



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

**FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
December 11, 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

Approval of the minutes of the November 13, 2017 Planning Commission meeting

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 74

Request for approval of Alcohol Sales Conditional Use Permit Case No. 74 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Aerostar Global within the Heavy Manufacturing (M-2) Zone at 10810 Painter Avenue. (Tatum Logistics, LLC)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 781, Modification Permit Case No. 1283 and Modification Permit Case No. 1284

CUP Case No. 781: A request for approval to allow the establishment, operation, and maintenance of a youth soccer training facility; MOD Case No. 1283: A request for approval to allow a reduction of twenty-one (21) required on-site parking stalls; and MOD 1284: A request for approval to allow a reduction of the overall landscape area for property located at 13045 Los Nietos Road (APN: 8167-005-004), within the M-2, Heavy Manufacturing, Zone. (Ballmaster Elite Soccer Academy)

8. CONSENT ITEMS

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

A. CONSENT ITEM

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 15

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 15 to allow the continued sale of alcoholic beverages for off-site consumption at Bob's Market located at 11605 Carmenita Road in the C-4, Community Commercial, Zone. (Sebastian Zambrano & Hyung Bok Yoon)

B. CONSENT ITEMModification Permit Case No. 1161-3

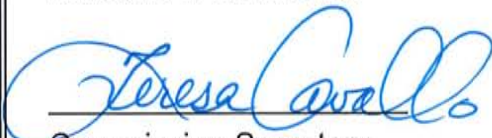
A compliance review to allow the continued utilization of Modification Permit Case No. 1161 to not provide a portion of the required off-street parking spaces and instead use said area for outdoor storage at 13645 Orden Drive (APN: 8044-004-021), commonly known as Building "L" within the Golden Springs Business Center in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area (PrimeSource Building Products, Inc.)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. ADJOURNMENT

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



Commission Secretary

December 8, 2017

Date



City of Santa Fe Springs

Planning Commission Meeting

December 11, 2017

APPROVAL OF MINUTES

Minutes of the November 13, 2017 Planning Commission Meetings

RECOMMENDATION: That the Planning Commission:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- November 13, 2017

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for November 13, 2017



APPROVED:

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

November 13, 2017

1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:04 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 Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Noe Negrete, Director of Public Works

Members absent:

Commissioner Ybarra

4. ORAL COMMUNICATIONS

No speakers.

MINUTES

- 5. 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

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve the minutes of the September 11, 2017 and October 9, 2017 Planning Commission meetings, as submitted which passed by the following vote:

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

At the request of the Director of Public Works Noe Negrete, Item 11 was heard first.

NEW BUSINESS

11. NEW BUSINESS

Parkway Tree Removal Appeal Decision

Recommendation: 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.

Chairperson Jimenez called upon Director of Public Works Noe Negrete who presented Item No. 11 before the Planning Commission. No one was present on behalf of the applicant.

Commissioner Mora inquired about signs of breakage to the resident's planter. Director of Public Works Noe Negrete replied that there were no signs of any breakage to the planter and if there would have been signs of any breakage the City would have referred the resident to file a claim with the City Clerk's office for damages.

Vice Chairperson Aranda inquired about the pipe broken under the home as mentioned in the appeal application. Director of Public Works Noe Negrete replied that further evidence was requested; however, none has been provided to date regarding the broken pipe.

Commissioner Arnold inquired about a sidewalk and/or parkway in the area and was concerned about the width available to install such. Director of Public Works Noe Negrete replied that the City always reserves the right to install a sidewalk at any time; however, at this time the City is not advocating to install one. If the City would decide to install a sidewalk, the City would have to evaluate the tree to grind the roots without damaging the tree. Mr. Negrete further stated that per ADA standards the sidewalk width is 3 ft. which would fit between the tree and residential fence.

Chairperson Jimenez inquired about the utility pool located on the corner of the public-right-away and how that would affect a sidewalk. Director of Public Works Noe Negrete replied that there should be at least three feet to install a sidewalk.

Having no further questions or comments, Chairperson Jimenez requested a motion and

second on Item No. 11.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Mora to approve the Parkway Tree Removal Appeal Decision, and the recommendations regarding this matter, which passed by the following vote:

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

PUBLIC HEARING

6. Alcohol Sales Conditional Use Permit Case No. 73

Recommendation: 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.

Chairperson Jimenez called upon Code Enforcement Officer Luis Collazo to present Item No. 6 before the Planning Commission.

Chair Jimenez opened the Public Hearing at 6:22 p.m. and requested if anyone wished to speak on this matter. There were no public comments received.

Chairperson Jimenez closed the Public Hearing at 6:23 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Aranda to approve Alcohol Sales Conditional Use Permit Case No. 73, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

7. CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies) Revocation of Conditional Use Permit Case No. 667

Recommendation: 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.

Chairperson Jimenez called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission.

Vice Chairperson Aranda inquired about property ownership and who is responsible for restoring the site to its original condition. Senior Planner Cuong Nguyen replied that via a demolition permit the site would be restored to its original condition.

Chairperson Jimenez opened the Public Hearing at 6:25 p.m. and requested if anyone wished to speak on this matter. There were no public comments received.

Chairperson Jimenez closed the Public Hearing at 6:27 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Mora, seconded by Commissioner Arnold to approve Revocation of Conditional Use Permit Case No. 667, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

8. Adoption of Mitigated Negative Declaration

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

Recommendation: 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.

Chairperson Jimenez called upon Planning Consultant Laurel Reimer to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the applicant was Ryan Off and Doug Off, members of the Ojai Oil Company – Golden State Storage Management Team

Vice Chairperson Aranda inquired if the City has a condition that prevents someone from storing or working on their vehicle within such a use. Planning Consultant Laurel Reimer replied that the City updated the Zoning Code that prohibits the storage and maintenance of vehicles.

Chairperson Jimenez opened the Public Hearing at 6:40 p.m. and requested if anyone wished to speak on this matter.

Ryan Off from Ojai Oil Company - Golden State Storage came forward before the Planning Commission indicated that they are hoping to demolish the facility by May or June 2018 to begin construction with a completion date of January through June 2019.

Having no further comments or questions, Chairperson Jimenez closed the Public Hearing at 6:42 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Mora, seconded by Commissioner Arnold to approve Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

9. Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 927 & Conditional Use Permit Case No. 782

Recommendation: 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.

***** SEE ITEM NO. 10 *****

PUBLIC HEARING

10. Categorically Exempt – CEQA Guideline Section 15315 - Class 15 Tentative Parcel Map No. 78229

Recommendation: 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.

Chairperson Jimenez called upon Planning Consultant Jimmy Wong to present Item Nos. 9 and 10 before the Planning Commission. Present in the audience on behalf of the applicant was Vice President of Development Brandon Dickens of Simply Self Storage.

Vice Chairperson Aranda inquired about the truck route once construction commences via Rosecrans onto the I-5 freeway. Director of Planning Wayne Morrell replied that per Caltrans plans access onto Rosecrans should be available.

Commissioner Arnold inquired about the traffic flow along Rosecrans and Carmenita. Commissioner Arnold further inquired if the Environmental Impact Report took into consideration the projects that were recently approved along the corner of Rosecrans and Carmenita. Commissioner Arnold commented that the City has a responsibility to consider what the City is adding to the traffic onto those streets we have located within our City.

Director of Planning Wayne Morrell wanted to clarify that an Environmental Impact Report

was not completed for this project, that only an Initial Study and a Mitigated Negative Declaration were completed for this project. Mr. Morrell further stated that in preparation of the traffic study, typically what is required the applicant would contact the City's Traffic Engineer Tom Lopez and the Planning Department would provide the applicant with a list of all the projects that have been approved within the surrounding area so that it is incorporated into the environmental document and traffic study.

Chairperson Jimenez opened the Public Hearing at 6:57 p.m. and requested if anyone wished to speak on this matter.

Mr. Josh Patterson of A-American Storage came forward before the Planning Commission and requested that a full environmental impact report be conducted since traffic is very bad, especially during rush hour, which makes it difficult for his tenants to enter and exit his facility. Mr. Patterson indicated that in the surrounding area there are thirteen (13) self-storage facilities and none of those have RV storage. This project should consider RV storage for this project since there is a need.

Mr. Pat Nyland of Santa Fe Self Storage came forward before the Planning Commission and reiterated that the flow of traffic in that area is extremely bad especially during rush hour and the need for RV Storage. Mr. Nyland indicated that with the upcoming Stage Road Bridge project traffic is going to be further impacted.

The applicant, Brandon Dickens approached the Planning Commission to speak on behalf of his project. Mr. Dickens indicated that he understands the traffic concerns and that he and staff did not take this traffic issue lightly. Mr. Dickens further commented that there is a demand for self-storage and this project will have all interior, climate controlled units, as well as video cameras, etc. and will be good neighbors.

Ms. Tracy Zinn, Environmental Consultant from T & B Planning, for the project came forward before the Planning Commission and replied to Mr. Patterson's request for a full environmental impact report by indicating that even if a full environmental impact report was required the same traffic analysis that was completed would be a part of the environmental impact report as an appendix and no new information would be provided to the City for decision making. Ms. Zinn also indicated that the two projects along Rosecrans were considered for the traffic analysis and the maximum trip generation for this project would be 20 trips during the pm peak hour. The City has placed a condition that the applicant pay for traffic signal improvements that would help with the traffic on this road. Ms. Zinn further stated that there is no connection between this project and the bridge project that was brought up by Mr. Nyland.

Director of Planning Wayne Morrell commented that although, T & B Planning prepared the environmental document, the City vets these projects through an independent environmental consultant and based upon their opinion and expertise decide if an Environmental Impact Report, Initial Study and/or Mitigated Negative Declaration is required.

Having no further questions or comments, Chairperson Jimenez closed the Public Hearing at 7:13 p.m. and requested a motion on first Item No. 10 then on No. 9.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Mora to approve Tentative Parcel Map No. 78229, and the recommendations regarding this matter, which passed by the following vote:

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

It was moved by Vice Chairperson Aranda, seconded by Commissioner Mora to approve Development Plan Approval Case No. 927 & Conditional Use Permit Case No. 782, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Arnold, Mora, and Jimenez
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

12. CONSENT ITEMS

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No. 12

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.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 23

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.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

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.

D. CONSENT ITEM

Conditional Use Permit Case No. 542-4

Recommendation: 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.

E. CONSENT ITEM

Conditional Use Permit Case No. 646-1

Recommendation: 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. 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.

F. CONSENT ITEM

Conditional Use Permit Case No. 664-1

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. 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.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve

Consent Item Nos. 12A-12F and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

13. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Mora invited everyone to the City's Tree Lighting event on December 2, 2017.
- Commissioner Arnold announced that he will be receiving the Santa Fe Springs Residential Citizen of the Year on Thursday, November 16, 2017.

Staff made the following announcements:

- Planning staff wished everyone a Happy Thanksgiving.
- Director of Planning Wayne Morrell welcomed the members of City of Commerce Planning Commission, Vice Chairperson Kevin Lainez and Commissioner Evelyn Serfozo to our meeting.

14. ADJOURNMENT

Chairperson Jimenez adjourned the meeting in memory of Estella Collazo at 7:18 p.m.

Gabriel Jimenez
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

December 11, 2017

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 74

Request for approval of Alcohol Sales Conditional Use Permit Case No. 74 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Aerostar Global within the Heavy Manufacturing (M-2) Zone at 10810 Painter Avenue. (Tatum Logistics, LLC)

RECOMMENDATION: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 74, 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. 74 subject to the conditions of approval contained within this report.

BACKGROUND

Aerostar Global Holdings ("AGH") is a subsidiary of Tatum Logistics, LLC. AGH provides comprehensive shipping services and global warehousing to many international and domestic businesses. The applicant maintains several warehouses throughout the United States and Europe. AGH warehouses and transports many bulk commodities including alcoholic beverages and distilled spirits.

On September 15, 2017, Aerostar Global entered into a lease agreement with the property owner of 10810 Painter Avenue to lease approximately 110,791 square feet of warehouse space.

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, Tatum Logistics is requesting approval of Alcohol Sales Conditional Use Permit Case No. 74 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 Painter Avenue and Laurel Avenue. Based on the Circulation Element of the City's General Plan, both streets are local industrial streets. Property access is available through both streets.

ZONING AND LAND USES

The site, comprised of a single parcel of approximately 4.91 acres, is addressed 10810 Painter Avenue and within the M-2, Heavy Manufacturing, Zone. Industrial zoned areas are also found south, west and north of the location. The properties to the east are developed with multi-family units and within the unincorporated Los Angeles County area.

It should be noted that the subject property shares road access and parking with the southerly 3.73 acre parcel developed with a 162,701 square foot warehouse building

ENVIRONMENTAL DOCUMENTS

Staff 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 29, 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 29, 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 in 1965 and remodeled under Development Plan Approval (DPA) Case No. 559 in 1990. In 2010, a lot line adjustment was granted which caused the separation of the entire parcel, but provided full compliance to each building in respect to the parking regulations.*
- b. **Control of vehicle traffic and circulation.** *The subject property provides its own on-site vehicular circulation with two 26-foot driveways provided off Painter Avenue and Laurel Avenue for ingress and egress.*
- 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 Amelia Mayberry Park to the south, and Carmela Elementary school, however, the facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a bulk condition. 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. As a result, staff does not feel that there will be any impacts to other retail establishments or 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 of 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 10810 Painter 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 install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
4. 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.
5. 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.
6. 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.
7. 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.
8. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material.
9. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
10. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.

11. 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
12. 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.
13. 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.
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 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 ASCUP Case No. 74 shall be subject to a compliance review in one (1) year, no later than January 11, 2019, 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.

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.
17. That Alcohol Sales Conditional Use Permit Case No. 74 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.
18. 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.
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

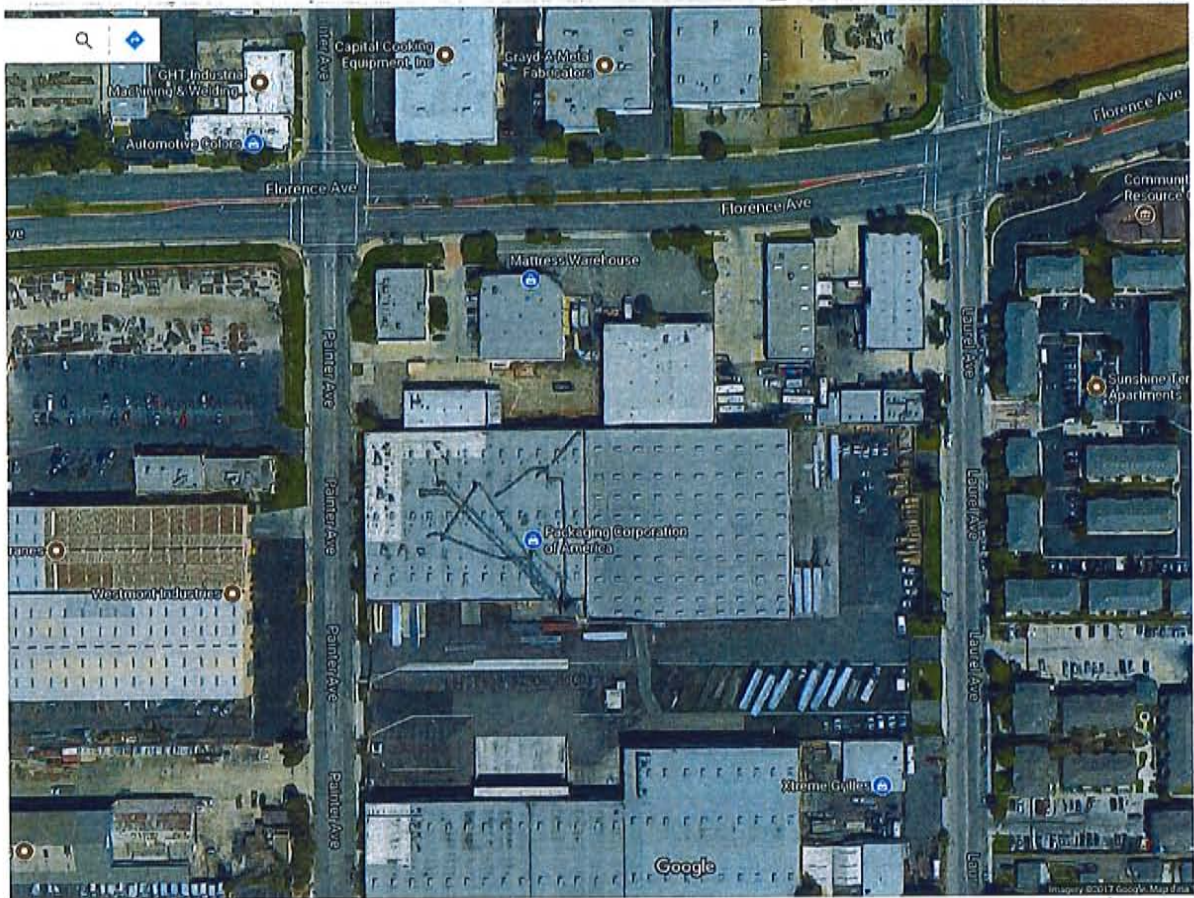


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Application
3. Site Pictures

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 74

Aerostar Global Holdings
10810 Painter 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 <u>LLC</u>									
1. Applicant's Name: <u>Tatum Logistics, LLC</u>									
Doing Business As: <u>Aerostar Global</u>									
Business Address: <u>10810 Painter Ave SFS</u> Phone: <u>626-961-1800</u>									
Mailing Address: <u>901 Oak Creek Dr Lombard, IL 60148</u>									
Residence Address: <u>3142 Inman Dr NE Atlanta GA 30319</u> Phone: <u>404-360-2166</u>									
<u>38</u>	<u>M</u>	<u>6'</u>	<u>215</u>	<u>Br</u>	<u>Br</u>	<u>11/18/78</u>	<u>Valparaiso, IN</u>	<u>GA 059379052</u>	
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 <u>No</u>									
If yes, complete the following:									
Court					Date				
Charge					Disposition				
2. Give Name and Address of owner or owners of premises:									
<u>DCT Industrial</u>									
<u>555 17th St, Ste 3700</u>									
<u>Denver, CO 80202</u>									
3. Describe the type or nature of the business:									
<u>Warehousing</u>									
4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: <u>Thomas Gioia</u>									
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.				
2.				
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:

Pending application for ABC - this application needed to file that one.

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:

Beer, wine, distilled liquor

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

No retail. Warehouse ops are 7-5 M-F

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:

12. Will there be other activities conducted at your place of business? (Circle one) ☒ No

If yes, please explain:

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

Application will be submitted pursuant to this one

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

10810 Painter AveThe 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.) See page 30 of lease document

Record owner of the property:

Name: DCT Industrial Phone No. 303-547-2400Mailing Address: 555 17th St, Ste 3700 Denver, CO 80202

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: Kathie Flynn Phone No. 949-720-8000Mailing Address: 12 Corporate Plaza, Suite 150 Newport Beach, CA 92660

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.) Storage of alcohol for bulk distribution via warehouse operation.

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.

Th. C.
Applicant's Signature10-18-17
Date

Site Pictures



Looking East



Looking West



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 781, Modification Permit Case No. 1283 and Modification Permit Case No. 1284

CUP Case No. 781: A request for approval to allow the establishment, operation, and maintenance of a youth soccer training facility; *MOD Case No. 1283:* A request for approval to allow a reduction of twenty-one (21) required on-site parking stalls; and *MOD 1284:* A request for approval to allow a reduction of the overall landscape area for property located at 13045 Los Nietos Road (APN: 8167-005-004), within the M-2, Heavy Manufacturing, Zone. (Ballmaster Elite Soccer Academy)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 781, Modification Permit Case No. 1283, Modification Permit Case No. 1284, 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 155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; 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 Initial Study/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 (CUP 781, MOD 1283, & MOD 1284); and

RECOMMENDATIONS (Cont.)

- Approve Conditional Use Permit Case No. 781, Modification Permit Case No. 1283, and Modification Permit Case No. 1284 subject to the conditions of approval as contained within the Staff Report.

LOCATION / BACKGROUND

The subject property, located at 13045 Los Nietos Road, is comprised of one (1) parcel (APN: 8167-005-004) measuring 47,670 sq. ft. (1.09 acres), and located on the north side of Los Nietos Road. The property is zoned M-2 (Heavy Manufacturing) and is currently developed with a 5,313 sq. ft. re-cladded metal building towards the front of the property and a 4,011 sq. ft. concrete tilt-up building towards the rear. Industrial uses are located to the north, south, east, and west of the property.

The applicant, Ballmaster Elite Soccer Academy, is proposing to occupy the two existing buildings, totaling 9,324 sq. ft., to conduct small-group (29-34 players) personal lessons. In addition to the two existing buildings, the applicant intends to install an 8,400 sq. ft. outdoor turf field along the northerly property line. Per Section 155.243 (L) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required before commencement of such operations. As a result, Ballmaster Elite Soccer Academy has filed an application for said permit as required by the Zoning Regulations.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Conditional Use Permit (CUP 781) – A request for approval to allow the establishment, operation, and maintenance of a youth soccer training facility located at 13045 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone.

Modification Permit (MOD 1283) – A request for approval to allow a reduction of twenty-one (21) required on-site parking stalls.

Modification Permit (MOD 1284) – A request for approval to allow a reduction of the overall landscape area.

CONDITIONAL USE PERMIT (CUP 781):

As stated previously, the applicant is requesting approval to allow the establishment, operation, and maintenance of a youth soccer training facility located at 13045 Los Nietos Road.

The primary activities will be:

Building 1:

- Indoor Training Studio. Private lessons and coaching will occur within this building. No games will occur within this building.
- Each session includes: speed & agility, passing and receiving, ball-mastery, plyometrics, biomechanics, motor skill development, and finishing technics.
- Will generally be used for 7 players and 1 trainer.
- No seating will be provided.
- Each session will last a period of one (1) hour and not to exceed 10 people per hour.
- 1 men's and 1 women's restroom.
- 599 sq. ft. of storage area.
- 552 sq. ft. of office area.

Building 2:

- Indoor Training Studio. Private lessons, coaching, and practice games of 5 vs. 5 will occur within this building.
- Each session includes: speed & agility, passing and receiving, ball-mastery, plyometrics, biomechanics, motor skill development, and finishing technics.
- Will generally be used for 10 players and 1 trainer.
- No seating will be provided.
- Each session will last a period of one (1) hour and not to exceed 12 people per hour.

Outdoor Turf Field:

- Used for 5 versus 5 games (scrimmages), which will occur on Saturdays and Sundays only.
- Will generally be used for 10 players, 1 referee, and two coaches.
- 16 foot high netting will be installed on all four sides with openings in the netting for entering and exiting.
- No seating will be provided.
- Each game will last a period of one (1) hour and not to exceed 17 people per hour.

Hours of Operation:

Monday – Friday: 4:00 pm – 11:00 pm

Saturday – Sunday: 8:00 am – 9:00 pm

Operational Details:

Days	Use	Time
Monday – Friday	Office Only	4:00 pm – 5:00 pm
	Session 1	5:00 pm – 6:00 pm
	Session 2	7:00 pm – 8:00 pm
	Session 3	9:00 pm – 10:00 pm
	Office Only	10:00 pm – 11:00 pm

Days	Scrimmage	Time
Saturday & Sunday	1	8:00 am – 9:00 am
	2	11:00 am – 12:00 pm
	3	2:00 pm – 3:00 pm
	4	5:00 pm – 6:00 pm
	5	8:00 pm – 9:00pm

Employees On-site:

1 Administrative Staff

4 individuals used interchangeably as Trainer, Coach, and Referee

Parking Requirements

The proposed youth soccer training use, based on a 1/250 sq. ft. ratio of the 6,469 sq. ft. assembly area, a 1/250 sq. ft. ratio of the 8,400 sq. ft. outdoor turf field, a 1/300 sq. ft. ratio of the 552 sq. ft. office area, and a 1/500 sq. ft. ratio of the 1,551 sq. ft. storage area, requires 65 parking stalls. Currently, there are 44 parking stalls throughout the property including 27 standard, 14 compact, and 3 handicap/accessible stalls. According to these calculations, the property is deficient 21 parking stalls. As a result, the applicant is also requesting consideration and approval of a Modification Permit to allow for a reduction of twenty one (21) required on-site parking stalls.

Space	Parking Ratio	Parking Required
Indoor Studio #1	1/250 sq. ft.	10
Indoor Studio #2	1/250 sq. ft.	16
Outdoor Turf Field	1/250 sq. ft.	34
Office Area	1/300 sq. ft.	2
Storage Area in bldg. #1	1/500 sq. ft.	3
Total Parking Required	65	
Total Parking Provided	44	

Landscape Requirement

The minimum landscape requirement for the project, based on the overall street frontage of 122.14 lineal feet is 3,054 sq. ft. Additionally, as required by the Code, at least 6% of the parking area is required to be landscaped. The minimum overall landscape requirement for the project is 3,944 sq. ft. with a minimum of 890 sq. ft. provided within the parking area, based on the parking area of 14,832 sq. ft. According to the plan, the applicant will be providing an overall total of 3,749 sq. ft. of landscaping throughout the site. The project, therefore, does not meet the minimum requirement set forth in the City's Zoning Regulation. The applicant is, therefore, concurrently requesting consideration and approval of a Modification Permit to allow a reduction of 195 sq. ft. of landscaping from the overall landscaping requirements.

Lineal Feet of Frontage	122.14 ft.
Landscaping Required	122.14 ft. x 25 = 3,054 sq. ft.
Landscaping Provided	2,529 sq. ft.
Parking Area	14,832 sq. ft.
Landscaping Required	14,832 sq. ft. x 6% = 890 sq. ft.
Landscaping Provided	1,220 sq. ft.
Overall Landscaping Required	3,944 sq. ft.
Overall Landscaping Provided	3,749 sq. ft.

MODIFICATION PERMIT (MOD 1283):

As part of their request, the applicant is requesting approval of a Modification Permit (MOD) to allow a reduction of twenty-one (21) of the required on-site parking stalls.

Based on the aforementioned parking requirements, the subject youth soccer training facility should provide a minimum of 65 parking stalls. As proposed, the subject property will provide and maintain a total of 44 parking stalls on-site.

Although, the project does not meet the minimum parking requirement as defined by the City's Zoning Regulations, it should be noted that the City does not currently have a specific code requirement relating to outdoor recreational uses. In this particular scenario, since our Code does not specify parking ratios for the outdoor turf field, staff relied on the most relatable code section: sports arena.

MODIFICATION PERMIT (MOD 1284):

As part of their request, the applicant is requesting approval of a Modification Permit (MOD) to allow a reduction of the minimum overall landscape required for an M-2 zoned property.

In accordance with the City's Zoning Regulations, a minimum area equivalent to 25 square feet for each lineal foot of frontage shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. The proposed development contains 122.14 feet of street frontage and 14,832 sq. ft. of parking area, which means it should provide a total of 3,944 sq. ft. of landscaping area overall. According to the proposal, the applicant is planning to provide a total of 3,749 sq. ft. of landscaping area.

Although, the project does not meet the minimum landscaping requirement as defined by the City's Zoning Regulations, it should be noted that the applicant will be improving the existing non-conforming conditions by providing additional landscaping in all practical areas throughout the subject site.

COMMISSION'S CONSIDERATIONS

CONDITIONAL USE PERMIT CASE NO. 781

Pursuant to section 155.243 (L) of the Zoning Regulations, a Conditional Use Permit shall be required for any public, private, or quasi-public uses of an educational or recreational nature, within the M-2, Heavy Manufacturing Zone.

Additionally, the Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall 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 youth soccer training use would be consistent with the current zoning and land use designation.

The primary concern would be to ensure that there is sufficient parking to accommodate the clients/players of the proposed use. As aforementioned, upon review of the proposal, staff determined the proposed use will have a deficit of twenty-one (21) parking stalls on the subject property. As a result, the applicant has submitted an application for a Modification Permit (MOD) to allow a reduction of the minimum required parking stalls.

Staff finds that if the applicant operates in strict compliance with the conditions of approval, the proposed indoor soccer facility would be harmonious with adjoining properties and surrounding land uses. Through strategic off-peak hours, gaps between sessions, limited players per session, and the prohibition of tournaments, it is staff's opinion that parking will not be an issue for this facility. Nevertheless, staff included a condition to require the applicant to work with the planning staff to mitigate any future

parking issues, should the need arise. Mitigations include but are not limited to modifying hours of operations, concurrent use of buildings, etc. Additionally, other typical concerns related to safety, noise, and loitering have been addressed through conditions of approval.

- 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 subject property is fully improved with two (2) industrial buildings totaling 9,324 sq. ft. of building area. The applicant is planning to make interior modifications to the building to accommodate their proposed indoor recreational facility use, install an outdoor turf field with lighting and netting, and improve the parking area by re-stripping the parking stalls and incorporating landscaping throughout the site. No exterior modifications to the existing building are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). Staff therefore finds that the proposed use will preserve the general appearance and welfare of the community.

MODIFICATION PERMIT CASE NO. 1283

The applicant is requesting a modification of property development standards to not provide twenty-one (21) required parking stalls associated with the proposed youth soccer training use.

REQUIRED SHOWING

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

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

The proposed use will have its highest demand for parking during the weekend hours of operation. Additionally, the proposed use involves children accompanied by their parents. It is common for various players to carpool with one parent. As such, the parking demand for the proposed use is not as high as other assembly type uses since vehicles will often contain multiple individuals commuting together. Moreover, if a similar request arose, staff would consider the circumstance of the case and, if the facts presented are similar, staff would also recommend approval of such request.

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

The site is fully developed; as such, there is no available space on the subject property to provide the additional twenty-one (21) required parking stalls. The only alternative would be to reduce the indoor assembly area by 5,250 sq. ft., or otherwise eliminate the outdoor turf field. Unfortunately, either alternative would result in significant impact to the business model, and thus reduce odds for the business to be successful. Additionally, the alternatives would also handicap their ability to attract their desired clientele.

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

The unique circumstance in this case is the fact that the applicants desired customers, families with kids, generally commute together in a single vehicle. As mentioned previously, it is not uncommon for various players to carpool with one parent. As a result, the parking demand for the proposed use is not as high for other assembly type uses. Additionally, the applicant's peak demand for parking will be during the weekend. Nevertheless, staff has imposed conditions to limit the hours of operations and the number of players per session/scrimmage, thus mitigating the potential for parking issues to arise.

Additionally, the City's Zoning Regulations do not currently address parking requirements for outdoor recreational uses. Staff therefore relied on the most relatable code section: 155.481 (13) at 1 space for every 250 sq. ft. Using said ratio, the outdoor field required a total of 34 parking spaces. Although staff may agree that the amount of parking required for the outdoor field is somewhat high, given that there is no seating and the field is designed for 5 versus 5 scrimmage games, staff did not have any other comparable ratio within our Code to use.

Staff did, however, contact the City of Norwalk because there is a similar facility already operating in the City of Norwalk (Urban Soccer 5 Center – 12000 Firestone Boulevard). It should also be noted that similar to Santa Fe Springs, the City of Norwalk's Municipal Code did not have specific parking requirements for outdoor fields. The planning staff in Norwalk had conducted a study of eight (8) nearby cities to compare parking requirements established for various sports courts (see table below).

City	Facility Type	Regulation
Cudahy*	Tennis/Racquet/Handball	3 sp per court plus 1 sp per employee in the work shift with most employees
Downey*	Tennis and "Other Sports Courts"	3 sp per court plus required parking for additional uses on the site
Hawaiian Gardens*	Tennis/Racquet/Handball	3 sp/court plus required parking for additional uses on the site
Long Beach	Basketball/Volleyball	5 sp per court or 1 per 3 spec seats, whichever is greater

Long Beach	Tennis/Racquet/Handball	3 sp plus additional 3 sp per court or 1 per 3 spec seats, whichever is greater
Lynwood*	Tennis/Racquet/Handball	3 sp per court, plus other uses calculated separately as required by this section
South Gate*	Existing outdoor futsal facility with 11 fields	3.33 per field (1 sp per each 3 people using the field); office: 1 sp per 300 sq. ft.; restaurant: 1 sp per 100 sq. ft.; no parking was required for storage areas
San Bernardino*	Tennis/Racquet	3 sp per court, plus as required for incidental uses
Torrance*	Indoor futsal	4 sp per field, 1 sp for every 100 sq. ft. of locker rooms/training area/ancillary use floor area, 1 sp per 300 sq. ft. of office space

* These cities require parking for ancillary uses or employees in addition to the per court requirement.

As evident from the table above, most cities required 3-4 spaces per sports court. It should be noted, however, that no parking requirements specific to soccer fields were found. The closest comparison was a futsal facility in the City of South Gate which required 3.33 spaces per field or 1 space per each 3 people using the field. In all cities, except Long Beach, additional parking for ancillary uses and/or employees were required.

Utilizing the study completed by Norwalk, if we required four (4) parking stalls per court plus 1 space per employee, the subject soccer training facility would be required to provide a total of 38 spaces. Additionally, if we took an even more conservative approach and required 1 space for all users of the field, the subject facility would be required to provide a total of 44 parking stalls. In both instances, the proposed facility would be able to accommodate such requirements.

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

Based on our current Zoning Regulations, the subject soccer training facility is deficient 21 parking stalls. However, our research of a similar facility in Norwalk helps confirm that the established parking requirement for outdoor fields in Santa Fe Springs may be somewhat high when compared to other nearby cities. As previously identified in the study conducted by Norwalk planning staff, most cities require 3-4 spaces per sports court plus 1 space per employee which generally results in a requirement of no more than 7 stalls per court. Meanwhile, based on our Code, we have required the outdoor

field for the subject soccer facility to provide 34 parking stalls. Therefore, through strategic off-peak hours, gaps between sessions, limited players per session, the prohibition of tournaments, it is staff's opinion that parking will not be an issue for this facility. Granting this modification would not be detrimental to other persons, properties, or community in general.

COMMISSION'S CONSIDERATION

Pursuant to Section § 155.696 of the City's Zoning Regulations, in addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.

The unique circumstance is that the buildings located on the subject property are existing, thus making it more difficult to design and locate the additional parking stalls needed to meet the minimum parking requirements. The aforementioned hardship is related to the property's physical circumstance and not just a mere inconvenience.

The City's Zoning Regulations do not currently address outdoor recreational uses. Staff therefore relied on the most relatable code section: 155.481 (13) at 1 space for every 250 sq. ft. Using said ratio, the outdoor field required a total of 34 parking spaces. Although staff may agree that the amount of parking required for the outdoor field is somewhat high, given that there is no seating and the field is designed for 5 versus 5 scrimmage games, we did not have any other comparable ratio within our Code to use. If approved, the proposed youth soccer training facility will be the first one opened in the City of Santa Fe Springs.

- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.

As mentioned previously, the buildings located on the subject property are existing, which makes it more difficult to design and locate the additional parking stalls. The applicant has made a conscious effort to maximize the number of on-site parking stalls, where possible. The applicant is investing a considerable amount of money to provide a high quality facility and outdoor field, to maximize the landscape areas, and will eventually change the façade and signage on the property.

- (C) That the alleged difficulties were not created by any person presently having an interest in the property.

As mentioned previously, because the buildings located on the subject property are existing, it is more difficult to design and locate the additional parking stalls needed. Our current parking requirements, when compared to other nearby cities, is somewhat high for outdoor fields. Even if we chose to apply the most conservative ratio found in other nearby cities, the subject facility would be able to provide the necessary parking.

(D) That the conditions involved are not generally applicable to most of the surrounding properties.

It is not often that a particular use is not clearly identified within the City's Zoning Regulations. If approved, this will be the first soccer training facility here in Santa Fe Springs.

(E) That the requested modification would not diminish property values in the neighborhood.

The requested modification, if approved, will allow an upgrade to the existing non-conforming conditions at the subject property. It is staff's opinion that these added enhancements to the parking area will result in a more attractive property that will actually be an enhancement to the overall area. Additionally, the subject facility will provide nearby youth and soccer teams with a place to train and sharpen their skills.

(F) That the proposed modification will not increase congestion or endanger the public safety.

The proposed modification will increase congestion more than a typical industrial use; however, as defined in the attached Mitigated Negative Declaration, the impact on traffic to the surrounding area remains less than significant. Staff has also place conditions to mitigate potential congestion and/or improve public safety. Additionally, the proposed modification will not endanger the public safety. The proposed youth soccer training use is seen more as a commercial or light manufacturing use, than the typical heavy manufacturing uses that are allowed at this location, thus having less of an impact to public safety.

MODIFICATION PERMIT CASE NO. 1284

The applicant is requesting a modification of property development standards to not provide 195 sq. ft. of the overall required landscaping associated with the subject site.

REQUIRED SHOWING

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

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

The following table shows that the Planning Commission has granted similar requests in the past for a reduction in landscaping. Granting of the modification therefore, would not grant special privileges to the applicant not enjoyed by other property owners in the area.

Table – Recent Landscape Reduction Approval

Case	Location	Approval Date
MOD 1270	12636 Los Nietos Road	July 2016
MOD 1242	10240 Geary Avenue	August 2014
MOD 1243	10200 Matern Place	June 2014
ZV 71	13630 Firestone Boulevard	May 2011

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

Although the landscaping area for the proposed site could technically be increased to meet the required landscape area set forth in the City's Zoning Regulation, doing so would decrease the area to maximize parking onsite. The alternative would be to provide additional landscaping within the parking area, however, that would decrease the overall number of parking stalls being provided or interfere with the parking lot circulation.

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

As mentioned previously, the unique circumstance is that the site is fully developed and unfortunately, the landscaping is non-conforming. It is therefore, more difficult to design and locate additional landscape areas. A decision must be made to either provide more landscaping or more parking stalls. Given the proposed use, staff believes that more parking, would better serve the property.

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

The Modification Permit, if granted would not be detrimental to other persons or properties in the area. Although the proposed landscape areas do not meet the minimum requirements set forth by the City's Zoning Regulations, the applicant has made a good faith effort to maximize and enhance landscaping on-site. Additionally, for maximum aesthetic value, the majority of the landscape areas are strategically

located along the frontage of the subject property.

COMMISSION'S CONSIDERATION

Pursuant to Section § 155.696 of the City's Zoning Regulations, in addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.

As mentioned previously, the unique circumstance is that the site is fully developed and unfortunately, the landscaping is non-conforming. It is therefore, more difficult to design and locate additional landscape areas. A decision must be made to either provide more landscaping or more parking stalls. Given the proposed use, staff believes that more parking, would better serve the property.

- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.

According to the proposed site plan, all required setback areas are fully landscaped and more than 6% of the parking area is provided with landscaping. As previously mentioned, the subject property is fully developed; therefore, to meet the City's landscape requirement, parking stalls would be converted to landscaping, which in term decreases the total number of required parking stalls.

- (C) That the alleged difficulties were not created by any person presently having an interest in the property.

Because the subject property is fully developed, it is difficult to design and provide additional landscaping. And as mentioned previously, the subject site is already non-conforming. The aforementioned circumstance was not created by the applicant or any person having an interest in the property, nevertheless, the applicant has made a good faith effort to maximize landscaping on-site.

- (D) That the conditions involved are not generally applicable to most of the surrounding properties.

The subject property is fully developed and unfortunately, the landscaping is non-conforming. The applicant is however, making a conscious effort to bring the site as close to current standards as possible. This circumstance makes this property unique and thus these conditions are not generally applicable to most properties here in the City or surrounding properties.

(E) That the requested modification would not diminish property values in the neighborhood.

The applicant has made a good faith effort to maximize, as well as, enhance the existing landscape areas on-site. Unfortunately, the site will still be 194 sq. ft. (or 4.9%) short of the overall landscape requirement of 3,944 sq. ft. per the City's Zoning Regulations. Nevertheless, staff believes the applicant's efforts to maximize and enhance the landscaping will increase the value of the subject property and thus also have a positive effect on the neighborhood.

(F) That the proposed modification will not increase congestion or endanger the public safety.

The proposed modification will not increase congestion or endanger the public safety. The reduction of the overall landscaping requirements allows for additional parking stalls that would not be provided if the landscaping had been provided. The increase in parking stalls does increase congestion to the surrounding area; however, as defined in the attached Mitigated Negative Declaration, the impact on traffic to the surrounding area remains less than significant. It is Staff's determination that the reduction of the overall landscaping requirements will not endanger the public safety.

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, § 155.695 and § 155.696 of the City's Zoning Regulations, for the granting of a Development Plan Approval and Modification Permit, respectively.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (L) of the Zoning Regulations, states that public, private or quasi-public uses of an educational or recreation nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (L)	<u>Section 155.243</u> (L) Public, private or quasi-public uses of an educational or recreational nature.

STREETS AND HIGHWAYS

The subject site has frontage on Los Nietos Road. Los Nietos Road is designated as a "Secondary Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

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

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Safety Equipment</u> (10051 Painter Ave/Abatix)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Auto Repair</u> (13028 Los Nietos Rd/Star Auto Care)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse</u> (13109/Hong Chang Corp.)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Auto Parts Recycling</u> (13039 Los Nietos Rd/RC Metals)

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 Conditional Use Permit, Modification Permit and related Environmental Documents was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 30, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on November 30, 2017, and published in a newspaper of general circulation (Whittier Daily News) on November 30, 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 result in any significant adverse immitigable impacts on the environment 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, Blodgett/Baylosis Environmental Planning.

Phases in the Environmental Review Process:

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

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

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

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

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation

measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from November 20, 2017 to December 10, 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 mailed to surrounding cities for their review and comment.

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

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or 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: *Hazards and Hazardous Materials*. 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 #11).

Responses to Initial Study/Mitigated Negative Declaration:

On Thursday, December 7, 2017, Staff received a phone call from the Air Quality Management District (AQMD), requesting a copy of the Mitigated Negative Declaration associated with this project to review. They were directed to the City's website, where they could review a digital copy of all affiliated reports. No specific comments or concerns were addressed at this time.

STAFF REMARKS

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

AUTHORITY OF PLANNING COMMISSION:

Conditional Use Permit

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

Modification Permit

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

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-1511 x7545)

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

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

2. That with the acceptance of these conditions of approval, the Applicant is now familiar with Section 155.718 of the Zoning Code which 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.
3. That the Applicant, his employees and/or his staff, shall not allow any type of outdoor activities within the required off-street parking area or any satellite parking sites. This includes, but is not limited to, warm-ups, drilling exercises, team practices and/or team competitions.
4. That on-site fund raisers and/or special events, if any, shall be conducted indoors at all times. Special events at the location and/or satellite parking areas are subject to a Permit obtained through the Department of Police Services. Applications for Special Events shall be submitted at least 30-days from the date of the event – no exceptions.
5. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the 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.
6. That in order to facilitate the removal of unauthorized vehicles parked on the property and any of the satellite parking sites, 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 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.
8. That advertising, banners, and other promotion devices shall be first approved by the Department of Planning and reviewed by the Department of Police Services.
9. That it shall be the responsibility of the Applicant and his staff to maintain the site and any satellite parking sites in a clean and orderly manner.
10. That porte-potties or equal, shall not be used on the site at any time, and that the Applicant shall provide adequate bathroom facilities and changing room facilities inside the buildings.
11. That the sale of food and/or beverages, pre-packaged or otherwise, shall be first approved by the County Health Department.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Richard Kallman 562.868-0511 x3710)

12. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
13. That all entry gates shall be equipped with Knox boxes or Knox key switches for power-activated gates.
14. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

15. 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.
16. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Vince Velasco 562.868-0511 x7353)**

17. This approval is for the use of a youth soccer training facility, in the form of small-group (29-34 players) sessions, with related activities only. A maximum of 34 players and 5 staff members (including: administrative, trainers, coaches, and referees) shall be on the subject site per session. Any modification to the number of players or staff members shall be subject to prior review and approval by the Director of Planning or his/her designee.
18. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Conditional Use Permit Case No. 781. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
19. Modification Permit Case No. 1283 allows for a twenty-one (21) parking stall reduction to the minimum parking requirements associated with the subject youth soccer training use. A minimum of 44 parking stalls shall be continually provided and maintained at all times. All parking areas shall be legibly marked off on the pavement, showing the required parking stalls.
20. Modification Permit Case No. 1284 allows for a 195 sq. ft. landscape reduction to the minimum landscaping requirements associated with the subject property. Said landscaping reduction is specific to the subject youth soccer training facility use
21. Approval of Conditional Use Permit No. 781 is contingent upon approval of Modification Permit Case No. 1283 and Modification Permit Case No. 1284.
22. The proposed youth soccer training facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles

County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed.

23. Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.
24. The exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and players not to loiter or make loud noises outside of the building before or after each session.
25. Vending machines shall be prohibited on the exterior of the property.
26. In the event noise levels outside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with planning staff to come up with a solution to immediately mitigate noise issues.
27. The days and hours of operation of the youth soccer training facility shall be Monday through Friday from 4:00 p.m. to 11:00 p.m.; & Saturday and Sunday from 8:00 a.m. to 9:00 p.m.

Specific training session times shall be limited to the following:

- Monday – Friday:
 - Office Use: 4:00pm – 5:00pm
 - Session 1: 5:00pm – 6:00pm
 - Session 2: 7:00pm – 8:00pm
 - Session 3: 9:00pm – 10:00pm
 - Office Use: 10:00pm – 11:00pm
- Saturday – Sunday:
 - Scrimmage 1: 8:00 a.m. – 9:00 a.m.
 - Scrimmage 2: 11:00 a.m. – 12:00 p.m.
 - Scrimmage 3: 2:00 p.m. – 3:00 p.m.
 - Scrimmage 4: 5:00 p.m. – 6:00 p.m.

- Scrimmage 5: 8:00 p.m. – 9:00 p.m.

Any modification to the days and hours of operation, including session times, shall be subject to prior review and approval by the Director of Planning or his/her designee.

28. Activities related to the youth soccer training use within Building 1 shall not occur on Saturdays and Sundays. Scrimmages will be limited to Building 2 and the Outdoor Turf Field only.
29. No tournaments shall occur on the subject property without prior approval by the Director of Planning or his/her designee.
30. 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.
31. The youth soccer training facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee.
32. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
33. In the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues, including but not limited to modifying hours of operations, concurrent use of buildings, etc.
34. The Department of Planning and Development shall first review and approve all sign proposals for the youth soccer training facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
35. Prior to occupancy, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).

36. 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.
37. Conditional Use Permit Case No. 781 shall be subject to a compliance review in one year, on or before December 11, 2018, to ensure that the subject youth soccer training use is still operating in strict compliance with these conditions of approval.
38. The applicant, Ballmaster Elite Soccer Academy, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the youth soccer training use 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.
39. 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. Applicant shall be notified prior to any such action.

40. 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. Site Plan
3. Floor Plans
4. Netting and Lighting Elevations
5. Conditional Use Permit Application
6. Modification Permit Case No. 1283 Application
7. Modification Permit Case No. 1284 Application
8. Public Hearing Notice
9. Radius Map for Public Hearing Notice
10. Draft Mitigated Negative Declaration (*previously delivered to PC on 12/5/2017*)
11. Mitigation Monitoring and Reporting Program

Q:\Planning\Staff\Vince\Cases\CUP 781 BESA Youth Soccer

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

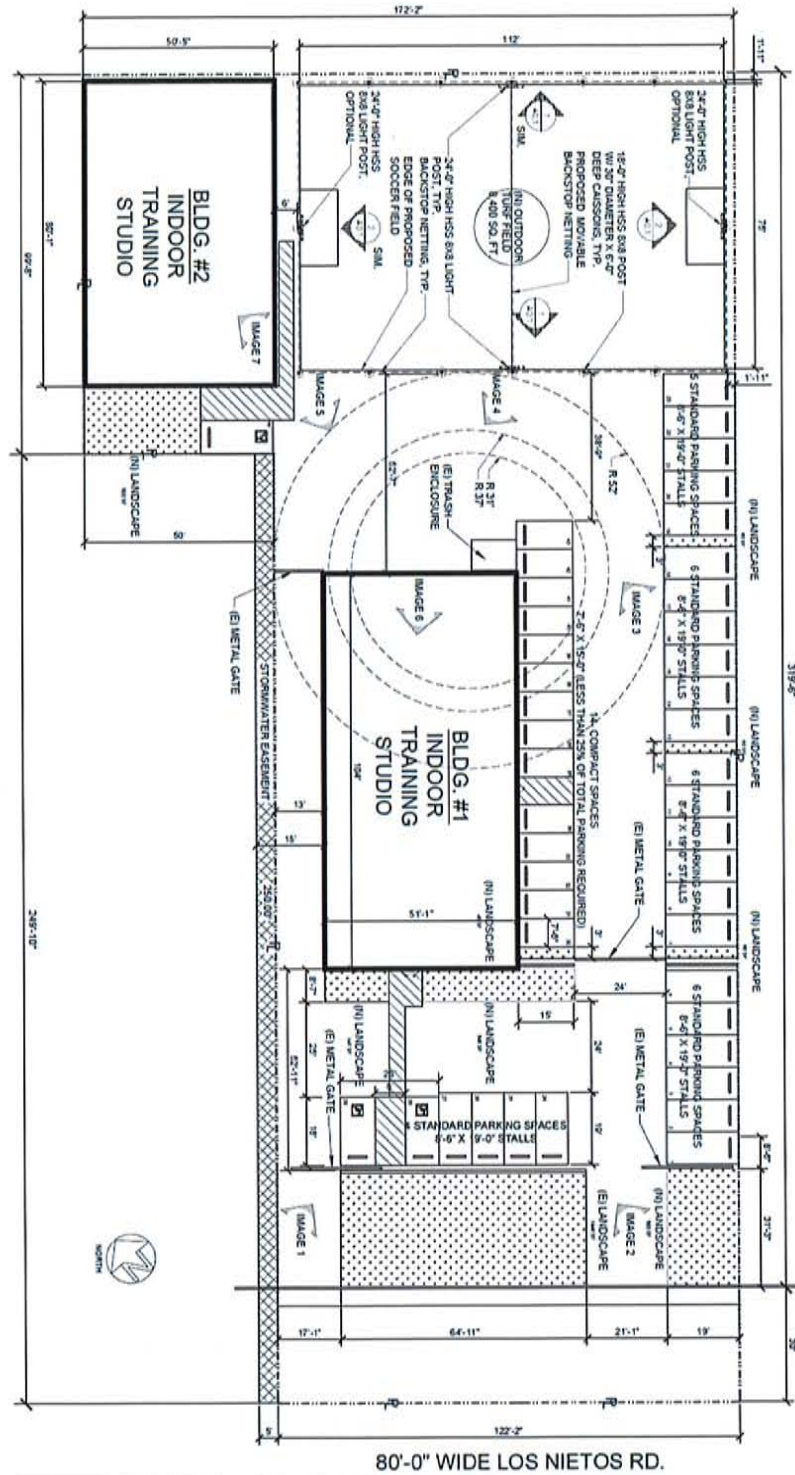
CONDITIONAL USE PERMIT CASE NO. 781,
MODIFICATION PERMIT CASE NO. 1283, &
MODIFICATION PERMIT CASE NO. 1284



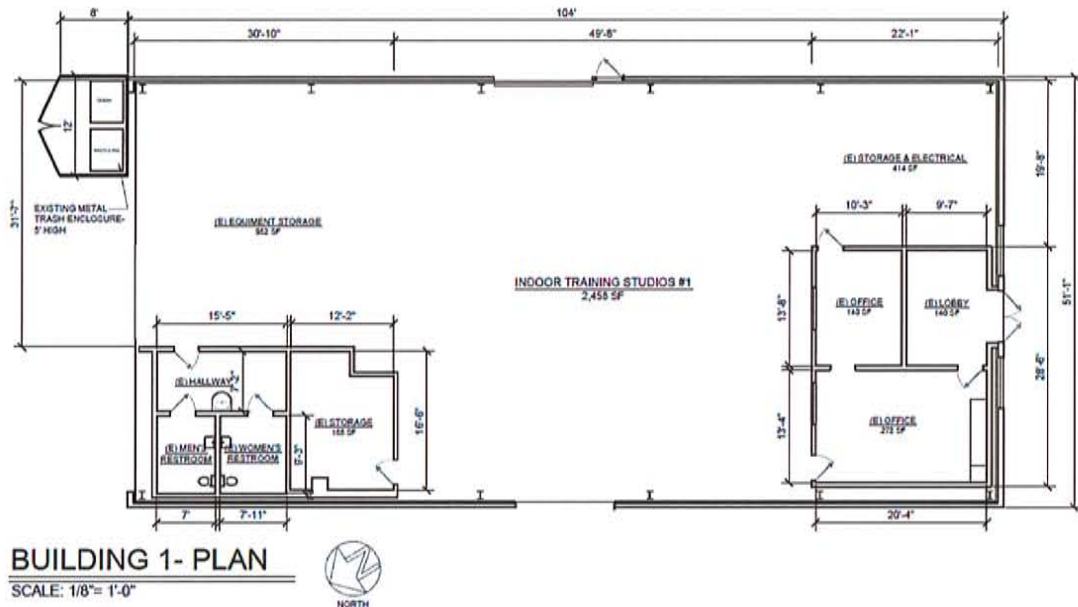
NORTH

**13045 Los Nietos Road
(Ballmaster Elite Soccer Academy)**

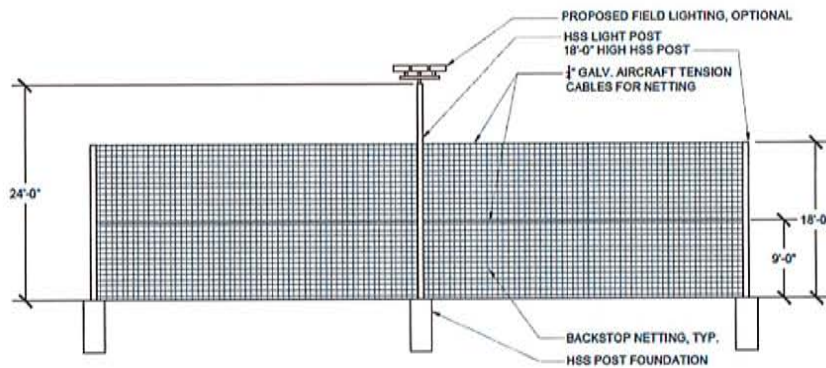
Site Plan



Floor Plans

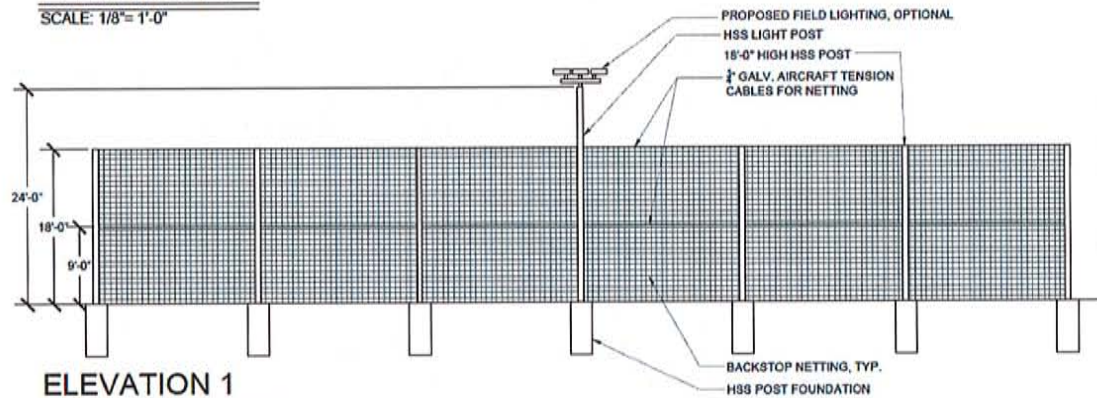


Netting and Lighting Elevations



ELEVATION 2

SCALE: 1/8" = 1'-0"



ELEVATION 1

SCALE: 1/8" = 1'-0"

Conditional Use Permit Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

781

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): 13045 LOS NIETOS ROAD, SANTA FE SPRINGS

CALIFORNIA 90670-3013A.T.N. : 81163-105-004

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) TRACT No. 725 SE 164.52 FT OF

NW 114.52 FT OF NE 230 FT OF SW 250 FT OF LOT 6Record Owner of the property: DANNY D. SAMARIN

Name: _____

Phone No: (562) 592-5659Mailing Address: 1603 VERONADO DR., LA HABRA

Date of Purchase: _____

Fax No: _____

E-mail: HAGUITS CA 90601DEPALMS@gmail.comIs this application being filed by the Record Owner? No

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

Representative authorized by the Record Owner to file this application:

Name: SAM DIEPPhone No: (562) 592-0402Mailing Address: 12957 MOORSHIRE DRIVE CERRITOS, CA 90703

Fax No: _____

E-mail: SAMDIEP@gmail.com

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED LOT TIE AGREEMENT No. 2011-01 FOR

COMPLETE LOT DESCRIPTION WITH EASEMENTS

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):

COMMERCIAL RECREATION USE -INDOOR AND OUTDOOR SOCCER FIELDS**NOTE**

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

Conditional Use Permit Application (Cont.)

JUSTIFICATION STATEMENT

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

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

The 1 acre project site is located on a flat, irregular shaped lot with two industrial buildings. Based on the existing lot configuration and placement of the existing buildings, the property provides the flexibility to accommodate a new commercial recreation facility (D.B.A. Ballmaster Elite Soccer Academy). Building 1 will be used for training field and Building 2 will be used as an indoor soccer field. The remainder of the site provides adequate access and open space to install an outdoor artificial soccer field.

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.

There are no residential or other sensitive land uses abutting the project site and the use and hours of operation will be compatible with the adjacent businesses and surrounding uses. Furthermore, the business operation will provide a service for children and adults to participate and practice soccer.

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?

The operation of the indoor and outdoor soccer fields is not expected to create any harmful noise, dust, odor or other undesirable features that might affect the adjoining properties. No hazardous chemicals will be stored on-site at any time.

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

The indoor/outdoor soccer commercial recreation use is consistent with the M-2, Heavy Manufacturing zoning designation with the approval of a Conditional Use Permit. The indoor commercial recreation facility will be compatible with the adjacent commercial/industrial uses. Furthermore, there are no residential or other sensitive land uses abutting the project site.

Conditional Use Permit Application (Cont.)

13045 Los Nietos Road
Ballmaster Elite Soccer Academy (B.E.S.A.)

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

The existing project site has adequate access from Los Nietos Road, both vehicular and pedestrian. The day-to-day operation of the previous business at the site indicates that there is adequate circulation and convenient access to the site, both vehicular and pedestrian. The proposal will utilize the existing buildings which will be reconfigured to fit the need of the user; therefore, the site is adequate in size shape and topography.

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

Sam Diep
(562) 508-0402
samqdiep@gmail.com
12957 Moorshire Drive
Cerritos, CA 90703

Frank Lopez
(562) 965-1172
falviv@gmail.com
9213 Banta Road
Pico Rivera, CA 90660

Conditional Use Permit Application (Cont.)

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA GOVERNMENT § 1189)**

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

State of California)
County of Los Angeles)

On APRIL 5, 2017 before me, Jordonna Aragon, Notary Public,
(Date) (Name and Title of the Officer)

personally appeared DANNY D. S. MARIN 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.



Jordonna Aragon
(Signature of Notary Public)

(Notary Seal)

_____**ADDITIONAL OPTIONAL INFORMATION**_____

Description of Attached Document

Title or Type of Document: _____ Document Date: 4-5-17

Number of Pages: 3 Signer(s) Other Than Named Above: _____

Additional Information: PROPERTY OWNERS STATEMENT

revision date 01/01/2015

Modification Permit Case No. 1283 Application

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

1283

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 13045 Los Nietos Rd. Santa Fe Springs, CA.

Legal description of property: Assessors No:8167-005-004
Tract :725 Land Desc in Doc 1258431, 091511 Block: None Lot:Portion of Lot 6

Record Owner of Property:
Name: Dan Samarin Phone No: (562)572-5659
Mailing Address: 603 Reposado Drive, La Habra Heights, California 90831

Fax No: _____ E-mail: dspalms@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, attorney, purchaser, lessee, etc.): _____
Lessee of property

Describe the modification requested: To allow use of off-site parking
In addition to on site parking. There are 65 parking spaces required for this project. We are requesting
to use 25 stall of the total required parking at the property located at Name Plate INC,
16502 Marquardt Ave, Cerritos, CA 90703. Access to off-site parking will be provide by shuttle service.
The proposed facility will only operate from 5p.m. to 10 p.m on weekdays and from 9 a.m. to 8.p.m
on weekends. The property requested for additional parking is not operational during said hours.

NOTE

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

Modification Permit Case No. 1283 Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

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

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

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

For the proposed change of use use, additional parking is required. The required amount is 65 parking stalls, but due to site constraints and proposed layout we can only accommodate 40 on site parking stalls. The modification would allow us to operate the facility in a successful manner without causing an inconvenience to neighboring properties.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

The layout of the existing buildings within the property, the required fire department access, and proposed outdoor turf field does not provide enough surface area to allocate the total of 65 required parking spaces.
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

Other properties in the area are essentially industrial use which do not require the same amount of parking stalls comparable to the proposed use of the subject property. Other properties do not operate in the hours the subject property would be operating.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

As previously stated, this is an industrial area with very different operating hours. Not only would the subject property not be detrimental but in fact, it may be advantageous for the public welfare of that area to have an athletic community of sorts for after hours and weekends.

Modification Permit Case No. 1283 Application (Cont.)MOD Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): William Fulbright 90703
 Mailing Address: 32041 LESDZ MARGUINIA AVE CEBILITUS, CA 92828
 Phone No: 800-437-4117
 Fax No: 502-404-4229 E-mail: Bill@NAME/ATK.NET
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

On Nov 9 2017 before me, Joyce M. Ochial (seal) Notary Public
 Personally appeared William Fulbright
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
 Notary Public

FOR DEPARTMENT USE ONLYCASE NO: MOD 1283DATE FILED: 11-9-17

FILING FEE: _____

RECEIPT NO: _____

APPLICATION COMPLETE? Yes

Modification Permit Case No. 1284 Application

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

1284

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 13045 Los Nietos Rd. Santa Fe Springs, CA

Legal description of property: Assessors No:8167-005-004

Tract :725 Land Desc In Doc 1258431, 091511 Block: None Lot:Portion of Lot 6

Record Owner of Property:

Name: Dan Samarin Phone No: (562)572-5659

Mailing Address: 603 Reposado Drive, La Habra Heights, California 90631

Fax No: _____ E-mail: dspalms@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, attorney, purchaser, lessee, etc.): _____
Lessee of property

Describe the modification requested: _____

A modification is requested to decrease the required frontage landscape requirements. The required landscape area is 3,054 sq. ft. but can only provide 2,521 sq. ft. due to lot width and required front setback where the frontage landscape can be located. An additional 275 sq. ft. of total required landscaping for the parking area is provided, which could help enhance the urban landscape of the site.

NOTE

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

Modification Permit Case No. 1284 Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

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

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

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

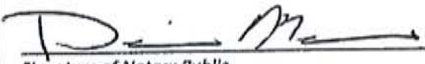
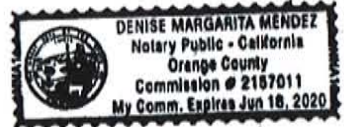
The existing driveways, lot width, and front setback where the frontage landscape is required limits the amount of area. Additional landscape area is provided at the parking areas, exceeding 6% required of the total parking area.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

The hardship is defined by description noted on Item 3, there is not enough surface area to provide the required frontage landscape due the existing driveways, lot width, and front setback.
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

Other properties in the area are essentially industrial use. Frontage landscape area is driven by existing lot width, and actual location within the street.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

As previously stated, this is an industrial area with very different operating hours. Not only would the subject property not be detrimental but in fact, it may be advantageous for the public welfare of that area to have an athletic community of sorts for after hours and weekends, including additional landscaping due to parking areas which result in less hardscape.

Modification Permit Case No. 1284 Application (Cont.)

CALIFORNIA JURAT (CALIFORNIA GOVERNMENT CODE § 8202)	
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 <u>Orange</u>)	
Subscribed and sworn to (or affirmed) before me on this <u>27th</u> day of <u>October</u> , 20 <u>17</u> , by <u>Danny D Samarin</u> , proved to me on the basis of (Name of Signer(s)) satisfactory evidence to be the person(s) who appeared before me.	
 Signature of Notary Public	
ADDITIONAL OPTIONAL INFORMATION	
Description of Attached Document Title or Type of Document: <u>Modification Permit (MOD)</u> Document Date: <u>10/27/17</u> Number of Pages: <u>6</u> Signer(s) Other Than Named Above: _____ Additional Information: _____	

revision date 01/01/2015

Public Hearing Notice

SCANNED



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

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



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 781
MODIFICATION PERMIT CASE NO. 1283
MODIFICATION PERMIT CASE NO. 1284
& ENVIRONMENTAL DOCUMENTS**

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

CONDITIONAL USE PERMIT CASE NO. 781: A request for approval to allow the establishment, operation, and maintenance of a youth soccer training facility located at 13045 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone.

MODIFICATION PERMIT CASE NO. 1283: A request for approval to allow a reduction of twenty-one (21) required on-site parking stalls.

MODIFICATION PERMIT CASE NO. 1284: A request for approval to allow a reduction of the overall landscape area.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the M-2, Heavy Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Ballmaster Elite Soccer Academy/ 13045 Los Nietos Road (APN: 8167-005-026)

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 Marc Blodgett of Blodgett and Associates, and Crown City Engineers, Inc. to prepare the necessary CEQA documents and associated Traffic Study. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND), and Traffic Study. 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.

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, December 11, 2017 at 6:00 p.m.

William K. Rounds, Mayor • Jay Samo, Mayor Pro Tem
City Council
Richard J. Moore • Juanita Trujillo • Joe Angel Zamora
Interim City Manager
Don R. Powell

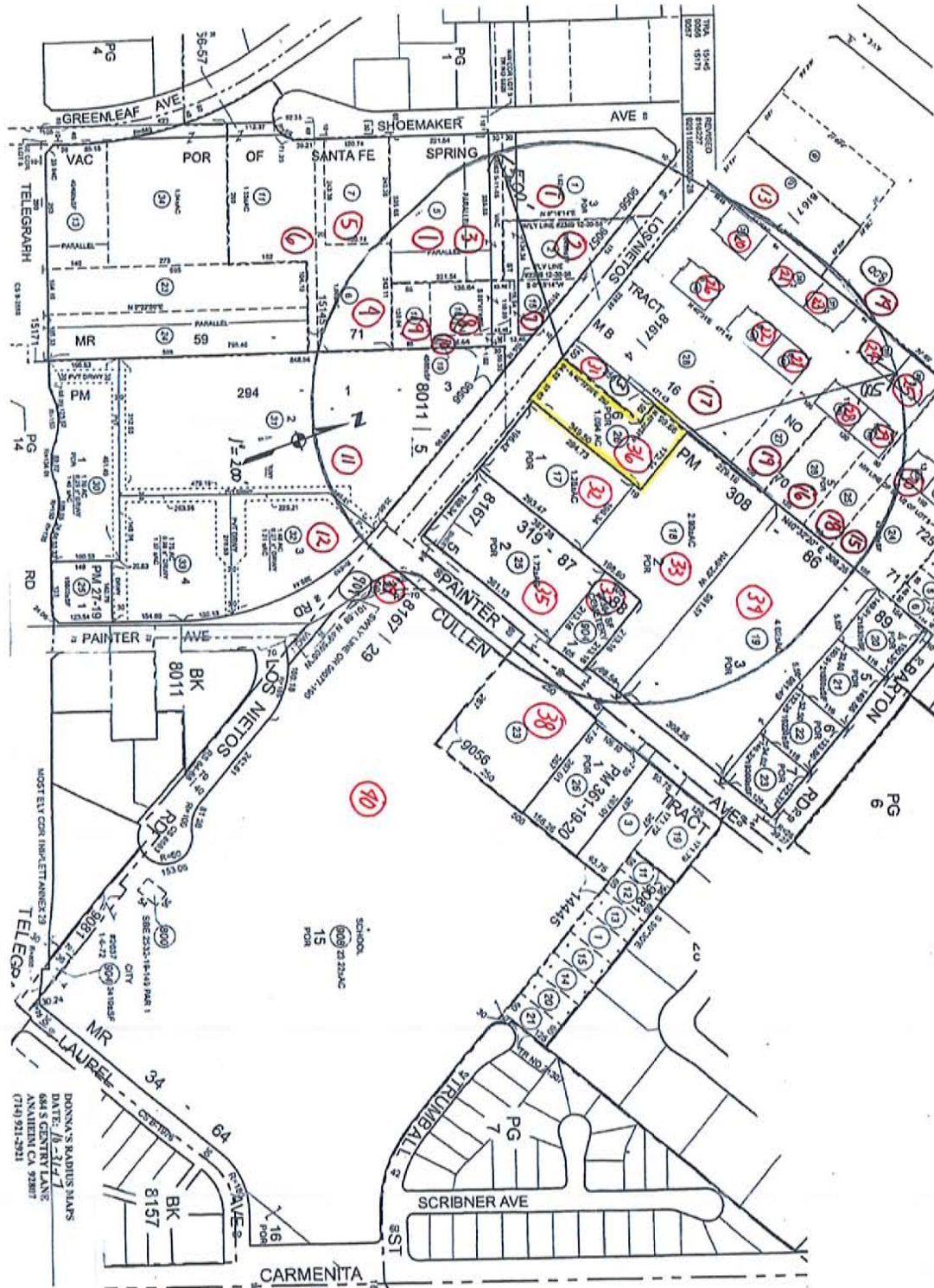
Public Hearing Notice (Cont.)

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 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice



Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

MITIGATION MONITORING AND REPORTING PROGRAM

**SOCCER FACILITY
13045 LOS NIETOS 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**

NOVEMBER 17, 2017

SPSP 050

Mitigation Monitoring and Reporting Program (Cont.)

CITY OF SANTA FE SPRINGS • MITIGATION MONITORING AND REPORTING PROGRAM
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIÑOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Overview of the Project.....	3
2. Findings of the Environmental Assessment.....	3
3. Findings Related to Mitigation Monitoring	3
4. Mitigation Measures.....	4
5. Mitigation Monitoring.....	4

Mitigation Monitoring and Reporting Program (Cont.)

CITY OF SANTA FE SPRINGS • MITIGATION MONITORING AND REPORTING PROGRAM
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to operate a soccer facility within a 1.09-acre (47,670 square-foot) site at 13045 Los Nietos Road, within the M-2 (*Heavy Manufacturing*) Zone. The project site is occupied by two existing buildings, referred to herein as "Building 1" and "Building 2." Building 1 has a total square footage of 5,313 square feet and Building 2 has a total square footage of 4,011 square feet. The two existing buildings will be used by the occupant, Ballmaster Elite Soccer Academy (B.E.S.A.), for training and field activities, office uses, and storage uses. On-site improvements will include the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the re-grading of the accessible paths of travel and parking. Parking will be provided on on-site and off-site surface parking areas. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The on-site and off-site surface parking areas will include a total of 65 stalls. Access to the proposed project will be provided by two existing driveways located on the north side of Los Nietos Road. Lastly, the existing and proposed landscaping for the project site will total 3,725 square feet.

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.

Mitigation Monitoring and Reporting Program (Cont.)

CITY OF SANTA FE SPRINGS • MITIGATION MONITORING AND REPORTING PROGRAM
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIÑOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

4. MITIGATION MEASURES

The following mitigation is required due to the high occupancy of the proposed soccer facility use:

Mitigation Measure No. 1 (Hazards and Hazardous Materials). Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

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 (Hazards & Hazardous Materials). Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.	City of Santa Fe Springs Department of Fire and Rescue • (The Applicant is responsible for implementation)	Throughout the operational life of the project. • Mitigation continues throughout the operational life of the project.	Date: Name & Title:

EXECUTIVE SUMMARY
INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION

SOCCER FACILITY
13045 LOS NIETOS 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

NOVEMBER 17, 2017

SFSP 050

TABLE OF CONTENTS

Section	Page
1. Introduction	3
2. Project Location	3
3. Environmental Setting.....	7
4. Project Description	7
5. Discretionary Actions.....	11
6. Summary of Environmental Analysis.....	11
7. Mitigation Measures	20
8. Conclusion.....	20

1. INTRODUCTION

This Initial Study evaluates the environmental impacts associated with the operation of a soccer facility within a 1.09-acre (47,670 square-foot) site located at 13045 Los Nietos Road, within the M-2 (*Heavy Manufacturing*) Zone. The project site is occupied by two existing buildings, referred to herein as “Building 1” and “Building 2.” Building 1 has a total square footage of 5,313 square feet and Building 2 has a total square footage of 4,011 square feet. The two existing buildings will be used by the occupant, Ballmaster Elite Soccer Academy (B.E.S.A.), for training and field activities, office uses, and storage uses. On-site improvements will include the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the re-grading of the accessible paths of travel and parking. Parking will be provided on on-site and off-site surface parking areas. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The on-site and off-site surface parking areas will include a total of 65 stalls. Access to the proposed project will be provided by two existing driveways located on the north side of Los Nietos Road. Lastly, the existing and proposed landscaping for the project site will total approximately 3,725 square feet. 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 operation of the soccer facility 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 Frank Lopez, 9213 Banta Road, Pico Rivera, CA, 90660.

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:

Vince Velasco, Planning Consultant
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

2. PROJECT LOCATION

The project site is located on the northern portion of the City of Santa Fe Springs, on the north side of Los Nietos Road, in between Greenleaf Avenue to the west and Painter Avenue to the east. 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 13045 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Number (APN) applicable to the site is 8167-005-026. A vicinity map is provided in Exhibit 3.

This map illustrates the Los Angeles metropolitan area, with Santa Fe Springs highlighted in purple. The city is situated in the central-northern part of the region, north of the Pacific Ocean coastline. Major freeways shown include I-5, I-10, I-15, I-405, SR-60, SR-91, and SR-32. Numerous cities and towns are labeled, including Los Angeles, Pasadena, Alhambra, San Marino, Temple City, Rosemead, El Monte, South El Monte, Monterey Park, Montebello, Pico Rivera, Whittier, Industry, La Puente, La Habra, Brea, Fullerton, Anaheim, Stanton, Westminster, Fountain Valley, Seal Beach, Long Beach, Signal Hill, Compton, Lynwood, South Gate, Cudahy, Bell, Maywood, Huntington Park, Vernon, Los Angeles, Santa Fe Springs, Norwalk, Artesia, Cerritos, Hawaiian Gardens, La Palma, Cypress, Buena Park, Garden Grove, and Westminister. The map also shows the Pacific Ocean coastline and a north arrow in the bottom left corner.

PAGE 4

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

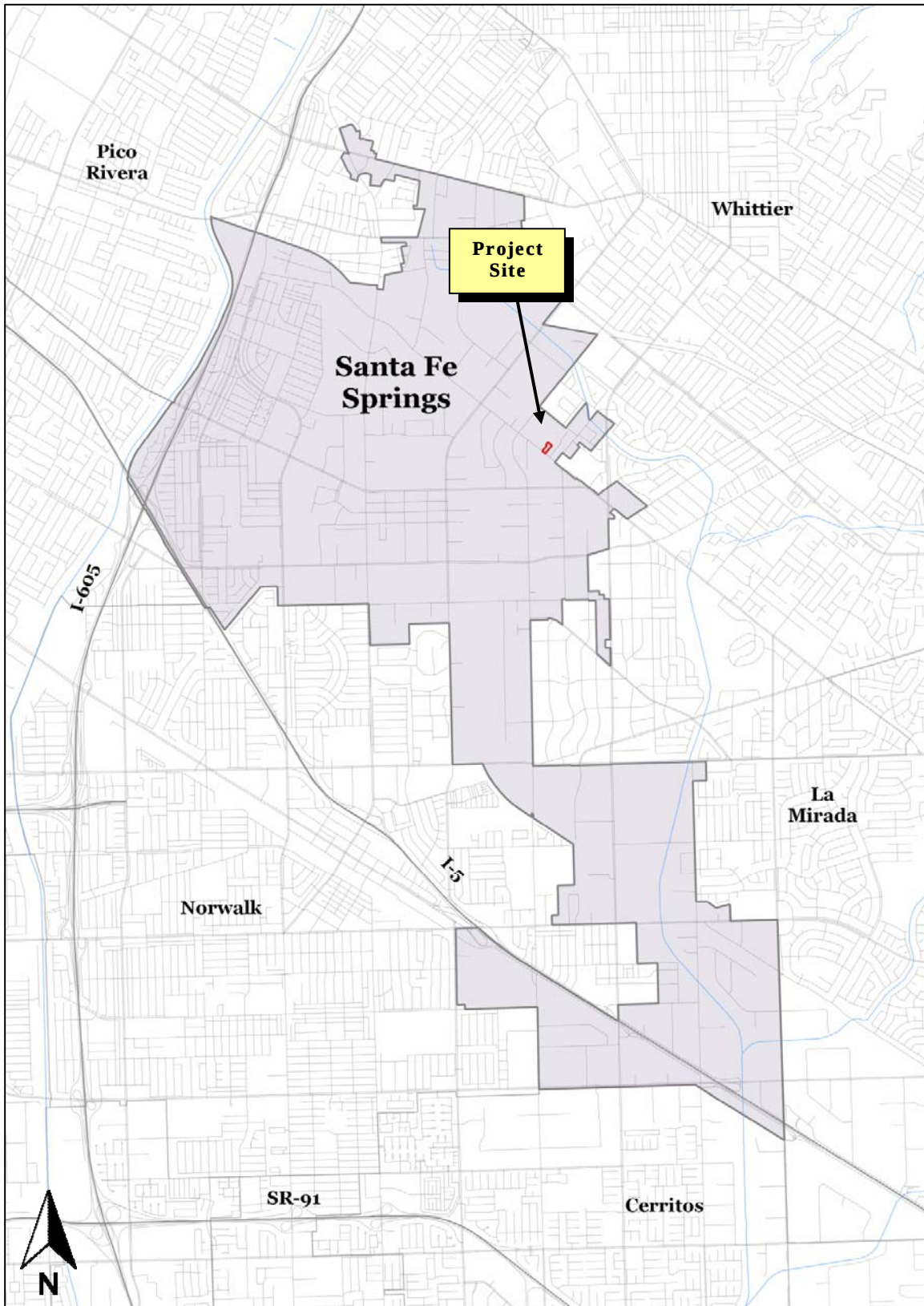


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

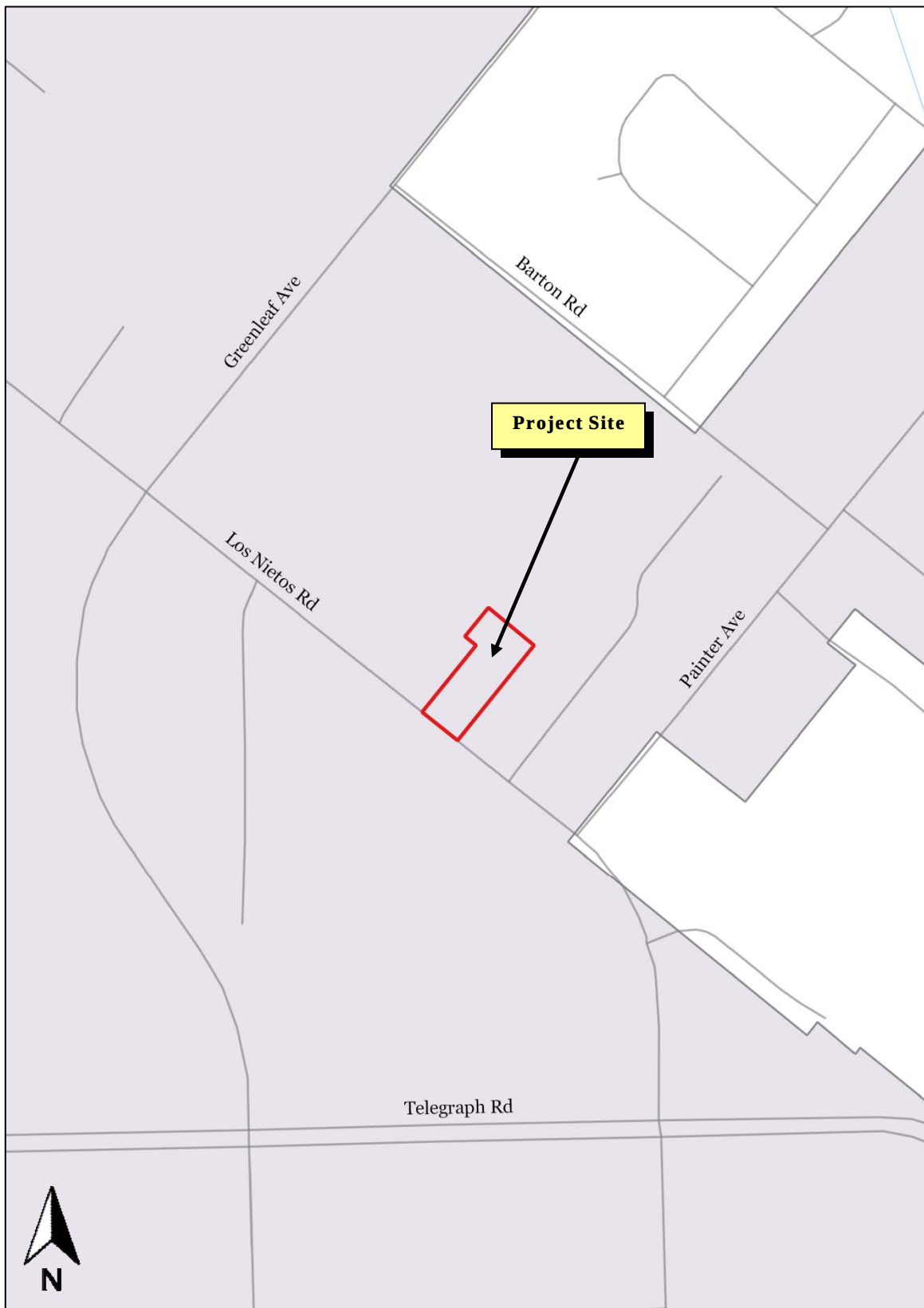


EXHIBIT 3
LOCAL MAP
SOURCE: QUANTUM GIS

3. ENVIRONMENTAL SETTING

The 1.09-acre site is surrounded by industrial uses on all sides. Surrounding land uses in the vicinity of the project site are listed below:

- *North of the Project Site.* A mix of industrial uses are located north of the project site. Barton Road extends in a northwest-southeast orientation approximately 575 feet north of the project site. St. Paul High School is located approximately 0.25 miles northwest of the project site. A single-family residential neighborhood is located approximately 650 feet north of the project site.
- *South of the Project Site.* Los Nietos Road extends in a northwest-southeast orientation and abuts the project site to the south. A mix of industrial uses are located south of Los Nietos Road.
- *East of the Project Site.* Painter Avenue extends in a southwest-northeast orientation approximately 600 feet east of the project site. Richard L. Graves Middle School is located approximately 500 feet east of the project site and Lake Marie Elementary School is located approximately 0.26 miles east of the project site. Both schools are located within South Whittier. Further east is a single-family residential neighborhood.
- *West of the Project Site.* A mix of industrial uses is located west of the project site. Greenleaf Avenue is located approximately 0.20 miles west of the project site.

Two unoccupied industrial buildings are currently located on the project site. The remainder of the project site is paved in concrete and asphalt and landscaping is located along the Los Nietos Road frontage. These existing buildings and the outdoor area will be used by the Ballmaster Elite Soccer Academy. An aerial photograph of the project site and the surrounding area is provided in Exhibit 4.

4. PROJECT DESCRIPTION

The proposed project will involve the operation of a soccer facility within a 1.09-acre (47,670 square-foot) site located within the M-2 (*Heavy Manufacturing*) Zone. The proposed project will consist of the following elements:

- *Project Site.* The project site has a total land area of 47,670 square feet (1.09 acres) and is currently occupied by two vacant buildings. In addition, the project site is covered over in impervious surfaces used for parking. The proposed project will involve the operation of two indoor soccer training studios and an outdoor soccer turf field within the aforementioned existing buildings and lot.

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS



EXHIBIT 4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

- *Building Characteristics.* The two vacant buildings currently located on-site will be redeveloped to accommodate the indoor soccer training studios. The building located on the center of the project site will be Indoor Training Studio #1 and will have a total floor area of 5,313 square feet. The building located on the northwestern portion of the project site will be Indoor Training Studio #2 and will have a total floor area of 4,011 square feet. The two existing buildings will be used by Ballmaster Elite Soccer Academy (B.E.S.A.) for training and field activities, office uses, and storage uses.
- *Parking Characteristics.* Parking for the proposed use will be provided within on-site and off-site surface parking areas. The on-site parking areas will be located on the south and east sides of Indoor Training Studio #1 and will include 27 standard stalls, ten compact stalls, and three ADA-compliant stalls. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The off-site parking stalls will include 25 standard stalls that will be utilized when the other business is off-hours. The on-site and off-site surface parking areas will include a total of 65 parking stalls.
- *Site Access.* Access to the proposed development will be provided by two existing driveways that will include a 21-foot-wide driveway and a second 17-foot-wide driveway. Both driveways are located on the north side of Los Nietos Road. Metal gates are currently located at the entrance and exit of the site and will remain upon project completion.
- *New Grading and Paving.* On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation of an outdoor artificial turf field, and the installation of additional landscaping beyond that which already exists. The re-grading and re-paving of the accessible paths of travel and parking will ensure that the site will be graded so that stormwater runoff will be directed to the curbs and gutters on Los Nietos Road.
- *Turf Area.* The outdoor turf field will be developed directly to the east of Indoor Training Studio #2. The outdoor turf field will be 112 feet in length and 75 feet in width and will have a total land area of 8,400 square feet. Located to the south of the outdoor turf field will be a standing area for spectators.
- *Landscaping.* A total of 3,725 square feet will be dedicated for landscaping and will include both existing and proposed landscaping. The existing landscaping includes 1,946 square feet of land area along the Los Nietos Road frontage. An additional 1,779 square feet of landscaping will be installed along the Los Nietos frontage and throughout the parking areas.

The conceptual site plan is shown in Exhibit 5.

[illegible]

PAGE 10

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:

- *Conditional Use Permit (CUP) 781* to allow the soccer facility use on property located at 13045 Los Nietos Road within the M-2 Heavy Manufacturing Zone;
- *Modification Permit (MOD) 1283* to allow a reduction in the number of required on-site parking stalls from 65 spaces to 40 spaces (the applicant will have an agreement with the property owner of the property located 850 feet to the west to allow for 25 additional parking spaces for this use when the other business is off-hours);
- *Modification Permit (MOD) 1284* to allow a reduction in the required landscaping along the frontage of the property from 3,054 square feet to 2,560 square feet; and,
- The adoption of the Mitigated Negative Declaration and the adoption of 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

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

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. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

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 3.2 Agriculture & Forestry Resources. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or 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. <i>Would the project:</i>				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X
Section 3.4 Biological Resources. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

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) 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
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

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

**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) 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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Section 3.9 Hydrology & Water Quality. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			X	

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

**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) 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
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. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, 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. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

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) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Section 3.12 Noise. <i>Would the project:</i>				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
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	
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. <i>Would the project:</i>				
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. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	
d) Other governmental services?			X	

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

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 3.15 Recreation. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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. <i>Would the project:</i>				
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. <i>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:</i>				
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	

EXECUTIVE SUMMARY
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

**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 3.17 Utilities. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental 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. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X



7. MITIGATION MEASURES

The following mitigation is required due to the high occupancy of the proposed soccer facility use:

Mitigation Measure No. 1 (Hazards and Hazardous Materials). Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

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

SOCCER FACILITY 13045 LOS NIETOS 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**

NOVEMBER 17, 2017

SFSP 045

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: 13045 Los Nietos Road Soccer Facility.

APPLICANT: Frank Lopez, 9213 Banta Road, Pico Rivera, CA, 90660.

ADDRESS: 13045 Los Nietos Road, Santa Fe Springs, CA, 90670. Assessor Parcel Number (APN): 8167-005-026.

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 operate a soccer facility within a 1.09-acre (47,670 square-foot) site located at 13045 Los Nietos Road, within the M-2 (*Heavy Manufacturing*) Zone. The project site is occupied by two existing buildings, referred to herein as “Building 1” and “Building 2.” Building 1 has a total square footage of 5,313 square feet and Building 2 has a total square footage of 4,011 square feet. The two existing buildings will be used by the occupant, Ballmaster Elite Soccer Academy (B.E.S.A.), for training and field activities, office uses, and storage uses. On-site improvements will include the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the re-grading of the accessible paths of travel and parking. Parking will be provided on on-site and off-site surface parking areas. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The on-site and off-site surface parking areas will include a total of 65 stalls. Access to the proposed project will be provided by two existing driveways located on the north side of Los Nietos Road. Lastly, the existing and proposed landscaping for the project site will total approximately 3,725 square feet. Ballmaster Elite Soccer Academy (B.E.S.A.) is proposing to operate Monday through Thursday, 9:00 AM to 11:00 PM and Friday through Sunday, 7:00 AM to 11:00 PM.

Discretionary approvals required as part of the proposed project’s implementation include the following:

- Conditional Use Permit (CUP) 781;
- Modification Permit (MOD) 1283;
- Modification Permit (MOD) 1284; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

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

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

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

TABLE OF CONTENTS

Section	Page
1.0 Introduction	7
1.1 Purpose of the Initial Study	7
1.2 Initial Study's Organization	8
1.3 Initial Study Checklist	9
2.0 Project Description	17
2.1 Project Overview	17
2.2 Project Location	17
2.3 Environmental Setting	21
2.4 Project Description.....	21
2.5 Project Objectives.....	28
2.6 Discretionary Actions.....	28
3.0 Environmental Analysis	29
3.1 Aesthetics	30
3.2 Agricultural and Forestry Resources	32
3.3 Air Quality	34
3.4 Biological Resources	42
3.5 Cultural Resources	47
3.6 Geology and Soils	50
3.7 Greenhouse Gas Emissions.....	55
3.8 Hazards and Hazardous Materials	58
3.9 Hydrology and Water Quality	62
3.10 Land Use and Planning.....	68
3.11 Mineral Resources.....	72
3.12 Noise	73
3.13 Population and Housing	79
3.14 Public Services.....	81
3.15 Recreation	84
3.16 Transportation and Circulation	85
3.17 Tribal Cultural Resources	88
3.18 Utilities	91
3.19 Mandatory Findings of Significance	94
4.0 Conclusions	97
4.1 Findings.....	97
4.2 Mitigation Monitoring	97
5.0 References	99
5.1 Preparers	99
5.2 References	99
Appendices	101
Appendix A - Air Quality Worksheets	103
Appendix B - Traffic Letter Report.....	125
Appendix C - Utilities Worksheets	135

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the operation of a soccer facility within a 1.09-acre (47,670 square-foot) site located at 13045 Los Nietos Road, within the M-2 (*Heavy Manufacturing*) Zone. The project site is occupied by two existing buildings, referred to herein as “Building 1” and “Building 2.” Building 1 has a total square footage of 5,313 square feet and Building 2 has a total square footage of 4,011 square feet. The two existing buildings will be used by the occupant, Ballmaster Elite Soccer Academy (B.E.S.A.), for training and field activities, office uses, and storage uses. On-site improvements will include the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the re-grading of the accessible paths of travel and parking. Parking will be provided on on-site and off-site surface parking areas. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The on-site and off-site surface parking areas will include a total of 65 stalls. Access to the proposed project will be provided by two existing driveways located on the north side of Los Nietos Road. Lastly, the existing and proposed landscaping for the project site will total approximately 3,725 square feet. Ballmaster Elite Soccer Academy (B.E.S.A.) is proposing to operate Monday through Thursday, 9:00 AM to 11:00 PM and Friday through Sunday, 7:00 AM to 11:00 PM.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 operation of the proposed soccer facility 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 Frank Lopez, 9213 Banta Road, Pico Rivera, CA, 90660. Discretionary approvals required as part of the proposed project’s implementation include the following:

- Conditional Use Permit (CUP) 781 to allow the soccer facility use on property located at 13045 Los Nietos Road within the M-2 Heavy Manufacturing Zone;
- Modification Permit (MOD) 1283 to allow a reduction in the number of required on-site parking stalls from 65 spaces to 40 spaces (the applicant will have an agreement with the property owner of the property located 850 feet to the west to allow for 25 additional parking spaces for this use when the other business is off-hours);
- Modification Permit (MOD) 1284 to allow a reduction in the required landscaping along the frontage of the property from 3,054 square feet to 2,560 square feet; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

¹ R. G. Design Services. *Site Plan*. Site plan dated October 23, 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).

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

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (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:

Vince Velasco, Planning Consultant
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

1.2 INITIAL STUDY'S ORGANIZATION

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

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

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

⁵ Ibid. (CEQA Guidelines) §15060 (b).

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

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any potentially significant impacts on the environment. For this reason, the City of Santa Fe Springs determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided 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. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
Section 3.2 Agriculture & Forestry Resources. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or 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

**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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
Section 3.3 Air Quality. <i>Would the project:</i>				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X
Section 3.4 Biological Resources. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

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	
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

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
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	
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. <i>Would the project:</i>				
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. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	
d) Other governmental services?			X	
Section 3.15 Recreation. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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. <i>Would the project:</i>				
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. <i>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:</i>				
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. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental 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

**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
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X



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 operate a soccer facility within a 1.09-acre (47,670 square-foot) site located at 13045 Los Nietos Road, within the M-2 (*Heavy Manufacturing*) Zone. The project site is occupied by two existing buildings, referred to herein as “Building 1” and “Building 2.” Building 1 has a total square footage of 5,313 square feet and Building 2 has a total square footage of 4,011 square feet. The two existing buildings will be used by the occupant, Ballmaster Elite Soccer Academy (B.E.S.A.), for training and field activities, office uses, and storage uses. On-site improvements will include the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the re-grading of the accessible paths of travel and parking. Parking will be provided on on-site and off-site surface parking areas. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The on-site and off-site surface parking areas will include a total of 65 stalls. Access to the proposed project will be provided by two existing driveways located on the north side of Los Nietos Road. Lastly, the existing and proposed landscaping for the project site will total approximately 3,725 square feet. Ballmaster Elite Soccer Academy (B.E.S.A.) is proposing to operate Monday through Thursday, 9:00 AM to 11:00 PM and Friday through Sunday, 7:00 AM to 11:00 PM.⁶

2.2 PROJECT LOCATION

The project site is located on the northern portion of the City of Santa Fe Springs, on the north side of Los Nietos Road, in between Greenleaf Avenue to the west and Painter Avenue to the east. 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 the San Gabriel River (located approximately 2.60 miles west of the project site) and the Puente Hills (located approximately 2.70 miles northeast of the site). 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.⁷ 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 13045 Los Nietos Road, Santa Fe Springs, California 90670. The project site is located on the north side of Los Nietos Road, between Greenleaf Avenue to the west and Painter Avenue to the east. Vehicular access to the project site will be provided by two existing driveways located on the north side of Los Nietos Road. The Assessor Parcel Number (APN) applicable to the site is 8167-005-026. A local map is provided in Exhibit 2-3.

⁶ R. G. Design Services. *Site Plan*. Site plan dated October 23, 2017.

⁷ Google Earth. Website accessed October 9, 2017.

[illegible]

SECTION 2 • PROJECT DESCRIPTION

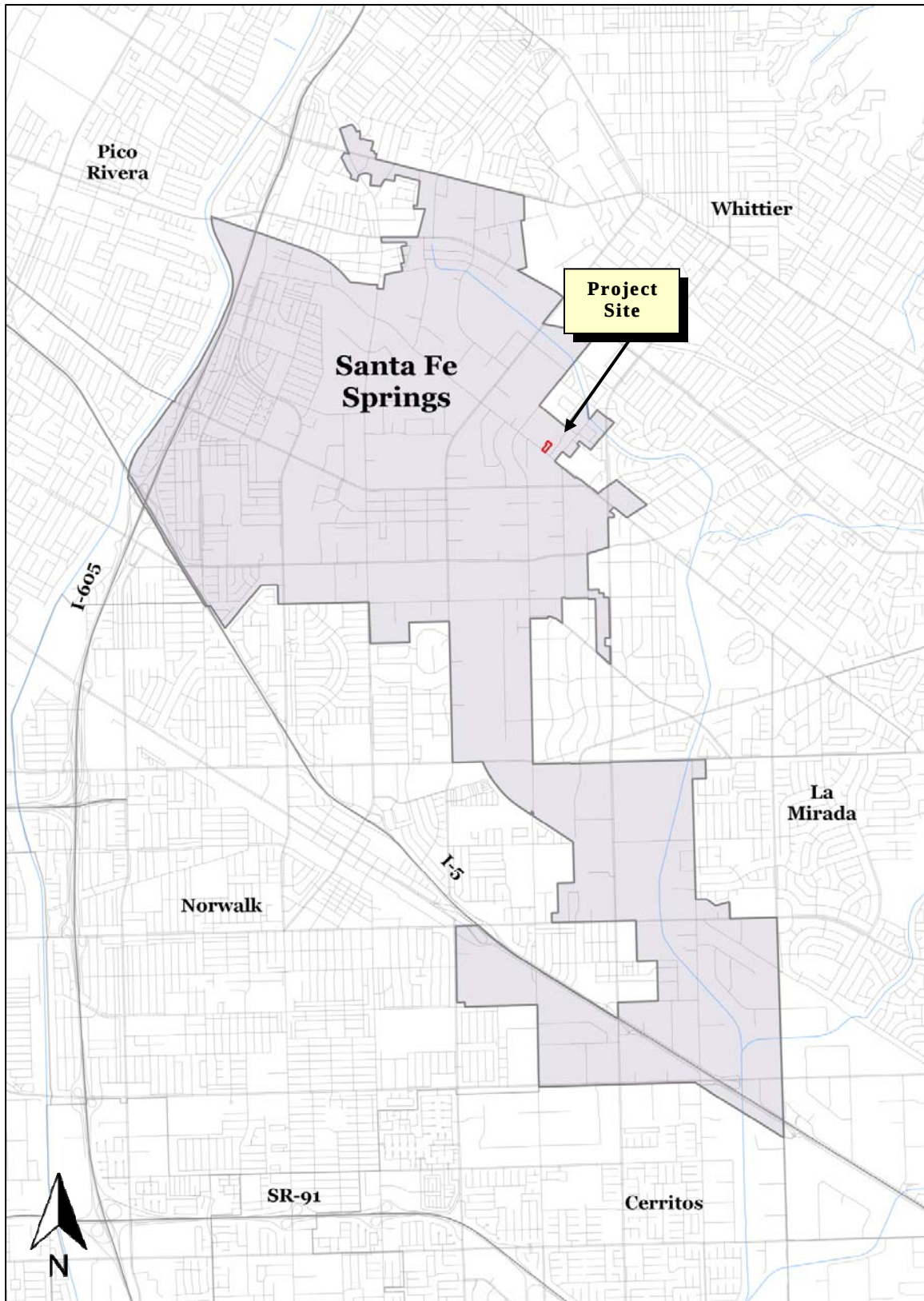


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

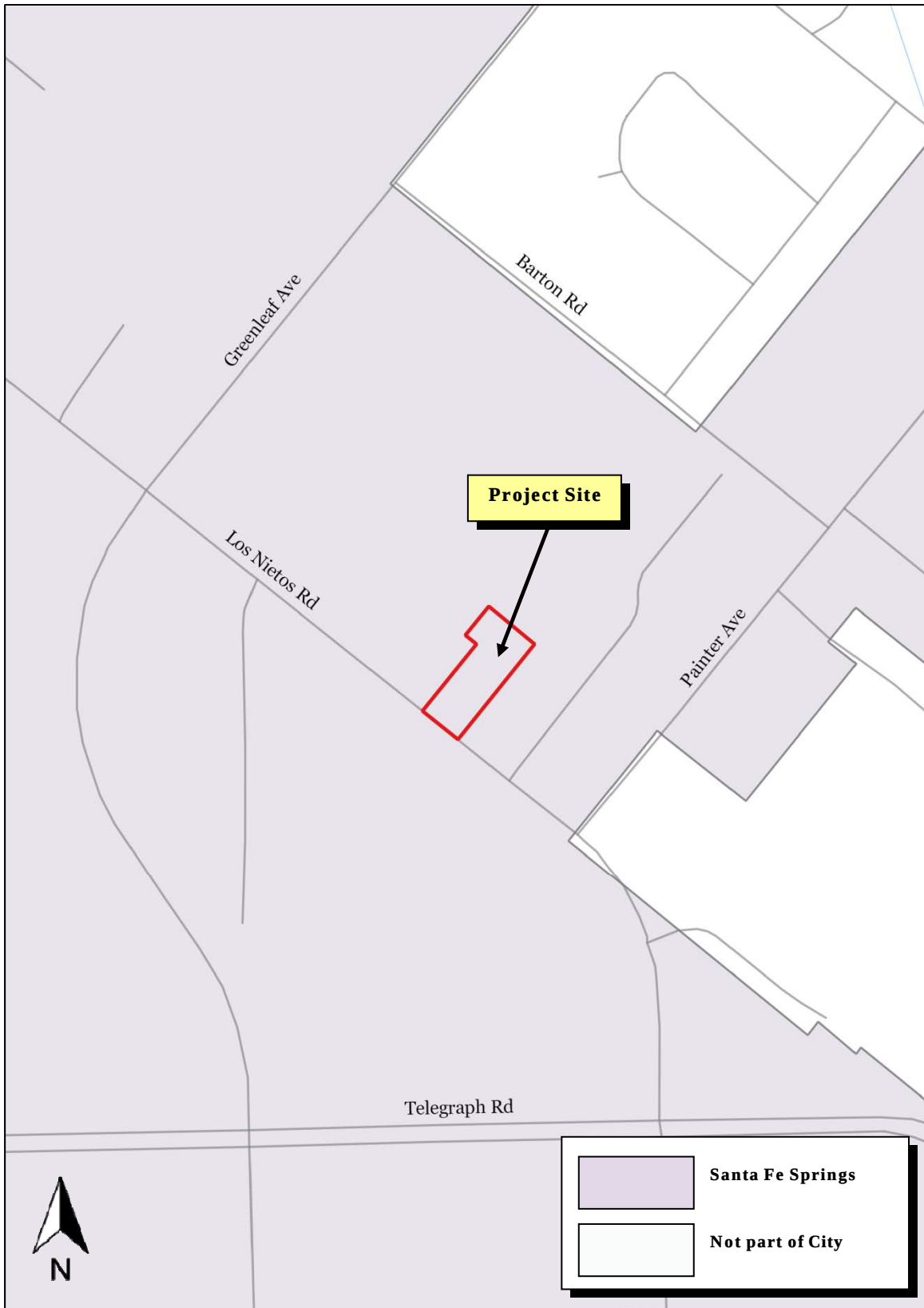


EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The 1.09-acre site is surrounded by industrial uses on all sides. 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. Surrounding land uses in the vicinity of the project site are listed below:⁸

- *North of the Project Site.* A mix of industrial uses are located north of the project site. Barton Road extends in a northwest-southeast orientation approximately 575 feet north of the project site. St. Paul High School is located approximately 0.25 miles northwest of the project site. A single-family residential neighborhood is located approximately 650 feet north of the project site.
- *South of the Project Site.* Los Nietos Road extends in a northwest-southeast orientation and abuts the project site to the south. A mix of industrial uses are located south of Los Nietos Road.
- *East of the Project Site.* Painter Avenue extends in a southwest-northeast orientation approximately 600 feet east of the project site. Richard L. Graves Middle School is located approximately 500 feet east of the project site and Lake Marie Elementary School is located approximately 0.26 miles east of the project site. Both schools are located within South Whittier. Further east is a single-family residential neighborhood.
- *West of the Project Site.* A mix of industrial uses is located west of the project site. Greenleaf Avenue is located approximately 0.20 miles west of the project site.

Two unoccupied industrial buildings are currently located on the project site. The remainder of the project site is paved in concrete and asphalt and landscaping is located along the Los Nietos Road frontage. These existing buildings and the outdoor area will be used by the Ballmaster Elite Soccer Academy.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the operation of a soccer facility within a 1.09-acre (47,670 square-foot) site located within the M-2 (*Heavy Manufacturing*) Zone. The proposed project will consist of the following elements:⁹

- *Project Site.* The project site has a total land area of 47,670 square feet (1.09 acres) and is currently occupied by two vacant buildings. In addition, the project site is covered over in impervious surfaces used for parking. The proposed project will involve the operation of two indoor soccer training studios and an outdoor soccer turf field within the aforementioned existing buildings and lot.

⁸ Google Earth. Website accessed October 11, 2017.

⁹ R. G. Design Services. *Site Plan*. Site plan dated October 23, 2017.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS



EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



EXHIBIT 2-5
PHOTOGRAPHS OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 2-6
PHOTOGRAPHS OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 2-7
PHOTOGRAPHS OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *Building Characteristics.* The two vacant buildings currently located on-site will be redeveloped to accommodate the indoor soccer training studios. The building located on the center of the project site will be Indoor Training Studio #1 and will have a total floor area of 5,313 square feet. The building located on the northwestern portion of the project site will be Indoor Training Studio #2 and will have a total floor area of 4,011 square feet. The two existing buildings will be used by Ballmaster Elite Soccer Academy (B.E.S.A.) for training and field activities, office uses, and storage uses.
- *Parking Characteristics.* Parking for the proposed use will be provided within on-site and off-site surface parking areas. The on-site parking areas will be located on the south and east sides of Indoor Training Studio #1 and will include 27 standard stalls, ten compact stalls, and three ADA-compliant stalls. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The off-site parking stalls will include 25 standard stalls that will be utilized when the other business is off-hours. The on-site and off-site surface parking areas will include a total of 65 parking stalls.
- *Site Access.* Access to the proposed development will be provided by two existing driveways that will include a 21-foot-wide driveway and a second 17-foot-wide driveway. Both driveways are located on the north side of Los Nietos Road. Metal gates are currently located at the entrance and exit of the site and will remain upon project completion.
- *New Grading and Paving.* On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation of an outdoor artificial turf field, and the installation of additional landscaping beyond that which already exists. The re-grading and re-paving of the accessible paths of travel and parking will ensure that the site will be graded so that stormwater runoff will be directed to the curbs and gutters on Los Nietos Road.
- *Turf Area.* The outdoor turf field will be developed directly to the east of Indoor Training Studio #2. The outdoor turf field will be 112 feet in length and 75 feet in width and will have a total land area of 8,400 square feet. Located to the south of the outdoor turf field will be a standing area for spectators.
- *Landscaping.* A total of 3,725 square feet will be dedicated for landscaping and will include both existing and proposed landscaping. The existing landscaping includes 1,946 square feet of land area along the Los Nietos Road frontage. An additional 1,779 square feet of landscaping will be installed along the Los Nietos frontage and throughout the parking areas.

The conceptual site plan is shown in Exhibit 2-8.

SECTION 2 • PROJECT DESCRIPTION

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 increased property valuation as a means to finance public services and improvements in the City; and,
- To ensure that the proposed use 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:

- *Conditional Use Permit (CUP) 781* to allow the soccer facility use on property located at 13045 Los Nietos Road within the M-2 Heavy Manufacturing Zone;
- *Modification Permit (MOD) 1283* to allow a reduction in the number of required on-site parking stalls from 65 spaces to 40 spaces (the applicant will have an agreement with the property owner of the property located 850 feet to the west to allow for 25 additional parking spaces for this use when the other business is off-hours);
- *Modification Permit (MOD) 1284* to allow a reduction in the required landscaping along the frontage of the property from 3,054 square feet to 2,560 square feet; and,
- The adoption of the Mitigated Negative Declaration and the adoption of 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);	Land Use and Planning (Section 3.10);
Agricultural and Forestry Resources (Section 3.2);	Mineral Resources (Section 3.11);
Air Quality (Section 3.3);	Noise (Section 3.12);
Biological Resources (Section 3.4);	Population and Housing (Section 3.13);
Cultural Resources (Section 3.5);	Public Services (Section 3.14);
Geology and Soils (Section 3.6);	Recreation (Section 3.15);
Greenhouse Gas Emissions; (Section 3.7);	Transportation and Circulation (Section 3.16);
Hazards and Hazardous Materials (Section 3.8);	Tribal Cultural Resources (Section 3.17);
Hydrology and Water Quality (Section 3.9);	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 currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the construction of new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. The outdoor turf field will be located along the rear of the project site and will be not within the line-of-sight of any adjacent uses. In addition, the outdoor turf field and all activity within the site will be located behind the wrought iron gates that are located at both on-site driveways. Furthermore, the additional landscaping will enhance the visual character of the project site. Therefore, the operation of the soccer facility will not negatively impact views of the Puente Hills (located approximately three miles northeast of the project site) and the West Coyote Hills (located approximately five miles southeast of the project site).¹⁰ Current development along Los Nietos Road restricts views of the aforementioned scenic vistas from uses on all sides of the project site. 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 currently occupied by two buildings and concrete- and asphalt-paved surfaces. There are currently three trees located on-site along the Los Nietos Road frontage. The proposed soccer facility will not involve the removal of the landscaping or trees that are currently in-place and therefore trees will not be damaged as a scenic resource. In addition, the proposed project involves the installation of landscaping beyond that which currently exists. There are neither rock outcroppings nor historic

¹⁰ Google Earth. Website accessed October 11, 2017.

buildings located on-site.¹¹ According to the California Department of Transportation, Los Nietos Road is not a designated scenic highway and there are no State- or County-designated scenic highways in the vicinity of the project site.¹² 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 two buildings and concrete- and asphalt-paved surfaces. Landscaping is located along the Los Nietos Road frontage. The proposed project involves the operation of a soccer facility and will not involve the construction of new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. The outdoor turf field will be located along the rear of the project site and will be not within the line-of-sight of any adjacent uses. In addition, the outdoor turf field will be located behind the wrought iron gates that are located at both on-site driveways. Furthermore, the additional landscaping will enhance the visual character of the project site. As a result, no adverse impacts will result upon implementation of the proposed project.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less Than Significant Impact.

The proposed project will involve the installation of limited interior and exterior improvements. Four new downward-facing lighting fixtures (24 feet in height) will be installed along the perimeter of the new outdoor turf field. 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. Richard L. Graves Middle School is located approximately 500 feet east of the project site and a single-family residential neighborhood is located approximately 650 feet north of the project site.¹³ These sensitive receptors are not in the line-of-sight of the project site because the line-of-sight is obstructed by existing buildings. Furthermore, the new light fixtures will be downward-facing so as to not affect any sensitive receptors in the area. Richard L. Graves Middle School will not be affected by the new sources of light because school will not be in session during the evening hours when the light fixtures will be illuminated. Therefore, the previously mentioned sensitive receptors will be minimally impacted by the presence of light. As a result, less than significant impacts will result upon the implementation of the proposed project.

¹¹ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 11, 2017. Secondary source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed October 11, 2017.

¹² California Department of Transportation. *Official Designated Scenic Highways*.
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

¹³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 11, 2017.

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. As indicated in the previous sections, the proposed project will not restrict scenic views along Los Nietos Road, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in significant light and glare impacts; therefore, no cumulative impacts will occur as part of the proposed project's implementation.

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.

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.¹⁴ The proposed project will not require a zone change and no loss of land zoned for/or 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.¹⁵ 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; 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.¹⁶ 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 occupy 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.

¹⁴ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.241, Principal Permitted Uses.

¹⁵ 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.

¹⁶ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.211 Principal Permitted Uses.

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.

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* (SO₂) 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.
- *PM₁₀ 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 PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

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

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

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is located within the South Coast Air Basin (SCAB), 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).¹⁷ 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

¹⁷ South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.

Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:¹⁸

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

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 2040.¹⁹ According to the State of California Employment Development Department, the City's current unemployment rate is 5.8 percent, which means there are up to 500 residents actively seeking work.²⁰ According to the applicant, a total of four new jobs will be created upon the implementation of the proposed project. The projected 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 site's improvement period is expected to last approximately six weeks and would include the indoor improvements to the two existing buildings, the removal of existing paving, site preparation, grading, the installation of the outdoor turf field and landscaping, and the paving of the site. The analysis of daily construction (site improvement) and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod Version 2016.3.1). As shown in Table 3-1, daily construction (site improvement) emissions are not anticipated to exceed the SCAQMD significance thresholds.

¹⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

¹⁹ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

²⁰ 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 November 1, 2017.

Table 3-1
Estimated Daily Construction (Site Improvement) Emissions

Construction Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition (on-site)	1.06	9.43	7.78	0.01	0.62	0.59
Demolition (off-site)	0.05	0.04	0.50	--	0.11	0.03
Total Demolition Phase	1.11	9.47	8.28	0.01	0.73	0.62
Site Preparation (on-site)	0.79	9.76	4.25	--	0.52	0.40
Site Preparation (off-site)	0.03	0.02	0.25	--	0.06	0.02
Total Site Preparation	0.82	9.78	4.50	--	0.58	0.42
Grading (on-site)	1.06	9.43	7.78	0.01	1.38	1.01
Grading (off-site)	0.05	0.04	0.50	--	0.11	0.03
Total Grading	1.11	9.47	8.28	0.01	1.49	1.04
Paving (on-site)	0.92	8.74	7.22	0.01	0.51	0.47
Paving (off-site)	0.10	0.07	0.90	--	0.20	0.05
Total Paving	1.02	8.81	8.12	0.01	0.71	0.52
Maximum Daily Emissions	1.11	9.78	8.28	0.01	1.49	1.04
Daily Thresholds	75	100	550	150	150	55

Source: CalEEMod Version 2016.3.1.

The estimated daily construction (site improvement) emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust. 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 Version 2016.3.1 computer model. Table 3-2 depicts the estimated operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide (lbs/day)	0.02	--	--	--	--	--
Energy (lbs/day)	--	0.04	0.04	--	--	--
Mobile (lbs/day)	0.55	2.51	6.02	0.02	1.37	0.38
Total (lbs/day)	0.76	2.56	6.06	0.02	1.37	0.38
Daily Thresholds	55	55	550	150	150	55

Source: CalEEMod Version 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.²¹ The contractors will be responsible for being familiar with, and implementing any pertinent best available control technology (BACT) 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 traffic traveling to and from the proposed project.

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.²² Sensitive receptors near the project site include Richard L. Graves Middle School (located approximately 500 feet east of the project site) and a single-family residential neighborhood (located approximately 650 feet north of the project site).²³ The locations of the aforementioned sensitive receptors are 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.

²¹ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

²² South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. as amended 2004.

²³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 11, 2017.

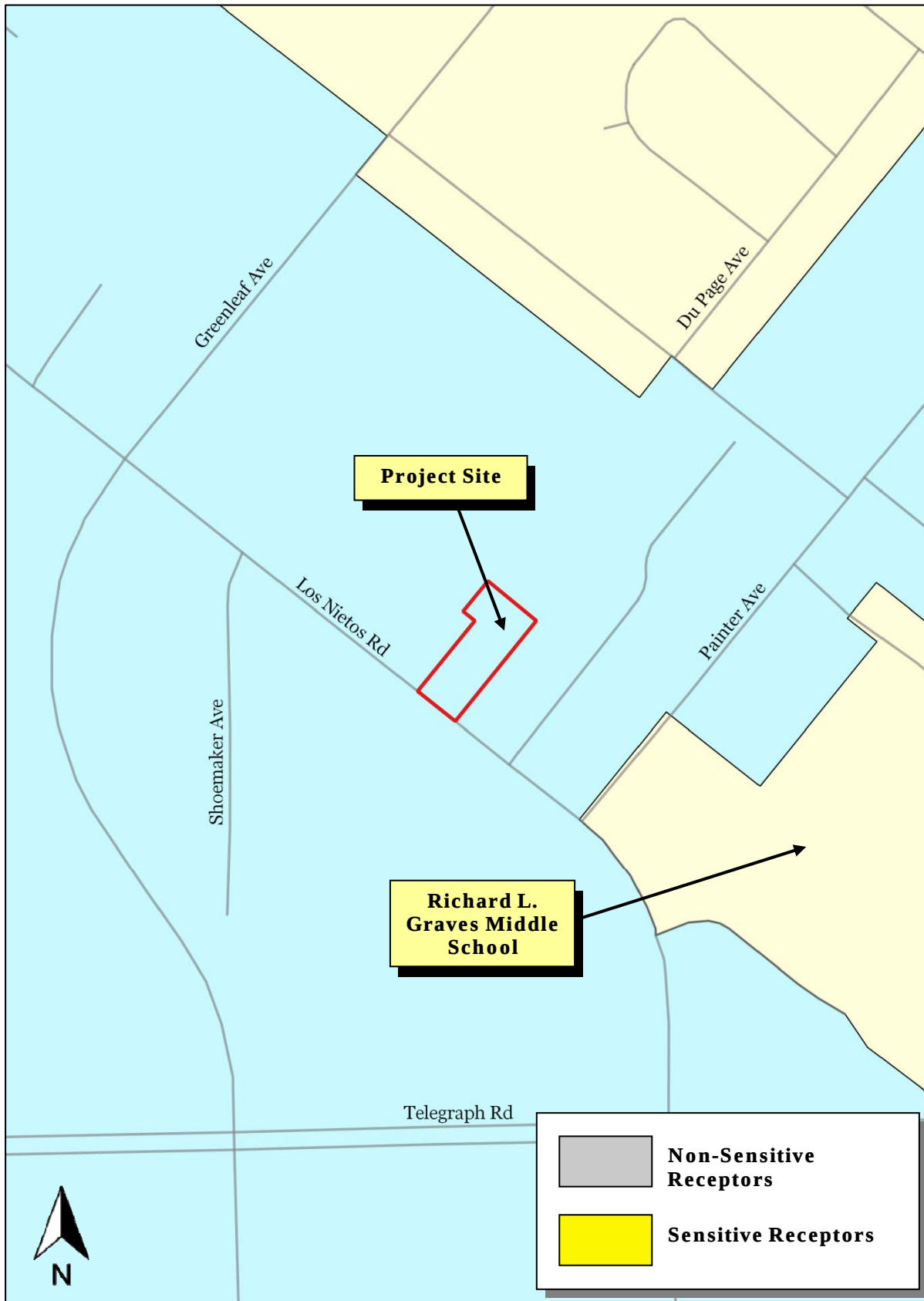


EXHIBIT 3-1
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations. The use of the “look-up tables” is permitted since each of the construction (site improvement) 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 200 meters, since the nearest sensitive receptor (the residential neighborhood) is located 152.4 meters (500 feet) east 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	50	100	200	500
NO _x	9.78	Construction	172	165	176	194	244
NO _x	2.56	Operations	172	165	176	194	244
CO	8.28	Construction	1,480	1,855	2,437	3,897	9,312
CO	6.06	Operations	1,480	1,855	2,437	3,897	9,312
PM ₁₀	1.49	Construction	7	21	39	74	182
PM ₁₀	1.37	Operations	4	10	16	23	49
PM _{2.5}	1.04	Construction	7	10	18	39	120
PM _{2.5}	0.38	Operations	2	3	4	8	25

Source: CalEEMod Version 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).²⁴ 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.

²⁴ “LOS” refers to “Level of Service.” Refer to Section 3.16.2.A.

Due to the soccer facility operation schedule, the maximum traffic generation will occur around 6:30 PM when the participants of the first training session will depart and the participants of the second training session will arrive. Therefore, with two persons per vehicle, there will be 30 vehicles arriving and 30 vehicles departing under the worst-case scenario during this peak hour (refer to Section 3.16.2.A). Based on the analysis conducted by Crown City Engineers, it can be concluded that the proposed development will not significantly degrade any local intersection's level of service (LOS E or F).²⁵ In addition, project-generated traffic will not result in the creation of a carbon monoxide *hot spot*. The soccer facility will be used by both adults and children soccer players. The facility will feature three soccer fields, two of which will be indoors. The field that will be used for youth training will be indoors. As previously mentioned, the project site is surrounded by industrial uses. The first session for training will start at 5:00 PM and will end at 6:30 PM. The second session will start immediately after the first session and so forth. Due to the operation schedule, the youth that will train at the facility will be minimally affected by the air quality in the area because the majority of industrial uses in the area function during regular business hours (9:00 AM to 5:00 PM). As a result, less than significant impacts on sensitive receptors are anticipated.

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

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.²⁶ The proposed project will function as a soccer facility use. As designed, the proposed project will not be involved in any of the aforementioned odor-generating activities. Given the nature of the proposed use, no impacts related to odors will result with the proposed project. In addition, the project site is not located in the vicinity of any odor-generating use. As a result, no impacts will occur.

3.3.3 CUMULATIVE IMPACTS

The proposed project's short-term construction (site improvement) 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 analysis indicated that no significant impacts on air quality would occur as part of the proposed project's implementation and no mitigation is required.

²⁵ Crown City Engineers. *Traffic Letter Report, Ballmaster Elite Soccer Academy, 13045 Los Nietos Road, Santa Fe Springs, CA.* August 31, 2017.

²⁶ 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 asphalt and is occupied by two 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 within the Whittier Quadrangle).²⁷ These species include:

- The *coastal California Gnatcatcher* is not likely to be found on-site due to the existing development and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.²⁸
- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.²⁹
- The *Santa Ana Sucker* will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site.³⁰ The nearest body of water is the Coyote Creek Channel, located approximately 0.31 miles northeast of the project site.
- The *Bank Swallow* lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the Coyote Creek Channel, located approximately 0.31 miles northeast of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development is not an ideal environment for the Bank Swallow.³¹
- The *Western Yellow-Billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is slim due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.³²
- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties.³³ As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

²⁷ California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>. Website accessed October 13, 2017.

²⁸ Audubon. *California Gnatcatcher (Poliophtila californica)*. <https://www.audubon.org/field-guide/bird/california-gnatcatcher>.

²⁹ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo (Vireo bellii pusillus)*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm.

³⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 11, 2017.

³¹ Audubon. *Bank Swallow (Riparia riparia)*. <https://www.audubon.org/guia-de-aves/ave/bank-swallow>. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html.

³² US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm.

³³ County of Los Angeles Department of Public Works. *Listed Species in the County of Los Angeles*. http://dpw.lacounty.gov/pdd/bikepath/bikeplan/docs/App_C_Bio.pdf.

The proposed project will have no impact on the aforementioned species because the project site is located in an urban area devoid of any suitable habitat for the aforementioned species. 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.

The project site is currently paved over in concrete and asphalt and is occupied by two buildings. 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 October 11, 2017, no wetlands were observed on the project site or in the surrounding areas.³⁴ 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.³⁵ The nearest wetlands to the project site are the Coyote Creek Channel, which is located 0.31 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 Coyote Creek Channel. 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 two buildings and paved surfaces and does not contain any natural wetland and/or riparian habitat (refer to Exhibit 3-2). 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 as a result, the proposed project will not impact any protected wetland area.

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:

³⁴ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 11, 2017.

³⁵ U.S. Fish and Wildlife Service, National Wetlands Inventory. *Wetlands Mapper*. Website accessed October 13, 2017.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS



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

“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.”³⁶

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 industrial uses and is not located near a body of water. In addition, the site abuts a highly traveled roadway (Los Nietos Road) and is exposed to noise generated from vehicular traffic.

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 two buildings and is not located near a body of water. In addition, the site abuts a highly traveled roadway (Los Nietos Road) 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.”³⁷ 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). There are currently three trees located on-site along the Los Nietos Road frontage. The proposed soccer facility will not involve the removal of the landscaping or trees that are currently in-place and therefore the proposed project will not violate the City’s tree ordinance. In addition, the proposed project involves the installation of landscaping beyond that which is already in place. 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 2.70 miles northeast from the project site.³⁸ The operation of the proposed soccer facility will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

³⁶ Los Angeles County Department of Regional Planning. *Significant Ecological Areas*. http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors.

³⁷ Santa Fe Springs, City of, Municipal Code. *Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees*.

³⁸ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

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).³⁹ The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. Other structures and sites of historic significance within the City of Santa Fe Springs are outlined in Table 3-4. The sites and structures listed in Table 3-4 are not located within or adjacent to the project site.

³⁹ 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 October 13, 2017.

**Table 3-4
Historic Resources in Santa Fe Springs**

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

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

Currently, the project site is occupied by two industrial structures and does not meet, or contain any structures that meet, any historical preservation criteria. In addition, the project site is not listed on the National or State Historic Register.⁴⁰ 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.

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.⁴¹ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁴² 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.⁴³ Consultation was obtained in accordance with AB-52, which requires Native American consultation within CEQA documents. The project site is located within the boundaries of land pertaining to the Gabrieleno Band of Mission Indians, Kizh Nation. Tribal consultation determined that

⁴⁰ 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 October 13, 2017.

⁴¹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

⁴² Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/component/k2/item/453-tongva-village-site>.

⁴³ McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

the proposed project does not require mitigation due to the limited extent of ground disturbance that will be involved with the re-grading and re-paving of the site. Furthermore, the project area has been subject to disturbance to accommodate the existing buildings. 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, impacts are considered to be less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • No 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 and other on-site activities. In addition, 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. Furthermore, the on-site improvements (re-grading and re-paving of the accessible travel and parking areas and the installation of the outdoor turf field and landscaping) will not require extensive excavation. Thus, the proposed project is not anticipated to disturb any paleontological resources and no impacts will occur.

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

Olive Grove Cemetery is located approximately 200 feet southeast of the project site.⁴⁴ Just before the turn of the century, a colony of German Baptists known as Dunkers settled in the area and founded the Olive Grove Cemetery. In 1972, the colony moved to Modesto, leaving behind their church and the neighboring graveyard.⁴⁵ The church no longer exists but the cemetery remains. In addition, the proposed site improvements are not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the previous development. Notwithstanding, in the event of an accidental discovery, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. As a result, the proposed site improvement 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.

⁴⁴ Google Earth. Website accessed October 13, 2017.

⁴⁵ Los Angeles Times. *Pioneer Cemeteries: These old resting places have a natural ambiance often missing in modern manicured parks.* November 21, 1994.

3.5.4 MITIGATION MEASURES

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 and that no mitigation measures are required.

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

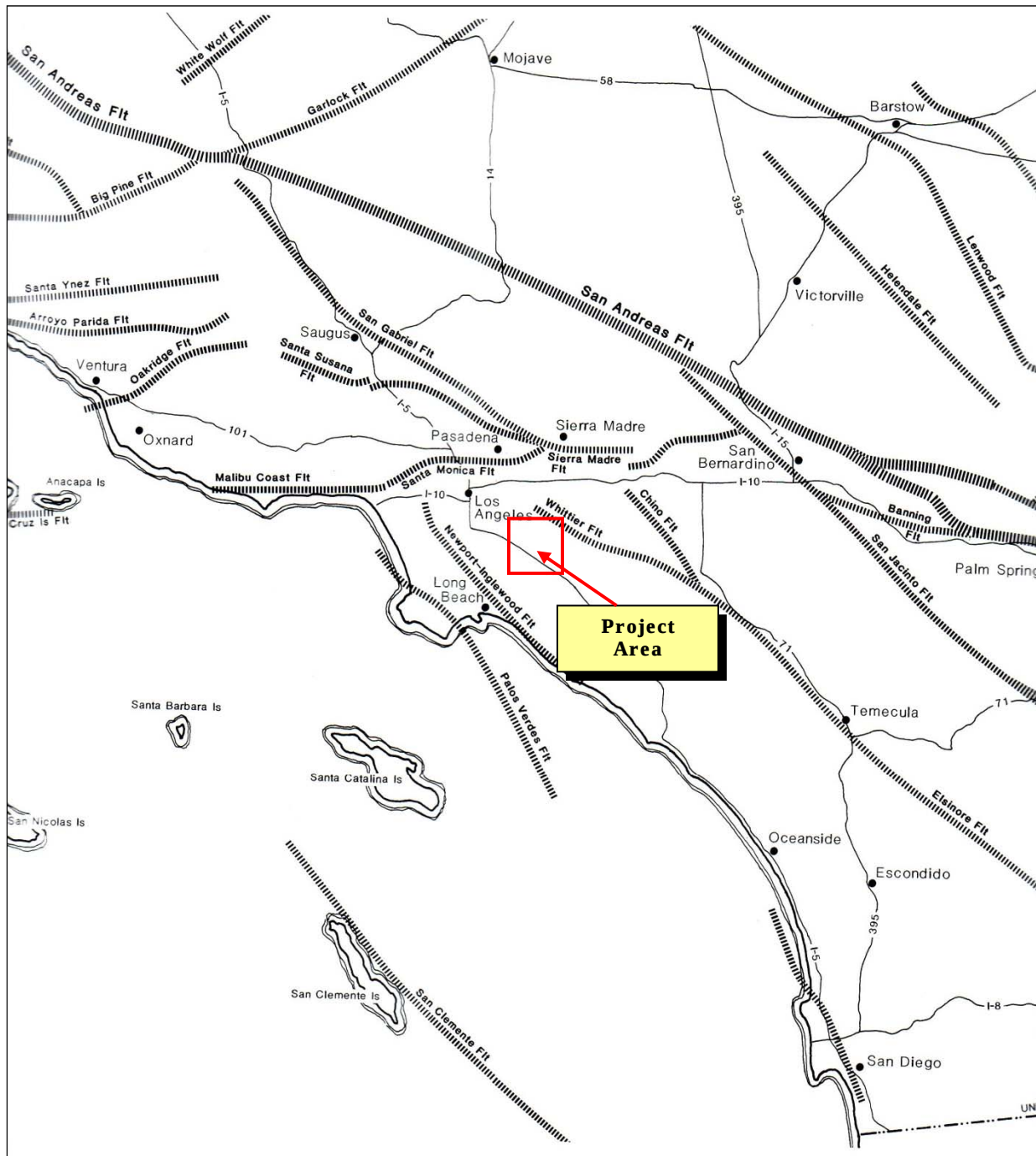


EXHIBIT 3-3
FAULTS IN THE SOUTHERN CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

Fernando Earthquake.⁴⁶ 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.⁴⁷ 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.⁴⁸ However, the project site is located between the Whittier Fault and the Newport-Inglewood Fault.

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. According to the California Geological Survey, the project site is not located within an area that is subject to liquefaction (refer to Exhibit 3-4).⁴⁹ 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.

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-Piervue complex.⁵⁰ Soils of the Urban Land-Thums-Piervue complex have a slight erosion hazard; however, current development and the placement of landscaping have reduced the soil's erosion risk. Two building currently located on-site will be utilized by the occupant (Ballmaster Elite Soccer Academy) and the proposed project will not involve the construction of buildings. On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, the installation of a 75-foot wide by 112-foot long outdoor artificial turf field, and the installation of additional landscaping beyond that which currently exists. The project site is currently level and limited excavation will be required for the installation of the outdoor turf field and landscaping. Furthermore, the re-grading of the project site will reduce potential stormwater runoff impacts. Mitigation measures included throughout Section 3.9 (Hydrology and Water Quality) will effectively mitigate potential soil erosion and stormwater runoff impacts during the installation of the on-site improvements. As a result, the impacts will be less than significant.

⁴⁶ California Department of Conservation. *What is the Alquist-Priolo Act*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

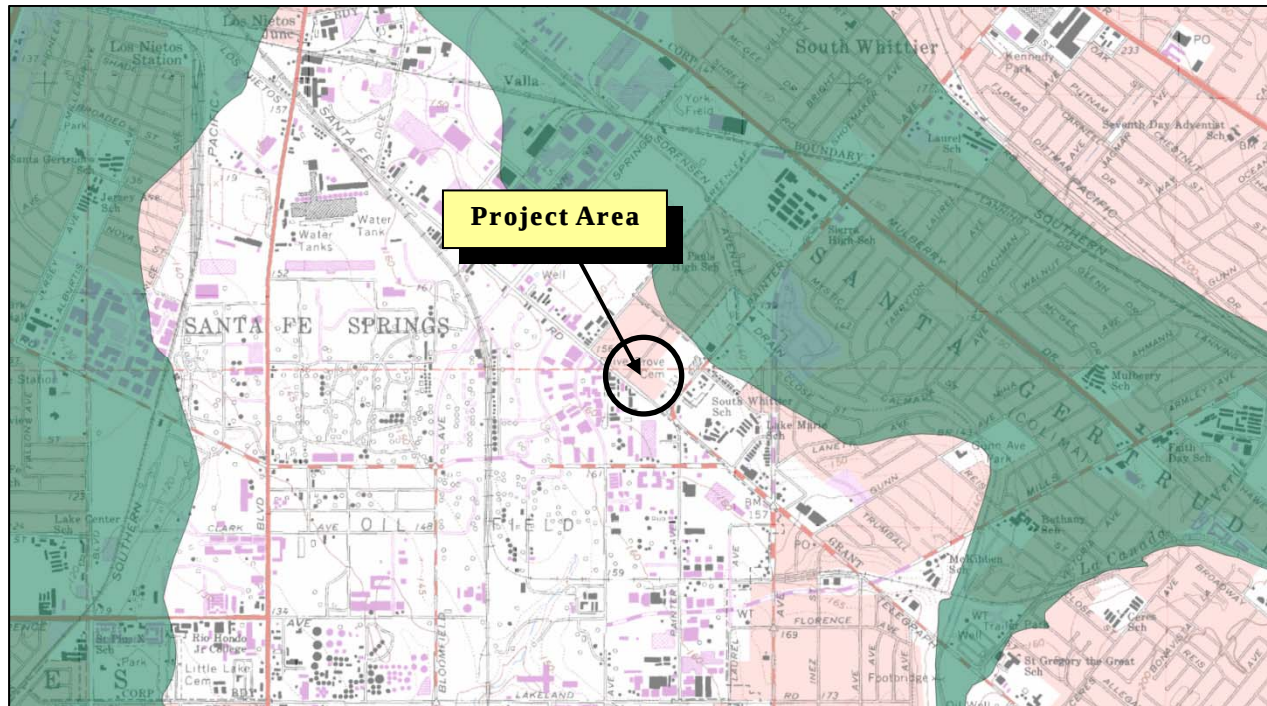
⁴⁷ Ibid.

⁴⁸ 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>

⁴⁹ California Department of Conservation. *Regulatory Maps*. <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Secondary Source: California Building Standards Commission. *California Building Standards Code (California Code of Regulations, Title 24)*. July 1, 2016.

⁵⁰ United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Website accessed October 13, 2017.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS



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

- 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.*

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. These soils have a slight 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, Urban Land-Thums-Pierview complex 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

According to the California Geological Survey, the project site is not located within an area that is subject to liquefaction (refer to Exhibit 3-4).⁵² In addition, 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. Therefore, the soils that underlie the project site pose no threat to development. Therefore, the proposed project will not expose any person or 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?* • *No Impact.*

The soils that underlie the project site are not prone to shrinking and swelling. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.⁵³ According to the United States Department of Agriculture, clay is present in the composition of Urban Land-Thums-Pierview complex soils.⁵⁴ The two buildings currently located on-site will be utilized by Ballmaster Elite Soccer Academy and the proposed project will not involve the construction of buildings. The project site is currently developed and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, Urban Land-Thums-Pierview complex 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. As a result, no impacts related to expansive soils are anticipated.

⁵¹ United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Website accessed October 13, 2017.

⁵² California Department of Conservation. *Regulatory Maps*. <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Secondary Source: California Building Standards Commission. *California Building Standards Code (California Code of Regulations, Title 24)*. July 1, 2016.

⁵³ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083.

⁵⁴ United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Los Angeles County, California*. Revised 1969.

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.

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 analysis indicated that the proposed project would not result in any impacts on geology and soils. As a result, no mitigation measures are required.

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 (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human-induced levels of GHG. These and other environmental changes have potentially negative environmental, economic,

and social consequences around the globe. GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. For example, some observed changes to include shrinking glaciers, thawing permafrost, 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 CO₂E (MTCO₂E) per year for commercial projects, 3,500 MTCO₂E per year for residential projects, 3,000 MTCO₂E per year for mixed-use projects, and 10,000 MTCO₂E per year for industrial projects. Table 3-5 summarizes annual greenhouse gas (CO₂E) emissions from build-out of the proposed project.⁵⁵ Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-5, the CO₂E total for the project is 1,916.67 pounds per day or 0.87 MTCO₂E per day. This translates into an annual emission of 317.55 MTCO₂E, which is below the all of 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. As indicated in Table 3-5, the great majority of the GHG emissions will be generated from mobile sources. For this reason, the project's use of trip reduction incentives (the use of alternative forms of transportation, the installation of electric vehicle charging stations and bicycle racks, and other TDM measures) will be important. Therefore, the project's GHG impacts are less than significant.

Table 3-5
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Demolition	1,169.35	0.23	--	1,174.99
Construction Phase - Site Preparation	982.71	0.31	--	990.36
Construction Phase - Grading	1,169.35	0.23	--	1,174.99
Construction Phase - Paving	1,070.14	0.30	--	1,077.68
Long-term Area Emissions	--	--	--	--
Long-term Energy Emissions	52.68	--	--	52.99
Long-term Mobile Emissions	1,861.09	0.10	--	1,863.68
Total Long-term Emissions	1,913.77	0.10	--	1,916.67

Source: CalEEMod Version 2016.3.1.

⁵⁵ The CalEEMod Air Quality Worksheets are provided in Appendix A.

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. 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.

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.*

The project site is currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the construction of new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. 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. As a result, no impacts will occur with the implementation of the proposed project.

- 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.*

The project site is currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the

construction of any new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. As stated in Section 3.8.2.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance.

The City of Santa Fe Springs contains multiple methane risk zones. Methane is an odorless, combustible gas that may become explosive if concentrations are great enough in enclosed, unventilated spaces. Methane is a direct result of the decomposition of organic materials that are buried within the area landfills. The project site is located within a methane zone.⁵⁶ Due to the high occupancy rate of the proposed soccer facility use, the following mitigation is required:

- Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

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

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.

St. Paul High School is located approximately 0.25 miles northwest of the project site. Richard L. Graves Middle School is located approximately 500 feet east of the project site and Lake Marie Elementary School is located approximately 0.26 miles east of the project site and is adjacent to Richard L. Graves Middle School.⁵⁷ As stated in Section 3.8.2.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. Therefore, the proposed project will not create a 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

⁵⁶ E-mail communication with Thomas Hall, Director of Environmental & Fire Protection. November 7, 2017. Secondary Source: City of Santa Fe Springs. *Methane Zone Map*. <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=3424>.

⁵⁷ Google Earth. Website accessed October 16, 2017.

substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program.⁵⁸

A search of the Envirostor Hazardous Waste and Substances Site “Cortese” List database identified five Cortese sites within the City: Angeles Chemical Company, Inc. (located at 8915 Sorensen Avenue), Waste Disposal, Inc. (located at 12731 Los Nietos Road), Cal-Tron Plating, Inc. (located at 11919 East Rivera Road), Neville Chemical Company (located at 12800 Imperial Highway), and McKesson Chemical Company (located at 9005 Sorensen Avenue).⁵⁹ The nearest of these Cortese sites to the project site is Waste Disposal, Inc., located approximately 0.30 miles northwest of the project site. It is unlikely that these sites represent an environmental concern to the project site due to their distance from the project site. Furthermore, proposed on-site improvements 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.

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 6.28 miles southeast of the project site and the Long Beach Airport is located approximately 9.80 miles to the southwest.⁶⁰ 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 will occur.

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 1.30 miles east of the project site (Presbyterian Intercommunity Hospital Heliport).⁶¹ 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.

⁵⁸ 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.

⁵⁹ 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.

⁶⁰ Toll-Free Airline. *Los Angeles County Public and Private Airports, California*. <http://www.tollfreeairline.com/california/losangeles.htm>.

⁶¹ Ibid.

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

As previously mentioned, the proposed project involves the operation of a soccer facility and will not involve the construction of new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. Due to the limited amount of on-site improvements, at no time will Los Nietos Road be closed to traffic. 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 all neighboring parcels have been 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. 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 due to the high occupancy of the proposed soccer facility use:

Mitigation Measure No. 1 (Hazards and Hazardous Materials). Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

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.

The project site is currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the construction of new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. A total of 3,725 square feet will be dedicated for landscaping and will include both existing and proposed landscaping. The existing landscaping includes 1,946 square feet of land area along the Los Nietos Road frontage. An additional 1,779 square feet of landscaping will be installed along the Los Nietos frontage and throughout the parking areas.

The total amount of proposed landscaping will include 3,725 square feet, which will result in 7.81 percent coverage of the project site in pervious surfaces. The total amount of proposed landscaping is below the

amount of landscaping that is required by the City for the proposed project. The applicant will request a Modification of Property Development Standards Permit (MOD) to allow for the amount of landscaping that is proposed. 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. As previously mentioned, the proposed project will involve the installation of an additional 1,779 square feet in landscaping for the project site. Therefore, the amount of impervious surfaces will decrease. In addition, the re-grading and re-paving of the accessible paths of travel and parking will ensure that the site will be graded so that stormwater runoff will be directed to the curbs and gutters on Los Nietos Road.

Nevertheless, the proposed project, like all development or re-development within the City, will be required to conform to Chapter 52 (Stormwater Management and Discharge Control) of the City of Santa Fe Springs Municipal Code. According to the municipal code, the proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. As indicated in the municipal code, the proposed project will be required to conform to the City's stormwater management requirements through the preparation and submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP), which shall include the applicable Low Impact Development (LID) requirements set forth in Chapter 52 of the municipal code as an element of the SUSMP. The LID will also identify post-construction best management practices (BMPs) that will be the responsibility of the applicant to implement, operate and maintain over the life of the project. Compliance with the above mentioned requirements will reduce the impacts related to water quality standards and waste discharge requirements 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.

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.⁶² 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.

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? • Less Than Significant Impact.

The project site is currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the construction of new buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. A total of 3,725 square

⁶² Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Website accessed October 16, 2017.

feet will be dedicated for landscaping and will include both existing and proposed landscaping. The existing landscaping includes 1,946 square feet of land area along the Los Nietos Road frontage. An additional 1,779 square feet of landscaping will be installed along the Los Nietos frontage and throughout the parking areas. The total amount of proposed landscaping will include 3,725 square feet, which will result in 7.81 percent coverage of the project site in pervious surfaces. The total amount of proposed landscaping is below the amount of landscaping that is required by the City for the proposed project. The applicant will request a Modification of Property Development Standards Permit (MOD) to allow for the amount of landscaping that is proposed.

As indicated previously, impervious surfaces (internal driveways, parking areas, etc.) may result in the generation of stormwater runoff. However, the project will be properly drained and is not expected to result in erosion or siltation on- or off-site. On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, which will ensure that the site will be graded so that stormwater runoff will be directed to the curbs and gutters on Los Nietos Road. 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 0.31 miles northeast of the project site.⁶³ In addition, no natural drainage or riparian areas remain within the project site due to the past development. As a result, less than significant impacts are anticipated.

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? • Less Than Significant Impact.

As indicated previously, impervious surfaces (internal driveways, parking areas, etc.) may result in the generation of stormwater runoff. However, the project will be properly drained and is not expected to result in flooding on- or off-site. On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, which will ensure that the site will be graded so that stormwater runoff will be directed to the curbs and gutters on Los Nietos Road. 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 0.31 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, less than significant impacts are anticipated.

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.

A total of 3,725 square feet will be dedicated for landscaping and will include both existing and proposed landscaping. The existing landscaping includes 1,946 square feet of land area along the Los Nietos Road frontage. An additional 1,779 square feet of landscaping will be installed along the Los Nietos frontage and throughout the parking areas. The total amount of proposed landscaping will include 3,725 square feet, which will result in 7.81 percent coverage of the project site in pervious surfaces. The total amount of

⁶³ Google Earth. Website accessed October 16, 2017.

proposed landscaping is below the amount of landscaping that is required by the City for the proposed project. The applicant will request a Modification of Property Development Standards Permit (MOD) to allow for the amount of landscaping that is proposed.

In the absence of mitigation, the impervious surfaces (internal driveways, parking areas, etc.) could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas. As previously mentioned, the proposed project will involve the installation of an additional 1,779 square feet in landscaping for the project site. Therefore, the amount of impervious surfaces will decrease. In addition, the re-grading and re-paving of the accessible paths of travel and parking will ensure that the site will be graded so that stormwater runoff will be directed to the curbs and gutters on Los Nietos Road.

Nevertheless, the proposed project, like all development or re-development within the City, will be required to conform to Chapter 52 (Stormwater Management and Discharge Control) of the City of Santa Fe Springs Municipal Code. As indicated in the municipal code, the proposed project will be required to conform to the City's stormwater management requirements through the preparation and submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP), which shall include the applicable Low Impact Development (LID) requirements set forth in Chapter 52 of the municipal code as an element of the SUSMP. Compliance with the above mentioned requirements will reduce the impacts related to stormwater to levels that are considered to be less than significant.

F. Would the project otherwise substantially degrade water quality? • No Impact.

As previously mentioned in Sections 3.9.2.A and 3.9.2.E, adherence to the requirements in Chapter 52 (Stormwater Management and Discharge Control) of the City of Santa Fe Springs Municipal Code 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.

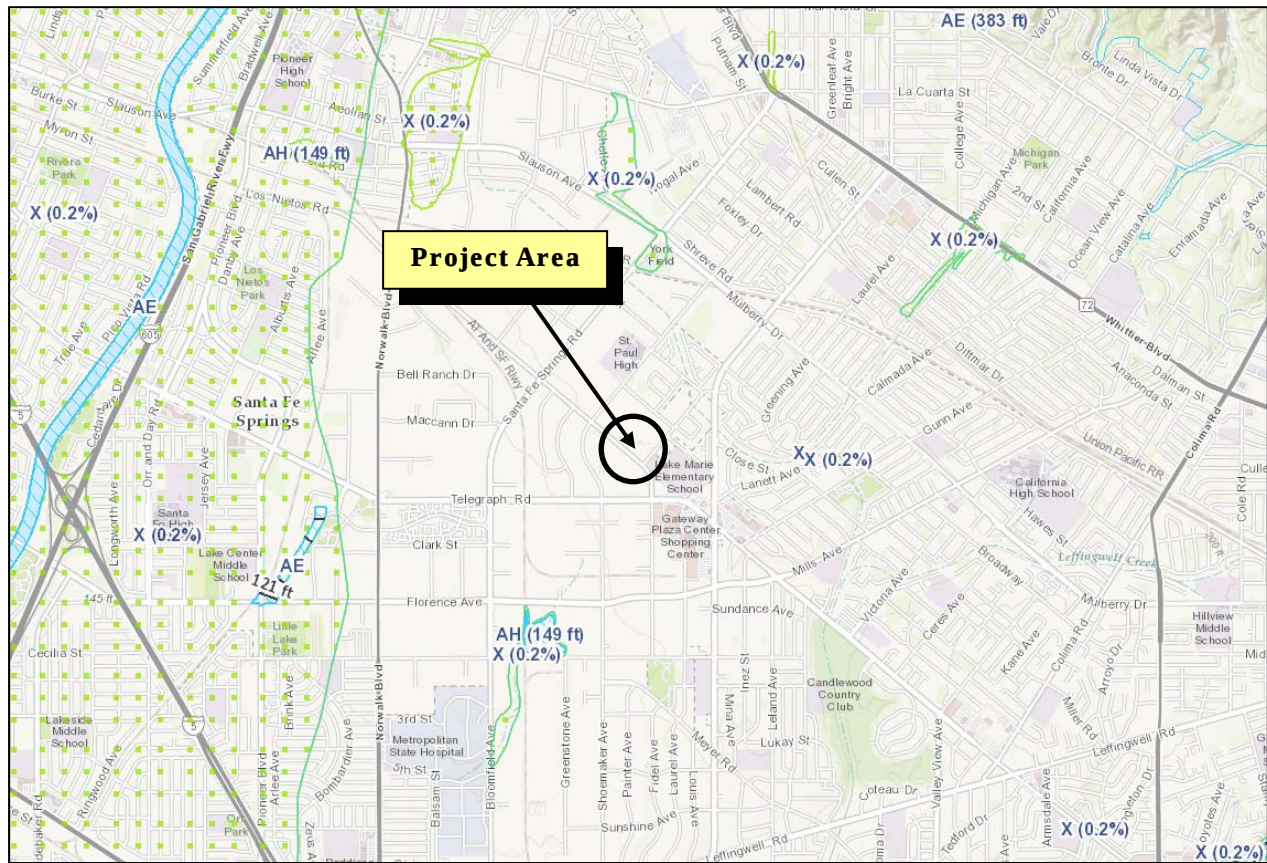
According to the City of Santa Fe Springs Natural Hazards Mitigation Plan, "The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain 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).⁶⁴ 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).⁶⁵ This flood zone has an annual probability of flooding of less than 0.2 percent and

⁶⁴ Federal Emergency Management Agency. *Flood Zones*. <http://www.fema.gov/flood-zones>.

⁶⁵ Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed October 17, 2017.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS



AIN 8167005026

13045 LOS NIETOS RD SANTA FE SPRINGS CA 90670

County Floodway Map

Name: n/a

ML Index Number: n/a

Status: n/a

Floodplain: No

Floodway: No

FEMA Flood Zone

FIRM Panel: 06037C1835F

Effective Date: 09/26/2008

FIRM Prelim: None

Flood Zone: X

City: Santa Fe Springs

Contact: n/a

LOMR: n/a,

Case n/a

**EXHIBIT 3-5
FEMA FLOOD MAP**

SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

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.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁶⁶ 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. As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows since the site is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project's implementation.

I. Would the project expose people or structures to a significant risk of flooding, 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.⁶⁷ The project site is located 1.1 miles 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 21 miles inland from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁶⁸ Lastly, the proposed project will not result in any mudslides since the project site is generally level. 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.

⁶⁶ Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed October 17, 2017.

⁶⁷ City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

⁶⁸ Google Earth. Website accessed October 17, 2017.

3.9.4 MITIGATION MEASURES

The analysis determined that the impacts related to stormwater discharge and water quality are less than significant with adherence to Chapter 52 (Stormwater Management and Discharge Control) of the City of Santa Fe Springs Municipal Code. In addition, it was also determined that no impacts related to flooding or inundation will result upon implementation of the proposed project.

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 Impact.*

A single-family residential neighborhood is located approximately 650 feet north of the project site within South Whittier. The proposed project will be restricted to the project site and will not divide or disrupt the single-family 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). Although the proposed soccer facility use is not permitted within the M-2 zone, it is conditionally permitted under Section 155.243 (M-2 Heavy Manufacturing Zone District, Conditional Uses) of the Santa Fe Springs Zoning Code as a "public, private or quasi-public use of an educational or recreational nature." The proposed project will require the approval by the City Planning Commission of a Conditional Use Permit (CUP) to permit the soccer facility use within the industrially zoned area. The approval of the CUP will require careful consideration by the Planning Commission to determine whether or not the proposed use will be compatible. In addition, the mitigation measures included herein will assist in assuring that the environmental impacts resulting from the proposed project are reduced to levels that are less than significant. Therefore, less than significant impacts will occur upon implementation of the proposed project.

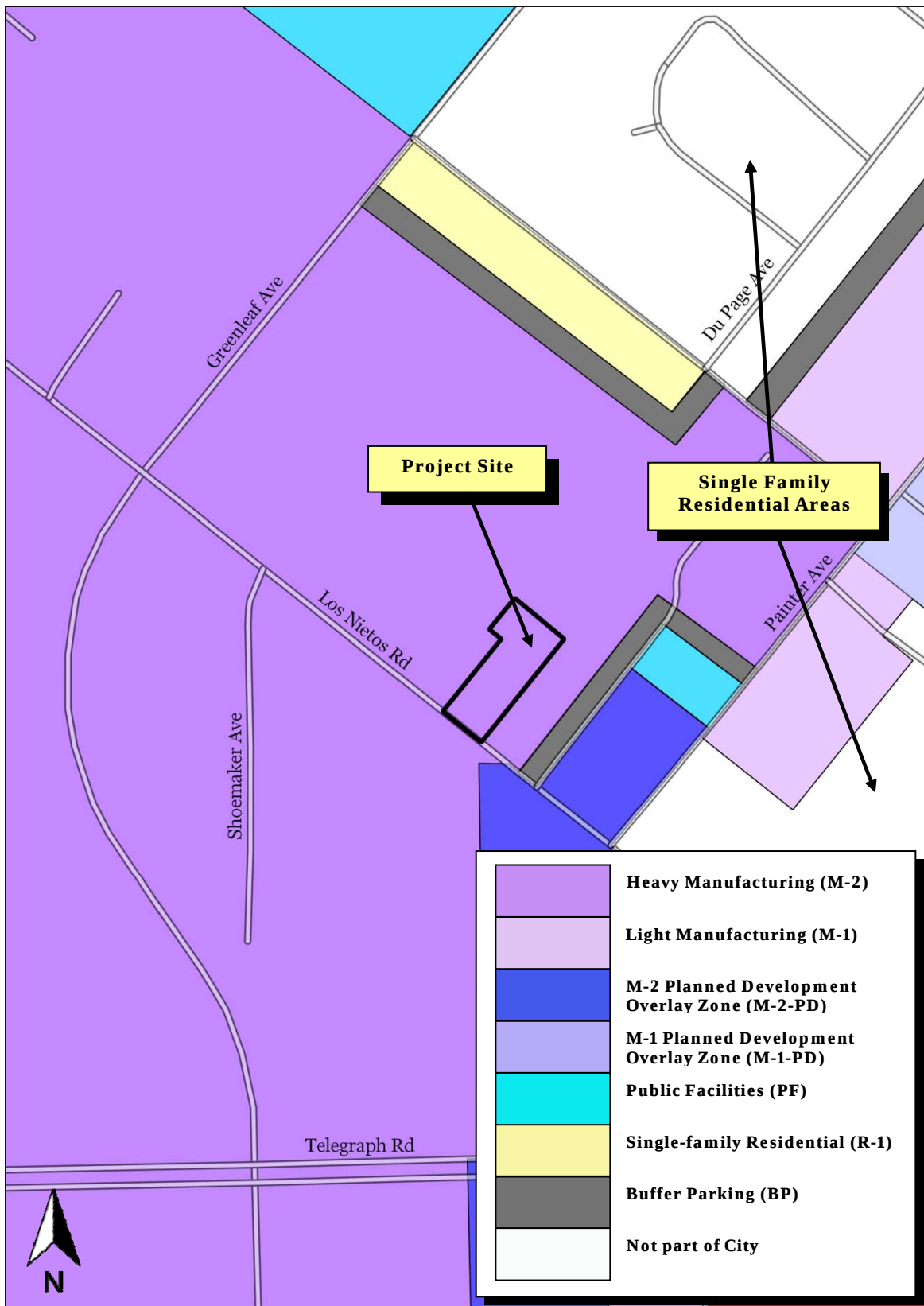


EXHIBIT 3-6
ZONING MAP
SOURCE: QUANTUMGIS

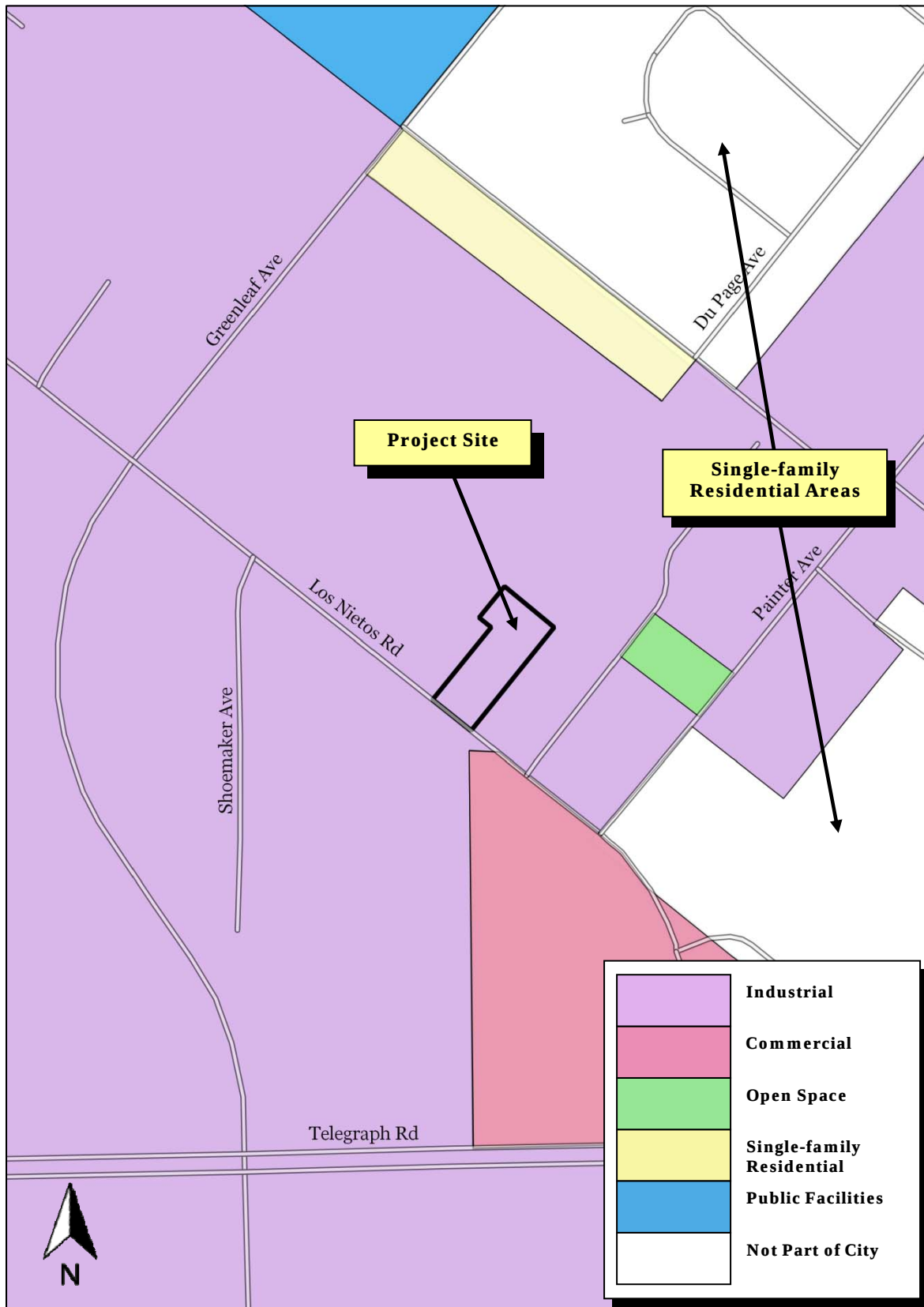


EXHIBIT 3-7
GENERAL PLAN MAP
SOURCE: QUANTUMGIS

- 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? • Less Than Significant Impact.*

As indicated in the previous subsection, the proposed project will require the approval by the City Planning Commission of a Conditional Use Permit (CUP) to permit the soccer facility use within the industrially zoned area. The approval of the CUP will require careful consideration by the Planning Commission to determine whether or not the proposed use will be compatible. In addition, the mitigation measures included herein will assist in assuring that the environmental impacts resulting from of the proposed project are reduced to levels that are less than significant. In addition, the project site is located approximately 21 miles inland from the Pacific Ocean and is not subject to a local coastal program.⁶⁹ Therefore, less than significant impacts will occur upon implementation of the proposed project.

- 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 2.70 miles northeast of the project site.⁷⁰ The improvement of the site 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 significant 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 significant impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

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:

⁶⁹ Google Earth. Website accessed October 17, 2017.

⁷⁰ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

- 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, two former oil wells are located within the project site, approximately 50 feet away from the project site's southern boundary line.⁷¹ As previously mentioned, the proposed project does not involve the demolition or construction of any buildings and therefore will not interfere with the former oil wells. The proposed project will involve minimal ground disturbance that will be associated with the re-grading of the travel and vehicle accessible areas, the installation of the outdoor turf field in the rear portion of the project site and the installation of the additional landscaping within the site. The limited on-site improvements will not interfere with the former oil wells due to the location of the improvements and the limited extent of ground disturbance that will occur. The City of Santa Fe Springs Department of Fire and Rescue has addressed the issue and determined that *no action is required* on behalf of the project applicant and that no mitigation measures are required as a part of the project's implementation. Additionally, 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, two former oil wells are located within the project site, approximately 50 feet away from the project site's southern boundary line.⁷² The City of Santa Fe Springs Department of Fire and Rescue has addressed the issue and determined that *no action is required* on behalf of the project applicant and that no mitigation measures are required as a part of the project's implementation. Additionally, the resources and materials that will be utilized for site improvements for 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.

⁷¹ California Department of Conservation. Division of Oil, Gas & Geothermal Resources Well Finder. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed October 18, 2017.

⁷² Ibid.

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.

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.⁷³ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-8. The implementation of the proposed project will not expose future employees and patrons to excessive noise

⁷³ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

Noise Levels – in dBA

 Serious Injury	165	
	160	
	155	
	150	
 Pain	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 ft.</i>
	120	
 Discomfort	115	<i>music in night club interior</i>
	110	<i>motorcycle at 20 ft.</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 ft.</i>
	90	<i>food blender</i>
 Range of Typical Noise Levels	85	<i>electric mixer, light rail train horn</i>
	80	
	75	
	70	<i>portable fan, roadway traffic at 50 ft.</i>
	65	
	60	<i>dishwasher, air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator, light traffic at 100 ft.</i>
	40	
 Threshold of Hearing	35	<i>library interior (quiet study area)</i>
	30	
	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

EXHIBIT 3-8 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

because the use of the proposed development will not be a noise sensitive receptor. In addition, the future tenants 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 a result, the potential impacts will be less than significant.

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 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: 70 dBA between 7:00 AM to 10:00 PM and 70 dBA between 10:00 PM to 7:00 AM.⁷⁴

City noise standards are not to be exceeded by 5 dBA for a cumulative period of 15 minutes in any hour, by 10 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). On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the installation of additional landscaping. Therefore, construction equipment such as breakers, concrete saws, and grading equipment will be used. The City has a provision that does not allow any person within 500 feet of a residential zone to operate any equipment or perform any outside construction or repair work on buildings between the hours of 7:00 PM of one day and 7:00 AM of the next day.⁷⁵ As previously mentioned, a single-family residential neighborhood is located approximately 650 feet north of the project site within South Whittier. Therefore, the abovementioned provision related to construction will not apply to the proposed project.

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 approximately 120 daily trips, with three trips occurring during the AM peak hour, and three trips occurring during the PM peak hour. The existing average daily traffic volumes along Los Nietos Road 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, less than significant impacts will occur.

B. Would the project result in exposure of people to, or the generation of, excessive groundborne noise levels? • Less Than Significant Impact.

On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, the installation of a 75-foot wide by 112-foot long outdoor artificial turf field, and the installation of additional landscaping. Therefore, construction equipment such as breakers, concrete saws, and grading equipment will be used. The nearest land use that may potentially be impacted by ground-borne

⁷⁴ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424.*

⁷⁵ Ibid (Section 155.425).

vibration and noise (primarily from the use of heavy construction equipment) is the single-family residential neighborhood located approximately 650 feet north of the project site. 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 shifts 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 residential neighborhood to the north is approximately 60 dBA.

Construction (site improvement) activities will be in compliance with City noise standards. The City has a provision that does not allow any person within 500 feet of a residential zone to operate any equipment or perform any outside construction or repair work on buildings between the hours of 7:00 PM of one day and 7:00 AM of the next day.⁷⁶ As previously mentioned, a single-family residential neighborhood is located approximately 650 feet north of the project site within South Whittier. Therefore, the abovementioned provision related to construction will not apply to the proposed project. Furthermore, the proposed on-site improvements will not require extensive excavation and therefore will not cause extensive groundborne noise. As a result, the potential groundborne 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 a slight increase in the ambient traffic noise levels along the adjoining roadway (Los Nietos Road), 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 average daily traffic volumes along Los Nietos Road range in between 10,000 and 20,000 average daily trips (ADT).⁷⁷ The proposed project will result in 120 ADT, which represents an increase in traffic volumes of far less than the double. The proposed project is anticipated to generate approximately three AM peak hour trips and three 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 proposed project will involve a soccer facility use. Ballmaster Elite Soccer Academy is proposing to operate Monday through Thursday, 9:00 AM to 11:00 PM and Friday through Sunday, 7:00 AM to 11:00 PM. The majority of the activities will be enclosed within the two existing buildings. In addition, the project site is located within an industrial area and not in the vicinity of any sensitive receptors. As a result, the potential noise impacts are considered to be less than significant.

⁷⁶ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.425.*

⁷⁷ City of Santa Fe Springs. *Traffic Volume ADT Count Map 2009 Santa Fe Springs Citywide.* July 3, 2009.

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, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. As indicated previously, the nearest noise sensitive receptor is the single-family residential neighborhood located 650 feet north from the project site. Therefore, the highest noise level to reach the residential neighborhood to the north is approximately 60 dBA.

Construction (site improvement) activities will be in compliance with City noise standards. The City has a provision that does not allow any person within 500 feet of a residential zone to operate any equipment or perform any outside construction or repair work on buildings between the hours of 7:00 PM of one day and 7:00 AM of the next day.⁷⁸ As previously mentioned, a single-family residential neighborhood is located approximately 650 feet north of the project site within South Whittier. Therefore, the abovementioned provision related to construction will not apply to the proposed project. Furthermore, the proposed on-site improvements will not require extensive excavation and therefore will not cause extensive noise. 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 6.28 miles southeast of the project site and the Long Beach Airport is located approximately 9.80 miles to the southwest.⁷⁹ 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 1.30 miles east of the project site (Presbyterian Intercommunity Hospital Heliport).⁸⁰ Due to the project site's distance from the private heliport, the proposed project will not expose people working in the project area to excessive noise levels and no impacts will occur.

⁷⁸ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.425.*

⁷⁹ Toll-Free Airline. *Los Angeles County Public and Private Airports, California.*
<http://www.tollfreeairline.com/california/losangeles.htm>.

⁸⁰ Ibid.

Typical noise levels 50 ft. from source

			70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	Materials Handling Equipment	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	Stationary Equipment	Pumps				
		Generators				
		Compressors				
Impact Equipment	Pneumatic Wrenches					
	Jack Hammers					
	Pile Drivers					
Other Equipment	Vibrators					
	Saws					

EXHIBIT 3-9 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

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.

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 project site is currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the demolition or construction of any buildings. On-site improvements proposed as part of the project involve the re-grading and re-paving of the accessible paths of travel and parking, the installation an outdoor turf field, and the installation of additional landscaping beyond that which already exists. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. The variables that typically contribute to growth-inducing impacts, and the project's potential growth-inducing impacts, are identified in Table 3-6.

Table 3-6
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.

Table 3-6
Potential Growth-Inducing Impacts

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 new 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 3-6, 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. According to the State of California Employment Development Department, the City's current unemployment rate is 5.8 percent, which means there are up to 500 residents actively seeking work.⁸¹ According to the applicant, a total of four new jobs will be created upon the implementation of the proposed project. The projected number of new jobs 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 proposed project involves the operation of a soccer facility and will not involve the demolition or construction of any buildings. 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). No housing units will be displaced as a result of the proposed project and 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 proposed project involves the operation of a soccer facility and will not involve the demolition or construction of any buildings; therefore, no housing units will be affected. As a result, 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.

⁸¹ 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 November 1, 2017.

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 be in operation within a previously developed site. Compliance with all 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.⁸² 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. In addition, security cameras will be located on-site and two wrought iron gates are located at both on-site driveways. 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. Any potential population growth that would lead to an increase in demand for school services will be indirect and will result from permanent employment growth. As a result, less than significant school-related impacts are anticipated to occur.

⁸² City of Whittier. *Santa Fe Springs Policing Team*. <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 limited on-site 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. Mitigation measures are not recommended herein.

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 York Field, which is located approximately 0.75 miles to the northwest. The proposed use 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. According to the applicant, a total of four

new jobs will be created upon the implementation of the proposed project. This number of new jobs 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 will be 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.*

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated. Major east-west regional access to the site is provided by Los Nietos Road. Major north-south regional access is provided by Painter Avenue. Access to the proposed project will be provided by two existing driveways located along Los Nietos Road. Los Nietos Road is a major collector street, extending from northwesterly to southeasterly direction. The roadway is 60 feet wide from curb-to-curb and striped for one lane in each direction plus a two-way-turn-lane along the center. The major intersections along the street, including the intersection of Los Nietos Road and Painter Avenue located approximately 410 feet to the east of the site, are signalized. Parking is permitted along both sides of the street. At the intersection of Painter Avenue, Los Nietos Drive is striped for two lanes in each direction plus a left-turn lane on both approaches. The street is posted with 40 miles per hour speed limit signs.⁸³

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for most of the land uses are based on the nationally recognized recommendations contained in “Trip Generation” manual, 9th edition, published by the Institute of Transportation Engineers (ITE). However, due to this project’s unique operational characteristics, trip generation during the peak hours by the project should be based on operational schedule and number of people attending each session of training. The proposed operational plan shows that the prime hours of the operation of the facility will be from 5:00 PM to 9:00 PM Monday through Friday, and 9:00 AM to 7:00 PM Saturday and Sunday. A receptionist will be located on-site from 8:00 AM to 5:00 PM Monday through Friday and will be answering the phone and performing other administrative duties. A total of three trainers will arrive at 4:00 PM to prepare for 1.5-hour training sessions. The trainers will also serve as referees.

The first session for training will start at 5:00 PM and will end at 6:30 PM. The second session will start immediately after the first session and so forth. Approximately 60 people, including children, parents, and spectators, will participate in each session (with two sessions occurring every evening). The

⁸³ Crown City Engineers, Inc. *Traffic Letter Report, Ballmaster Elite Soccer Academy, 13045 Los Nietos Road, Santa Fe Springs, California.* August 31, 2017.

participants will carpool or be dropped-off and picked-up. Therefore, on average the ridership can be assumed to be two persons per vehicle. Due to the operation schedule, the maximum traffic generation will occur around 6:30 PM when the participants of the first session will depart and the participants of the session will arrive. Therefore, with two persons per vehicle, there will be 30 vehicles arriving and 30 vehicles departing under the worst-case scenario during this peak hour (with a total of 60 vehicle trips per session and 120 trips total per evening for the two sessions).⁸⁴

In comparison, the existing on-site warehouse use is estimated to generate a total of three vehicular trips (one inbound, two outbound) during the PM peak hours, and a total of three vehicular trips (two inbound, one outbound) during the AM peak hours, per trip generation rates based on the nationally recognized recommendations contained in “Trip Generation” manual, 9th edition, published by the Institute of Transportation Engineers (ITE).

It can be assumed that approximately 50 percent of traffic will be departing and arriving to and from the west and 50 percent of traffic will be departing and arriving to and from the east. At the intersection of Los Nietos Avenue Road and Painter Avenue, 25 percent of traffic will travel further to and from east and other 25 percent will be equally distributed along Painter Avenue in the north and the south direction. Therefore, during the peak hour at the driveway of the project, 15 vehicles will enter from the east by right-turns and 15 vehicles will enter from west by left-turns; 15 vehicles will exit to the east by left-turns and 15 vehicles will exit to the west by right-turns. Since these maneuvers will be occurring during the entire hour, one such maneuver will occur at each four-minute interval. This will not have any significant impact on the existing traffic conditions on Los Nietos Road. Based on the above analysis, it can be concluded that the proposed development and operation of the soccer facility will not have any significant traffic impact on the traffic circulation and parking conditions in the surrounding circulation system.⁸⁵

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.

⁸⁴ Crown City Engineers, Inc. *Traffic Letter Report, Ballmaster Elite Soccer Academy, 13045 Los Nietos Road, Santa Fe Springs, California.* August 31, 2017.

⁸⁵ Ibid.

Due to the operation schedule, the maximum traffic generation will occur around 6:30 PM when the participants of the first session will depart and the participants of the session will arrive. Therefore, with two persons per vehicle, there will be 30 vehicles arriving and 30 vehicles departing under the worst-case scenario during this peak hour. It can be assumed that approximately 50 percent of traffic will be departing and arriving to and from the west and 50 percent of traffic will be departing and arriving to and from the east. Based on the above analysis, it can be concluded that the proposed development and operation of the soccer facility will not impact any nearby CMP arterial roadway or intersection.

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 existing 21-foot wide and 17-foot wide driveways along Los Nietos Road. Both driveways will remain and no new driveways of other improvements are proposed as part of the project. The existing streets would remain unchanged. As a result, no impacts will occur.

E. Would the project result in inadequate emergency access? • No Impact.

The proposed project 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. In addition, the Fire Department will review the project site plans and the project will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. 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 soccer facility use 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 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 project site is currently occupied by two industrial buildings and concrete- and asphalt-paved surfaces. The proposed project involves the operation of a soccer facility and will not involve the demolition or construction of any buildings. On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, the installation of the outdoor turf field, and the installation of additional landscaping beyond that which already exists. Therefore, the installation of the proposed on-site improvements will not result in extensive excavation.

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. On-site improvements will include the re-grading and re-paving of the accessible paths of travel and parking, the installation of the outdoor turf field, and the installation of additional landscaping beyond that which already exists. Therefore, the installation of the proposed on-site improvements will not result in

extensive excavation. 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 five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. 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. The proposed soccer facility use is projected to generate 746 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.⁸⁷ 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.*

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)

⁸⁶ Los Angeles County Sanitation Districts.
http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

⁸⁷ The utility worksheets are included in Appendix C.

filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. The proposed project is projected to consume approximately 932 gallons of water on a daily basis. The existing water supply facilities and infrastructure will accommodate this additional demand.

As indicated in the previous section, the proposed project will generate approximately 746 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • Less Than Significant Impact.

The 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 re-graded and re-paved 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, no new or expanded stormwater drainage facilities will be required and no impacts will occur.

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.

As previously mentioned, 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, the proposed project is projected to consume approximately 932 gallons of water on a daily basis. The existing water supply facilities and infrastructure will 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 is anticipated to produce 746 gallons of effluent (wastewater) daily. As previously mentioned in Section 3.17.2.A, there is sufficient capacity at the Los Coyotes and Long Beach WRPs. As a result, no impacts will occur.

F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less Than Significant Impact.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is currently only 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&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. The future daily solid waste generation is projected to be 37 pounds per day. The proposed project will contribute a limited amount to the waste stream. As a result, less than significant impacts on solid waste generation are anticipated.

G. Would the project comply with federal, state, and local statutes and regulations related to solid waste? • No Impact.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.18.3 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.

⁸⁸ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

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

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

California Department of Fish and Wildlife, *Natural Diversity Database*, 2016.

California Division of Mines and Geology, *Seismic Hazards Mapping Program*, 2015.

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

APPENDIX B – TRAFFIC LETTER REPORT

APPENDIX C – UTILITIES WORKSHEETS

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APPENDIX A - AIR QUALITY WORKSHEETS

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CalEEMod Version: CalEEMod.2016.3.1
Page 1 of 20
Date: 10/27/2017 3:40 PM
13045 Los Nietos - South Coast AQMD Air District, Summer
13045 Los Nietos
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	34.00	1000sqft	0.78	34,000.00	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/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use -
Construction Phase - Per ISMND
Off-road Equipment -
Demolition -
Vehicle Trips - Per operational details
Construction Off-road Equipment Mitigation -
Water Mitigation -

CalEEMod Version: CalEEMod.2016.3.1

Page 2 of 20

13045 Los Nietos - South Coast AQMD Air District, Summer

Date: 10/27/2017 3:40 PM

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	2.00	8.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	1.00	5.00
tblConstructionPhase	PhaseEndDate	12/31/2017	1/13/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	1/31/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	2/10/2018
tblConstructionPhase	PhaseEndDate	12/31/2017	1/20/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	1/21/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	2/1/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	1/14/2018
tblGrading	AcresOfGrading	2.50	0.50
tblProjectCharacteristics	ConstructionPhaseStartDate	1/1/2018 2:45:01 PM	1/1/2018 12:00:00 AM
tblProjectCharacteristics	OperationalYear	2018	2020
tblVehicleTrips	PR_IP	0.00	100.00
tblVehicleTrips	ST_TR	0.00	3.82
tblVehicleTrips	SU_TR	0.00	3.82
tblVehicleTrips	WD_TR	0.00	3.82

2.0 Emissions Summary

CalEEMod Version: CalEEMod 2016.3.1

Page 3 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2018	1.1182	9.7766	8.2780	0.0135	0.8645	0.6236	1.4882	0.4434	0.5951	1.0385	0.0000	1,291,285	1,291,285	0.3092	0.0000	1,297,350
Maximum	1.1182	9.7766	8.2780	0.0135	0.8645	0.6236	1.4882	0.4434	0.5951	1.0385	0.0000	1,291,285	1,291,285	0.3092	0.0000	1,297,350

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2018	1.1182	9.7766	8.2780	0.0135	0.4054	0.6236	1.0290	0.1910	0.5951	0.7861	0.0000	1,291,285	1,291,285	0.3092	0.0000	1,297,350
Maximum	1.1182	9.7766	8.2780	0.0135	0.4054	0.6236	1.0290	0.1910	0.5951	0.7861	0.0000	1,291,285	1,291,285	0.3092	0.0000	1,297,350

Percent Reduction	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
	0.00	0.00	0.00	0.00	53.11	0.00	30.86	56.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00

Date: 11/1/2017 11:51 AM

Page 3 of 23

CalEEMod Version: CalEEMod.2016.3.1

Soccer Facility - South Coast AQMD Air District, Summer

**2.2 Overall Operational
Unmitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.2012	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Energy	4.8300e-003	0.0439	0.0369	2.6000e-004		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003		52.6801	52.6801	1.0100e-003	9.7000e-004	52.9932
Mobile	0.5501	2.5139	6.0210	0.0183	1.3478	0.0205	1.3683	0.3607	0.0193	0.3800		1.861.086	1.861.086	0.1037		1.863.679
Total	0.7560	2.5578	6.0588	0.0186	1.3478	0.0238	1.3717	0.3607	0.0226	0.3833		1.913.768	1.913.768	0.1047	9.7000e-004	1.916.574

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.2012	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Energy	4.8300e-003	0.0439	0.0369	2.6000e-004		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003		52.6801	52.6801	1.0100e-003	9.7000e-004	52.9932
Mobile	0.5501	2.5139	6.0210	0.0183	1.3478	0.0205	1.3683	0.3607	0.0193	0.3800		1.861.086	1.861.086	0.1037		1.863.679
Total	0.7560	2.5578	6.0588	0.0186	1.3478	0.0238	1.3717	0.3607	0.0226	0.3833		1.913.768	1.913.768	0.1047	9.7000e-004	1.916.574

CalEEMod Version: CalEEMod.2016.3.1

Page 5 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2018	1/13/2018	5	10	
2	Site Preparation	Site Preparation	1/14/2018	1/20/2018	5	5	
3	Grading	Grading	1/21/2018	1/31/2018	5	8	
4	Paving	Paving	2/1/2018	2/10/2018	5	7	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.78

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

CalEEMod Version: CalEEMod.2016.3.1

Page 6 of 20

13045 Los Nietos - South Coast AQMD Air District, Summer

Date: 10/27/2017 3:40 PM

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HDT

3.1 Mitigation Measures Construction

Water Exposed Area
Clean Paved Roads

CalEEMod Version: CalEEMod.2016.3.1

Page 7 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.2 Demolition - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
ib/day																
Off-Road	1.0643	9.4295	7.7762	0.0120		0.6228	0.6228		0.5943	0.5943		1,169,350	1,169,350	0.2254		1,174,985
												2	2			7
Total	1.0643	9.4295	7.7762	0.0120		0.6228	0.6228		0.5943	0.5943		1,169,350	1,169,350	0.2254		1,174,985
												2	2			7

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
ib/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	0.0539	0.0386	0.5018	1.2000e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0391
Total	0.0539	0.0386	0.5018	1.2000e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0391

CalEEMod Version: CalEEMod.2016.3.1

Page 8 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.2 Demolition - 2018

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.0643	9.4295	7.7762	0.0120		0.6228	0.6228		0.5943	0.5943	0.0000	1,169,350 2	1,169,350 2	0.2254		1,174,985 7
Total	1.0643	9.4295	7.7762	0.0120		0.6228	0.6228		0.5943	0.5943	0.0000	1,169,350 2	1,169,350 2	0.2254		1,174,985 7

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
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	0.0539	0.0386	0.5018	1.2300e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0391
Total	0.0539	0.0386	0.5018	1.2300e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0391

CalEEMod Version: CalEEMod.2016.3.1

Page 9 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2018
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
ibidday																
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.1061	0.0000	0.1061	0.0115	0.0000	0.0115			0.0000			0.0000
Off-Road	0.7858	9.7572	4.2514	9.7500e-003		0.4180	0.4180		0.3846	0.3846		982.7113	982.7113	0.3059		990.3596
Total	0.7858	9.7572	4.2514	9.7500e-003	0.1061	0.4180	0.5241	0.0115	0.3846	0.3960		982.7113	982.7113	0.3059		990.3596

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
ibidday																
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
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
Worker	0.0269	0.0193	0.2509	6.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152		60.9676	60.9676	2.0000e-003		61.0196
Total	0.0269	0.0193	0.2509	6.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152		60.9676	60.9676	2.0000e-003		61.0196

CalEEMod Version: CalEEMod.2016.3.1

Page 10 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2018

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0414	0.0000	0.0414	4.4700e-003	0.0000	4.4700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.7858	9.7572	4.2514	9.7800e-003	0.4180	0.4180	0.4180	0.3846	0.3846	0.3846	0.0000	982.7113	982.7113	0.3059	0.0000	990.3596
Total	0.7858	9.7572	4.2514	9.7800e-003	0.4414	0.4180	0.4594	4.4700e-003	0.3846	0.3890	0.0000	982.7113	982.7113	0.3059	0.0000	990.3596

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0269	0.0193	0.2509	6.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152	0.0000	60.9676	60.9676	2.0800e-003	0.0000	61.0196
Total	0.0269	0.0193	0.2509	6.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152	0.0000	60.9676	60.9676	2.0800e-003	0.0000	61.0196

CalEEMod Version: CalEEMod.2016.3.1

Page 11 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.4 Grading - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
ib/day																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.0643	9.4295	7.7762	0.0120		0.6228	0.6228		0.5943	0.5943		1.169350e-02	1.169350e-02	0.2254		1.174985e-07
Total	1.0643	9.4295	7.7762	0.0120	0.7528	0.6228	1.3755	0.4138	0.5943	1.0081		1.169350e-02	1.169350e-02	0.2254		1.174985e-07

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
ib/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
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
Worker	0.0539	0.0386	0.5018	1.2500e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		1.219352e-003	1.219352e-003	4.1600e-003		1.220391e-003
Total	0.0539	0.0386	0.5018	1.2500e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		1.219352e-003	1.219352e-003	4.1600e-003		1.220391e-003

CalEEMod Version: CalEEMod.2016.3.1

Page 12 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.4 Grading - 2018

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
ib/day																
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.2936	0.0000	0.2936	0.1614	0.0000	0.1614	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0643	9.4295	7.7762	0.0120	0.6228	0.6228	0.6228	0.5943	0.5943	0.5943	0.0000	1,169,350 2	1,169,350 2	0.2254	0.0000	1,174,985 7
Total	1.0643	9.4295	7.7762	0.0120	0.2936	0.6228	0.9163	0.1614	0.5943	0.7557	0.0000	1,169,350 2	1,169,350 2	0.2254	0.0000	1,174,985 7

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
ib/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0539	0.0386	0.5018	1.2006e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305	0.0000	121,9352	121,9352	4.1600e-003	0.0000	122,0391
Total	0.0539	0.0386	0.5018	1.2006e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305	0.0000	121,9352	121,9352	4.1600e-003	0.0000	122,0391

CalEEMod Version: CalEEMod 2016.3.1

Page 13 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.5 Paving - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBIogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.9202	8.7447	7.2240	0.0113		0.5109	0.5109		0.4735	0.4735		1,070.137	1,070.137	0.3017		1,077.679
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9202	8.7447	7.2240	0.0113		0.5109	0.5109		0.4735	0.4735		1,070.137	1,070.137	0.3017		1,077.679

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBIogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
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	0.0970	0.0695	0.9032	2.2100e-003	0.2012	1.6000e-003	0.2028	0.0534	1.4800e-003	0.0548		219.4833	219.4833	7.4600e-003		219.6704
Total	0.0970	0.0695	0.9032	2.2100e-003	0.2012	1.6000e-003	0.2028	0.0534	1.4800e-003	0.0548		219.4833	219.4833	7.4600e-003		219.6704

CalEEMod Version: CalEEMod.2016.3.1

Page 14 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

3.5 Paving - 2018

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
ib/day																
Off-Road	0.9202	8.7447	7.2240	0.0113		0.5109	0.5109		0.4735	0.4735	0.0000	1,070.137 2	1,070.137 2	0.3017		1,077.679 8
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9202	8.7447	7.2240	0.0113		0.5109	0.5109		0.4735	0.4735	0.0000	1,070.137 2	1,070.137 2	0.3017		1,077.679 8

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
ib/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	0.0970	0.0695	0.9032	2.2100e-003	0.2012	1.6000e-003	0.2028	0.0534	1.4800e-003	0.0548		219.4833	219.4833	7.4800e-003		219.6704
Total	0.0970	0.0695	0.9032	2.2100e-003	0.2012	1.6000e-003	0.2028	0.0534	1.4800e-003	0.0548		219.4833	219.4833	7.4800e-003		219.6704

4.0 Operational Detail - Mobile

CalEEMod Version: CalEEMod.2016.3.1
Page 15 of 20
Date: 10/27/2017 3:40 PM
13045 Los Nietos - South Coast AQMD Air District, Summer

4.1 Mitigation Measures Mobile

Category	Weekday										Saturday										Sunday										Holiday									
	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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e								
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000								
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000								

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
	Other Non-Asphalt Surfaces	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.002037	0.001944	0.004777	0.000705	0.000958

CalEEMod Version: CalEEMod 2016.3.1

Page 16 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	Exhaust										Fugitive					Total				
	ROG	NOx	CO	SO2	PM10	Exhaust PM10	PM10 Total	Fugitive PM10	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Net Biogenic CO2	Total CO2	CH4	N2O	CO2e				
Natural Gas Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Natural Gas Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

CalEEMod Version: CalEEMod.2016.3.1

Page 17 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBTU/yr	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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		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

Mitigated

Land Use	Natural Gas Use kBTU/yr	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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		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

6.0 Area Detail

6.1 Mitigation Measures Area

CalEEMod Version: CalEEMod.2016.3.1

Page 18 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.0150	3.0000e-005	3.4900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.4400e-003	7.4400e-003	2.0000e-005		7.9400e-003
Unmitigated	0.0150	3.0000e-005	3.4900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.4400e-003	7.4400e-003	2.0000e-005		7.9400e-003

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	2.5900e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0120					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.3000e-004	3.0000e-005	3.4900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.4400e-003	7.4400e-003	2.0000e-005		7.9400e-003
Total	0.0150	3.0000e-005	3.4900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.4400e-003	7.4400e-003	2.0000e-005		7.9400e-003

CalEEMod Version: CalEEMod.2016.3.1

Page 19 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	2.5900e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0120					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.3000e-004	3.0000e-005	3.4900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.4400e-003	7.4400e-003	2.0000e-005		7.9400e-003
Total	0.0150	3.0000e-005	3.4900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.4400e-003	7.4400e-003	2.0000e-005		7.9400e-003

7.0 Water Detail

7.1 Mitigation Measures Water

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

CalEEMod Version: CalEEMod 2016.3.1

Page 20 of 20

Date: 10/27/2017 3:40 PM

13045 Los Nietos - South Coast AQMD Air District, Summer

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 – TRAFFIC LETTER REPORT

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
13045 LOS NIETOS ROAD SOCCER FACILITY • CITY OF SANTA FE SPRINGS

This is to certify that the above titled traffic study has been prepared under the supervision of Patrick B. Lang, P.E, a Professional Traffic Engineer, registered in the State of California.

Patrick B. Lang, P.E,
Registration #: TR-875

08-31-2017
Date

Professional Engineer's Stamp

TRAFFIC LETTER REPORT

BALLMASTER ELITE SOCCER ACADEMY

13045 LOS NIETOS ROAD

SANTA FE SPRINGS, CALIFORNIA

INTRODUCTION

The purpose of this traffic letter report is to analyze and evaluate the impacts on traffic circulation system due to the proposed development of Ballmaster Elite Soccer Academy, a soccer training facility in the City of Santa Fe Springs, California. The proposed project will be located at 13045 Los Nietos Road within an existing warehouse site.

Figure 1 shows a vicinity map showing surrounding circulation system. **Figure 2** shows an aerial view of existing conditions on the site.

The report provides data regarding existing site conditions, operational characteristics of traffic in the general vicinity of the project, as well as an analysis of the proposed project's trip generation during the weekday peak hours. The report identifies key traffic issues associated with the project and quantifies the potential traffic and parking impacts in the surrounding areas.

The study has been prepared per City of Santa Fe Springs' latest Traffic Impact Study Guidelines.

PROJECT DESCRIPTION

The proposed Ballmaster Elite Soccer Academy project consists of modification of two existing warehouse buildings on the site and necessary site development for operation of a soccer training facility with two indoor training studios, an outdoor turf field and parking stalls for use by employees and patrons.

Figure 3 shows a site plan for the project.

The project site is currently occupied by two vacant structures for warehouse uses and a total of 35 parking stalls. Building No. 1 provides approximately 5,300 gross square feet of floor area and will be used as a soccer training studio equipped with office rooms, restrooms, storage areas and a training area. Building No. 2 provides approximately 4,000 gross square feet of floor area and will be used as an indoor soccer training field. In addition, a 112' x 75' outdoor turf field will be developed on-site.

Figure 1: Vicinity Map

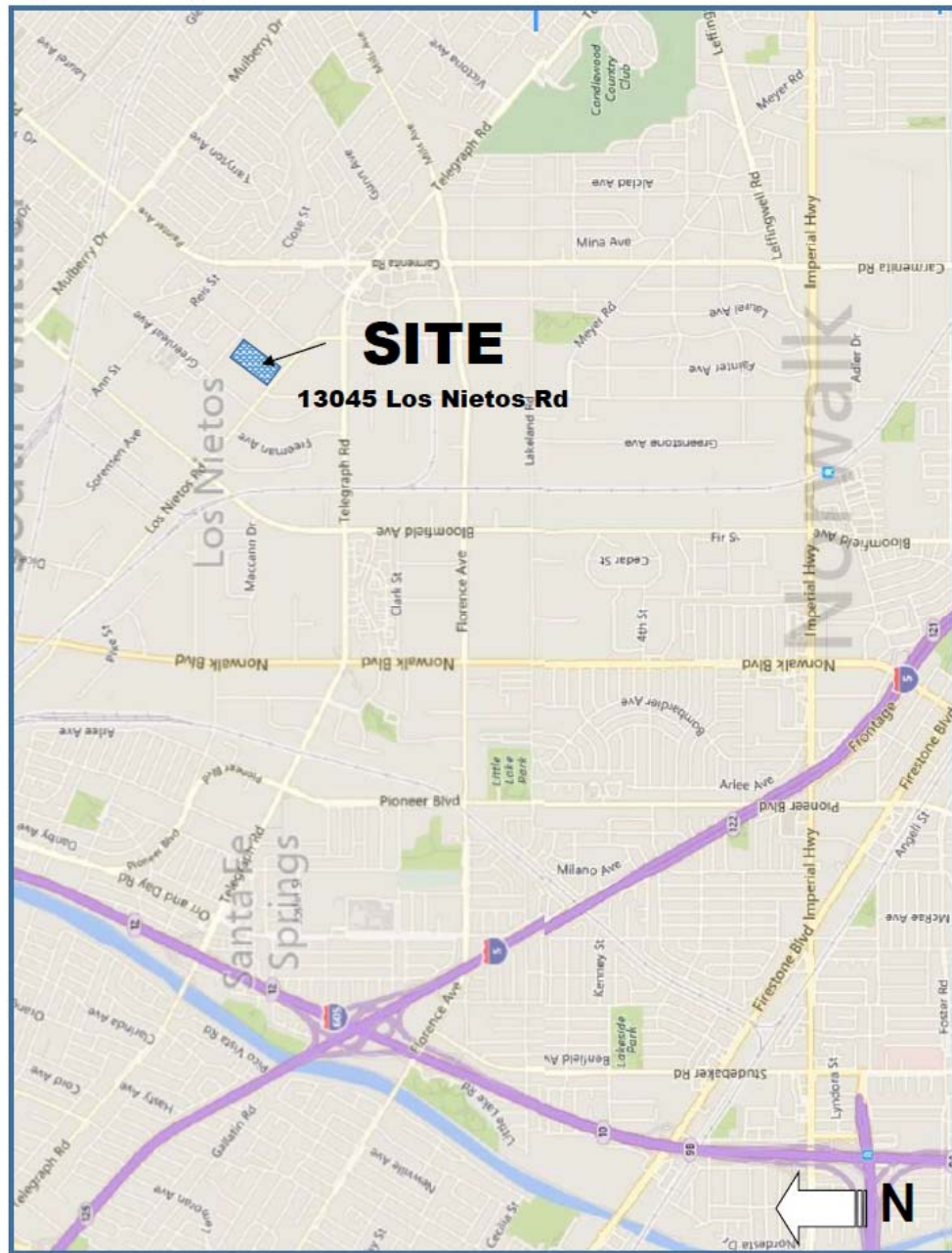


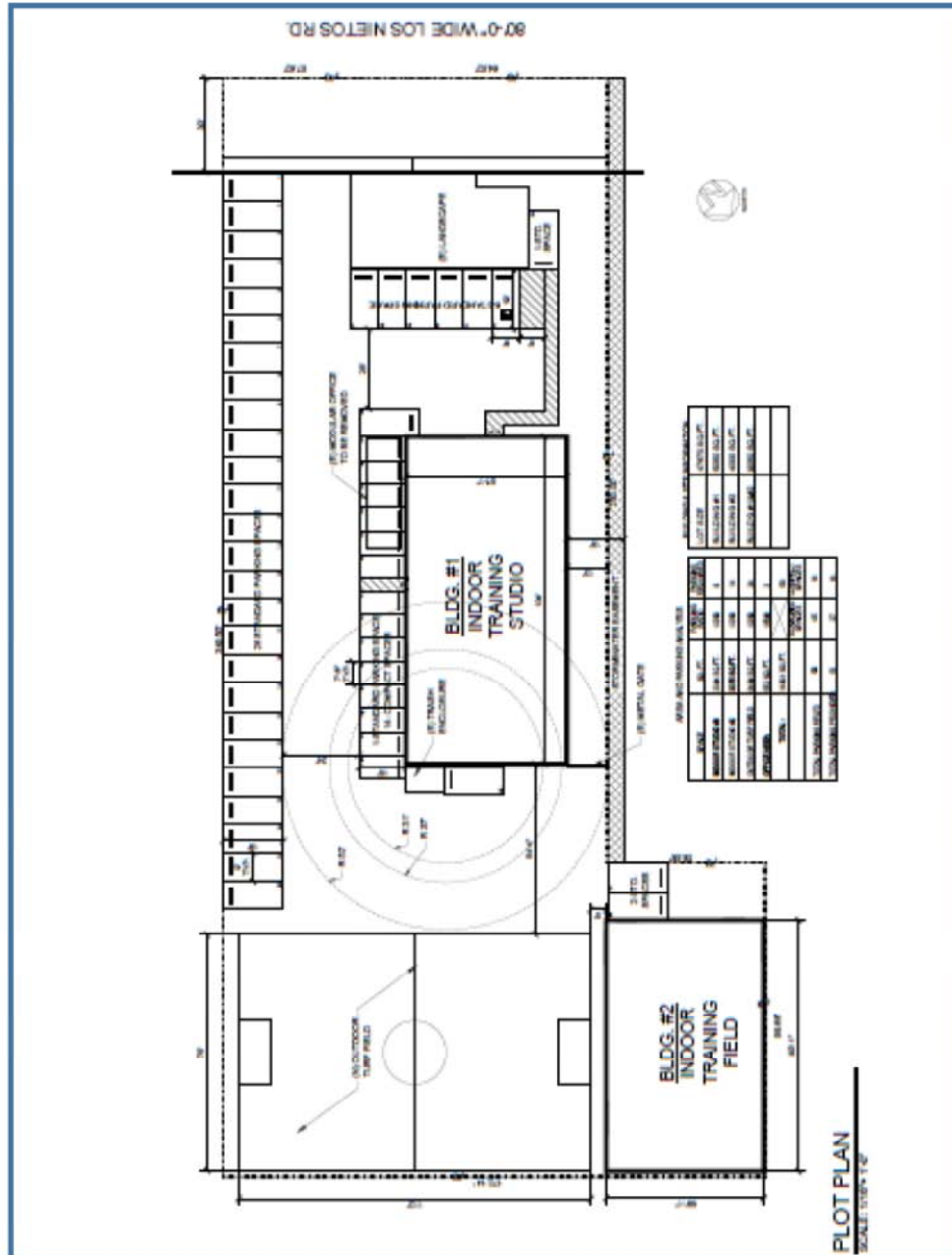
Figure 1: Existing Conditions of the Site



Santa Fe Springs Ballmaster Elite Soccer Academy Project: Traffic Letter Report
August 31, 2017

Page 3

Figure 3: Site Plan of the Project



Santa Fe Springs Ballmaster Elite Soccer Academy Project: Traffic Letter Report
August 31, 2017

Page 4

Vehicular access to the project site will be provided by an existing 20-foot wide full-access driveway on Los Nietos Road. The driveway will accommodate both ingress and egress of vehicles.

Parking for the project will be provided on-site for a total of 49 spaces, including 34 standard regular parking stalls, 1 ADA-compatible parking stall and 14 regular compact stalls.

EXISTING CIRCULATION NETWORK

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated.

Major east-west regional access to the site is provided by Los Nietos Road. Major north-south regional access is provided by Painter Avenue. Project related traffic will access the site via a full-access driveway from Los Nietos Road.

Los Nietos Road is a major collector street, extending from northwesterly to southeasterly direction. The roadway is 60 feet wide from curb-to-curb and striped for one lane in each direction plus a two-way-turn-lane along the center. The major intersections along the street, including the intersection of Los Nietos Road and Painter Avenue located approximately 410 feet to the east of the site, are signalized. Parking is permitted along both sides of the street. At the intersection of Painter Avenue, Los Nietos Drive is striped for two lanes in each direction plus a left turn lane on both approaches. The street is posted with 40 miles per hour speed limit signs.

PROJECT TRIP GENERATION

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for most of the land uses are based on the nationally recognized recommendations contained in "Trip Generation" manual, 9th edition, published by the Institute of Transportation Engineers (ITE). However, due to this project's unique operational characteristics, trip generation during the peak hours by the project should be based on operational schedule and number of people attending each session of training.

The proposed operational plan shows that the prime hours of the operation of the facility will be from 5 pm to 9 pm, Monday through Friday, and 9 am to 7 pm, Saturday and Sunday. There will be a receptionist at the site from 8 am to 5 pm, Monday through Friday, who will be answering the phone and perform other administrative duties. A total of 3 trainers will arrive at 4 pm to prepare for 1.5-hour training sessions. The trainers will serve as referees also.

The first session for training will start at 5 pm and will end at 6:30 pm, the second session will start immediately after first session, and so forth. Approximately 60 people (including kids, parents and spectators) will participate in each session. They will carpool or be

dropped-off and picked-up. So, on average the ridership can be assumed to be 2 persons per vehicle. Due to the operation schedule, the maximum traffic generation will occur around 6:30 pm when the participants of the first session will depart and the participants of the session will arrive. Therefore, with 2 persons per vehicle rate, there will be 30 vehicles arriving and 30 vehicles departing under the worst-case scenario during this peak hour.

In comparison, the existing 9,300 square feet warehouse use (Building 1: 5,300 sq ft + Building 2: 4,000 sq ft = 9,300 sq ft) is estimated to generate a total of 3 vehicular trips (1 inbound, 2 outbound) during the PM peak hours, and a total of 3 vehicular trips (2 inbound, 1 outbound) during the AM peak hours, per trip generation rates based on the nationally recognized recommendations contained in "Trip Generation" manual, 9th edition, published by the Institute of Transportation Engineers (ITE).

It can be assumed that approximately 50% of traffic will be departing and arriving to and from the west and 50% of traffic will be departing and arriving to and from the east. At the intersection of Los Nietos Avenue Road and Painter Avenue, 25% will travel further to and from east and other 25% will be equally distributed along Painter Avenue in the north and the south direction. Therefore, during the peak hour at the driveway of the project, 15 vehicles will enter from the east by right-turns and 15 vehicles will enter from west by left-turns; 15 vehicles will exit to the east by left-turns and 15 vehicles will exit to the west by right-turns. Since these maneuvers will be occurring during the entire hour, one such maneuver will occur at each 4-minute interval. This will not have any significant impact on the existing traffic conditions on Los Nietos Road.

PROJECT PARKING

Parking for the project will be provided on-site for a total of 49 spaces, including 34 standard regular parking stalls, 1 ADA-compatible parking stall and 14 regular compact stalls. Currently, the site provides a total of 35 parking spaces. The 49 spaces to be provided by the project will adequately satisfy the project's parking demand on-site during the peak hours. There will be no significant impacts on on-street parking or neighborhood parking conditions.

CONCLUSION

Based on the above analysis, it can be concluded that the proposed development and operation of Ballmaster Elite Soccer Academy at 13045 Los Nietos Road will not have any significant traffic impact on the traffic circulation and parking conditions in the surrounding circulation system.

Should you have any questions or comments on the findings of this traffic letter report, you may contact Patrick Lang, P.E at 818-730-1970.

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APPENDIX C – UTILITIES WORKSHEETS

INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluate the potential impacts of a project.

Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used in 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 usage for new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This Table calculates the projected water consumption rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 6 Sewage Generation - This Table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 7 Solid Waste Generation - This Table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

Table 1 Project Name: 13045 Los Nietos Soccer Facility

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 Variable	Factor
Residential Uses		
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		
Office	Sq. Ft.	0
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses		
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		
Industrial Park	Sq. Ft.	0
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	0
Public/Institutional		
Public/Institutional	Sq. Ft.	9,324
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	123
Natural Gas Consumption	cubic feet/day	74
Water Consumption	gallons/day	932
Sewage Generation	gallons/day	746
Solid Waste Generation	pounds/day	37

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	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Public/Institutional	9,324	4.80	kWh/Sq. Ft./Year	122.6
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				122.6

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		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	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Public/Institutional	9,324	2.90	Cu. Ft./Mo./Sq. Ft.	74.1
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				74.1

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	0	0.01	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Public/Institutional	9,324	0.10	Gals./Day/Sq. Ft.	932.4
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				932.4
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	0	0.01	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Public/Institutional	9,324	0.08	Gals./Day/Sq. Ft.	745.9
Open Space	0	0.08	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				745.9
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	12.23	Lbs./Day/Unit	0.0
Medium Density Residential	0	12.23	Lbs./Day/Unit	0.0
Multiple-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Mobile Home	0	12.23	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		Lbs./Day/Room	0.0
Manufacturing Uses	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Industrial Park	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Public/Institutional	9,324	4.00	Lbs./Day/1,000 Sq. Ft.	37.3
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				37.3
Source: City of Los Angeles CEQA Thresholds Guide, 2006, and City of Los Angeles Average Solid Waste Generation Rates, April 1981				

MITIGATION MONITORING AND REPORTING PROGRAM

**SOCCER FACILITY
13045 LOS NIETOS 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:

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NOVEMBER 17, 2017

SFSP 050

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Overview of the Project.....	3
2. Findings of the Environmental Assessment.....	3
3. Findings Related to Mitigation Monitoring	3
4. Mitigation Measures	4
5. Mitigation Monitoring.....	4

1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to operate a soccer facility within a 1.09-acre (47,670 square-foot) site at 13045 Los Nietos Road, within the M-2 (*Heavy Manufacturing*) Zone. The project site is occupied by two existing buildings, referred to herein as “Building 1” and “Building 2.” Building 1 has a total square footage of 5,313 square feet and Building 2 has a total square footage of 4,011 square feet. The two existing buildings will be used by the occupant, Ballmaster Elite Soccer Academy (B.E.S.A.), for training and field activities, office uses, and storage uses. On-site improvements will include the installation of a 75-foot wide by 112-foot long outdoor artificial turf field and the re-grading of the accessible paths of travel and parking. Parking will be provided on on-site and off-site surface parking areas. The off-site parking will be provided through a shared parking agreement with a neighboring property 850 feet to the west. The on-site and off-site surface parking areas will include a total of 65 stalls. Access to the proposed project will be provided by two existing driveways located on the north side of Los Nietos Road. Lastly, the existing and proposed landscaping for the project site will total 3,725 square feet.

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 due to the high occupancy of the proposed soccer facility use:

Mitigation Measure No. 1 (Hazards and Hazardous Materials). Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

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 (Hazards & Hazardous Materials). Wall-mounted methane gas detectors must be installed and maintained throughout the proposed project site in order to detect an intrusion of methane into the proposed project. The wall-mounted methane gas detectors must be installed and maintained in compliance with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.	City of Santa Fe Springs Department of Fire and Rescue • <i>(The Applicant is responsible for implementation)</i>	<i>Throughout the operational life of the project.</i> • Mitigation continues throughout the operational life of the project.	Date: Name & Title:



CONSENT ITEM

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 15

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 15 to allow the continued sale of alcoholic beverages for off-site consumption at Bob's Market located at 11605 Carmenita Road in the C-4, Community Commercial, Zone. (Sebastian Zambrano & Hyung Bok Yoon)

RECOMMENDATION:

That the Planning Commission, based on Staff's compliance review report, find that the subject alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before December 11, 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

Bob's Market has been operating in the City of Santa Fe Springs since 1982. The market is within a commercial strip just south of the intersection of Meyer Road and Carmenita Road. The market provides consumer convenient goods, a butcher shop, soft drinks, and alcohol beverages.

In accordance with the City Zoning Regulations, the Applicants applied for and were granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 15 by the Planning Commission and City Council at their respective meetings of June 10 and June 13, 2002. The Permit allows the Applicant to sell alcoholic beverages for off-site consumption. Previous compliance reviews have been done for the premises and the business operation with favorable outcomes; the last compliance review occurred approximately five-years ago.

This matter is before the Planning Commission because another compliance review is due to determine if the business, along with the alcohol beverage use, is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

There have been some calls for service to this location and to the commercial strip itself. The calls were related to petty thefts and disturbances, but they were not resulting from the sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also checked with the residential units to the west and found that both land uses are not in conflict with one another. Staff found that the use is currently being maintained and operated in full compliance with all of the City's Zoning Regulations, and with the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to a Type 21 License (Off-Sale General).

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than December 11, 2022.

CONDITIONS OF APPROVAL

Changes to the conditions are shown in bold and italic fonts.

1. That the sales of alcoholic beverages shall not be permitted between the hours of 10:00 p.m. and 7:30 a.m., seven days a week or as required by the Alcohol Beverage Code.
2. That the Type 21 Alcoholic Beverage Commission license, allowing offsite sale of general sales of liquor, shall be restricted to the sale for consumption of alcoholic beverages off 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 on 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 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.
6. 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.
7. That the petitioner/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 owner 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.
9. That the owner and/or his employees shall not permit any person under 21 years of age to sell alcoholic beverages.
10. That the owner 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 maintain signs, as approved by the Department of Police Services, prohibiting loitering.
11. 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.
12. That a copy of these conditions shall be posted and maintained with a copy of the City's Business License and Fire Department Permits in a place conspicuous to all employees of the location.
13. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another 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.
14. ***That this Permit shall be subject to a compliance review in five years, no later than December 11, 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.***
15. ***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 within January 11, 2018. 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.***
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, and all other applicable regulations shall be strictly complied with.
17. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

- 1. Location Map
- 2. Site Pictures



Location Map

Bob's Market
11605 Carmenita Road

Site Picture





CONSENT ITEM

Modification Permit Case No. 1161-3

A compliance review to allow the continued utilization of Modification Permit Case No. 1161 to not provide a portion of the required off-street parking spaces and instead use said area for outdoor storage at 13645 Orden Drive (APN: 8044-004-021), commonly known as Building "L" within the Golden Springs Business Center in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area (PrimeSource Building Products, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Find that the continued utilization of Modification Permit Case No. 1161 to not provide a portion of the required off-street parking spaces and instead use said area for outdoor storage, 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 Modification Permit Case No. 1161, be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure that PrimeSource Building Products, Inc. is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

PrimeSource Building Products, Inc. (PrimeSource) is one of the largest suppliers of fasteners and one of the largest distributors of building materials in the United States. In August 2004, PrimeSource signed a lease agreement with Golden Springs Development Business Center to occupy a 140,894 sq. ft. portion of the 181,331 sq. ft. building commonly known as Building "L". PrimeSource's operation requires them to have space to store large bundled material that could easily be loaded or unloaded from large trucks. Not having the space for truck and forklift mobility available inside the building, their only options were to store the material within the rear off-street parking area of the building or terminate the supply of large materials to their customers. Implementing the latter of the two options would ultimately place a financial burden on the company. Since their original approval in 2004, PrimeSource has revised their lease agreement to occupy the entire 181,331 sq. ft. building.

STAFF CONSIDERATIONS

As standard practice for all 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 January 26, 2016, revealed that the business was in violation of conditions of approval #1 and #3. During our inspection, Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Remove unpermitted outdoor storage area, not shown on most recently approved Site Plan, or provide an updated Site Plan, showing the proposed addition of the outdoor storage area for review.
- Provide updated employee roster and shift times.

A follow-up inspection, conducted on November 13, 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 PrimeSource 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 MOD 1161 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.

It should be noted that there was a modification to condition #1 regarding the number of parking spaces that shall be provided on the subject site. The original Site Plan illustrated that the property would provide 169 of the required 238 required spaces; however, further research shows that this property is only required to provide 232 spaces. The applicant has, therefore, provided an updated Site Plan which includes the recent approval of solar equipment within the front parking area. In all, the subject site will now provide 165 parking spaces. Although 165 spaces is less than the 169 spaces originally approved, the site is now deficient 67 of the required parking spaces (see chart below). Therefore, the property has actually decreased the deficiency of required parking spaces by two spaces. Additionally, PrimeSource has recently revised their lease agreement with Golden Springs Development Business Center to occupy the entire 181,331 sq. ft. building, known as Building L. This is to the benefit of PrimeSource, as they no longer need to share the parking with another tenant. Lastly, the company has 52 employees on-site working at all times, during the hours of 8:00 am – 5:00 pm, which consumes only 32% of the provided number of parking stalls.

	Original Site Plan	Revised Site Plan (9/1/17)
Provided	169	165
Required	238	232
Deficiency	69	67

CONDITIONS OF APPROVAL

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

1. That ~~469~~ **165** off-street parking spaces shall be made continuously available on the subject site at all times as shown on the **revised** site plan (**dated: 9/1/2017**) submitted by the applicant and on file with this case. (**revised - ongoing**)
2. That the applicant acknowledges that the City is granting this Permit for the sole benefit of Prime Source Building Products, Inc., and that the required off-street parking shall be restored should the property change ownership or be subleased, sublet or should there be a change in use of the building or upon the lease not being renewed. (**ongoing**)
3. That no portion of the required access driveways, off-street parking and loading areas, shall be used for outdoor storage, manufacturing, repackaging, assembly or similar uses at any time, unless approved by the Director of Planning. (**ongoing**)
4. That only storage of materials directly related to the applicant's business shall be stored within the enclosed area, except there shall be no storage of lumber. (**ongoing**)
5. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, said parking spaces shall be provided as required by the City's Zoning Ordinance. (**ongoing**)
6. That materials located in the outdoor storage area shall be stored in such a manner as to not exceed a maximum height of twelve (12) feet. (**ongoing**)
7. That Modification Permit Case No. 1161 shall be valid for a period of five (5) years, until ~~September 24, 2012~~ **November 13, 2022**, during which time staff will monitor the use for compliance with the conditions of approval. Approximately three (3) months before ~~September 24, 2012~~ **November 13, 2022**, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. (**revised - ongoing**)
8. That all gates shall be equipped with Knox boxes or Knox key switches for power-activated gates. (**ongoing**)
9. That the applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs 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. **(ongoing)**

10. ~~That Reconsideration of Modification Permit Case No. 1161 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts all the conditions of this approval.~~ **(satisfied)**
11. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photo
2. CUP Compliance Review Request/ Receipt
3. Current Site Photo (December 8, 2017)

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

MODIFICATION PERMIT CASE NO. 1161-3



**13645 Orden Drive
(Applicant: PrimeSource Building Products, Inc.)**

CUP Compliance Review Request Letter/ Receipt



Edgar Gonzalez
Planning Intern
Department of Planning and Development
City of Santa Fe Springs, CA 90670

RECEIVED
JAN 20 2016
Planning Dept.

January 20, 2016

Re: Reconsideration of Modification Permit Case Number 1161

Dear Mr. Edgar Gonzalez:

This letter will serve as a request to extend our Modification Permit Case Number 1161.

We also have maintained our outdoor storage of Building Products which include Wire Fencing, Hardy Frames and Rolled and Flat Roofing supplies.

Our Check #139250 in the amount of \$563.00 for the Permit Extension Fee is enclosed.

If you have any questions regarding this matter please contact me directly at (562) 404-5417 between the hours of 9AM to 5PM.

Sincerely,

Bobby Gough
DC Manager

			DISTRIBUTION		
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4116	15600		\$563

City of Santa Fe Springs

Prime Source
(NAME)

(ADDRESS)

(CITY AND STATE)

Time extension
(DESCRIPTION)

RECEIPT

01-20-16 3C18419 CHECK 563.00

Current Site Photo (December 8, 2017)

