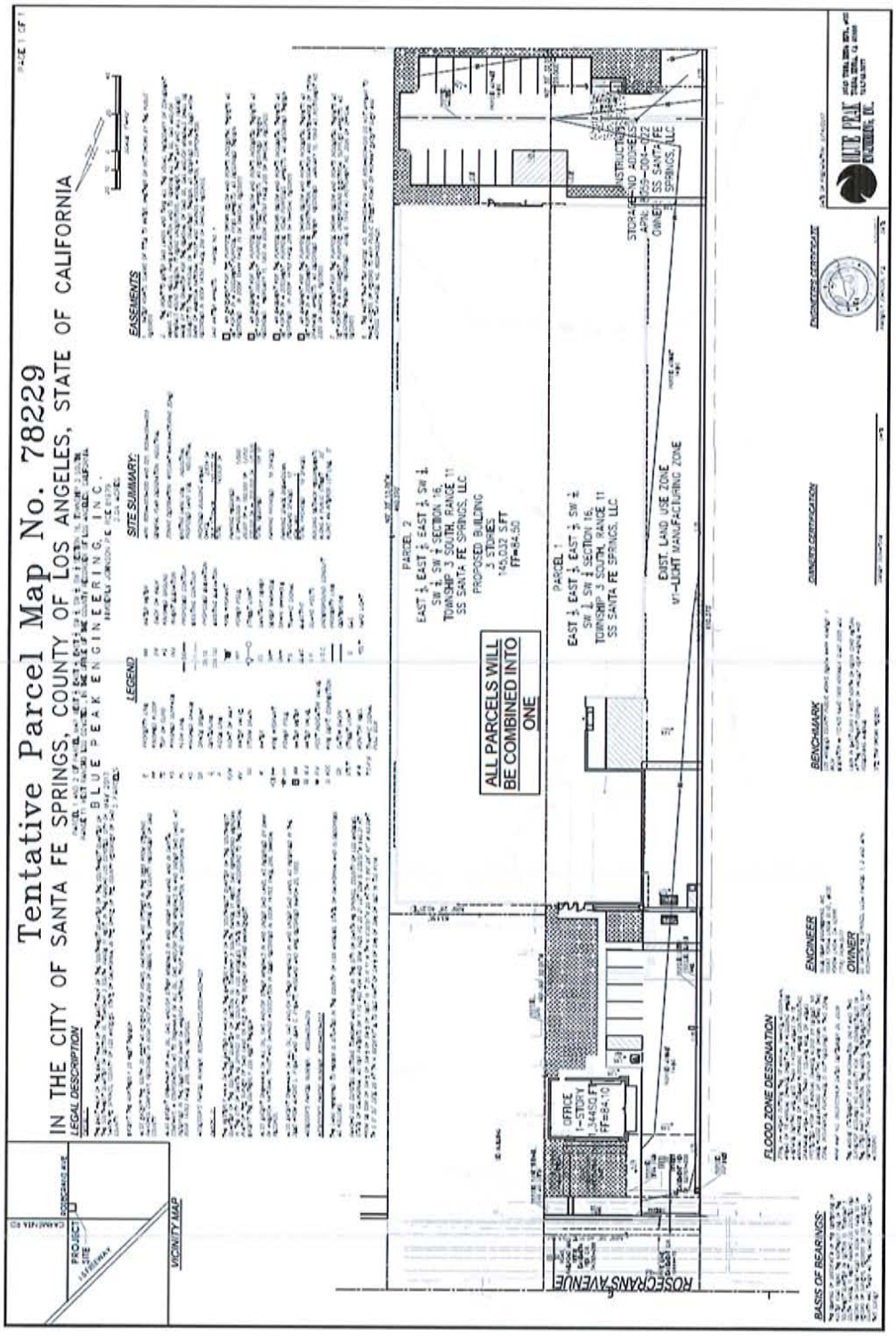


13461 Rosecrans Avenue
Tentative Parcel Map Case No.78229
Simply Storage Management LLC

Report Submitted By: Jimmy Wong
Planning and Development Dept.

Date of Report: November 9, 2017

Proposed Tentative Parcel Map (TPM 78229)



Report Submitted By: Jimmy Wong
Planning and Development Dept.

Date of Report: November 9, 2017

Tentative Tract Map Application

City of Santa Fe Springs

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

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

PROPERTY LOCATION:

Address: 13461 Rosecrans Avenue

Assessor's Parcel Number: 8059-003-020, 8059-003-021, 8059-003-019 8059-004-022

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

To combine existing lots into one for proposed Self Storage Facility
See attached for legal description

PROJECT AND LAND USE DATA:

Existing Land Use: Construction Storage Yard

Zoning Classification: M1 - Light Manufacturing

Intended Land Uses of Lots within the Subdivision: Self Storage

General Plan Land Use Classification:

Surrounding Land Uses:

North: Self Storage
South: Lumber Company
East: Industrial Warehouse
West: Rosecrans Avenue

Existing No. of Lots: 3

Proposed No. of Lots: 1

Page 1

Tentative Tract Map Application (Cont.)

Lot Area-per Parcel (S.F./Acres): 89,000 S.F. / 2.04 Acres

Building (footprint) Area-per Parcel:

Are dedications or public improvements required? Yes

PROJECT FINDING:

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

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

UTILITIES:

Grading: Is any grading of lots contemplated? Yes (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? Ex. Water main located in Rosecrans

Sewers: What provisions are being made to provide an adequate sewer system? Ex. Sewer main located in Rosecrans

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property? Yes

Streets: Will each resulting parcel or lot front on a dedicated and improved street? Yes

Have you discussed street improvement requirements with the Department of Public Works? Yes

Deed Restrictions: State nature of deed restrictions, existing and proposed: None

Page 2

Tentative Tract Map Application (Cont.)

RESPONSIBLE PARTIES:

Gas Agency:	Southern California Gas	**Water Agency:**	City of Santa Fe Springs
Address:	9402 Washburn Road Downey, CA 92402	Address:	11710 E. Telegraph Road Santa Fe Springs, CA 90670
E-Mail:		E-mail:	RedfordBayan@santafesprings.org
Contact Person:	Manny Gonzales	Contact Person:	Redford Bayan
Phone Number:	(562) 904-1095	Phone Number:	(562) 868-0511
Sewer Agency:	City of Santa Fe Springs	**Electric Agency:**	Southern California Edison
Address:	11710 E. Telegraph Road Santa Fe Springs, CA 90670	Address:	9901 Geary Street Santa Fe Springs, CA 90670
E-Mail:	RedfordBayan@santafesprings.org	E-Mail:	
Contact Person:	Redford Bayan	Contact Person:	Ray Moreno
Phone Number:	(562) 868-0511	Phone Number:	(562) 903-3175

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, Developer, Lessee, etc.): Developer/Buyer

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

SIGNED: Brandon Dickens

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

OWNER AGENT

Name:	Simply Self Storage
Contact:	Brandon Dickens
Address:	7505 W. Sand Lake
City:	Orlando
State:	FL
Zip Code:	32819
Phone:	(714) 915-7678
E-Mail:	bdickens@simplyss.com

RECORD OWNER

Name:	Memo Properties, LLC
Contact:	10015 La Reina Ave. Downey, CA 90240
Address:	Jose F. Santos
City:	(562) 822-9481
State:	brian@pentapacific.com
Zip Code:	Benito & Elisa Amaya
Phone:	19832 E. Vista Hermosa Dr. Walnut, CA 91789
E-Mail:	(949) 235-4889 selfstoragebrokerage@gmail.com

ENGINEER LICENSE SURVEY

Name:	Blue Peak Engineering
Contact:	Rob DePrat
Address:	18543 Yorba Linda Bl., #235
City:	Yorba Linda
State:	CA
Zip Code:	92886
Phone:	(714) 749-3077
E-Mail:	rdeprat@bluepeakeng.com

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

1)Jose F. Santos 562-822-9481 Benito & Elisa Amaya 949-235-4889

Tentative Tract Map Application (Cont.)

ORDER NO.: 10387148

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY (1990)
AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (2006)

ISSUED BY PROVIDENT TITLE COMPANY AS AGENT FOR:
NORTH AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   MEMO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

3. THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHERLY 20 FEET THEREOF.

ALSO EXCEPT THE SOUTH 30 FEET AS RESERVED FOR ROADS, RAILROADS, AND DITCHES IN THE DEED FROM STEARNS RANCHOS COMPANY, RECORDED IN BOOK 3407 PAGE 299 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AND IN CAPITAL COMPANY, A CORPORATION, AS TO ONE-HALF OF ALL OIL, GAS, AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A CORPORATION, IN BOOK 14783 PAGE 288, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 8059-003-020/8059-003-021

PARCEL 2:

THE WESTERLY HALF OF THE EASTERLY HALF OF THE EASTERLY HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SANTA FE SPRINGS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PAGE 2

Tentative Tract Map Application (Cont.)

ORDER NO.: 10387148

EXCEPT THE SOUTHERLY 200 FEET THEREOF.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION IN DEED RECORDED IN BOOK 14783, PAGE 286, OFFICIAL RECORDS.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM ALFORD L. PYEATT AND JEAN C. PYEATT, HUSBAND AND WIFE RECORDED MARCH 20, 1959.

ASSESSOR'S PARCEL NUMBER: 8059-003-019

PAGE 3

Public Hearing Notice

Advertising Order Confirmation

Ad Number	Ad Size	Color	Production Color
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External Ad Number	Pick Up	Ad Type	
		Legal Liner	

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 927
CONDITIONAL USE PERMIT CASE NO. 782
TENTATIVE PARCEL MAP CASE NO. 78229

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

DEVELOPMENT PLAN APPROVAL CASE NO. 927: to allow for the construction of a new 145,032 square feet mini-warehouse along with a new 1,344 square feet office 13461 Rosecrans Avenue

CONDITIONAL USE PERMIT CASE NO. 782: to allow for the establishment, operation, and maintenance of a mini-warehouse facility at 13461 Rosecrans Avenue within the M-1, Light Manufacturing, zone.

TENTATIVE PARCEL MAP NO. 78229 : to consolidate four (4) existing parcels measuring approximately +/-12,197 square feet (APN: 8059-003-021), +/- 36,590.4 square feet (APN: 8059-003-020), +/- 38,332.8 square feet (APN: 8059-003-019), and +/- 1,742.4 square feet (APN: 8059-003-022) into one parcel measuring +/- 89,000 square feet (2.04 acres).

APPLICANT / PROJECT LOCATION: Simply Storage Management, LLC / 13461 Rosecrans Avenue (APN: 8059-003-019, 020, 021 and 022)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained T&B Planning to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND). Once the draft CEQA documents are finalized, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration will be prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period, starting on October 12, 2017 to November 1, 2017.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, November 13, 2017 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, jimmywong@santafesprings.org.

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

Publish: Whittier Daily News November 2, 2017 **Ad #11034080**

Public Hearing Notice (Cont.)

FILE



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CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNER WITHIN 500 FEET
DEVELOPMENT PLAN APPROVAL CASE NO. 927
CONDITIONAL USE PERMIT CASE NO. 782
TENTATIVE PARCEL MAP CASE NO. 78229

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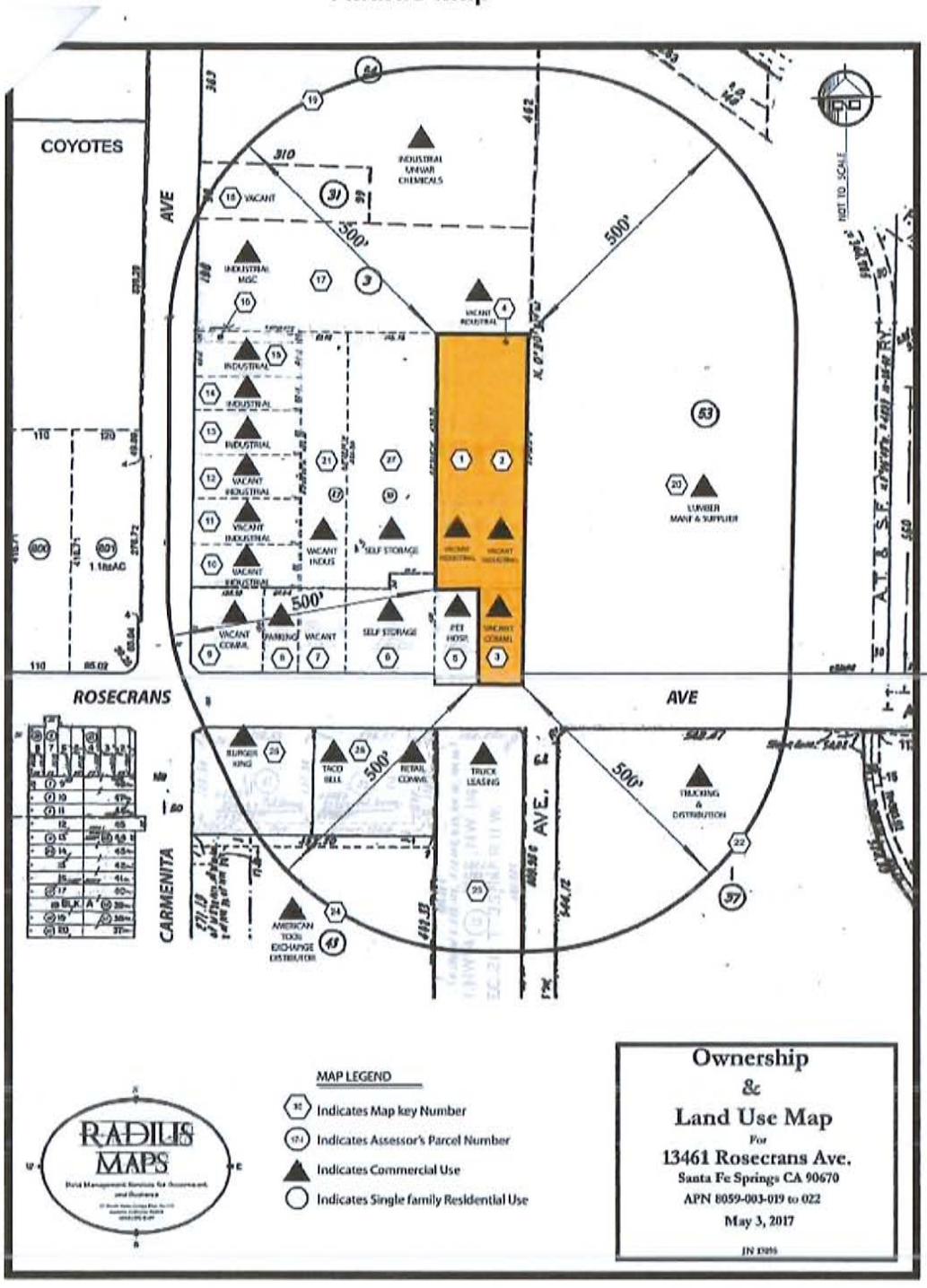
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Radius Map



Report Submitted By: Jimmy Wong
Planning and Development Dept.

Date of Report: November 9, 2017

NEW BUSINESS

Parkway Tree Removal Appeal Decision

Resident Request for Removal of Parkway Tree at 11418 Quinn Street

RECOMMENDATIONS: That the Planning Commission:

- Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11418 Quinn Street; and
- Deny the property owner at 11418 Quinn Street a permit to remove the parkway tree at their own expense.

BACKGROUND

On January 13, 2000, the City Council approved a procedure and policy for residents to request the removal of parkway trees in front of their homes. Under the current policy, the City will remove those parkway trees that meet one or more of the following criteria:

The tree must be dead, dying, diseased, damaged beyond restoration or damaging certain structures or non-conforming to the existing approved Parkway Tree Planting Master Plan.

Trees that are found not to meet the aforementioned criteria may be removed at the resident's expense if the resident is granted a Parkway Tree Removal Permit. Per the adopted Parkway Tree Removal Policy, the Director of Public Works (Director) has been designated with the authority to determine whether or not particular parkway trees meet the City's removal criteria. If the Director finds that a tree does not meet the removal criteria, the property owner has fifteen (15) days to file an appeal of the Director's decision to the Planning Commission.

In this case Ms. Elisa Hill, residing at 11418 Quinn Street is appealing the Director's decision to deny the removal of the parkway tree in front of her home.

Staff Considerations

The existing parkway tree in front of 11418 Quinn Street is a Bradford Pear tree and the tree has been inspected by staff. The tree has been found to be healthy as well as in good condition. The tree does not meet any of the criteria specified in the Parkway Tree Removal Policy. The Bradford Pear tree in question is a tree designated to be planted on 11418 Quinn Street per the approved Parkway Tree Planting Master Plan.

Ms. Elisa Hill's tree removal appeal states the parkway tree roots are damaging the underground pipe, brick planter and uplifting the wrought iron fence. Ms. Hill

is also concerned about the cost of repairs caused by the tree roots and the inability to pay for the repairs due to being retired and on a fixed income. Unfortunately, these concerns do not meet the approved criteria for tree removal.

In the event that the Planning Commission affirms the Director's decision to not remove the tree, the Planning Commission may choose to issue Ms. Hill a Parkway Tree Resident Removal Permit to remove the tree at her own expense. The decision by the Planning Commission shall be final.

Noe Negrete
Director of Public Works

Attachments:
1. Parkway Tree Removal Policy Adopted January 13, 2000
2. Parkway Tree Removal Request Forms
3. Tree Removal Denial Letters
4. Tree Removal Appeal Forms

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000 Approved.

NEW BUSINESS - Revision to the City's Tree Removal Policy

A few months ago, the City Council appointed Councilmember Louie Gonzalez and Mayor Pro Tempore Betty Putnam to an ad-hoc committee to address concerns relating to parkway trees that residents wanted removed for various reasons, but which did not meet the existing criteria for removal. There has been an increase in such incidents in recent years, due to the aging of the City's tree stock. Most of the residential trees in Santa Fe Springs were planted in the 1950s, when the city incorporated, and are only now reaching full maturity, which is creating problems as these trees interact with the infrastructure and hardscape. It is clear that the tree removal criteria need to be updated to reflect this evolving condition.

Having said that, it is important that the Council not lose sight of the objective and purpose of the existing policy. The City has recognized the benefits of maintaining a large and robust tree population. Some of those benefits include, the fact that trees improve our air by reducing carbon dioxide; trees provide shade and can help cool homes by up to 20 degrees in the summer; trees provide privacy and help reduce noise and glare; trees provide a pleasant ambiance to neighborhoods, thus increasing property valuation; and, crime levels in communities are reduced when there are extensive street tree systems and well-landscaped parks. The City's existing policy reflects the desire to realize these benefits to the fullest. Over the years, the City has gone to great lengths to preserve and maintain its tree stock and has been rewarded for its effort through its designation as a "Tree City USA." Any revision to the tree removal policy should balance the preservation of the City's tree stock with the practical concerns of its residents.

At the request of the Committee, staff analyzed the tree removal policies of several surrounding cities, including, Brea, Cerritos, Downey, Irvine, La Mirada, Long Beach, Norwalk, Pasadena and Whittier. Most provided for some variation of "Dead, Dying and Diseased" as its criteria, and all seemed to struggle with the balance between preservation and practicality mentioned above. After careful consideration, two main deficiencies in our policy emerged. Firstly, the removal criteria are too narrowly defined.(i.e.,staff feels hamstrung by the criteria); secondly, the lack of an appeals process does not allow for mutually satisfactory resolution of disputes.

The proposed revisions that follow strive to mitigate the problems that stem from the two

deficiencies described above. They don't, however, remedy all of the concerns raised by residents in the recent past, a matter that shall be addressed in more detail below. This is primarily due to the fact that the revisions are, in essence, a compromise between preservation and practicality. However, it is a compromise that gives staff more leeway and discretion in making administrative decisions by broadening the removal criteria to include dangerous, damaged beyond restoration, damaging certain structures and non-conforming to the existing Master Street Tree Plan, and by allowing staff to make decisions in the field. Likewise, the revisions allow for a more mutually satisfactory appeals process by giving the Planning Commission the ability to adjudicate appeals of administrative decisions to deny removal of trees. This will provide a mechanism whereby residents can voice their concerns outside of the bureaucratic realm, in front of a panel of their peers. While this will not satisfy each and every resident who has a complaint about a tree, it will confer upon those residents the respect and satisfaction of an official hearing in front of an official body of the City, and hopefully convey to those persons the complexity and broader aspects of the City's Tree Removal Policy in a way that is mutually satisfactory.

The following is a list of proposed revisions to the City's Tree Removal Policy:

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

Dead, dying, diseased, dangerous, damaged beyond restoration, damaging certain structures or non-conforming to the existing Master Street Tree Plan.
NOTE:

1) "Dangerous" shall mean conditions such as but not restricted to:

- A tree whose limbs are growing into power lines which cannot reasonably be trimmed and are an immediate hazard.
- A tree that is leaning to the point of being unstable in heavy winds.
- A tree that has experienced extensive root pruning, making it a hazard.
- A tree that is blocking any traffic control device and simple trimming cannot remedy the visibility problem.
- A tree that presents a hazard to the general public or causes a liability to the City.

2) "Damaging certain structures" refers to trees that cause damage to structures as follows:

- Sidewalks, curbs, drives, buildings and other structures, such that the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboriculture).
- Damage to sewer and underground utilities is not a grounds for removal but may be considered under "Resident Removal" criteria. Proof of damage to sewer lines shall be evidenced by the submission of three plumber's invoices denoting root blockage for at least twelve months. In cases of damage to sewer lines, the City

may provide a one (1) time root destroyer. Future root destroyer will be the resident's responsibility.

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

The City may remove a City tree and bear all the costs entailed if the Director of Public Works determines that the suspect tree meets the removal criteria.

Appeals:

Appeals of the Director's decision will be heard by the Planning Commission. In adjudicating appeals of the Director of Public Works tree removal decision, the Planning Commission is authorized to either reverse the Director's decision, whereby the City would pay for the removal of the tree if funds are available, or, if it is determined that non-removal places a burden on the property owner substantially greater than the benefit to the public, the Planning Commission is authorized to grant a "Resident Removal Permit", which allows a resident to remove the tree in question at the resident's expense.

Resident Removal:

A "Resident Removal Permit" allows a resident to remove a "parkway tree" at his/her own expense. Removal shall include extraction of the tree's stump. A City inspector shall inspect the tree and surrounding infrastructure before and after the removal of the tree. The resident will be liable for any damage to the infrastructure incurred during removal. The planting of a City approved replacement tree is required unless the resident petitions the City to not replace the removed tree. The Planning Commission may grant such a permit in the manner described above, or the City's Director of Public Works may issue such a permit upon reasonable proof of damage to the resident's property. Twenty such permits will be allowed each year.

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

There are two scenarios that the proposed revisions to the City's Tree Removal Policy will not assuage: (1) The adamant resident who cannot comprehend the broader benefit of tree preservation and whose tree does not meet either City removal or resident removal criteria; and, (2) the resident whose tree meets the resident removal criteria, but is unwilling to bear the cost of removing the tree.

The resident in the first scenario will never be completely satisfied, unless we change the tree

policy such that preservation is no longer a concern at all. This resident's parkway tree may indeed be a nuisance. But, the question is, is that nuisance greater than the benefit that the community as a whole reaps from the city-wide tree stock. If the policy is revised to appease this type of situation, the bar will be lowered such that it obligates the City to remove all of the resident's neighbors' trees who have similar nuisance level problems. If the City wants to maintain and promote the abundance of the Citywide tree stock, then it must indiscriminately enforce the removal criteria. That said, the proposed revisions to the tree policy do allow for a greater level of citizen participation in the process and provides a forum where the disgruntled resident can air her concerns to her peers in a non-bureaucratic setting; the Planning Commission.

The second scenario is similarly unaffected by the proposed revisions. The City's current policy allows for resident removal at resident cost. The problem has been, and will continue to be, that removing the tree is either cost prohibitive for the resident or the resident is adverse to paying for removal as a matter of principle.

The latter is somewhat related to the first scenario where the resident is unappreciative of the broader benefits that trees yield. The cost-prohibitive problem, although not addressed in these revisions, might be ameliorated through a program either analogous to or subsumed by the City's Home Repair Program. The use of housing-set-aside money to remove trees that are doing damage to property is consistent with the current use of those funds.

FISCAL IMPACT STATEMENT

The Director of Public Works and the Director of Finance and Administrative Services do not anticipate that the recommended policy will exceed this year's tree removal budget authorization, due to the timing of implementation. However, a budget adjustment may be necessary for FY 2000/2001 if, as we expect, more trees are removed as a result of the new policy. Any such revision will be brought to the City Council along with other revisions in June.

INFRASTRUCTURE STATEMENT

Staff expects that the implementation of the proposed revisions will have the long term effect of reducing infrastructure damage and repair costs, due to the ongoing and periodic removal of overgrown trees.

RECOMMENDATION

1) Adopt the proposed revisions to the tree removal criteria
2) Place the responsibility for tree removal appeals and related issues under the purview of the Planning Commission.
3) Authorize staff to investigate the feasibility of broadening the scope of the Home Repair Program to include tree removal.

Frederick W. Latham
City Manager

CITY OF SANTA FE SPRINGS

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SOLICITUDE PAR REMOVER ARBOLES LOCALIZADOS EN LA AVENIDA RESEDENCIAL

DATE OF REQUEST:
FECHA DE SOLICITUD: _____

○ RES. ○ BUS. ⊗ CELL

NAME: NOMBRE: ELISA HILL

PHONE: TELEFONO: (562) 348 9053

ADDRESS: DOMICILIO: 11418 QUINN ST. STA FE SPRINGS CA 90670

NUMBER AND TYPE OF TREE(S):
NUMERO Y TIPO DE ARBOL(ES): I DO NOT KNOW

REASON FOR REMOVAL OF TREE(S):
RAZON PARA REMOVER ARBOL(ES):

THE ROOT OF THE STREET TREE IS GROWINGS SUPERFACIAC - IT'S BREAKING MY PLANTER AND NOT TOO SURE IT HAS CAUSE ONE OF MY PLUMMING TO BREAK—

ELISA — 8/14/2017

SIGNATURE/FIRMA — DATE/FECHA

For office use only.
Para uso de oficina unicamente.

Reviewed by Director of Public Works:
Revisado por el Director de Obras Publicas:

☐ Approved/Aprobado

☒ Denied/Rechazado

Comments/Comentarios:

The tree at 11418 Quinn St. is healthy and in good condition. I inspected the tree and found no reason to remove, there is a root that can be grinded. This tree removal application has been denied due to our tree removal policy.

CITY OF
SANTA FE SPRINGS
11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org
"A great place to live, work, and play"

PARKWAY TREE REMOVAL POLICY

As an official "Tree City USA", the City of Santa Fe Springs recognizes that the preservation of the City's tree stock not only enhances the natural scenic beauty of the City and increased the oxygen output of the area, but also sustains the long term potential increase in property values and creates an identity of quality and civic pride in the community. At the same time, the City Council recognizes and is concerned about the individual's rights over private property. In order to balance these two concepts, the City Council finds it necessary to enact regulations controlling the removal and preservation of trees within the City as follows:

The City will only remove those parkway trees that meet one or more of the following criteria:

Dead, dying, diseased, dangerous, damaged beyond restoration, damaging certain structures or non-conforming to the existing Master Street Tree Plan.

NOTE:

1. "Dangerous" shall mean conditions such as but not restricted to:
   - A tree whose limbs are growing into power lines which cannot reasonably be trimmed and are an immediate hazard.
   - A tree that is leaning to the point of being unstable in heavy winds.
   - A tree that has experienced extensive root pruning, making it a hazard.
   - A tree that is blocking any traffic control device and simple trimming cannot remedy the visibility problem.
   - A tree that presents a hazard to the general public or causes a liability to the City.

2. "Damaging certain structures" refers to trees that cause damage to structures as follows:
   - Sidewalks, curbs, drives, buildings and other structures, such that the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboriculture).
   - Damage to sewer and underground utilities is not grounds for removal but may be considered under "Resident Removal" criteria. Proof of damage to sewer lines shall be evidenced by the submission of three plumbers' invoices denoting root blockage for at least twelve months. In cases of damage to sewer lines, the City may provide a one (1) time root destroyer. Future root destroyer will be the resident's responsibility.

Trees that are found not to meet the above criteria may be removed at the resident's expense if he/she is granted a Parkway Tree Resident Removal Permit. Twenty (20) such permits will be issued per fiscal year (July thru June). Parkway Tree Resident Removal Applications are available through the Department of Public Works.

RIGHT OF APPEAL

The Director of Public Works (Director) shall decide whether or not particular trees meet the City's tree removal criteria. If the Director finds that a tree does not meet the removal criteria, the property owner has fifteen (15) days to file and appeal of the Director's decision to the Planning Commission. The Planning Commission may overturn the Director's decision, whereby the tree could be removed by the City, if funds are available. If the Planning Commission affirms the Director's decision, it may choose to issue a Parkway Tree Resident Removal Permit, allowing the tree to be removed, subject to certain conditions, at the resident's expense. The decision of the Planning Commission shall be final. Appeal forms can be obtained through the Department of Public Works.

CITY OF
SANTA FE SPRINGS
11710 E. TELEGRAPH ROAD ♦ CA ♦ 90670-3679 ♦ (562) 868-0511 ♦ (562) 868-7112 ♦ WWW.SANTAFESPRINGS.ORG
"A GREAT PLACE TO LIVE, WORK, AND PLAY"

September 13, 2017

Elisa Hill
11418 Quinn Street
Santa Fe Springs, CA 90670

Dear Ms. Hill:

We have received your request to remove a parkway tree in front of 11418 Quinn Street. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request cannot be approved at this time.

In accordance with the City of Santa Fe Springs' Parkway Tree Removal Policy, you may appeal this decision to the City Planning Commission, whose decision will be final. The Planning Commission has the authority to have the City remove the tree if funds are available, or to issue a permit for a contractor to remove the tree at the permittee's expense.

If you choose to appeal, the appeal must be received no later than 15 days from the date of this letter. The appeal form is enclosed for your convenience.

Sincerely,

Noe Negrete
Director of Public Works/City Engineer

Enclosures

WILLIAM K. ROUNDS, MAYOR ♦ JAY SARNO. MAYOR PRO TEM
CITY COUNCIL
RICHARD J. MOORE ♦ JUANITA TRUJILLO ♦ JOE ANGEL ZAMORA
INTERIM CITY MANAGER
DON R. POWELL

CITY OF SANTA FE SPRINGS
TREE REMOVAL APPEAL FORM

2017 SEP 27 AM 8:00

Completed form must be submitted to the Public Works Department no later than fifteen (15) days following the decision of the Public Works Director.

Date of Appeal: 09/23/2017

Name: ELISA HILL Phone: (562) 548-9053

Address: 11418 QUINN ST, STA FE SPRINGS, CA 90670

I appeal the decision of the Director of Public Works to deny removal of the parkway tree located at 11418 QUINN ST. for the following reason:

THE CITY PLANTED TREES THE ROOTS ARE GROWING SUPERFACIAL. ONE OF THE TREES BIGGEST ROOT IS BREAKING THE PLANTER (BRICK) AT THE FRONT SIDE OF THE HOUSE. THE METAL FENCE IS BEING LIFTED OFF GROUND AND MOST IMPORTANT OF ALL ONE PIPE UNDERNEATH MY HOME WAS BROKEN OFF BY ONE OF THE SUPER FACIAL ROOT. ALTHOUGH THE PIPE WAS REPAIRED THE TREE IF NOT REMOVED WILL COST ME MORE MONEY WHICH I DO NOT HAVE EXTRA SINCE RETIREMENT. PLEASE I NEED YOUR HELP.

I understand that the decision of the Planning Commission is final.

Date 09/25/2017

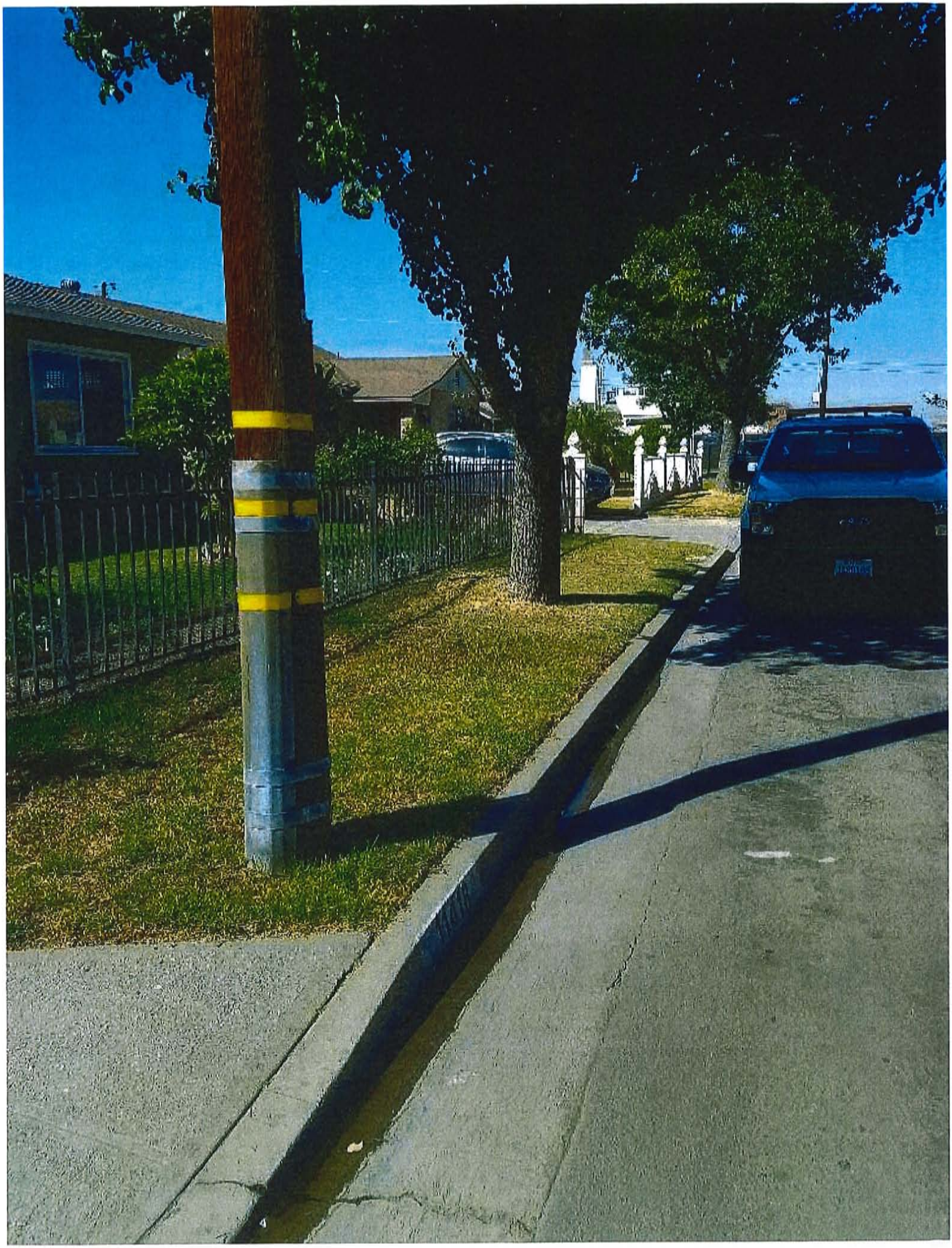
For office use only:

Reviewed by the Director of Public Works:

[ ] Original Decision Reversed [ ] Referred to Planning Commission

Comments:







CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No. 12

A compliance review of Alcohol Sales Conditional Use Permit Case No. 20 to allow the continued operation and maintenance of the serving of beer, wine, and distilled spirits for on-site consumption, and Entertainment Conditional Use Permit Case No. 12 involving live performances at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Larry Amone Hongkham)

RECOMMENDATION: That the Planning Commission:

Find that the subject use is in compliance with all of the conditions of approval as set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No.12, and request that this matter be brought back before November 13, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Rachada Thai Cuisine, well known for its Thai food, is located at 13416 Imperial Highway. The Thai restaurant opened for business in August 2002, the establishment offers lunch and dinner menus, and provides catering services for private parties. In 2003, the family restaurant wanted to provide alcoholic beverages and entertainment to its customers. Concurrently, they applied for an Alcohol Sales Conditional Use Permit and an Entertainment Conditional Use Permit.

The Planning Commission and City Council initially approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 20 and Entertainment Conditional Use Permit (ECUP) Case No. 12 at their respective meetings of October 28 and November 14, 2003. Since that time, several Compliance Reviews have been done simultaneously for the Alcohol Sales Conditional Use Permit and the Entertainment Conditional Use Permit, and presented to the Planning Commission with favorable results. This matter is once again before the Planning Commission because another Compliance Review is now due for the Entertainment Conditional Use Permit Case No. 12 and Alcohol Sales Conditional Use Permit Case No. 20 to verify if the premises and the business is being operated in compliance with the City Codes, the Conditions of Approval, and all other pertinent codes.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service. Police records indicate that there were three (3) calls for service within the last year. None of these calls for service were related to the serving of alcoholic beverages or to the entertainment provided.

COMPLIANCE REVIEW REPORT

As part of the compliance review process, staff conducted an inspection of the applicant's operation to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, staff determined that the applicant is in full compliance with the City's Codes and the Conditions of Approval imposed by ECUP Case No. 12 and ASCUP Case No. 20. It should be noted that the establishment was closed for a few days by the Los Angeles County Health Department. The applicant has satisfactorily corrected the violations and was allowed to re-open. City staff notified the applicant that they are required to comply with all applicable laws and regulations, including the Health Department regulations to avoid revocation of the two Permits.

Section 155.718 of the Zoning Code provides "that the Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. . . All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development." As a result, any violation of the conditions of approval set forth within this report is a direct violation of Section 155.718 and subject to an Administrative Citation which carries fines of up to $500.00 each day that the violation continues to exist, or the revocation of this entitlement, or both.

Based on staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No. 12 in five years, no later than November 13, 2022. Conditions that have been modified are shown in a bold and italic font.

Conditions for Alcohol Sales Conditional Use Permit Case No. 20

1. That the applicant continue to comply with the conditions of approval as listed on companion Entertainment Conditional Use Permit Case No. 12.

2. That the Type 41 Alcoholic Beverage Commission license allowing on-site sale of general sales of beer and wine shall be restricted to the sale for consumption of alcoholic beverages on the subject site only.

3. That it shall be the responsibility of the ownership to assure that no alcoholic

beverages purchased on the subject site shall be consumed off the subject site or the adjacent properties.

4. That the applicant shall be responsible for maintaining control of litter on the subject property.

5. That the applicant shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.

6. That the applicant shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.

7. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.

8. That the applicant shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.

9. That the applicant shall not permit any person under 21 years of age to sell alcoholic beverages.

10. That the applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, as approved by the Department of Police Services, prohibiting loitering.

11. ***That this permit is contingent upon the approval by the Department of Police Services of an <u>updated</u> security plan. Said security plan shall be submitted to the Director of Police Services by November 29, 2017. The security plan shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:***

    (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;

    (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

(C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

(D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

12. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.

13. That the owner, corporate officers and managers, shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

14. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease or sublease.

15. ***That this Permit shall be subject to a compliance review in five years, no later than November 13, 2022, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

16. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 11 and all other applicable regulations shall be strictly complied with.

18. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Conditions for Entertainment Conditional Use Permit Case No. 20

1. That the applicant shall comply with all of the conditions of approval as required by Alcohol Sales Conditional Use Permit Case No. 20.

2. That the applicant shall submit to the Director of Police Services the names, addresses and California Drivers License Number, or California Identification Number, of all applicants that will rent a room, hall, chamber or any other location within the premises for parties or special events at least thirty (30) days prior to the event.

3. That the management shall provide the Director of Police Services with a monthly calendar of all scheduled entertainment at least seven (7) days prior to the event. The City retains the right to require an increase in security and public safety personnel for any event.

4. That the applicant shall continue to maintain video surveillance cameras overlooking the perimeter of the parking lot. Location of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall be of high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-duty manager shall be proficient in the use of the cameras and related recording equipment.

5. That the applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon request.

6. That mosh pits, mosh dancing or similar type slam dancing is prohibited and management shall remove patrons from premise who initiate, or participate in mosh pits or similar type of activity.

7. That no platforms shall be used for dancing or similar forms of entertainment by the entertainment or patrons.

8. That the applicant shall maintain an updated security Plan as required by the Department of Police Services.

9. That the applicant shall be responsible for maintaining control of litter on the subject property.

10. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours who will be responsible for the entertainment activities. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an

ABC Manager's Permit, and the City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager prior to the Manager assuming manager responsibilities.

11. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.

12. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.

13. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

14. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.

15. That the entertainment provided shall not be audible beyond the exterior of the building

16. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.

17. That the applicant shall provide adequate professional security for the entertainment provided.

18. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit and Alcohol Sales Conditional Use Permit Case No. 20.

19. That in the event the owner(s) intend to sell, lease or sublease the subject the business operation or transfer the subject Permit to another party, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

20. ***That this Permit shall be subject to a compliance review in five years, no later than November 13, 2022, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the***

privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

21. That Entertainment Conditional Use Permit Case No. 12 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

22. That this permit shall not be effective for any purpose until the applicant has filed an affidavit with the City of Santa Fe Springs stating that he is aware of and accepts all the conditions of this Permit.

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

24. That all exit signs be maintained and illuminated at all times per California Fire Code 2501.15.

25. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.

26. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.

27. That the owner/operator must receive approval by the Director of Planning and Development for any installation of pay telephones on the premises and such telephones shall not be capable of receiving calls.

28. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map
2. Location Picture



City of Santa Fe Springs

Location Map



Location Picture

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 23

A compliance Review of Alcohol Sales Conditional Use Permit Case No. 23 to allow the continued alcohol beverage sales use involving the sale of alcoholic beverages for onsite customer consumption at the Veracruz Restaurant, in the C-4, Community Commercial, Zone at 9931 Orr and Day Road. (Veracruz Restaurant)

RECOMMENDATION: That the Planning Commission:
Find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 23, and request that this matter be brought back before November 13, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

In addition to its variety of Mexican cuisines, Veracruz Restaurant has served beer and wine at its family restaurant since 1984 for on-site customer consumption. In conformance with Ordinance No. 834, the restaurant applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 23 by the Planning Commission and the City Council at their respective meetings of January 26, and February 12, 2004.

Several Compliance Reviews have been conducted of the establishment since the initial approval; all with favorable results. The last Compliance Review was conducted in 2012. ASCUP Case No. 23 is before the Planning Commission for another compliance review to determine if the family restaurant is operating in compliance with the conditions of approval and the City's Code Regulations.

Veracruz Restaurant currently maintains a valid Type 47 (On-Sale General Eating Place) license with the California Department of Alcoholic Beverage Control (ABC).

CALLS FOR SERVICE

Within the last year, there have been no calls for service to this location that were a result of the alcohol sales.

COMPLIANCE REVIEW REPORT

As part of the compliance review process, City staff conducted an inspection of the

restaurant to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, staff determined that the applicant is in full compliance. Moreover, staff contacted the Health Department and determined that the restaurant is also in compliance with the Health Department's Regulations. The California Department of Alcoholic Beverage Control (ABC) was also contacted. ABC reported that no complaints have been filed with establishment.

Based on staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 23 in five years and before November 13, 2022.

CONDITIONS OF APPROVAL

Section 155.718 of the Zoning Code provides "that the Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. . . All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development." As a result, any violation of the conditions of approval set forth within this report is a direct violation of Section 155.718 and subject to an Administrative Citation which carries fines of up to $500.00 each day that the violation continues to exist, or the revocation of this entitlement, or both.

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial approval of this Permit. Conditions that have been modified are shown in a bold and italic font.

1. That the Type 47 Alcoholic Beverage Control licensing allowing on-site consumption of beer and wine and distilled spirits in connection with a bonafide eating place shall be restricted to the sale of consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.

2. That the Type 47 Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, or operated as a public premises; thus, alcoholic beverages sales shall not comprise more than 25% of the gross sales.

3. That the sales of alcoholic beverages shall only be permitted during the normal hours of business each day of the week, or as required by the Alcohol Beverage Code.

4. That it shall be the responsibility of the ownership to ensure that all alcoholic

beverages purchased on the subject site shall be consumed within the business establishment.

5. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.

6. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.

7. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours, who will be responsible for the entertainment activities and business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall obtain an ABC Manager's Permit. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.

8. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.

9. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.

10. That the applicant and/or his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.

11. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.

12. That the applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.

13. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.

14. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.

15. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, in a place conspicuous to all employees of the location.

16. That the owner/management shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video tapes immediately upon their request.

17. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Police; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.

18. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.

19. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

20. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

21. ***That this permit is contingent upon the approval by the Department of Police Services of an <u>updated</u> security plan. Said security plan shall be submitted to the Director of Police Services by November 29, 2017. The security plan shall address the following for the purposes of minimizing risks to the public's health, welfare and safety***:

    (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;

    (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site

plan layouts;

(C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;

(D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.

22. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.

23. ***That this Permit shall be subject to a compliance review in five years, no later than November 13, 2022, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

24. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.

25. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map
2. Location Picture



City of Santa Fe Springs

Location Map

9931 Orr and Day Road



Location Picture

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

A compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area.
(Southern Wine and Spirits of America, Inc.)

RECOMMENDATION: That the Planning Commission:
Find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 40, and request that this matter be brought back before November 13, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Founded in 1968, the applicant, Southern Wine and Spirits of America, Inc., is the single largest distributor of wine, spirits, beer, and other non-alcoholic beverages in the United States. Today, Southern Wine and Spirits ("SWS") operates in 12 states, with its headquarters located in Miami. In February 2005, SWS consolidated their Cerritos operations and relocated them into Building "S" of the Golden Springs Business Center, located at 13500 Foster Road.

SWS maintains a Type 17 Beer and Wine Wholesaler license, and a Type 18 Distilled Spirits Wholesaler license with the Alcohol Beverage Control (ABC). In accordance with Section 155.628, SWS requested and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 40 by the Planning Commission and the City Council at their respective meetings of February 28 and March 10, 2005. Compliance reviews have been conducted of the facility with favorable results. This matter is before the Planning Commission because another code compliance review is now due.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

Southern Wine and Spirits occupies Building "S", one of the largest buildings in the Business Center at approximately 840,000 sq ft., within the Golden Springs Business Center. As part of the permit review process, staff conducted a walk-through of the premises to ensure compliance with the listed conditions of approval and other regulatory ordinances and codes. Staff further contacted ABC and found that they have not had any complaint calls regarding the subject use.

Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 40 in five years and before November 13, 2022.

CONDITIONS OF APPROVAL

Section 155.718 of the Zoning Code provides "that the Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. . . All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development." As a result, any violation of the conditions of approval set forth within this report is a direct violation of Section 155.718 and subject to an Administrative Citation which carries fines of up to $500.00 each day that the violation continues to exist, or the revocation of this entitlement, or both.

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial approval of this Permit. Conditions that have been modified are shown in a bold and italic font.

1. That the applicant shall be responsible for the continued maintenance and control of litter, debris, boxes, pallets and trash on the subject property.

2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.

3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.

4. That the alcoholic beverages shall <u>not</u> be sold to the general public from the subject site at any time.

5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.

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

7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan. Said security plan shall be submitted to the Director of Police Services by November 29, 2017. The security plan shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:

(A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;

(B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

(C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

(D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

(E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.

9. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.

10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

11. ***That this Permit shall be subject to a compliance review in five years, no later than November 13, 2022, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

12. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

13. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.

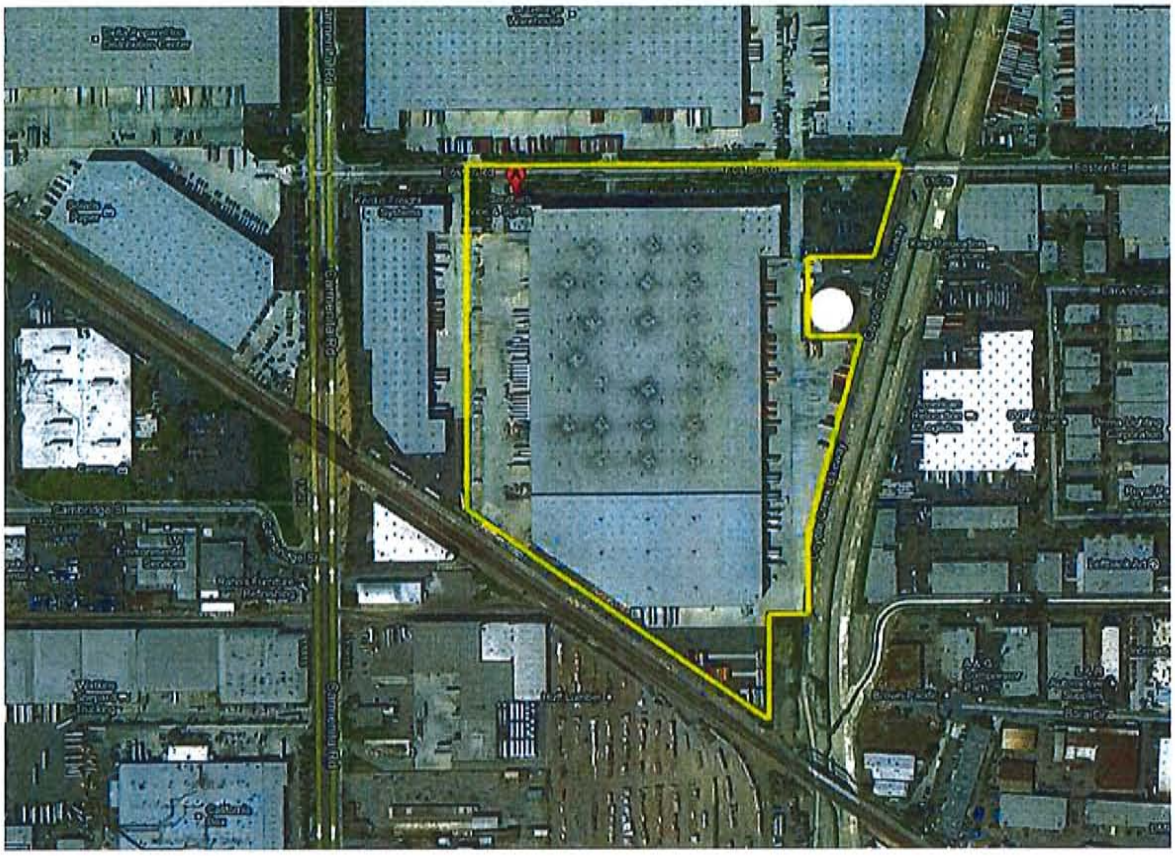
14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

15. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and all other applicable regulations shall be strictly complied with.

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

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map



NORTH

Santa Fe Springs

Location Map

Alcohol Sales Conditional Use Permit Case No. 40

Submitted By: L. Collazo, Planning and Development Dept. Date of Report: October 30, 2017

CONSENT ITEM

Conditional Use Permit Case No. 542-4
A compliance review to allow the continued operation and maintenance of a church use located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone.
(Calvary Chapel Santa Fe Springs)

RECOMMENDATIONS: That the Planning Commission:

- Find that the continued operation and maintenance of a church use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 542, be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

LOCATION / BACKGROUND

The subject site, located at 12227 Florence Avenue, is comprised of one parcel (APN: 8009-020-023) measuring approximately 9.1-acres. The site is zoned M-2-PD (Heavy Manufacturing – Planned Development Overlay, Zone) and currently occupied by various office and industrial uses. The site is currently developed with four industrial buildings that total approximately 184,900 sq. ft. The applicant, Calvary Chapel Santa Fe Springs, is located on the northeast corner of Norwalk Boulevard and Florence Avenue, occupying the southwest building.

At their respective meetings of April 14 and April 24, 1997, the Planning Commission and the Community Development Commission initially approved Conditional Use Permit Case No. 542, a request to establish, operate and maintain a church use in a 10,450 sq. ft. unit. On July 11, 2016, the Planning Commission approved an amendment to the existing Conditional Use Permit to allow the expansion into the neighboring unit and, thus, occupy the entire ±19,000 sq. ft. building.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.329 (A) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any use, structure, or improvement, or the change of any use in a Planned Development Zone.

Code Section:	Conditional Uses
155.329 (A)	Section 155.329 (A) A Conditional Use Permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on September 20, 2017, revealed that the business was in violation of conditions of approval #3 and #34. During our inspection, Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Provide lighting (photometric) and security plan to Police Services Department. (Condition #3)
- Remove "Enhance" signage from the south and west elevations of the building and re-paint to match building color. (Condition #34)

A follow-up inspection, conducted on October 17, 2017, revealed that the violations have been corrected. With the business now in full compliance with the existing conditions of approval, staff finds that if the church use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 542 be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

1. ~~That the proposed changes increase the building area above 12,000 square feet and provide an occupancy load greater than 300 people. Per section 902.2.1.3 of the 2013 edition of the California Fire Code, the applicant shall provide fire sprinkler protection throughout the occupancy.~~ **(satisfied)**

2. ~~That plan submittals shall be provided prior to the installations for fire alarm monitoring, sprinkler protection, tenant improvement, and emergency exit lighting for A-3 occupancy.~~ **(satisfied)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Matson 562.409.1850 x3319)

3. ~~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.~~ **(satisfied)**

4. ~~That, prior to the construction phase, the applicant shall provide an emergency phone number and a contact person (i.e. superattendant, project manager) to the Department of Police Services. Emergency information shall allow the emergency services to reach the applicant or their representative any time, 24 hours a day.~~ **(satisfied)**

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

6. ~~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.~~ **(satisfied)**

7. 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. **(on-going)**

8. That the applicant and/or members of the assembly shall not conduct any outdoor activities. This includes the use of canopies, tables or other items which will reduce, and/or encroach into the required off-street parking at any time. The applicant and/or entity may apply for a Special Event Permit to conduct temporary outdoor activities. The Permit request shall be submitted to the Department of Police Services thirty (30) days prior to the event. At that time, the proposed event will be evaluated and provided with separate conditions of approval. **(on-going)**

9. That the applicant and/or members of the assembly shall notify the Department of Police Services of any special or open public event(s) (concerts, special guest speakers, etc.) that could increase the parking demands on the premises, or require security. Notification of the event shall be provided to the Police Services thirty (30) days prior to the event and prior to any advertisement of the proposed event. **(on-going)**

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. **(on-going)**

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~~. **(satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562.868-0511 x7353)

12. That this approval shall allow the applicant, Calvary Chapel Santa Fe Springs, to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue. **(on-going)**

13. ~~Approval of Amendment of Conditional Use Permit No. 542 is contingent upon approval of Modification Permit Case No. 1272~~. **(satisfied)**

14. That Modification Permit Case No. 1272 allows for a forty (40) parking stall reduction to the minimum parking development requirements associated with the subject property. Said parking reduction is specific to the subject church use. **(on-going)**

15. That the remaining 384 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. **(on-going)**

16. 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 **Conditional Use Permit &** Modification Permit would need to be approved and otherwise amended by the Planning Commission. **(revised – on-going)**

17. 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 provide the 32 reserved stalls in order to immediately mitigate the parking issues. **(on-going)**

18. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls. If parking issues or complaints arise due to the proposed expansion and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the

building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction. **(on-going)**

19. That the hours of operation for the church activities shall be limited to the following:

- Church Services:
  - Sunday: 8:30am – 1:30pm; 6:00pm – 8:00pm
- Bible Study:
  - Monday, Tuesday, Wednesday & Friday: 7:00pm – 9:00pm
- Prayer Meeting:
  - Thursday: 7:00pm – 8:00 pm
  - Saturday: 7:00am – 8:00am

Any change(s) to said hours must be approved by the Director of Planning prior to the commencement of such change. **(on-going)**

20. That all church activities shall be conducted within the subject building at all times. Further, Calvary Chapel Santa Fe Springs shall actively and continually remind their congregation that loitering within the parking areas after congregational hours is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(on-going)**

21. That all noise, music, and other related audible sounds shall be controlled and maintained within the church facility. **(on-going)**

22. That food shall not be prepared or served at the site at any time without City and/or health department approval. **(on-going)**

23. ~~That the parking areas shall not be used for special event activities, e.g., car washing or other fund raising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall.~~ **(duplicate of condition #27)**

24. That church services shall only be conducted in the sanctuary as shown on the floor plan submitted by the applicant and on file with this case, i.e., the sanctuary area shall not exceed 3,828 sq. ft. as shown. Additionally, the sanctuary area and Fellowship Hall shall not be used for assembly purposes simultaneously. **(on-going)**

25. ~~That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.~~ **(satisfied)**

26. ~~That *prior* to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.~~ **(satisfied)**

   a. ~~To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:~~

      i. ~~A roof plan showing the location of all roof-mounted equipment;~~

      ii. ~~Elevations of all existing and proposed mechanical equipment; and~~

      iii. ~~A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.~~

27. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities **(car wash & fundraising)**, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(revised – on-going)**

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

29. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business. **(on-going)**

30. That the Department of Planning and Development shall first review and approve all new sign proposals for the subject church. 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" maximum-size paper. All signs

shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(on-going)**

31. ~~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.*~~ **(satisfied)**

32. ~~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.~~ **(satisfied)**

33. ~~That church services shall only be conducted in the sanctuary as shown on the plot plan submitted by the applicant and on file with this case.~~ **(duplicate of condition #24)**

34. 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. **(on-going)**

35. That ~~Amendment of~~ Conditional Use Permit Case No. 542-**4** shall be subject to a compliance review in ~~1~~ **5** years, on or before ~~July 11, 2017~~ **November 13, 2022**. Approximately three (3) months before ~~July 11, 2017~~ **November 13, 2022**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised – ongoing)**

36. That the applicant, Calvary Chapel Santa Fe Springs, 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, 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. **(on-going)**

37. That if there is evidence that these 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 Conditional Use Permit back 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 Conditional Use Permit. **(on-going)**

38. 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. **(on-going)**

Wayne M. Morrell
Director of Planning

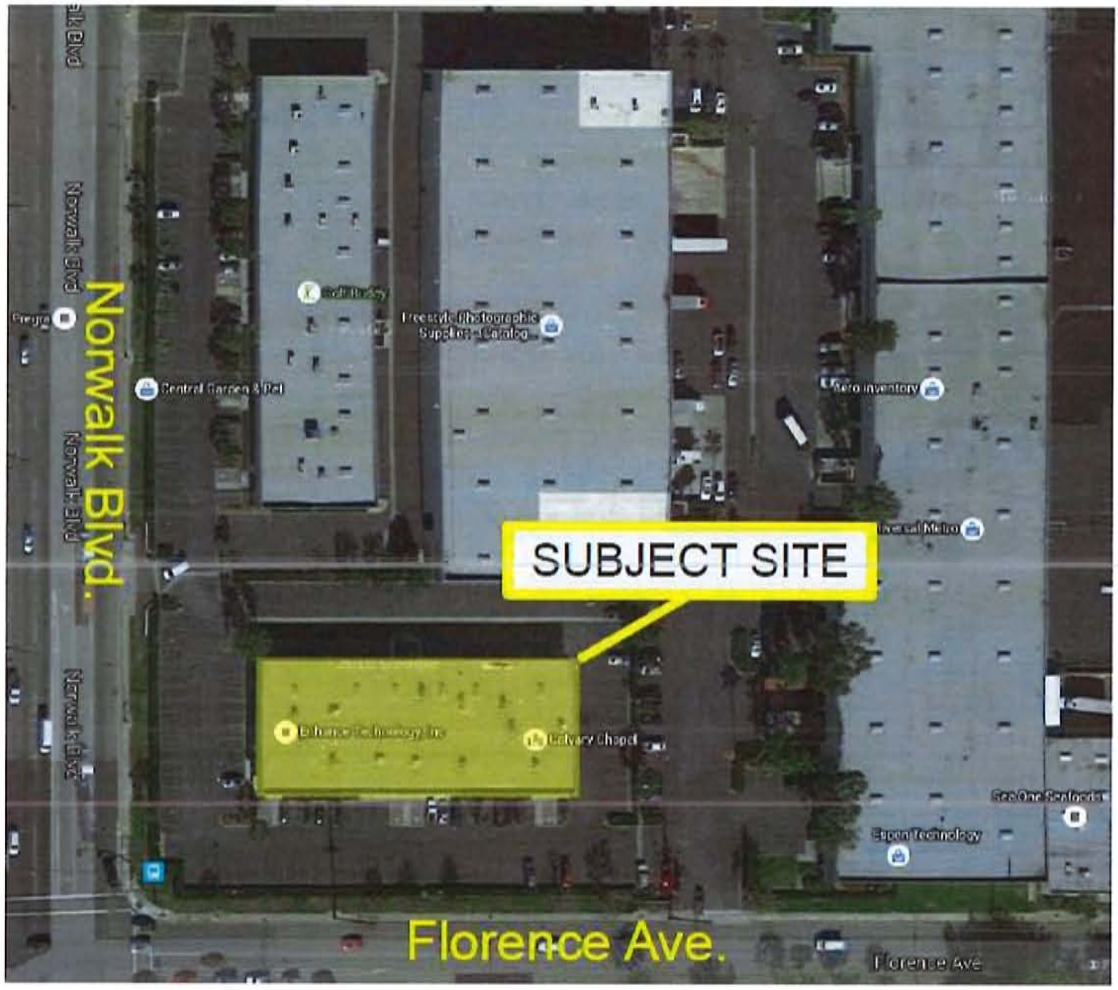
Attachments:
1. Aerial Photo
2. CUP Compliance Review Request/ Receipt
3. Current Site Photo (November 8, 2017)

Report Submitted By: Vince Velasco
Planning and Development Department

Date of Report: November 8, 2017

Aerial Photograph

CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 542-4

12227 Florence Avenue
(Applicant: Calvary Chapel Santa Fe Springs)

NORTH

Report Submitted By: Vince Velasco
Planning and Development Department

Date of Report: November 8, 2017

CUP Compliance Review Request Letter/ Receipt

Calvary Chapel Santa Fe Springs

WORD • PRAYER • WORSHIP • MISSIONS

Hello Vince, 7/11/17

Thank you for all your help. In regards to the CUP 542 we request a review of that permit. In the year since the approval of our amended CUP on July 11, 2016 we have completed architectural drawings and nearly completed the project. It looks like we are weeks away from the completion.

The services that we provide at the church remain unchanged from last year. Our services take place Sunday mornings and evenings as well as a service on Wednesday. There are a number of smaller meetings throughout the week.

If you have any further questions feel free to contact me.

Thank You

Pastor Ray Loo

Received

JUL 11 2017

Planning Department

City of Santa Fe Springs

DISTRIBUTION

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	80000		$563.00

Pastor Ray Loo
(NAME)

12227 Florence Ave
(ADDRESS)

Santa Fe Springs, CA
(CITY AND STATE)

Compliance Review 542 (Calvary chapel)
(DESCRIPTION)

RECEIPT

07-11-17 106587 CHECK 563.00

Current Site Photo (November 8, 2017)



CONSENT ITEM

Conditional Use Permit Case No. 646-1

A compliance review to allow the continued operation and maintenance of a Children's Ministry Building at 11435 Florence Avenue (APN: 8008-016-061), within the C-1, Neighborhood Commercial, Zone.
(International Church of the Foursquare Gospel)

RECOMMENDATIONS: That the Planning Commission:

1. Find that the continued operation and maintenance of a church use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.

2. Require that Conditional Use Permit Case No. 646, be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

LOCATION / BACKGROUND

The subject site, located at 11435 Florence Avenue, is comprised of one parcel (APN: 8008-016-061) measuring approximately 1.93-acres. The site is zoned C-1 (Neighborhood Commercial) and currently occupied with a Children's Ministry Building and various office and commercial uses. The site is currently developed with two buildings that total approximately 41,119 sq. ft. The subject Ministry Building is located on the north side of Florence Avenue; however, the property also fronts onto the east side of Orr and Day Road.

On April 24, 2006, the Planning Commission granted approval of Conditional Use Permit Case No. 646, which allowed for the establishment, operation and maintenance of a Children's Ministry within a ±36,000 sq. ft. building at 11435 Florence Avenue. The Children's Ministry Building is used as a preschool during the workweek and for Sunday school. Programs and amenities of the Children's Ministry Building include: preschool, kindergarten, children's ministry, classrooms, meeting rooms, storage room, game rooms, administrative offices and an outdoor playground.

ZONING CODE REQUIREMENTS

In accordance with Section 155.123(J) of the City's Zoning Regulations, public, private, and quasi-public buildings and uses of recreational, educational, religious, cultural, or public service nature are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the C-1,

Neighborhood Commercial, Zone.

City of Santa Fe Springs – Zoning Regulations Section 155.123 – CONDITIONAL USES (J)
The following uses shall be permitted in the C-1 Zone only after a valid conditional use permit has first been issued: (J) Public, private, and quasi-public buildings and uses of a recreational, educational, religious, cultural or public service nature, including electrical distribution substations; provided, that the Planning Commission first determines that there is a definite showing of necessity for such uses in the location requested. Storage yards, warehouses or similar facilities shall not be permitted.

STAFF CONSIDERATION

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on April 7, 2016, revealed that the business was in violation of condition of approval #44. During our inspection, Staff explained the violation to the applicant and requested that said violation be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Submit and obtain a valid Business License. (Condition #44)

A follow-up inspection, conducted on October 30, 2017, revealed that the violation had been corrected. Because of some turnover with church staff, the violation had to be re-communicated several times, therefore, it took much longer to address. With the business in full compliance with the existing conditions of approval, staff finds that if the church use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 646 be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF ENGINEERING/PUBLIC WORKS

(Contact: Robert Garcia 562.868-0511 x7545)

1. ~~That the owner/developer shall provide an irrevocable offer to dedicate a 14-foot wide street easement along the north side of Florence Avenue from the northeast corner of Orr & Day Road and Florence Avenue to a point 290 feet westerly for a future right-turn-only lane. The dedication will be due upon redevelopment of the present Mobil gas station site.~~ **(satisfied)**

2. ~~That the owner/developer shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Orr & Day Road and Florence Avenue street frontages as approved by the City Engineer.~~ **(satisfied)**

3. ~~That the owner/developer shall pay a flat fee of $18,400 to reconstruct/resurface the Florence Avenue, and Orr & Day Road Street frontages to centerline.~~ **(satisfied)**

4. ~~That the owner/developer shall agree to the addition of a cost of living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County.~~ **(satisfied)**

5. ~~That the owner/developer shall remove any unused driveways along the street frontage of Florence Avenue, and Orr & Day Road and install curb, gutter and sidewalk as required by the City Engineer.~~ **(satisfied)**

6. ~~That the owner/developer shall prepare street improvement plans for the modification of the median located on Florence Avenue east of Orr & Day Road. Said plans shall be reviewed and approved by the City Engineer and construction shall be paid for by the owner/developer. The median shall be extended approximately 80 feet easterly and the westbound left turn lane shall be extended to approximately 180 feet long. Landscaping and irrigation systems shall be installed per current City standards.~~ **(satisfied)**

7. ~~That the owner/developer shall prepare street improvement plans for the modification of the median located on Orr and Day Road south of Otto Street. Said plans shall be reviewed and approved by the City Engineer and construction shall be paid for by the owner/developer. The modifications shall include construction of a 60-foot reverse taper and a left turn lane of approximately 110 feet in length. Landscaping and irrigation systems shall be installed per current City standards.~~ **(satisfied)**

8. ~~That the owner/developer 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 demolition of any buildings, which formerly occupied the site. If owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for offsite transportation improvements.~~ **(satisfied)**

9. ~~That the owner/developer shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5 years, 10~~

years and 20 year intervals respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. **(satisfied)**

10. That fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants, if any, shall be upgraded if required by the City Engineer. **(satisfied)**

11. That adequate "on site" parking shall be provided per City requirements and streets (Florence Avenue and Orr &Day Road) shall be posted "No Stopping Any Time." The cost of sign installation shall be paid by the owner/developer. **(satisfied)**

12. That point of access to each parcel shall be approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer. **(satisfied)**

13. That a grading plan shall be submitted for drainage approval by the City Engineer. The owner/developer shall pay drainage review fees in conjunction with this submittal. The grading plan shall be prepared by a professional engineer registered in the State of California. **(satisfied)**

14. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be conducted by a Professional Engineer. **(satisfied)**

15. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system. **(satisfied)**

16. That the owner/developer shall comply with all requirements of the L. A. County Sanitation District, make application for and pay the sewer maintenance fee. **(satisfied)**

17. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and AutoCAD V.14 drawing files to the office of the City Engineer. It is recommended that the owner/developer's engineer submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file. **(satisfied)**

18. That the final parcel map checking fee of $4,150 and $275 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital

Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format. **(satisfied)**

19. That no common driveways shall be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, streetlights, water meters, etc. **(satisfied)**

20. That the owner/developer shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131. **(satisfied)**

21. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practice's (BMP's) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over 5 acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by the contacting the SWRCB, Division of Water Quality at (916) 657-1977 or by downloading the forms from their website, at http://www.swrcb.ca.gov/stormwtr/construction.html. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMP's to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required. **(satisfied)**

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION)
(Contact: Richard Kallman 562.868-0511 x3710)

22. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system. **(satisfied)**

23. That interior gates or fences are not permitted across required Fire Department access roadways. **(satisfied)**

24. 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. **(satisfied)**

25. ~~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.~~ **(satisfied)**

26. ~~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.~~ **(satisfied)**

27. ~~That Knox boxes are required on all new construction. All entrance gates shall also be equipped with Knox boxes or Knox key switches for power-actuated gates.~~ **(satisfied)**

28. ~~That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.~~ **(satisfied)**

29. **That the applicant continue to maintain the property and comply with all aspects of the 2016 Edition of the California Fire Code. (new)**

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

30. ~~Permits and approvals. Owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.~~ **(satisfied)**

31. ~~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.~~ **(satisfied)**

32. ~~That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.~~ **(satisfied)**

DEPARTMENT OF POLICE SERVICES
(Contact: Luis Collazo 562.848-0511 x3320)

33. ~~That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot 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.~~ **(satisfied)**

34. ~~That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.~~ **(satisfied)**

35. ~~That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and that a citation maybe issued for the violation. The sign shall also contain the telephone number of the local law enforcement agency. The lettering within the sign shall not be less than one inch in height.~~ **(satisfied)**

PLANNING DEPARTMENT:
(Contact: Vince Velasco 562.868-0511 x7353)

36. ~~That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:~~

~~a. Covenants.~~

~~1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on~~

~~the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.~~

2. ~~Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.~~

b. ~~Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.~~

c. ~~Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.~~ **(satisfied)**

37. ~~That all projects over $50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.~~ **(satisfied)**

38. That the owner/developer shall ~~comply~~ **remain in compliance** 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~~.~~ **(revised – ongoing)**

39. ~~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.~~ **(satisfied)**

40. ~~That if the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or any other material, the screening shall only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.~~ **(satisfied)**

41. That the Mitigation and Monitoring and Reporting Program shall be made part of the conditions of approval for Conditional Use Permit Case No. 646. The Mitigation Monitoring Program is listed in the Appendices as Appendix I. **(ongoing)**

42. ~~The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.~~ **(satisfied)**

43. ~~That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.~~ **(satisfied)**

44. ~~That all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development. Contractor shall provide a line-of-sight drawing showing the equipment will not be visible at a height of 6 feet from a distance of 300 feet using a 15° angle or a building cross-section drawing which shows the proposed equipment and its relation to the roof and parapet lines.~~ **(satisfied)**

45. ~~That prior to occupancy, the business operator shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use~~

~~form shall also be submitted to the Building and Fire Department for their approval.~~ **(satisfied)**

46. ~~That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. The conditions of approval contained herein, shall be made part of the construction drawings for the proposed development.~~ **(satisfied)**

47. ~~That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage.~~ **(satisfied)**

48. That all activities shall occur inside the building(s). 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 written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall. This condition does not apply to the playground area. **(ongoing)**

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

50. ~~That the location of electrical transformers shall be subject to the approval of the Planning Department.~~ **(satisfied)**

51. That all fences, walls, signs and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(ongoing)**

52. ~~That the hours of construction activity shall not occur between the hours of 7:00 p.m. of one day to 7:00 a.m. of the next day. Construction activities shall be limited to Monday through Saturday, with no construction activity to be performed on Sundays.~~ **(satisfied)**

53. That all church member and employee parking shall be accommodated on the subject site. Should parishioner parking on the local residential streets create a nuisance for the residents in the general area, the City may either require

additional parking spaces to be provided in a manner acceptable to the City or restrict public parking along the affected streets during church service hours. **(ongoing)**

54. ~~That the existing nonconforming pole signs along Orr and Day Road (Flor-Day Shopping Center and Tastee Freeze restaurant shall be removed prior to the issuance of a Certificate of Occupancy for the proposed building. The nonconforming pole sign of the Mobil gas station shall be removed within two (2) years from the date of approval by the Planning Commission, or by April 10, 2008.~~ **(satisfied)**

55. That the parking lot areas shall be kept free and clear of trash, junk and debris at all times. **(ongoing)**

56. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(ongoing)**

57. That a sufficient number of approved outdoor trash enclosures shall be ~~provided~~ **maintained** for the development subject to the approval of the Director of Planning and Development. **(revised – ongoing)**

58. ~~That the Student Center Building shall be architecturally treated to be more compatible architecturally with the proposed Children's Ministry Building.~~ **(satisfied)**

59. ~~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 approval of the Director of Planning and Development.~~ **(satisfied)**

60. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(ongoing)**

61. That Conditional Use Permit Case No. 646 shall be **subject to a compliance review in** ~~valid for a period of one (1)~~ **five (5)** years~~, until~~ **on or before** ~~April 24, 2007~~ **November 13, 2022**, ~~Approximately, three (3) months from said date, the owner shall request in writing that the City review the circumstances of the case for an extension of the privileges granted~~ **to ensure the subject use is**

still operating in strict compliance with the conditions of approval as stated in the staff report. (revised – ongoing)

62. That the owner, International Church of the Foursquare Gospel, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 646, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**

63. That it is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**

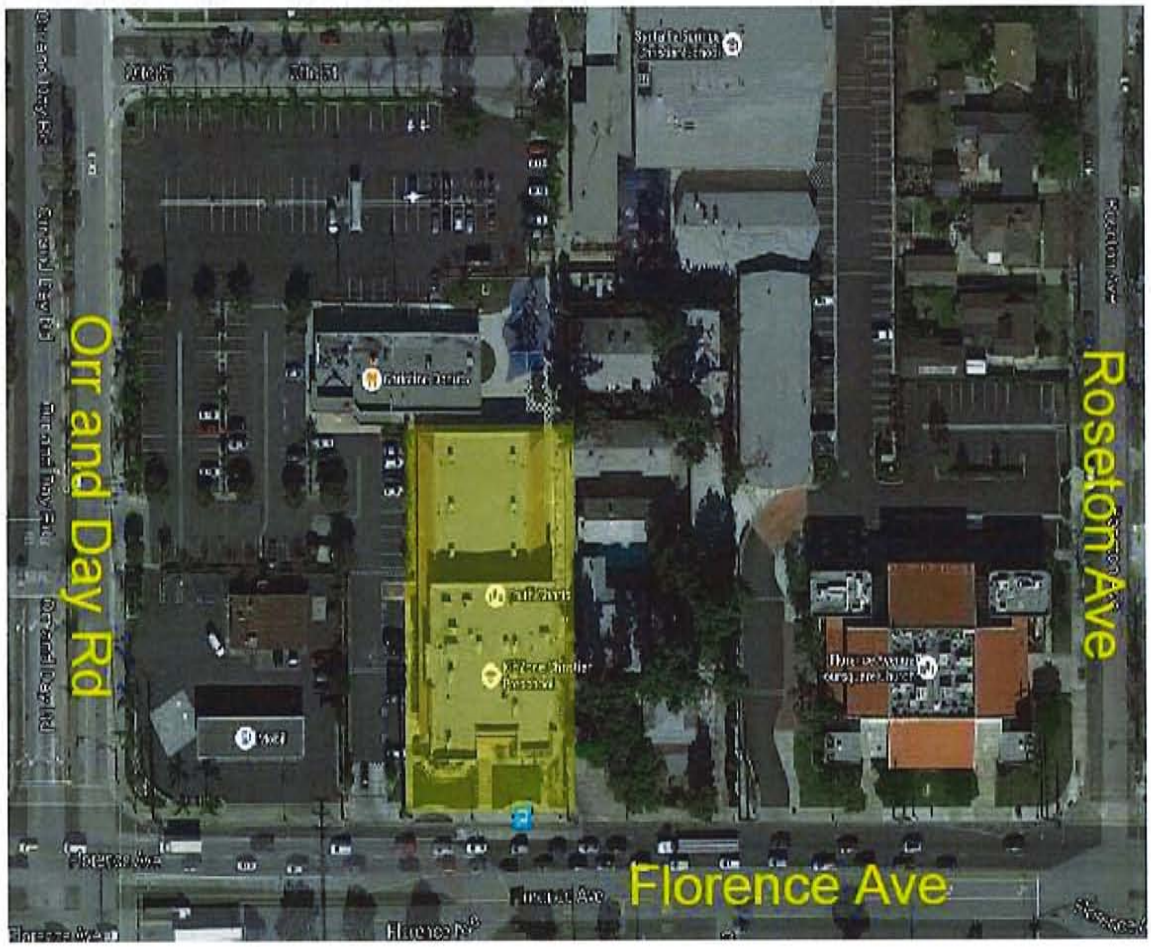
Wayne M. Morrell

Wayne M Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. CUP Compliance Request Letter
3. Current Site Photo (November 8, 2017)

Aerial Photograph

CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPHY

CONDITIONAL USE PERMIT CASE NO. 646-1

11435 Florence Avenue
(Applicant: Foursquare Church)

NORTH

Report Submitted By: Vince Velasco
Planning and Development Dept.

Date of Report: November 8, 2017

CUP Compliance Review Request Letter

City of Santa Fe Springs

DISTRIBUTION

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	8200		$563.00

Florence Ave Foursquare Church
(NAME)

11457 E. Florence Avenue
(ADDRESS)

SFS CA 90670
(CITY AND STATE)

Conditional Use Permit Time Extension Case #646
(DESCRIPTION)

✓ # 16752

RECEIPT

Report Submitted By: Vince Velasco
Planning and Development Dept.

Date of Report: November 8, 2017

Current Site Photo (November 8, 2017)



CONSENT ITEM

Conditional Use Permit Case No. 664-1

Review for compliance with conditions of approval related to the operation and maintenance of an unmanned wireless telecommunications facility (63' high faux utility pole and related equipment) located at 11356 Los Nietos Road (APN: 8002-013-803) within the M-2, Heavy Manufacturing Zone.
(American Tower Corporation / T-Mobile)

RECOMMENDATIONS: that the Planning Commission:

- Find that the continued operation and maintenance of an unmanned wireless telecommunication facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area; and

- Require that extension of Conditional Use Permit Case No. 664-1 be subject to reconsideration in ten (10) years, on or before November 13, 2027, to ensure the use is consistent with the wireless ordinance and operating in strict compliance with the conditions of approval as contained within this report.

BACKGROUND

Conditional Use Permit Case No. 664 was first approved by the Planning Commission on November 13, 2007 to allow for the establishment, operation, and maintenance of an unmanned wireless telecommunications facility located at 11356 Los Nietos Road within the M-2, Heavy Manufacturing Zone. The 5.198-acre site is owned by the Southern Pacific Transportation Company, a corporation successor by merger to Southern Pacific Railroad Company, and utilized as a rail yard. The CUP was originally granted to Royal Street Communications, LLC, which is no longer in existence. Today, the facility is owned by American Tower Corporation and leased to T-Mobile.

The facility is designed as a 63' tall faux utility pole within a 24'-0" x 12'-0" lease area. The leased area for the telecommunication facility and related equipment cabinets is surrounded by an 8'-0" high CMU wall. Six panel antennas are housed within the body of the faux utility pole. Three antennas are mounted at a centerline height of 54' and three are mounted below at a centerline height of 46'-6". The top of the pole is equipped with faux conductors that are patterned to the power pole conductors on the property, and the base pole is treated to resemble a wooden utility pole. Access to the site is provided via a 12-foot-wide, nonexclusive access easement from Los Nietos Road. The easement area terminates adjacent to the equipment enclosure.

This is the first compliance review that has been conducted since the original Conditional Use Permit approval.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on September 14, 2017, revealed that the site was in violation of conditions of approval #2, #3, #4, #12, and #28. Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Per conditions 2, 3, and 28, the city requires up-to-date contact information for the facility owner, operator, etc. Provide current contact information for American Tower Corporation and the carrier(s) located at the facility.
- Per condition 4, the site shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage shall be repaired within 72 hours of occurrence. The site had graffiti on the west side of the enclosure that needed to be covered. Paint utilized to cover graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
- Per condition 12, the proposed faux utility pole shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. Some of the stealthing material had fallen and needed to be replaced.

A follow-up inspection, conducted on October 23, 2017, revealed that the violations had been corrected. With the site now in full compliance with the existing conditions of approval, staff finds that if the wireless telecommunications facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Therefore, Staff is recommending that CUP 664-1 be subject to reconsideration in ten (10) years, on or before, November 13, 2027, to ensure the use is consistent with the wireless ordinance and operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:

Note: changes to existing conditions are provided as a strike-through or bold.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Matson 562-409-1850 x3319)

interfere with the Police, Fire and City communication system. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire or City communication system, ~~Royal Street Communications, LLC~~ **American Tower Corporation** shall pay all cost associated with said modifications. **(Revised Ongoing)**

2. ~~That Royal Street Communications, LLC~~ **American Tower Corporation** shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and the Fire Chief. Said phone number shall be provided no later than 60 days from the date of approval by the Planning Commission. This condition will also apply to all other existing ~~Royal Street Communications, LLC~~ **American Tower Corporation** facilities in the City of Santa Fe Springs. **(Revised Ongoing)**

3. ~~That Royal Street Communications, LLC~~ **American Tower Corporation** shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. **(Revised Ongoing)**

4. The proposed telecommunication facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by ~~Royal Street Communications, LLC~~ **American Tower Corporation** in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Revised Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Laurel Reimer 562-868-0511 x7354)

5. ~~That Royal Street Communications, LLC~~ **American Tower Corporation** shall permit the City of Santa Fe Springs to install a communication device or related equipment on the subject faux-utility pole for the public safety and welfare of the City. The City will ensure that such device does not interfere with the signals of the proposed telecommunication facility. **(Revised Ongoing)**

6. ~~That Royal Street Communications, LLC shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field~~

~~emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity. Royal Street Communications, LLC shall submit a copy of the initial report by the Federal Communications Commission requirements, to the Department of Planning and Development **prior** to the Planning Commission meeting.~~ **(Satisfied)**

7. Any proposed wireless communications facilities that will be co-locating on the proposed facility shall be required to submit ~~the same written verification and shall include the cumulative radiation and emissions of all such facilities~~ **written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity. The verification shall include the cumulative radiation and emissions of all such facilities. (Revised Ongoing)**

8. That insofar as is feasible, ~~Royal Street Communications, LLC~~ **American Tower Corporation** shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity in regard to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at that time. **(Revised Ongoing)**

9. ~~That Royal Street Communications, LLC shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.~~ **(Satisfied)**

10. All projects over $50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, ~~Anita Jimenez~~ **Teresa Cavallo**, at (562) 868-0511 x7309. **(Revised Ongoing)**

11. Any maintenance vehicles associated with the telecommunication facility shall be parked in a designated parking stall, where applicable. Off-site parking is not permitted, unless the street is otherwise posted to allow street parking, and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the proposed telecommunication facility shall not obstruct or impede any traffic. **(Ongoing)**

12. The proposed faux utility pole shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. **(Ongoing)**

13. The base pole of the telecommunication facility shall be treated to resemble a wooden utility pole. **(Ongoing)**

14. The height of the proposed CMU wall shall be eight (8) feet as shown on the approved site plan and elevations. The wall shall be of sufficient height to completely screen the equipment cabinets on all sides. **(Ongoing)**

15. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, unless otherwise permitted by the FCC, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure. **(Ongoing)**

16. ~~That the base pole of the proposed faux utility pole shall mimic that of a wooden pole. The bark for the proposed base pole shall be made from custom formulated polyurethane, approximately one and one half to two pounds per square foot. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, growth lines and texture of true bark shall be recreated true to life. To further the naturalistic look, the bark shall be finished with appropriate painting.~~ **(Satisfied)**

17. The antenna array shall be located within the core of the faux utility pole. Except for the fake cross arms and fake conductors, there shall be no other attachments to the base pole, unless required by the FCC. **(Ongoing)**

18. ~~That Royal Street Communications, LLC~~ **American Tower Corporation** shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of ~~Royal Street Communications, LLC~~ **American Tower Corporation** to comply. **(Revised Ongoing)**

19. The telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations. **(Ongoing)**

20. ~~That Royal Street Communications, LLC~~ **American Tower Corporation**, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Planning Department in writing in the event that the use of the telecommunication facility is discontinued or abandoned for a period of twelve months, then ~~Royal Street Communications, LLC~~ **American Tower Corporation** and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at ~~Royal Street Communications, LLC~~ **American Tower Corporation** and/or owner's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or

abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(Revised Ongoing)**

21. The proposed telecommunication facility shall be limited to a height of 63'-0" (to top of pole) as specified in the plans submitted by the applicant and on file with the case. **(Ongoing)**

22. If backup generators are required, the generators shall only be operated during power outages and for testing and maintenance purposes only. **(Ongoing)**

23. The proposed telecommunication facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. **(Ongoing)**

24. All other requirements of the City's Zoning Regulations, Maintenance Ordinance, and City Fire Code and all other applicable County and Federal regulations and codes shall be complied with. **(Ongoing)**

25. ~~That Royal Street Communications, LLC shall be responsible for reviewing and/or providing copies of the required conditions of approval to their architect, engineer, contractor, tenants, etc. 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.**~~ **(Satisfied)**

26. ~~That~~ Any addition or alteration to the faux utility pole, including the ~~installation of additional antennas~~ **replacement or addition of equipment** (receivers, **radios**, transmitters, grids, whips, dishes, etc.), shall require prior approval by the **Planning Director** ~~Planning Commission of the City of Santa Fe Springs and/or approval by the Director of Planning and Development. Replacement of like-for-like equipment(s) is exempt from this provision~~. **(Revised Ongoing)**

27. ~~Conditional Uses Permit Case No. 664 shall not be effective for any purpose until Royal Street Communications, LLC has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and agree to accept all of the required conditions of approval. The affidavit shall be submitted to the Department of Planning and Development within thirty (30) days of receipt of the approval letter from the Director of Planning and Development.~~ **(Satisfied)**

28. Upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 664-**1**, ~~Royal Street Communications, LLC~~ **American Tower Corporation** and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee. The

Department of Planning and Development shall also be notified in writing of any such transfer or lease. **(Revised Ongoing)**

29. ~~That Royal Street Communications, LLC~~ **American Tower Corporation**, agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Uses Permit Case No. 664-**1**, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised Ongoing)**

30. Conditional Uses Permit Case No. 664-**1** shall be valid for a period of ten (10) years until November 13, ~~2017~~ **2027**. Approximately three (3) months before November 13, ~~2017~~ **2027**, ~~Royal Street Communications, LLC~~ **American Tower Corporation**, and/or the then operator or owner shall request in writing, an extension of the privileges granted herein. **(Revised Ongoing)**

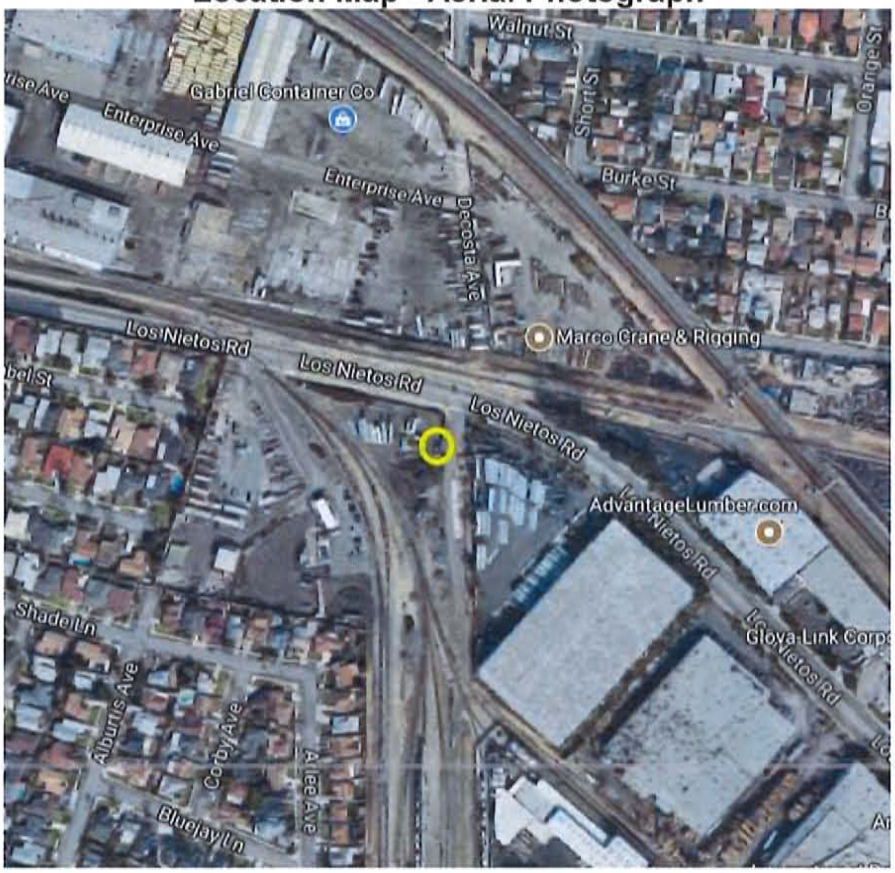
31. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 664-**1** is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 664-**1**, if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. **(Revised Ongoing)**

32. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

Wayne M. Morrell
Director of Planning

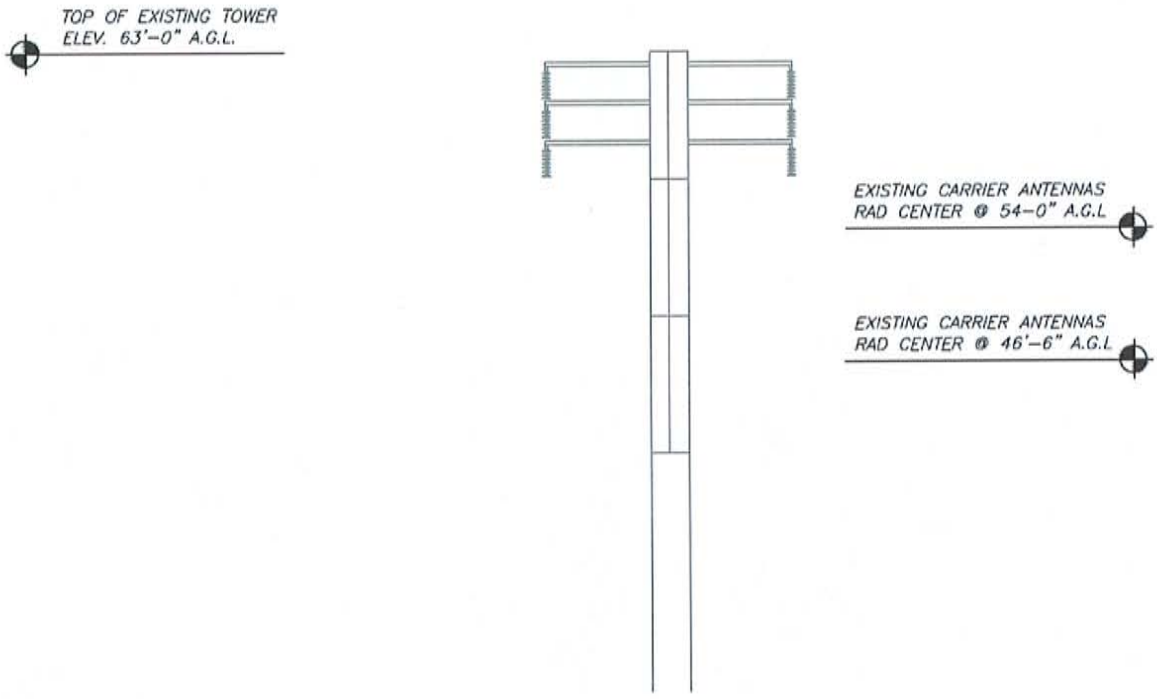
Attachments:
1. Location Map - Aerial Photograph
2. North Elevation
3. Site Photos

Location Map - Aerial Photograph





North Elevation



Site Photos

