



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

April 9, 2018
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 March 12, 2018 Planning Commission meetings

6. PUBLIC HEARING

Zoning Text Amendment – Billboards within the Freeway Overlay Zone

Ordinance No. 1092: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.383, 155.384, and 155.398 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards within the Freeway Overlay Zone. (City of Santa Fe Springs)

7. PUBLIC HEARING (Continued from March 12, 2018 PC Meeting)

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Conditional Use Permit (CUP) Case No. 497-4

A request for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone.

(Heraeus Precious Metal North America LLC)

**The subject palladium purification system is within existing building located at: 13443 Alondra Boulevard.*

8. PUBLIC HEARING

CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration

Development Plan Approval Case No. 771-1

A request for approval to amend previously approved Conditional Use Permit Case No. 771 to allow for an increase of total storage capacity from 50,000 to 95,000; and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street. (APN: 7005-003-061), within the M-2, Heavy Manufacturing, Zone.

(Lakin Tire Company)

9. PUBLIC HEARINGAdoption of Mitigated Negative DeclarationTentative Parcel Map No. 78240

A request for approval to allow the approximately 12.81-acre subject site to be subdivided into 3 (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

(Storm Properties, Inc.)

10. PUBLIC HEARINGAdoption of Mitigated Negative DeclarationGeneral Plan Amendment No. 27

A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential. (Storm Properties, Inc.)

11. PUBLIC HEARINGAdoption of Mitigated Negative DeclarationZone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

12. PUBLIC HEARINGAdoption of Mitigated Negative DeclarationDevelopment Plan Approval Case No. 935Conditional Use Permit Case No. 785

DPA Case No. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; CUP Case No. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone. (Storm Properties, Inc.)

13. PUBLIC HEARINGCategorically Exempt – CEQA Guideline Section 15301, Class 1Conditional Use Permit Case No. 786

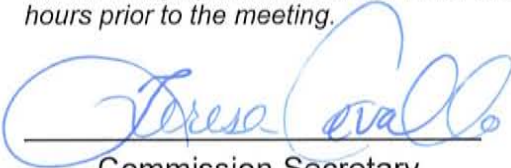
A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

14. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

15. **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

April 5, 2018
Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

April 9, 2018

APPROVAL OF MINUTES

Minutes of the March 12, 2018 Planning Commission Meetings

RECOMMENDATION: That the Planning Commission:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- March 12, 2018

Staff hereby submits the minutes for Planning Commissioners' approval.

A handwritten signature in blue ink, which appears to read "W. Morrell". To the right of the signature is a small circular stamp containing the letters "WMD".

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for March 12, 2018



APPROVED:

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

March 12, 2018

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Jimenez called upon Vice Chair Aranda to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Richard L. Adams, III, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

Commissioner Arnold

4. **ORAL COMMUNICATIONS**

None

MINUTES

5. Approval of the minutes of the February 20, 2018 Planning Commission meeting

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes of February 20, 2018 as submitted, with the following vote:

Ayes: Aranda, Jimenez, Mora and Ybarra

Nays: None

Absent: Arnold

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the February 20, 2018 Planning Commission meeting
Tentative Parcel Map No. 82014 and Environmental Document

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82014 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find and determine that Tentative Parcel Map No. 82014 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and
- Find that Tentative Parcel Map No. 82014, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Tract Map No. 82014 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. 82014, subject to the conditions of approval as stated in this report; and
- Actions regarding Tentative Parcel Map No. 82014 be embodied in Resolution No. 68-2018

Chair Jimenez opened the Public Hearing at 6:04 p.m. and called upon Director of Planning Wayne Morrell to present Item No. 6 before the Planning Commission. Director of Planning Wayne Morrell notified the Planning Commission that present in the audience was Bob LaRue the owner of Geezers who submitted a letter to the Planning Commission which addressed his concerns regarding Tentative Parcel Map No. 82014. A copy of Mr. LaRue's letter was distributed to each Planning Commissioner and would become a part of the record.

Commissioner Mora requested clarification on the project and parking structure locations. Director of Planning Wayne Morrell explained the perpetual parking easement and agreement between the City and Geezers Restaurant. Mr. Morrell further explained that the former City Manager met with Mr. LaRue to discuss his concerns; however, it has not been determined if a parking structure is required at this time. The City would like a parking structure for future use.

Vice Chair Aranda inquired about Mr. LaRue's concerns regarding the proposed parking structure. Director of Planning Wayne Morrell replied that since the City's meeting with Mr. LaRue things have changed. A parking structure was being implemented for the steel craft and hotel development projects; however, since steel craft has withdrawn their development proposal a parking structure is not being developed at this time. The City may look at housing a retail use for a parking structure.

Vice Chair Aranda further inquired about the purpose of the parking structure. Mr. Morrell replied that the purpose of the parking structure was to provide more parking for the hotel. Also, to provide more parking for the steel craft project, which is similar to the ones in

Long Beach and Las Vegas. The City has a vision of a downtown Santa Fe Springs in the area owned by the City.

Commissioner Ybarra had concerns about the sculpture garden future. Mr. Morrell replied that the hotel will be responsible for the sculpture garden and the maintenance of the sculpture garden. The sculpture garden will not be removed and will remain at its present location; however, possibly some art pieces maybe relocated. Mr. Morrell further commented that the sculpture garden is being addressed as an amenity to the hotel.

Chair Jimenez inquired if the hotel developer will be responsible for the maintenance of the art pieces as well. A discussion ensued about the future maintenance of the snake fountain and other art pieces located within the sculpture garden.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. The owner of Geezers Restaurant, Bob LaRue, addressed the Planning Commission. Mr. LaRue expressed his concerns about the sculpture garden being underutilized but more so about the parking structure blocking his restaurant from public view along Telegraph Road. Mr. LaRue did not object to the hotel development and actually supported the project; however, he would like the City to consider the parking structure be set back away from Telegraph Road as to not block his restaurant exposure along Telegraph Road.

Vice Chair Aranda inquired about the parking requirements for the hotel. Mr. Morrell indicated that the City decided to utilize the City of Anaheim's parking standards since they have more experience dealing with large hotels since Disneyland is located in the City of Anaheim. Vice Chair Aranda requested further clarification regarding the parking structure and hotel parking requirements. Mr. Morrell indicated that once the hotel development project is finalized and Hilton comes before the Planning Commission for approval there might be a chance that additional parking maybe required.

Commissioner Ybarra inquired about the height of the hotel. Mr. Morrell replied that the hotel is proposed to be developed along Norwalk Boulevard and there is a Planning setback requirement that if the building height is 75 ft then the building has to be set back 75 ft.

Vice Chair Aranda expressed that parking is readily available across the street at the back, across the bridge, etc. if there isn't enough parking for weekend events.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:44 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Aranda, seconded by Commissioner Mora to approve Tentative Parcel Map No. 82014, and the recommendations regarding this matter, as well as the letter from Geezers regarding development concerns for future development, which passed by the following vote:

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

Absent: Arnold

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

7. PUBLIC HEARING

Conditional Use Permit (CUP) Case No. 497-4

Recommendation: That the Planning Commission:

- Find that the proposed changes to the existing precious metal reclamation facility operations, if it continues to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Find and determine that the proposal meets the criteria for "new construction of limited small new facilities", pursuant to Section 15303-Class 3 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
- Approve Amendment of CUP 497, subject to the conditions of approval as stated within the staff report.

Chair Jimenez called upon the Director of Planning Wayne Morrell to address the Planning Commissioners. Present in the audience was the City of Cerritos Current Planning Manager Robert Lopez. The City of Santa Fe Springs is requesting to continue this item out of respect for the City of Cerritos so that the City of Cerritos may have an opportunity to tour Heraeus Precious Metal facility to receive a better understanding of the process and what is involved.

Chair Jimenez opened the Public Hearing at 6:47 p.m. and asked if anyone present in the audience wished to speak on this matter.

Vice Chair Aranda inquired if the applicant was informed of the continuance, etc. Senior Planner Cuong Nguyen replied that the representative for Heraeus Precious Metal Facility, Peter Eckert, was present in the audience and was open to continue this matter and offered the City of Cerritos a tour of the site.

Having no one wishing speak, Chairperson Jimenez requested a motion and second for Item No. 7.

It was moved by Vice Chair Aranda, seconded by Commissioner Ybarra to continue Conditional Use Permit Case No. 497-4 to the next regularly scheduled Planning Commission Meeting on April 9, 2018, and the recommendations regarding this matter, which passed by the following vote:

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

NEW BUSINESS

8. NEW BUSINESS

2017 General Plan Housing Element Annual Progress Reports

Recommendation: That the Planning Commission:

- Recommend that the City Council authorize staff to forward the 2017 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Chair Jimenez called upon Housing Consultant Karen Warner to present Item No. 8 before the Planning Commission.

Having no questions or comments, Chair Jimenez requested a motion and second for Item No. 8.

It was moved by Commissioner Mora, seconded by Vice Chair Aranda to approve the 2017 General Plan Housing Element Annual Progress Reports, and the recommendations regarding this matter, which passed by the following vote:

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

9. NEW BUSINESS

Request for General Plan Conformity Finding – Sale of Firestone Boulevard Remnant Parcel

Recommendation: That the Planning Commission:

- Find that the City's sale of the remnant parcel on the Southerly side of Firestone Boulevard, adjacent Westerly to Shoemaker Avenue, conforms to the City's General Plan.
- Find that Pursuant to the California Environmental Quality Act (CEQA), Staff has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment and is therefore considered to be exempt from CEQA pursuant to CEQA Guidelines section 15062-Activities Covered by General Rule. A Notice of Exemption has been prepared pursuant to CEQA Guidelines section 15062 – Notice of Exemption. If the project is approved, the Notice of Exemption will be filed with the county clerk of Los Angeles County.

Chair Jimenez called upon Planning Director Wayne Morrell to present Item No. 9 before the Planning Commission.

Director of Planning Wayne Morrell explained that the staff report was amended to include environmental findings explaining that this sale is categorically exempt. Mr. Morrell addressed the findings within his presentation to the Planning Commissioners.

Commissioner Mora inquired if Enterprise is already utilizing the property. Mr. Morrell

replied that yes Enterprise is already utilizing the property and the property has no value to the City.

Vice Chair Aranda inquired about the option of charging Enterprise rent. Mr. Morrell replied that the City did not want the liability or a long-term lease. Vice Chair Aranda inquired if the entire property tax would be re-accessed and Mr. Morrell indicated that yes they would.

Having no further questions or comments, Chair Jimenez requested a motion and second for Item No. 9.

It was moved by Commissioner Ybarra, seconded by Vice Chair Aranda to approve Request for General Plan Conformity Finding – Sale of Firestone Boulevard Remnant, and the recommendations regarding this matter, along with the correction as to the CEQA findings, which passed by the following vote:

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

CONSENT ITEMS

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 766-2

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a small group (20-30 clients) personal fitness training use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 766-2 be subject to a compliance review in five (5) years, on or before March 12, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 768-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a restaurant with a drive-thru, 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. 768, be subject to a compliance review in five (5) years, on or before, March 12, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 772-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an indoor recreational facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 772-1, be subject to a compliance review in five (5) years, on or before, March 12, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Aranda to approve Consent Item Nos. 10A, B, and C and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

11. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Ybarra expressed his concerns regarding the drive-thru traffic at the Starbucks located at the Promenade.
- Chair Jimenez wished everyone a Happy St. Patrick's Day and a Happy Easter.

Staff made the following announcements:

- Planning Consultant Vince Velasco wished everyone a Happy St. Patrick's Day and a Happy Easter.
- Senior Planner Cuong Nguyen explained to the Planning Commissioners the new staff report format and Resolutions format.
- Planning Secretary Teresa Cavallo polled the Planning Commissioners about receiving the Environment Executive Summary Report along with the Environmental Impact Report on a CD for all future projects.
- Director of Planning Wayne Morrell announced that the entire 1.2 million square feet of the Goodman Logistics Center will be leased.

12. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 7:17 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Gabriel Jimenez
Chairperson

Date



PUBLIC HEARING

Zoning Text Amendment – Billboards within the Freeway Overlay Zone

Ordinance No. 1092: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.383, 155.384, and 155.398 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards within the Freeway Overlay Zone. (City of Santa Fe Springs)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Billboards within the Freeway Overlay Zone (Ordinance No. 1092) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project; and
- Adopt Resolution No. 76-2018, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1092, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

BACKGROUND

In 2012, in response to a request from Golden Springs Development Company to construct a static and digital billboard on their property at the northeast corner of Freeway Drive and Marquardt Avenue, and because the City Code did not address digital billboards, the City adopted Ordinance No. 1036 to establish regulations on the specific quantity, location, as well as prescribes operating and aesthetic standards to apply towards new billboards within the Freeway Overlay Zone.

Before formulating Ordinance No. 1036, the City looked to several other cities, including, but not limited to Carson, Inglewood, Berkley, Commerce, Compton, Corona, Inglewood, Long Beach, and Mission Viejo, for guidance. These cities had either adopted or was in the process of adopting a digital billboard ordinance.

Ordinance No. 1036 updated the City's existing billboard regulations, which was severely outdated and had failed to anticipate and regulate 21st-century trends, such

as electronic billboards, supergraphics (building wraps), and mobile billboards. Key elements of the adopted ordinance included:

- (1) Updating the definition of billboards to include electronic billboards;
- (2) Limiting electronic billboards to the FOZ;
- (3) Requiring a Conditional Use Permit (CUP) and Development Agreement for all new billboards and expansion of existing billboards;
- (4) Limiting the placement of billboards to properties with a minimum area of 5 acres;
- (5) Creating definitions and regulations for supergraphics and mobile billboards;
- (6) Creating a mechanism for the City to generate additional revenues, either as a one-time payment, or payment over time, or a combination of both;
- (7) Allowing space on new billboards to be utilized for City-related activities, or to bring awareness to City and/or charitable causes;
- (8) Establishing a minimum distance between billboards; and
- (9) Limiting the contents of messages beyond sexually explicit materials, alcohol and tobacco advertising.

Interest in developing billboards within the Freeway Overlay Zone has remained strong since 2012. In fact, the City has reviewed and approved a total of six (6) Conditional Use Permits to allow the construction of four new digital billboards and two static billboards. Of the six approved billboards, four have been constructed to date. A static billboard on property located at 13833 Freeway Drive and a digital billboard on property located at 13700 Firestone Blvd have not been constructed due to site related constraints.

Meanwhile, staff continues to receive numerous inquiries from interested parties; however, because of the 5-acre minimum set forth in the original Billboard Ordinance, coupled with many areas of the freeway classified as “landscaped freeway”, there are only two properties left that would meet said criteria. Unfortunately, both properties are currently owned by Caltrans which means it could be years before they become available, if at all. Therefore, in an effort to reduce such constraints and effectively allow a few more billboards to be constructed along the Freeway Overlay Zone, Staff is recommending the removal of the 5-acre minimum. It is staff's opinion that current regulations relating to setback, separation and quantity, coupled with Caltrans' restriction along a classified landscape freeway, should sufficiently control the number of billboards constructed along the Freeway Overlay Zone. Without any change to existing landscape freeway segments along the Freeway Overlay Zone, staff estimates the potential for six (6) additional billboards (including the two properties owned by Caltrans that were previously mentioned).

PROPOSED CHANGES

In addition to the proposed removal of the 5-acre minimum, staff is utilizing this opportunity to update the current Billboard Ordinance with additional design and

regulatory controls to help ensure that billboards remain well integrated with both existing and any potential new developments.

As mentioned previously, the main purpose of the proposed Zone Text Amendment is to accomplish the following:

1. Removal of the 5-acre minimum.

Aside from the proposed removal of the 5-acre minimum, staff is taking the opportunity to update the following items:

2. Define static billboards.
3. Discontinue allowing static billboards.
4. Allow existing static billboards (approved by CUP) to remain indefinitely (similar to Telegraph Corridor uses).
5. Expand 500' separation between billboards on same parcel to include separation from existing freestanding sign.
6. Prohibit billboards from locating more than 200 feet from the centerline of the Freeway.
7. Provide standards for architectural elements (2' on sides and bottom, 6' on top – of sign face), also known as "cutouts" among the billboard industry.
8. Require proper screening of cylindrical column and torsion bar.
9. Establish criteria for V-shaped billboards.

Having new standards to address these items will help ensure consistency with community standards in a manner compatible with existing and anticipated developments thus effectively addresses the potential for any associated adverse effects.

PROPOSED ZONING TEXT AMENDMENT

The changes to the existing Billboard Ordinance, as described in the previous sections, involves amending Sections 155.383, 155.384, and 155.398 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to Billboards within the Freeway Overlay Zone.

NOTE: Proposed changes are shown as strikethrough and underlined text. All other requirements relating to billboards within the Freeway Overlay Zone will remain the same.

SANTA FE SPRINGS MUNICIPAL CODE Chapter 155 – Zoning

§ 155.383 DEFINITIONS.

The following definitions shall apply unless the context clearly indicates or requires a different meaning. General definitions are contained in § 155.003.

ACCESSORY USES. A use that is appropriate, subordinate, and customarily incidental to the main use of the site and which is located on the same site as the main use.

ADJACENT. When used to refer to a billboard adjacent to a freeway, shall mean located within, either in whole or in part, in an area formed by measuring 660 feet laterally from the edge of the right-of-way of a landscaped freeway section along a line perpendicular to the center line of the freeway (as defined in California Code of Regulations, Title 4, Chapter 1, § 2242).

BALLOONS and INFLATABLES. Any inflated object including, but not limited to, blimps, nylon tubes inflated by fans, advertising balloons, large-scale character replicas, balloon arches, used to attract attention to a site.

BILLBOARD. A sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. This includes, but is not limited to, electronic billboards, building graphics, supergraphics, building wraps, and wall drop signs containing off-site messages, and billboards painted or applied to building walls. The terms BILLBOARD and OFF-PREMISES SIGN may be used interchangeably to mean the same thing.

BILLBOARD, ELECTRONIC. A billboard, utilizing digital message technology, capable of changing the static message or copy on the sign electronically, such that, the alphabetic, pictographic, or symbolic informational content of which can be changed or altered on a fixed display surface composed of electronically illuminated or electronically actuated or motivated elements and can be changed or altered electronically. This includes billboards with displays that have to be preprogrammed to display only certain types of information (i.e., time, date, temperature) and billboards whose informational content can be changed or altered by means of computer-driven electronic impulses. This includes, without limitation, billboards also known as digital billboards or LED billboards.

BILLBOARD, STATIC. A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

DUCTWORK. Pipes, methane gas safety valves, vents and similar appurtenances that may be visible from the exterior of a building.

FACADES. The front elevation of a building or structure. Includes architectural treatment to the elevation, materials used and fenestration.

FREEWAY. A highway in which the owners of adjoining lands have no right or easement of access to or from their adjoining lands, or in respect to which such owners have only limited or restricted right of easement of access and that is declared to be such in compliance with the California Streets and Highways Code, including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other streets or highways, but not including frontage roadways.

FREEWAY LANDSCAPE BUFFER. Required landscape area that separates a

freeway from a residential use. These buffers include soundwalls and berming at a 2:1 slope.

FREEWAY-ORIENTED. With respect to billboards, shall mean any billboard that is adjacent to a freeway, as set forth above, and designed to be viewed primarily by persons traveling on the main-traveled way of the freeway.

FREEWAY ORIENTED USES. Uses such as drive through restaurants, service stations and other miscellaneous uses that traditionally serve freeway users. These businesses generally are geared toward and depend upon the drive by traffic from the freeway to draw in business.

FREEWAY SIGN. A freestanding sign with the sole purpose of providing direction, information, and posted speed limits for vehicular traffic within the freeway right of way.

LANDSCAPED FREEWAY. A freeway or section thereof which is improved on at least one side of the right-of-way with the planting of trees, shrubs, vines, ground cover, lawns, flowers or other ornamental vegetation for the purpose of beautification.

OVERPASS. Bridge or other structure that allows traffic from city streets to cross over a freeway without impeding the freeway's traffic flow.

REMNANT PARCELS. Parcels that are left over as a result of a public improvement project, which are typically not large enough to accommodate development that complies with required development standards such as minimum lot width, depth, or setbacks.

ROOF SIGN. An attached sign constructed upon or over a roof, or placed so as to extend above the visible roofline; or a freestanding sign that is greater in height than the building it identifies.

SOUNDWALL. Wall that is constructed to protect sensitive uses from the impacts of a freeway. Generally, soundwalls are constructed to help minimize the noise levels generated by the traffic traveling the freeway.

SUPERGRAPHIC. A sign, containing either on-site or off-site advertising, consisting of an image that is applied to and made integral with a wall, or projected onto a wall, or printed on vinyl, mesh, or any other material, or other light pliable material not enclosed in a rigid frame. The term SUPERGRAPHIC also shall include signs known as "building wraps."

VIEW CORRIDORS. An unobstructed view from the freeway to a place of business, taking into account the likely ultimate development of surrounding properties based on current general plan and zoning regulations.

(Ord. 931, passed 2-27-03; Am. Ord. 1036, passed 11-20-12)

§ 155.384 BILLBOARDS.

Purpose. Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location and illumination of billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable billboard control, recognizing that community appearance is an important factor in ensuring the general community welfare. This section contains the

entirety of the city's zoning regulations with respect to billboards in the Freeway Overlay Zone ("FOZ"). In the event of any conflict between any provision contained in this section and any other provisions contained elsewhere in this code, the provision contained in this section shall prevail.

(A) *Use regulations.* Billboards shall be allowed in the FOZ not more than two hundred (200) feet from the centerline of the freeway and only after a valid conditional use permit has first been obtained and a development agreement has been approved. A conditional use permit shall be obtained and a development agreement shall be entered into prior to the issuance of a building permit for any project involving construction of a new billboard, expansion or modification of a billboard, or addition of additional face(s) to a billboard. A development agreement shall include the amount of money to be paid to the city as a result of the installation and operation of the billboard.

(B) *Separate applications.* Each individual proposal for construction of a new billboard, or modification of a billboard, shall be considered a separate application, and each application shall be separately and individually subject to the provisions in this code relating to conditional use permits, and the provisions and requirements of this section. Multiple sites shall not be combined into one application.

(C) *Required findings.* In addition to the required findings for a conditional use permit (§ 155.716), the Planning Commission or City Council, as applicable, shall not approve a conditional use permit for any billboard project unless it can make a finding that the billboard will not constitute a hazard to the safe and efficient operation of vehicles upon a street or freeway.

(D) *Locations allowed.* Billboards shall be allowed only in the FOZ.

(E) *Locations prohibited.*

(1) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.

(2) On the wall of a building or otherwise attached or integrated to, or suspended from a building.

(3) On or encroaching over the public right-of-way.

(4) ~~Within 660 feet of a section of a freeway that has been landscaped, if the advertising display is designed to be viewed primarily by persons traveling on the main traveled way of the landscaped freeway, including landscaped portions of freeway. Such restriction shall apply only to landscaping on the same side of a freeway as the billboard~~ a classified "Landscaped Freeway" pursuant to the State Outdoor Advertising Regulations, Section 2500-2513.

(5) Within any landscaped freeway area under the jurisdiction of the California Department of Transportation, unless there is a relocation agreement between the outdoor advertising structure owner and the California Department of Transportation.

(6) Within 300 feet of an intersection of highways or of highway and railroad right-of-way, but a sign may be located at the point of

interception, as long as a clear view is allowed for 300 feet, and no sign shall be installed that would prevent a traveler from obtaining a clear view of approaching vehicles for a distance of 500 feet along the highway.

(7) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal or state law.

(8) More than 200 feet from the centerline of a freeway.

(F) *Landscape segment relocation credits.* No new billboard shall be constructed or installed within the city through utilization of credits given by the California Department of Transportation or state for relocation of billboards located in landscaped freeway segments, unless mandated by state law. This shall include credits for billboards located either within the city or in other jurisdictions.

(G) *Types of billboards prohibited.* The following types of prohibited billboards are specified for clarity. However, this shall not limit the types of prohibited billboards to those described below:

(1) *Mobile billboards.* To the extent not in conflict with any provision of the Vehicle Code, any 'mobile billboard advertising display', as that term is defined in the Vehicle Code Section 395.5, including Any billboard installed upon, mounted, attached, or applied to any vehicle, non-motorized vehicle, bicycle, scooter, or trailer whose primary purpose is conveyance, transportation, or support of the billboard message surface shall be prohibited from any display or placement on public or private property or the public right-of-way in a manner making it visible from any other public or private property or the public right-of-way.

(2) *Supergraphics.* Any off-site advertisement meeting the definition of "supergraphic" as defined in § 155.383 shall be prohibited.

(3) *Static Billboards.* Any off-site advertisement meeting the definition of "Billboard, Static" as defined in § 155.383 shall be prohibited.

(H) *General requirements.*

(1) *Maximum advertising copy area.* The maximum advertising copy area of each billboards face shall be 700672 square feet per sign-area face (e.g., 14 feet x 48 feet). Measurement of the maximum advertising copy area includes only the measurement of the billboard face, exclusive of architectural elements which may extend up to 2' on either side and/or below the advertising copy.

(2) *Maximum height.* The maximum height of billboards shall be 50 feet, measured from the finished grade at the base of the sign to the top edge of the billboard face. This excludes architectural elements which may extend up to six (6) feet above the 50 feet limit.

(3) *Maximum number of signs.* No property (defined as a single parcel or two or more contiguous parcels under common ownership)

shall have more than two billboards, either digital or static, but not both of the same type.

(4) *Minimum distance from another billboard or freestanding sign on the same parcel.* The minimum distance from another billboard or freestanding sign on the same property shall be 500 feet as measured from the vertical centerline of each billboard or freestanding sign.

(5) *Minimum distance from another billboard on the same side of the freeway.* The minimum distance from another billboard not on the same property but on the same side of the freeway shall be 1,000 feet, as measured from the vertical centerline of each billboard.

(6) *Minimum setback.* The minimum setback distance of the billboard column support post shall be at least twenty-five (25) feet from any property line and at least twenty-five (25) feet from the any building. Notwithstanding, no portion of a billboard shall project over the width of any street, highway or other public right-of-way.

~~(7) *Minimum size of property.* The minimum size of any property on which a billboard can be located shall be five acres, unless a variance is granted to allow a billboard on a smaller property.~~

~~(8)~~(7) *Maximum number of faces.* No billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed. (No V-shape billboards shall be allowed except as provided in Subsection (H)(14) of this Section).

(a) The two faces of two-sided billboards shall be identical in size.

(b) The two sign faces shall be attached directly and be parallel to each other.

(c) The top, bottom and sides of the two sign faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the billboard.

~~(9)~~(8) *Face orientation.* No billboard shall have more than one face (display surface) oriented in the same vertical plane.

~~(10)~~(9) *Name of owner.* No billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the billboard are plainly displayed thereon.

~~(11)~~(10) *Driveways.* Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the sign face, including architectural elements, and the driveway grade.

~~(12)~~(11) *Pedestrian walkway.* Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the sign face, including architectural elements, and the walkway grade.

~~(13)~~(12) *All others.* All other billboards shall have a minimum

clearance of eight feet between the lowest point of the sign face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.

(14)(13) *Screening.* All back or rear portions of single-faced or double-faced billboards visible from a public right-of-way or other public or private property shall be screened. The screening shall cover all structural members of the sign billboard, not including the pole supports.

14) *V-Shape Billboards.* V-Shape billboards shall not locate immediately adjacent to another V-shaped billboard on the same side of the freeway. In addition to the standard requirements for double-sided billboards, a V-Shape billboard shall comply with the following:

(a) The maximum angle of the opening shall be thirty (30) degrees.

(b) All exposed backs, sides and under area shall be suitably screened by a material acceptable to the Director of Planning or designee.

(15) *Additional requirements.* Prior to issuance of a building permit for any billboard project subject to the requirements of this chapter, the applicant shall provide the following:

(a) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.

(b) Proof of lease demonstrating a right to install the billboard on the subject property.

(c) A list of locations of all billboards in the city owned or managed by the entity that will own or manage the subject billboard, and all billboards within 1,000 feet of the proposed billboard. This information also shall be provided on a map. The intent of this requirement is to facilitate analysis of the proposed billboard's compliance with the spacing and location requirements.

(I) *Standards of design.*

(1) All new billboards shall be designed to have a single (steel) cylindrical column support post.

(2) All new billboard structures shall be free of any bracing, angle iron, guy wires, cables, etc. and/or similar supporting elements. All exposed portions of billboards, including backs, sides, support members and support poles, shall be screened to the satisfaction of the Director of Planning or designee.

(3) The installation of any new billboard shall not require the removal of trees or other on-site landscaping or the reduction of any required on-site parking spaces.

(4) The backs of all new billboard structures shall be screened, encased, or otherwise suitably covered.

- (5) The torsion bar of all billboards shall be screened by a material acceptable to the Director of Planning or designee or contained between the sign faces of the billboard whereby it is not visible.
- (6) The single (steel) cylindrical column support post of all billboards shall be provided with a façade acceptable to the Director of Planning or designee.
- (J) *Design and operational restrictions.*
- (1) Each digital billboard shall be constructed to withstand a wind pressure of 20 pounds per square ~~feet~~ foot of exposed surface.
- (2) No digital billboard shall display any statement or words of an obscene, indecent or immoral character.
- (3) No digital billboard shall display any advertising of: products, goods, or services related to tobacco, marijuana, or illegal substances; Any drugs, including but not limited to marijuana; or tobacco products; or sexually explicit material or adult-type land uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs or tapes.
- (4) No digital billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature and smog index units, provided the frequency of change does not exceed four-second intervals.
- (5) No digital billboard shall include any illumination or message change that is in motion or that change or expose a message for less than four seconds. Continuous motion, including full motion video, shall not be permitted.
- (6) The utilities of each digital billboard shall be underground.
- (7) Each digital billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
- (8) Each digital billboard shall comply with all applicable federal, state, and local laws and regulations, including but not limited to the Highway Beautification Act of 1965 (23 U.S.C. 131), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code §§ 5200 et seq.), and the California Vehicle Code.
- (9) Each digital billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions. So on overcast or poor weather days, the sign would automatically adjust to the ambient light level.
- (10) Each digital billboard shall be designed to either freeze the display in one static position, display a full black screen or turn off in the event of a malfunction.
- (11) No digital billboard shall utilize technology that would allow

interaction with drivers, vehicles or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device.

(12) Walls or screens at the base of the digital billboard shall not create a hazard to public safety or provide an attractive nuisance.

(13) No digital billboard shall emit audible sound, odor or particulate matter.

(14) No digital billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words “stop” or “slow down.”

(15) No digital billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.

(K) *Outdoor Advertising Permit.* Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway (Ord. 1036, passed 11-20-12)

§ 155.398 REQUIRED TERMINATION OF NONCONFORMING STRUCTURES AND USES.

(M) Notwithstanding the time period set forth in this section, a static billboard previously approved through a Conditional use Permit, which existed and was conforming as of the effective date of Ordinance No. 1092, which then became nonconforming as a result of the adoption of Ordinance No. 1092, may remain in place and removal shall not be required on the basis of this nonconformity.

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.

The legal notice was posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk on March 29, 2018 and published in a newspaper of general circulation (Whittier Daily News) March 29, 2018 as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENT

The proposed Zoning Text Amendment is exempt as a ministerial project pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA). This

exemption applies to discretionary projects proposed by public agencies, including, but not limited to, the enactment and amendment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits, and the approval of tentative subdivision maps unless the project is exempt from this division. Furthermore, any proposal to install a new billboard, or otherwise substantially alter an existing billboard, would require discretionary approval and environmental review and determination in accordance with CEQA Guidelines. If the Planning Commission agrees, Staff will file a Notice of Exemption with the Los Angeles County Clerk's office within five (5) days of approval by the Planning Commission.



Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Resolution No. 76-2018
3. Proposed Ordinance No. 1092

Public Hearing Notice

Advertising Order Confirmation

<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Production Co</u>
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		Legal Liner	

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONING TEXT AMENDMENT - ORDINANCE NO. 1092
(Billboards within the Freeway Overlay Zone)**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission on Monday, April 9, 2018 at 6:00 p.m. and the City of Santa Fe Springs City Council on Thursday, April 26, 2018 at 6:00 p.m. to consider the following:

ZONING TEXT AMENDMENT – Billboards within the Freeway Overlay Zone: Ordinance No. 1092: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.383, 155.384, and 155.398 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to Billboards within the Freeway Overlay Zone.

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

HEARING LOCATION will be in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670

CEQA STATUS: The approval of the proposed zone text amendments does not approve any development project. Rather, they clarify the requirements related to the establishments of billboards within the Freeway Overlay Zone. Future development of any billboard would be subject to CEQA at that time, as those actions would be classified as a "project" under CEQA. Therefore, the proposed zone text amendments are not subject to CEQA under General Rule (Section 15061(b)(3) of Title 14 of the California Code of Regulations (the CEQA Guidelines)) and no further environmental review is necessary.

ALL INTERESTED PERSONS are invited to attend the Public Hearings and express their opinion on the subject items listed above. You should note that if you challenge the afore-mentioned Zoning Text Amendment 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 office of the City of Santa Fe Springs Planning Commission or City Council at, or prior to, the Public Hearings.

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 7359, cuongnguyen@santafesprings.org.

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

Published: March 29, 2018 Whittier Daily News Ad#1099305

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 76-2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTIONS 155.383, 155.384, AND 155.398 OF TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO BILLBOARDS WITHIN THE FREEWAY OVERLAY ZONE.

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.383, 155.384, and 155.398 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code regarding billboards within the Freeway Overlay Zone (FOZ); and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City has prepared for adoption of these amendments to the text of the City's Zoning Regulations; and

WHEREAS, notice of the Public Hearing was given as required by law; and

WHEREAS, the Planning Commission held a Public Hearing on April 9, 2018 in regard to the proposed amendments to the text of the City's Zoning Regulations, and

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

SECTION I. The Planning Commission finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City's Zoning Regulations.
2. That the Planning Commission find that pursuant to Section 21080 (b)(1) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City's Zoning Regulations are exempt as a ministerial project.
3. That the Planning Commission finds that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.

4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1092, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

PASSED and ADOPTED this _____ day of April, 2018.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1092

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING SECTIONS 155.383, 155.384, AND 155.398 OF TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO BILLBOARDS WITHIN THE FREEWAY OVERLAY ZONE.

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 155.383 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to provide a change to the existing definition for Billboard, Electronic and to add thereto a new definition for Billboard, Static so that said definitions read as follows; with all other definitions in said section to remain unchanged:

§ 155.383 DEFINITIONS.

BILLBOARD, ELECTRONIC. A billboard, utilizing digital message technology , capable of changing the static message or copy on the sign electronically, such that, the alphabetic, pictographic, or symbolic informational content of which can be changed or altered on a fixed display surface composed of electronically illuminated or electronically actuated or motivated elements and can be changed or altered electronically. This includes billboards with displays that have to be preprogrammed to display only certain types of information (i.e., time, date, temperature) and billboards whose informational content can be changed or altered by means of computer-driven electronic impulses. This includes, without limitation, billboards also known as digital billboards or LED billboards.

BILLBOARD, STATIC. A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

Section 2. Section 155.384 (A) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended so that said section reads as follows:

§ 155.384 BILLBOARDS.

(A) *Use regulations.* Billboards shall be allowed in the FOZ not more than two hundred (200) feet from the centerline of the freeway and only after a valid conditional use permit has first been obtained and a development agreement has been approved. A conditional use permit shall be obtained and a development agreement shall be entered into prior to the issuance of a building

permit for any project involving construction of a new billboard, expansion or modification of a billboard, or addition of additional face(s) to a billboard. A development agreement shall include the amount of money to be paid to the city as a result of the installation and operation of the billboard.

Section 3. Section 155.384 (E) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsection (4) and also add thereto new subsection (8) so that said subsection reads as follows:

§ 155.384 BILLBOARDS.

(E) *Locations prohibited.*

(4) Within a classified "Landscaped Freeway" pursuant to the State Outdoor Advertising Regulations, Section 2500-2513.

(8) More than 200 feet from the centerline of a freeway.

Section 4. Section 155.384 (G) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsection (1) and also to add thereto new subsection (3) so that said subsections read as follows:

§ 155.384 BILLBOARDS.

(G) *Types of billboards prohibited.* The following types of prohibited billboards are specified for clarity. However, this shall not limit the types of prohibited billboards to those described below:

(1) Mobile billboards. To the extent not in conflict with any provision of the Vehicle Code, any 'mobile billboard advertising display', as that term is defined in the Vehicle Code Section 395.5, including any billboard installed upon, mounted, attached, or applied to any vehicle, non-motorized vehicle, bicycle, scooter, or trailer whose primary purpose is conveyance, transportation, or support of the billboard message surface shall be prohibited from any display or placement on public or private property or the public right-of-way in a manner making it visible from any other public or private property or the public right-of-way.

(3) Static Billboards. Any off-site advertisement meeting the definition of "Billboard, Static" as defined in § 155.383 shall be prohibited.

Section 5. Section 155.384 (H) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended with various changes to read as follows:

§ 155.384 BILLBOARDS.

(H) *General requirements.*

(1) *Maximum advertising copy area.* The maximum advertising copy area of each billboards face shall be 672 square feet per face (e.g., 14 feet x 48 feet). Measurement of the maximum advertising copy area includes only the measurement of the billboard face, exclusive of architectural elements which may extend up to 2' on either side and/or below the advertising copy.

(2) *Maximum height.* The maximum height of billboards shall be 50 feet, measured from the finished grade at the base of the sign to the top edge of the billboard face. This excludes architectural elements which may extend up to six (6) feet above the 50 feet limit.

(3) *Maximum number of signs.* No property (defined as a single parcel or two or more contiguous parcels under common ownership) shall have more than two billboards.

(4) *Minimum distance from another billboard or freestanding sign on the same parcel.* The minimum distance from another billboard or freestanding sign on the same property shall be 500 feet as measured from the vertical centerline of each billboard or freestanding sign.

(5) *Minimum distance from another billboard on the same side of the freeway.* The minimum distance from another billboard not on the same property but on the same side of the freeway shall be 1,000 feet, as measured from the vertical centerline of each billboard.

(6) *Minimum setback.* The minimum setback distance of the billboard column support post shall be at least twenty-five (25) feet from any property line and at least twenty-five (25) feet from any building. Notwithstanding, no portion of a billboard shall project over the width of any street, highway or other public right-of-way.

(7) *Maximum number of faces.* No billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed. (No V-shape billboards shall be allowed except as provided in Subsection (H)(14) of this Section).

(a) The two faces of two-sided billboards shall be identical in size.

(b) The two faces shall be attached directly and be parallel to each other.

(c) The top, bottom and sides of the two faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the billboard.

(8) *Face orientation.* No billboard shall have more than one face (display surface) oriented in the same vertical plane.

(9) *Name of owner.* No billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the billboard are plainly displayed thereon.

(10) *Driveways.* Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.

(11) *Pedestrian walkway.* Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.

(12) *All others.* All other billboards shall have a minimum clearance of eight feet between the lowest point of the face, including

architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.

(13) *Screening.* All back or rear portions of single-faced or double-faced billboards visible from a public right-of-way or other public or private property shall be screened. The screening shall cover all structural members of the billboard, not including the pole supports.

14) *V-Shape Billboards.* V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway. In addition to the standard requirements for double-sided billboards, a V-Shape billboard shall comply with the following:

(a) The maximum angle of the opening shall be thirty (30) degrees.

(b) All exposed backs, sides and under area shall be suitably screened by a material acceptable to the Director of Planning or designee.

(15) *Additional requirements.* Prior to issuance of a building permit for any billboard project subject to the requirements of this chapter, the applicant shall provide the following:

(a) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.

(b) Proof of lease demonstrating a right to install the billboard on the subject property.

(c) A list of locations of all billboards in the city owned or managed by the entity that will own or manage the subject billboard, and all billboards within 1,000 feet of the proposed billboard. This information also shall be provided on a map. The intent of this requirement is to facilitate analysis of the proposed billboard's compliance with the spacing and location requirements.

Section 6. Section 155.384 (l) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsections (2), (5), and (6) so that said subsections read as follows:

§ 155.384 BILLBOARDS.

(l) *Standards of design.*

(2) All new billboard structures shall be free of any bracing, angle iron, guy wires, cables, and/or similar supporting elements. All exposed portions of billboards, including backs, sides, support members and support poles, shall be screened to the satisfaction of the Director of Planning or designee.

(5) The torsion bar of all billboards shall be screened by a material acceptable to the Director of Planning or designee or contained between the sign faces of the billboard whereby it is not visible.

(6) The single (steel) cylindrical column support post of all billboards shall be provided with a façade acceptable to the Director of Planning or designee.

Section 6. Section 155.384 (J) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsections (1), (2) and (3) so that said subsections read as follows:

§ 155.384 BILLBOARDS.

(J) *Design and operational restrictions.*

(1) Each digital billboard shall be constructed to withstand a wind pressure of 20 pounds per square foot of exposed surface.

(2) No billboard shall display any statement or words of an obscene, indecent or immoral character.

(3) No billboard shall display any advertising of: products, goods, or services related to tobacco, marijuana, or illegal substances; or sexually explicit material or adult-type land uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs or tapes.

Section 7. Section 155.384 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to add thereto new subsection (K) so that said subsection reads as follows:

§ 155.384 BILLBOARDS.

(K) *Outdoor Advertising Permit.* Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.

Section 8. Section 155.398 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to add thereto new subsection (M) so that said subsection reads as follows:

§ 155.398 REQUIRED TERMINATION OF NONCONFORMING STRUCTURES AND USES.

(M) Notwithstanding the time period set forth in this section, a static billboard previously approved through a Conditional use Permit, which existed and was conforming as of the effective date of Ordinance No. 1092, which then became nonconforming as a result of the adoption of Ordinance No. 1092, may remain in place and removal shall not be required on the basis of this nonconformity.

Section 9. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby

declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 10. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

PASSED and ADOPTED this ____ day of _____, 2018,
by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

Section 6. Section 155.384 (J) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsections (1), (2) and (3) so that said subsections read as follows:

§ 155.384 BILLBOARDS.

(J) *Design and operational restrictions.*

(1) Each digital billboard shall be constructed to withstand a wind pressure of 20 pounds per square foot of exposed surface.

(2) No billboard shall display any statement or words of an obscene, indecent or immoral character.

(3) No billboard shall display any advertising of: products, goods, or services related to tobacco, marijuana, or illegal substances; or sexually explicit material or adult-type land uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs or tapes.

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Section 9. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby

declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 10. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

PASSED and ADOPTED this ____ day of _____, 2018,
by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

Planning Commission Meeting

April 8, 2018

PUBLIC HEARING (Continued from March 12, 2018 PC Meeting)

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Conditional Use Permit (CUP) Case No. 497-4

A request for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone. (Heraeus Precious Metal North America LLC)

**The subject palladium purification system is within existing building located at: 13443 Alondra Boulevard.*

RECOMMENDATIONS: That the Planning Commission:

- Find that the proposed changes to the existing precious metal reclamation facility operations, if it continues to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find and determine that the proposal meets the criteria for "new construction of limited small new facilities", pursuant to Section 15303-Class 3 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Amendment of CUP 497, subject to the conditions of approval as contained within Resolution 69-2018; and
- Adopt Resolution No. 69-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION

The subject site is located approximately 0.3 mile west of Interstate Highway 5 (I-5), near the border of the City of Cerritos and close to the City of Norwalk. The site is located at the northeast corner of Alondra Boulevard and Carmenita Road. The site measures approximately 6.15 acres and is located within the M-2 (Heavy Manufacturing) Zone. The applicant, Heraeus Precious Metals North America

(HPMNA) LLC, currently occupies ten buildings (13409, 13429, 13443 and 13501 Alondra Boulevard; 15600, 15601, 15610, and 15611 Resin Place; and 15524 and 15536 Carmenita Road) that make up the subject site.

BACKGROUND

On March 12, 2018, the Planning Commission opened and continued Conditional Use Permit (CUP) Case No. 497-4 to the next regularly held Planning Commission meeting on April 8, 2018, to provide the City of Cerritos (*at their request – see attachment No. 7*) with additional time to review and provide constructive comments regarding the subject CUP amendment. Cerritos staff has since consulted with representatives of the Santa Fe Springs Planning Department, Santa Fe Springs Fire-Rescue Department, and South Coast Air Quality Management District. In addition, Cerritos staff toured the Heraeus facility and not only observed the existing operation but also received a thorough explanation of the proposed modification and improvements. As a result, Cerritos staff has provided Wayne Morrell, Director of Planning, with a follow-up letter to affirm their position of support but offered several comments to be retained for the record (*see attachment No. 8*).

CURRENT REQUEST

HPMNA currently operates and maintains a precious metal reclamation and product manufacturing facility on the subject site within strict limitations set forth by Conditional Use Permit (CUP) Case No. 497. The original CUP was approved in February of 1998 and several time extensions have since been granted. HPMNA is not due for a compliance review until January 11, 2021; however, HPMNA has immediate needs to modify their existing operations and as a result is requesting approval for an Amendment to the existing CUP.

Specifically, HPMNA is requesting approval to implement the following proposed changes:

1. Remove the manufacturing of sputtering targets, which are produced using activities such as vertical metal casting or thermal spray technologies, from the recognized precious metal reclamation facility operations. Said activities had been proposed for re-location from the Chandler Arizona facility to Santa Fe Springs as part of the CUP amendment in 2015. HPMNA has since decided not to re-locate said activity. The manufacturing of sputtering targets was anticipated to be operated by a total 6 employees.
2. Remove the bonding process, which uses indium and tin alloy solder to assemble planar sputter targets onto copper backing plates, from the recognized precious metal reclamation facility operations. Said activities had been proposed for re-location from the Chandler Arizona facility to Santa Fe Springs as part of the CUP amendment in 2015. HPMNA has since decided

not to re-locate said activity. The bonding process was anticipated to be operated by a total 6 employees

3. Increase the capacity of the palladium purification system, doubling the capacity from 41,142 lbs. to 86,400 lbs., by streamlining the process and operation, and by installing three additional free off systems, a small filter press, connecting a second stage to an existing scrubber, and moving out of the refinery four roots blowers supplying fresh air for the free off systems. HPMNA anticipated they will need to hire 6 new employees to operate the larger palladium purification system.
4. Remove the waste water treatment system ammonia recovery process which includes the removal of an existing 5,000 gallon ammonia storage tank and thereafter installing a new 9,000 gallon storage tank to provide ammonium hydroxide for the palladium purification process upgrade.

In accordance with the previous conditions of approval, any modification or expansion of the existing facility or operations conducted on the site shall require prior approval from the City's Planning Commission. Accordingly, the applicant has submitted a formal request to amend the existing Conditional Use Permit (CUP 497) as specified in the previous conditions of approval.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (C)(5) of the Zoning Regulations, state that an industrial waste salvage, recycling, storage, and processing use shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)(5)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

Although, the applicant has an active CUP for a precious metal reclamation and product manufacturing use, the proposed changes to the existing operations conducted on-site triggers the need to bring the matter back to the Planning Commission for your review and consideration.

STREETS AND HIGHWAYS

The subject site has frontage on Alondra Boulevard and Carmenita Road. Both streets are designated as a "Major Highway" on the City's General Plan Map. The

Commission should note that Resin Place was vacated in 2007 as part Parcel Map No. 69700, an approval to consolidate nine (9) parcels measuring approximately 6.15 acres into one parcel at 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610, and 15611 Resin Place; and 15524 and 15536 Carmenita Road. Resin Place is, therefore, now considered a private street.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, east and west are zoned M-2, Heavy Manufacturing, and are currently occupied with industrial manufacturing, production, or warehouse/distribution facilities. Properties to the south are located in the City of Cerritos and are developed with commercial and warehouse facilities.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff finds the proposed project is categorically-exempt under Section 15303, Class 3 (New Construction or Conversion of Small Facilities) of the California Environmental Quality Act (CEQA) because, aside from the removal of uses that were previously approved but never implemented, the proposed change involves a palladium purification use that is already existing on-site. Additionally, the proposed activities and any related equipment will be inside existing building or otherwise completely screened from public view. Staff, therefore, believes the project will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

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 use 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 March 1, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center and published in a newspaper of general circulation (Whittier Daily News) on March 1, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

STAFF REMARKS:

Based on the findings set forth within Resolution 69-2018 (see attached), staff finds that if the subject precious metal reclamation facility use continues to operate in

strict compliance with the required conditions of approval, it will continue to be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is, therefore, recommending approval of the proposed changes to the existing precious metal reclamation facility operations, subject to subject to a compliance review in three (3) years, on or before April 9, 2021, to ensure that all activities associated with the subject CUP are operating in strict compliance with the conditions of approval as stated within the staff report.

AUTHORITY OF PLANNING COMMISSION:

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

CONDITIONS OF APPROVAL

Conditions of approval for CUP 497-4 is attached to Resolution 69-2018 as Exhibit A.



Wayne M. Morrell
Director of Planning

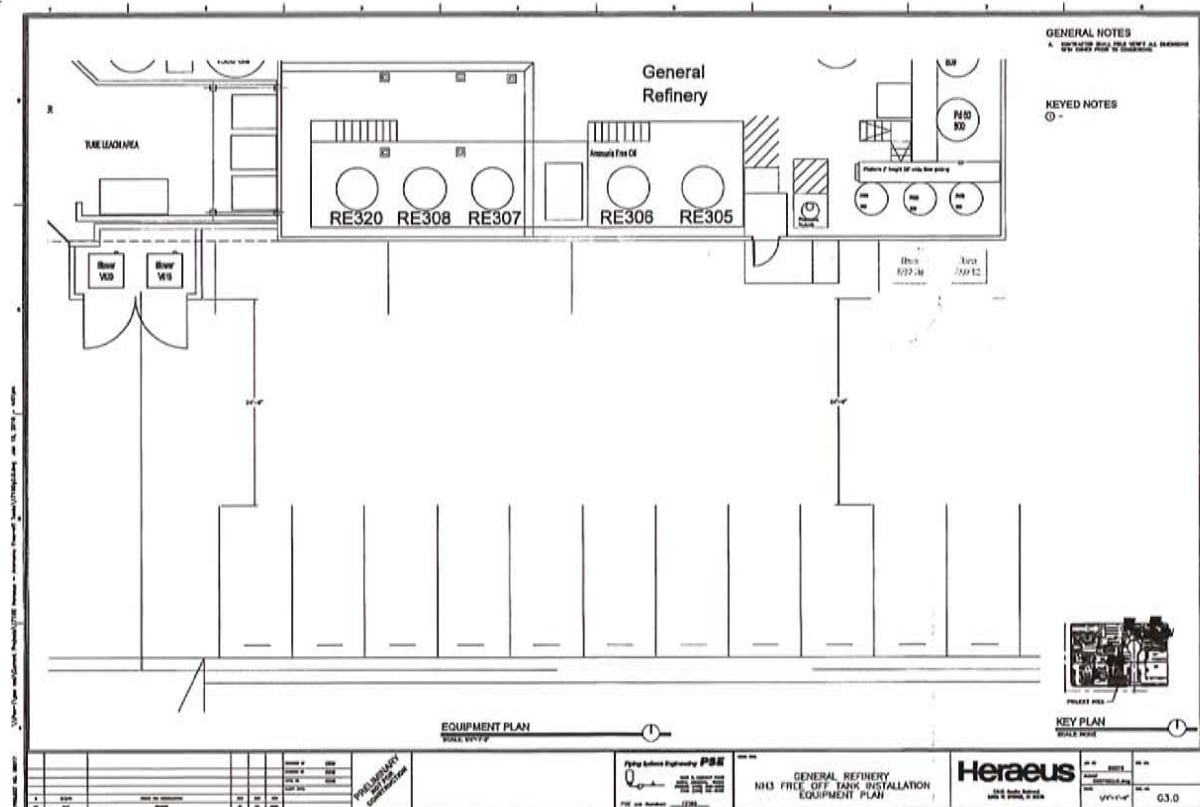
Attachments:

1. Aerial Photograph
2. Site Plan
3. Equipment Plan
4. Amendment Request Letter
5. 500ft Radius Map
6. Public Hearing Notice
7. Letter from City of Cerritos – March 12, 2018
8. Letter from City of Cerritos – March 27, 2018
9. Resolution No. 69-2018
 - a. Exhibit A - Conditions of Approval

Aerial Photograph



Equipment Plan



Conditional Use Permit Amendment Request Letter

FILE COPY

Heraeus

Heraeus Precious Metals North America LLC
Global Business Unit
Heraeus Precious Metals
15524 Carmenita Road
Santa Fe Springs, CA 90670

Environmental, Health & Safety
Contact Name: Peter Eckert
Phone: +1 / 562/483-1830
Fax: +1 / 562/928-5333
E-mail: peter.eckert@heraeus.com
www.heraeus-hom.com

Via e-mail & Hand Delivery

Mr. Cuong Nguyen
Senior Planner
City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

January 26, 2018

Re: Heraeus Precious Metals North America LLC amendment of CUP 497

Dear Mr. Nguyen,

Please find below the process description for the current and proposed changes at the Heraeus facility for the amendment of the CUP 497 we had discussed in our meeting on January 4. Attached as well a site plan of the future changes. Check # 125832 in the amount of \$2,280.00 is enclosed for the processing of the requested amendment.

Below a brief description of the current operation from the 2015 CUP renewal application:

HPMN is a precious metal reclamation and product manufacturing facility. HPMN recovers and refines precious metals that include gold, silver, platinum, palladium, rhodium and other rare metals from secondary sources. Precious metals are recovered from materials such as ores and concentrates, industrial catalysts, ceramics, off specification bullion and solutions, and scrap precious metals and alloys. Recovered metals are further refined to their pure states for formation into precious metal compounds for industrial uses. HPMN also markets precious metal solutions and salts. The engineered material department is part of compound manufacturing, which includes precious metal wire annealing, knitting/weaving operation and fabrication of gauze assemblies or stacks for sale to customers. The equipment is installed in building 15536 Carmenita Road. Fabrication residues are melted in the existing induction melt furnaces.

Heraeus operates a state of the art waste water treatment system and pollution control equipment removing solution contaminants and cleaning off gases from its chemical operation.

The company is recognized and holds ISO certification for Quality ISO 9001:2015 and Environmental Management Systems ISO 14001:2015.

Proposed process modification:

1. In the modification of 2015 CUP the proposed relocation and manufacturing of sputtering targets from the Heraeus Chandler Arizona facility has not been implemented and can be removed from all sections of the amended CUP.
2. As well the bonding process from the Chandler Arizona facility, using indium and tin alloy solder to assemble planar sputter targets onto copper backing plates has not been relocated and can be removed from all sections of the amended CUP.
3. Heraeus is planning to increase the capacity of the palladium purification system, doubling the capacity by stream lining the process and operation and by installing three additional free off systems, a small filter press, connecting a second stage to an existing scrubber and moving out of the refinery four roots blowers supplying fresh air for the free off systems.

Eck_l_cup_ammendment_1_26_18.docx

Conditional Use Permit Amendment Request Letter (cont.)

Heraeus

- 2 -

4. The waste water treatment system ammonia recovery process has been removed, including an ammonia storage tank, and a new ammonia storage tank will be erected providing the ammonium hydroxide for the palladium purification process upgrade.

Please note an operating permit modification has been filed with the South Coast AQMD and the review is in progress.

We have a very aggressive schedule for this projects and Heraeus Management is eager to implement the changes as soon as possible.

Please let us know if you have any question regarding the amendment request of the CUP, please contact me at 562-483-1830 or e-mail me at peter.eckert@heraeus.com.

Best Regards,



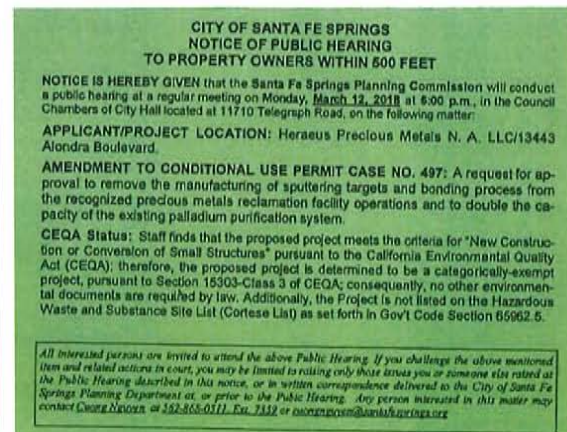
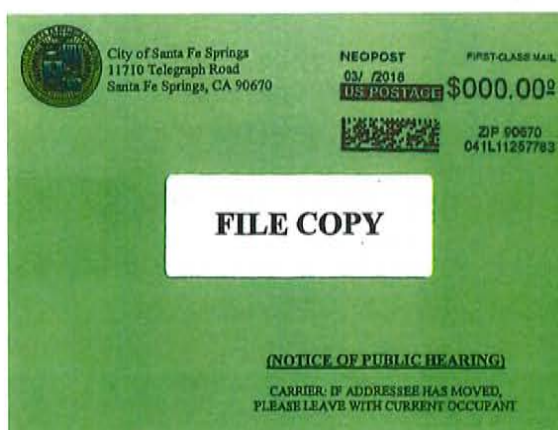
Peter Eckert
Manager Environmental Health & Safety, Quality, Facility & Maintenance

Attachment: Check # 125832
Site plans

500ft Radius Map



Public Hearing Notice



Letter from City of Cerritos – dated March 12, 2018



CITY OF CERRITOS™

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
P.O. BOX 3130 • CERRITOS, CALIFORNIA 90703-3130
PHONE: (562) 860-0311 • CERRITOS.US



March 12, 2018

Gabriel Jimenez, Chairman
City of Santa Fe Springs Planning Commission
11710 Telegraph Road
Santa Fe Springs, CA 90670
Delivered via e-mail c/o Cuong Nguyen: cuongnguyen@santafesprings.org

**Subject: Request for Continuance of Public Hearing for
Amendment to Conditional Use Permit Case No. 497
Heraeus Precious Metals North America, LLC
13443 Alondra Boulevard; Santa Fe Springs, CA 90670**

Dear Chairman Jimenez:

I am writing on behalf of the City of Cerritos to request that Planning Commission consideration of the above-referenced Amendment to Conditional Use Permit Case No. 497 for the Heraeus facility be continued and postponed to a future hearing.

The City of Cerritos previously worked closely with the City of Santa Fe Springs to establish conditions of approval for the ongoing operation and monitoring of the Heraeus facility in light of environmental concerns stemming from an air quality study of the area conducted by the U.S. Environmental Protection Agency (EPA). This cooperative working relationship followed months of studies of the issue in consultation with technical experts in the field of air quality and environmental compliance (see the attached letter dated October 5, 2009). On November 9, 2009, during the public hearing in which the Santa Fe Springs Planning Commission originally considered Conditional Use Permit Case No. 497, both Commissioners and staff noted their continued willingness to cooperate with the City of Cerritos in providing Cerritos staff with as much information as possible to address Cerritos's concerns on an ongoing basis. This commitment was memorialized by way of the inclusion of the City of Cerritos as the recipient of copies of Heraeus's Risk Management Plan (RMP) and subsequent amendments as a requirement in Condition of Approval No. 37 of Conditional Use Permit Case No. 497 (Condition of Approval No. 30 of the proposed Amendment). In light of this relationship, the City of Cerritos anticipated that any requests for modifications to the Heraeus facility would be shared with ample time to review and comment. In fact, in 2010 the City of Cerritos reiterated its request for the opportunity to provide comments or suggestions regarding the Heraeus facility in advance of any permit actions, in order to ensure compliance with environmental standards and requirements (see the attached letter dated September 24, 2010).

Unfortunately, however, we received the public hearing notice postcard for the subject Amendment on tonight's agenda only late last week. We attempted to contact City of Santa Fe Springs planning staff, but their offices were closed on Friday, March 9, 2018. Likewise, we are unable to contact and consult with the appropriate staff at the South Coast Air Quality Management District (AQMD) because their offices are closed today, Monday, March

GRACE HU
MAYOR

MARK E. PULIDO
MAYOR PRO TEM

JIM EDWARDS
COUNCILMEMBER

MARESH SOLANKI
COUNCILMEMBER

FRANK AURELIO YOKOYAMA
COUNCILMEMBER

Letter from City of Cerritos – dated March 12, 2018 (Cont.)

Request for Continuance of Public Hearing for
Amendment to Conditional Use Permit Case No. 497
Heraeus Precious Metals North America, LLC
13443 Alondra Boulevard; Santa Fe Springs, CA 90670
March 12, 2018
Page 2

12, 2018. The City of Cerritos has not had adequate time to prepare constructive comments regarding the subject Amendment. We are primarily concerned with ongoing monitoring and compliance with air quality standards as they relate to the Heraeus facility.

Due to the above concerns and limited time available, we respectfully request that the Santa Fe Springs Planning Commission postpone consideration of this item to a future meeting and direct your staff to provide the City of Cerritos with detailed technical information related to the proposed Amendment to Conditional Use Permit Case No. 497, so that we may prepare comments for your review. We greatly appreciate your consideration of this request.

Sincerely,



Torrey N. Contreras
Director of Community Development

Attachments:

1. Letter dated October 5, 2009, from City of Cerritos to City of Santa Fe Springs
 2. Letter dated September 24, 2010, from City of Cerritos to City of Santa Fe Springs
- cc Art Gallucci, City Manager
Robert A. Lopez, Current Planning Manager
Members of the Santa Fe Springs Planning Commission
Wayne M. Morrell, Director of Planning, City of Santa Fe Springs

Letter from City of Cerritos – dated March 27, 2018



CITY OF CERRITOS

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
P.O. BOX 3130 • CERRITOS, CALIFORNIA 90703-3130
PHONE: (562) 860-0311 • CERRITOS.US



March 27, 2018

Wayne M. Morrell, Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Via e-mail: waynemorrell@santafesprings.org

**Subject: Comments Regarding Amendment to
Conditional Use Permit Case No. 497
Heraeus Precious Metals North America, LLC
13443 Alondra Boulevard; Santa Fe Springs, CA 90670**

Dear Mr. Morrell:

On behalf of the City of Cerritos, thank you for the opportunity to review the above-referenced Amendment to Conditional Use Permit Case No. 497 for the Heraeus facility. We appreciate the Santa Fe Springs Planning Commission's consent to our request on March 12, 2018, to postpone consideration of the Amendment in order to provide time for the City of Cerritos to evaluate the proposal in detail.

Cerritos staff has consulted with representatives of the Santa Fe Springs Planning Department, Santa Fe Springs Fire-Rescue Department, and South Coast Air Quality Management District. Additionally, Cerritos staff toured the Heraeus facility, viewed the existing operation, and received a thorough explanation of the proposed modification and improvements under the Amendment. After review of this matter, the City of Cerritos does not object to the Planning Commission's approval of the Amendment. However, we provide for the record the following comments.

1. **Advance Notice.** The City of Cerritos reiterates its previous requests to be notified in advance of any formal notice of public hearing for proposed modifications to the Heraeus facility that are subject to Santa Fe Springs Planning Commission review in accordance with Condition of Approval No. 40. In 2009, Santa Fe Springs Planning staff graciously shared with Cerritos staff its draft findings and recommendations regarding the original Conditional Use Permit No. 497 and directly solicited input from the City of Cerritos. Santa Fe Springs staff incorporated the City of Cerritos' comments into the final report by way of added conditions of approval. We hereby request that the City of Santa Fe Springs continue this cooperative relationship by sharing with Cerritos staff, well in advance of a formal notice of public hearing, a description of the proposed project and proposed conditions of approval, for review and comment.
2. **Air Quality Compliance.** Condition of Approval No. 11 requires that Heraeus continually maintain in working order all monitoring systems and alarm systems related to hazardous materials, hazardous wastes, and air emissions. The City of

GRACE HU
MAYOR

MARK E. FULIDO
MAYOR PRO TEM

JIM EDWARDS
COUNCILMEMBER

HARESH SOLANKI
COUNCILMEMBER

FRANK AURELIO YOKOYAMA
COUNCILMEMBER

Letter from City of Cerritos – dated March 27, 2018 (Cont.)

Comments Regarding Amendment to
Conditional Use Permit Case No. 497
Heraeus Precious Metals North America, LLC
13443 Alondra Boulevard; Santa Fe Springs, CA 90670
March 27, 2018
Page 2

Cerritos supports the continued incorporation of this condition and requests that this requirement remain in place for all future amendments to the CUP.

3. Copies of Reports. The City of Cerritos requests that copies of inspection reports, incident reports, and other related information regarding the Heraeus operation that is provided to the City of Santa Fe Springs be also made available to the City of Cerritos upon request.

We request that this letter be provided to the Santa Fe Springs Planning Commission as an attachment to the staff report. Should you have any questions regarding this letter, please do not hesitate to contact me at (562) 916-1201. Thank you for your cooperation and understanding throughout this process.

Sincerely,


Torrey N. Contreras
Director of Community Development

cc Art Gallucci, City Manager
Robert A. Lopez, Current Planning Manager
Ray Cruz, Santa Fe Springs City Manager
Chair and Members of the Santa Fe Springs Planning Commission
Cuong Nguyen, Senior Planner, City of Santa Fe Springs

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 69-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 497-4.**

WHEREAS, a request was filed for an amendment to Conditional Use Permit Case No. 917-01 to allow for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on the subject M-2 (Heavy Manufacturing) zoned property; and

WHEREAS, the subject property is located at 13443 Alondra Boulevard, in the City of Santa Fe Springs, with an Accessor Parcel Number of 7005-014-070, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Heraeus Precious Metal North America LLC, 15524 Carmenita Road, Santa Fe Springs, CA 90670-5610; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 497 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15303, Class 3 (New Construction or Conversion of Small Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning Department on March 1, 2018 publish a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 1, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission opened the noticed public hearing on March 12, 2018, and upon receipt of a written request made by the City of Cerritos for additional time to review and provide constructive comments

regarding the subject CUP amendment, took action to continue the matter to the next regularly scheduled meeting on April 9, 2018; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 497-4.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves a few minor changes to the existing precious metal reclamation facility operations; aside from the removal of uses that were previously approved but never implemented, the proposed change involves a palladium purification use that is already existing on-site. Additionally, the proposed activities and any related equipment will be inside existing building or otherwise completely screened from public view.

Pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

SECTION II. AMENDMENT TO CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Conditional Use Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) That the proposed changes to the existing precious metal reclamation facility operations will not be detrimental to persons or property in the immediate vicinity for the following reasons.
1. The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial.
 2. The subject site is currently occupied by the applicant for their precious metal reclamation and product manufacturing use.
 3. The subject site is also surrounded by various industrial uses.
 4. Although the proposed project involves an increase to the existing capacity of the palladium purification system, the site characteristics will remain practically unchanged. The removal of the manufacturing of sputtering targets and bonding

process from the recognized precious metal reclamation facility operations will offset the impacts from the larger palladium purification system. The net effects are as follows:

- 12 employees required for the previously approved manufacturing of sputtering targets and bonding process vs. 6 employees required for the larger palladium purification system.

- Net impact: 6 less employees

- Current truck traffic is 19 trips/ per day: larger palladium purification system will require 6 additional deliveries vs. 3 deliveries required for the previously approved manufacturing of sputtering targets and bonding process.

- Net impact: 3 more deliveries per day

5. All activities and related equipment will remain inside the existing building or otherwise completely screened from public view.

B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

1. The applicant currently occupies the approximately 6.15-acre site which is currently improved with a total of ten (10) buildings that is inter-connected with a screen fence along the perimeter building walls.
2. The site characteristics will remain practically unchanged. All activities and related tanks and/or equipment will remain inside the existing building or otherwise completely screened from public view.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 69-2018 to approve a Conditional Use Permit Case No. 497-4 to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system within existing building located at 13443 Alondra Boulevard, and determine that said project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Facilities), subject to conditions attached hereto as Exhibit A

ADOPTED and APPROVED this ____ day of March, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562-868-0511 x7611)

1. That **within 30 days from the date of** ~~completion of all Planning Commission approval, public improvements constructed by developers to meet the requirements set forth in these conditions, the developer's applicant and/or their civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher)~~ **detailing the completed public improvements constructed along Resin Place** to the office of the City Engineer. **(revised wording)**

DEPARTMENT OF FIRE-RESCUE – FIRE PREVENTION DIVISION:

(Contact: Richard Kallman 562.868-0511 x3710)

2. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the Department of Fire-Rescue. **(ongoing)**
3. That signs and markings required by the Department of Fire-Rescue shall be maintained along the required Department of Fire-Rescue access roadways. **(ongoing)**
4. Applicant shall submit to Fire Department any design modifications to existing buildings. **(ongoing)**
5. ~~Applicant shall conform to the 2013 California Fire Code with regards to the sanding, grit blasting, polishing, and spray applications the new processes entail.~~ **Applicant shall obtain all required Fire Code permits for any new tank or process installations or modifications in conformance with the most current version of the California Fire Code. (new condition)**

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Richard Kallman 562.868-0511 x3710)

6. That the owner shall track all materials/wastes received from off-site locations for processing within the facility and shall ensure that all materials/wastes are processed within one year of receipt. **(ongoing)**
7. That the owner shall immediately report any release or threatened release ("Release" or "Threatened Release") of a hazardous, toxic, or dangerous material, regardless of quantity, to the Santa Fe Springs Department of Fire-Rescue and in

accordance with the terms in California Health & Safety Code Section 25507 and Title 19, California Code of Regulations, Section 2703. **(ongoing)**

8. That the owner shall provide a written preliminary report detailing the circumstances related to any release or threatened release of hazardous, toxic, or dangerous material and the immediate action taken to mitigate the release and measures instituted to prevent future releases. The written report must be submitted to the Department of Fire-Rescue within 48 hours of the release or threatened release or within 72 hours if the release occurs on a weekend (including Friday) or a federal holiday. A final report which details the circumstances of the release and any corrective actions must be submitted to the Department of Fire-Rescue within 30 days of the release unless the Department approves a time extension in writing to the owner. **(ongoing)**
9. That the owner shall maintain alarm systems for all scrubbers to help prevent any release or threatened release of a hazardous, toxic, or dangerous material. **(ongoing)**
10. That the owner shall provide written notification to the Department of Fire-Rescue of any inspection by any local, State or Federal regulatory agency, other than the City, within 48 hours of the inspection, or 72 hours if the inspection is on the weekend (including Friday) or a federal holiday. Notification shall consist of a summary of comments and/or alleged violations of any local, State, or Federal law or regulation governing the use, storage, treatment, disposal, or transportation of hazardous material or hazardous waste along with a copy of any relevant reports, citations, or other documentation, not subject to legal privilege, arising from, or related to any inspection. Relevant reports, citations, or other documentation received subsequent to the inspection shall be provided to the Department of Fire-Rescue with 72 hours of receipt of such documentation. **(ongoing)**
11. That the owner shall continually maintain in working order all monitoring systems and alarm systems related to hazardous materials, hazardous wastes, and air emissions. No additions or modifications may be made without prior approval by the Department of Fire-Rescue. Additionally, additions or modifications to monitoring and alarm systems requiring AQMD permit(s) may not be made without prior approvals by the South Coast Air Quality Management District. **(ongoing)**
12. That the owner shall continually maintain in working order all monitoring equipment associated with the industrial wastewater pretreatment system. No additions or modifications may be made without prior approval of both the Department of Fire-Rescue and the Sanitation Districts of Los Angeles County. **(ongoing)**
13. That the owner shall continually maintain wind socks at selected locations around the facility. **(ongoing)**

14. That the owner shall maintain a comprehensive in-house emergency response team (ERT). The ERT shall include, but is not limited to:
 - a. Monitoring equipment.
 - b. Decontamination equipment.
 - c. Chemical protective clothing.
 - d. Respiratory protective equipment.
 - e. Mitigation equipment.
 - f. Monthly training and annual drills.
 - g. Minimum of three (3) persons per shift while chemical production activities are taking place and two (2) persons per shift at all other times when the plant is in operation, except for gauze and LAC processes, to the minimum training level of State Certified Haz-Mat First Responder Operational.
 - h. Standard operating procedures shall be included for the above items. **(ongoing)**
15. That the owner shall maintain the approved in-house visual and audible safety alarm system that includes the following:
 - a. Alarm display panel which show the location and type of alarm.
 - b. Manual pull alarms at access points to high-hazard areas.
 - c. Gas sensors at approved locations throughout the facility.
 - d. Liquid level limit controls and alarms on hazardous material/waste tanks which exceed 500 gallons.
 - e. The safety alarm system and any other related safety equipment shall have and approved back-up emergency power source. **(ongoing)**
16. That the owner shall continually operate and maintain the facility in strict compliance with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Building Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the South Coast Air Quality Management District's Rules and Regulations, Department of Toxic Substance Control, and all other applicable codes and regulations. **(ongoing)**
17. That the owner shall maintain a valid industrial wastewater discharge permit with the City and the County Sanitation Districts of Los Angeles. No additional sources of industrial waste or modifications to the permitted pretreatment system are allowed without amending the industrial wastewater discharge permit. **(ongoing)**
18. That the owner shall comply with the terms of the General Permit for Storm Water Discharges Associated with Industrial Activities, including maintaining a Storm Water Pollution Prevention Plan (SWPPP) on-site. The SWPPP must include a description of all best management practices utilized to minimize contaminated runoff from flowing into the storm drain. **(ongoing)**
19. That the owner shall maintain compliance with the Risk Management Plan (RMP) as required in California Health and Safety Code and the City Code. **(ongoing)**

20. That the owner shall promptly provide to the Department of Fire-Rescue relevant documents, not subject to legal privilege, providing for, or relating to, actions taken by Heraeus Precious Metal North America LLC to correct, clean-up, and otherwise mitigate, remediate, and prevent future occurrences of, any existing soil and groundwater contamination at the facility and any incident which occurs, or has occurred, at the facility which is, was, or would have been a reportable release, and copies of documents relating to any corrective action plan, requirements, or operations required, ordered, or undertaken by any Federal or State regulatory agency. **(ongoing)**
21. That the owner shall pay to the City fees in amounts sufficient to reimburse the City for reasonable costs incurred by the City during the period in responding to, in any manner, any reportable release or threatened release. Costs incurred by the City shall include, but are not limited to: labor costs of City personnel, including worker's compensation benefits, applied benefits and administrative overhead; cost of equipment operation; and cost of materials. **(ongoing)**
22. That the owner shall pay reasonable costs incurred by the City during the period in taking necessary or appropriate actions to clean-up, contain, control, or in any way remediate contamination, damage, or risk to human health or the environment arising out of or in any way connected with any reportable release or threatened release, whether or not reported by Heraeus Precious Metal North America LLC. **(ongoing)**
23. In addition to any other provision contained in this Permit or existing under applicable law concerning modification or revocation of this Permit, and subject to the requirements of applicable law, if any provision of this Permit is violated, or if any release of a Hazardous Material occurs, such violation or release shall be grounds for modification or revocation of this Permit and, in case of such violation or release, the City immediately may temporarily suspend this Permit and the privileges granted hereunder and initiate proceedings to revoke or modify the Permit. Heraeus Precious Metal North America LLC reserves and retains all administrative and judicial rights of appeal. **(ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409-1850 x3319 or Luis Collazo at x3320)

24. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall continue to maintain, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. **(ongoing)**

25. That the proposed facility, including any lighting, fences, walls, and poles shall continue to be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(ongoing)**
26. That the applicant shall submit an updated Security Plan should there be any structure modifications or additions to the facility. The Security Plan Shall be submitted to the Department of Police Services no later than 60 days from the date of any final Building Permit approval. The applicant shall also allow Police Services Personnel to access the security cameras for investigative purposes. **(ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

27. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(ongoing)**
28. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

29. That the applicant understands and is aware that copies of inspection reports, incident reports, and other publicly available information regarding the Heraeus operation in Santa Fe Springs that is provided to the City of Santa Fe Springs may be made available to the City of Cerritos upon request; notwithstanding, Business Confidential Information as defined by the California Government Code will not be made available to the City of Cerritos; As a courtesy, the City will notify the applicant when such a request is made by the City of Cerritos. **(new condition)**
30. That the applicant shall obtain all necessary permits/approvals from the Building, Planning and Fire Department for the ~~proposed~~ **all necessary** improvements related to the ~~new gauze and LAG processes~~ **proposed increase in capacity of the palladium purification system.** **(revised condition)**
31. A single, comprehensive RMP shall be reviewed and updated at a minimum of every five (5) years, or when there is any significant change in materials used or stored at the facility. A copy of said plan, and any subsequent revisions or

amendments, shall be provided to the City of Santa Fe Springs Department of Fire-Rescue and the City of Cerritos. **(ongoing)**

32. The applicant shall continue to submit to site inspections of the subject facility at the discretion of the City. The site inspections shall consist of a detailed review of the applicant's performance and compliance with this permit, the conditions of approval, and applicable laws and regulations. In connection with the site inspections, the applicant shall provide any information requested by the City as necessary or appropriate to the City's review of this permit. **(ongoing)**
33. Except to the extent and for the duration of noncompliance expressly authorized in writing and in advanced by the City, the applicant shall comply strictly with all terms and conditions of this permit, even if such compliance requires the applicant to halt or reduce its operations or any activity permitted under this permit. **(ongoing)**
34. That the operations on the subject site shall continue to comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(ongoing)**
35. That the operations on the subject site shall continue to comply with all applicable noise standards pursuant to the City of Santa Fe Springs Noise Ordinance. **(ongoing)**
36. That all landscaped areas on the subject site shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(ongoing)**
37. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Chief or his/her designee. **(ongoing)**
38. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Alondra Boulevard, use said street as a staging area, or to backup onto the street from the subject property. **(ongoing)**
39. That all existing buildings, tanks, towers and related structures serving the HPMNA facility shall be maintained in a proper, safe, and aesthetically pleasing manner at all times; any such equipment or structure in need of painting, as determined by the Director of Planning, shall be painted within 7 days from the time HPMNA is given notice. **(ongoing)**

40. That the Department of Planning and Development shall first review and approve any new sign proposals for the subject site. 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 minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(ongoing)**
41. That the subject site shall be maintained in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any significant modification or expansion of the HPMNA facility or operations conducted on the site shall require prior approval by the City Planning Commission (PC). Any such modification or expansion shall be submitted for approval to the PC not less than 90 days prior to the proposed commencement of such modification or expansion. **(ongoing)**
42. That the Mitigation Monitoring and Reporting Program which is an attachment to the previously prepared Mitigated Negative Declaration (State Clearinghouse No. 2007061054) shall continue to be part of the conditions of approval. **(ongoing)**
43. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
44. That ~~Conditional Use Permit Case No. 497 the gauze manufacturing and LAG (large area coating) use shall be subject to an administrative review after one (1) year, on or before January 11, 2017, and~~ **Conditional Use Permit Case No. 497 shall thereafter, be subject to a compliance review before the Planning Commission in valid for a period of five (5) three (3) years, until on or before January 11 April 9, 2021.** Future extension(s) of this Permit shall be substantially determined by the Heraeus's strict adherence to, and continued compliance with, these conditions of approval. **(revised condition - ongoing)**
45. That the applicant, Heraeus Precious Metal North America LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 497, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**

46. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**



PUBLIC HEARING

CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration Development Plan Approval Case No. 771-1

A request for approval to amend previously approved Conditional Use Permit Case No. 771 to allow for an increase of total storage capacity from 50,000 to 95,000; and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street. (APN: 7005-003-061), within the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 771-1, and thereafter close the Public Hearing; and
- Find and determine that the proposed Conditional Use Permit Case No. 771-1 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 City Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Supplemental Mitigated Negative Declaration which, based on the findings of the Supplemental Initial Study indicates that there are no potentially significant environmental effects related to the proposed changes to Conditional Use Permit Case No. 771 or otherwise such effects have been mitigated to a less than significant level; and
- Approve Conditional Use Permit Case No. 771-1, subject to the conditions of approval as contained within Resolution 75-2018; and
- Adopt Resolution No. 75-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property is located on the west side of Cornet Street between Alondra Boulevard and Molette Street at 15605 Cornet Street (APN: 7005-003-061), in the M-2 (Heavy Manufacturing) Zone. The property measures approximately 99,563 sq. ft. (2.29-acres) and was developed with an approximately 21,250 sq. ft. industrial building. The

applicant, Lakin Tire Company, purchased the property with the intent to establish, operate and maintain a tire recycling facility and open storage of trailers on the subject site.

On April 11, 2016, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 771 to allow the applicant, Lakin Tire Company, to establish, operate and maintain a tire recycling facility. In conjunction with the Conditional Use Permit, the applicant also applied for a Modification Permit (MOD 1264) to allow a reduction of required parking stalls from 42 to 19. MOD 1264 was approved along with Conditional Use Permit Case No. 771.

On May 8, 2017, the Planning Commission approved a 12 month extension to allow the continued operation and maintenance of a tire recycling facility and open storage of truck trailers on the subject property.

STREETS AND HIGHWAYS

The subject site has frontage on Cornet Street. Cornet Street is designated as a local street within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (15505 Cornet Street/ National Menu Cover)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (13253 Alondra Blvd/ Menke Marking Devices)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (15500 Cornet Street/ Method Race Wheel)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (13225 Alondra Blvd/ Tires Warehouse)

BUSINESS BACKGROUND & OPERATION:

Lakin Tire Company currently has a facility in Santa Fe Springs at 15305 Spring Avenue. The Springs Avenue facility was opened back in 1972 and has been in operation for over 43 years. The facility receives approximately 50,000 inbound tires per day, making the acquisition of a second facility necessary. Therefore, to accommodate the growing needs of their business, Lakin Tire Company purchased the property located at 15605 Cornet Street with the intent to establish, operate and maintain a tire recycling facility and open storage of truck trailers on-site.

The property located at 15605 Cornet Street currently operates as a secondary

collection facility in Santa Fe Springs. The collected tires are delivered to this facility via company owned fleet of trucks or by common carrier. The tires are then sorted into 2 categories of product: 1) those that are reusable, which are wholesaled to used tire retailers, and 2) those that are not reusable, which are grinded into smaller pieces and sold for various reuse purpose. It should be noted that there will be no grinding or manufacturing of materials within the operations of the facility located at 15605 Cornet Street.

Currently, according to the original business description, the subject building is equipped with racks and has the capacity to store approximately 50,000 tires inside the warehouse. There will be no tires stored outside of the building. The business will operate on two shifts: a day shift from 6:00am to 2:30pm and a night shift from 3:30pm to 11:30pm, Monday through Friday. Lakin Tire is anticipating a daily volume of 24,000 tires for the subject property at 15605 Cornet Street.

PROPOSED CHANGES

Currently, the existing Conditional Use Permit allows the applicant, Lakin Tire Company, to store a maximum of 50,000 tires inside the warehouse. Additionally, it allows for the parking of 32 53-foot trailers and 20 28-foot trailers on site. The application is proposing to amend the existing Conditional Use Permit to allow for an additional 45,000 tires to be store inside of the trailers on a temporary basis. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekends. As a result the total tire storage capacity will increase from 50,000 to 95,000. Therefore, the applicant is requesting to amend the existing Conditional Use Permit to allow for an increase of total storage capacity from 50,000 to 95,000; and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street. It should be noted that the applicant is anticipating the same daily volume as previously approved, the proposed change will never increase the daily volume of tires. The proposed Supplemental Initial Study/ Mitigated Negative Declaration did not indicated that additional traffic impact will be created from the proposed changes.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not have a significant adverse effect on the environment following mitigation therefore, the City caused to be prepared and proposed to adopt a Supplemental Mitigated Negative Declaration (MND) for the proposed project. The Supplemental MND reflects the independent judgement of the City of Santa Fe Springs, and the environmental consultant, Alta Environmental and Planning.

Draft Supplemental MND Review:

The Draft Supplemental Initial Study/Mitigated Negative Declaration was circulated through the State Clearinghouse for 30-day public review/and comments from March 5,

2018 to April 5, 2018. The Notice of Intent to Adopt a Supplemental Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Draft Supplemental Initial Study/Mitigated Negative Declaration was also delivered to the City's Planning Commission on April 5, 2018 for their review and comments.

When reviewing the Draft Supplemental Initial Study/Mitigated Negative Declaration, 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 Supplemental Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Aesthetics; Hazard & Hazardous Materials; Air Quality and Hydrology Quality*. These factors and their respective pertinent issues are discussed and analyzed within the Draft Supplemental 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 Draft Supplemental 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 period for implementation, are identified in the Mitigation and Monitoring Program (attachment # 7)

Responses to Initial Study/Mitigated Negative Declaration:

To date, staff has received three correspondence relating to the proposed Initial Study/Mitigated Negative Declaration, which includes the comment letter submitted by Southern California Air Quality Management District (SCAQMD), Cal Recycle and County of Los Angeles Fire Department.

1. Letter from SCAQMD suggests the City to include a mitigation that minimize idling of all diesel-fueled trucks and equipment to five minutes or less. Additionally, SCAQMD suggests that if the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as Responsible Agency for the Proposed Project in the Final Supplemental MND

2. Letter from Cal Recycle suggests that the City to include a Mitigation and Monitoring Program along with the Mitigated Negative Declaration.
3. Letter from County of Los Angeles Fire Department states that they do not have any comment regarding the Draft Initial Study/Mitigated Negative Declaration.

SCAQMD and Cal Recycle comments were addressed within the Mitigation and Monitoring Program. The correspondence from County of Los Angeles Fire Department did not require a formal response. Staff finds that all concerns raised by the three correspondents have been properly reviewed and addressed within the draft Mitigation and Monitoring Program.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval, Modification Permit and related Environmental Documents was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 29, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on March 29, 2018, and published in a newspaper of general circulation (Whittier Daily News) on March 26, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, aside from comments on the environmental documents as mentioned previously staff has not received any comments and/or inquiries regarding the proposal.

STAFF REMARKS

Based on the findings set forth in the staff report, staff finds that the applicant's requests meets the criteria set forth in Section 155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit, and California Environmental Quality Act (CEQA) requirements. Staff therefore recommends that the Planning Commission adopts Resolution 75-2018, which incorporates said findings as well as the condition of approval related the subject proposal (see Exhibit A of Resolution 75-2018).

AUTHORITY OF PLANNING COMMISSION:

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant Conditional Use Permit Case No. 771-1, subject when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny approval of a proposed Conditional Use Permit based on

the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 771-1 is attach to Resolution 75-2018 as Exhibit A.

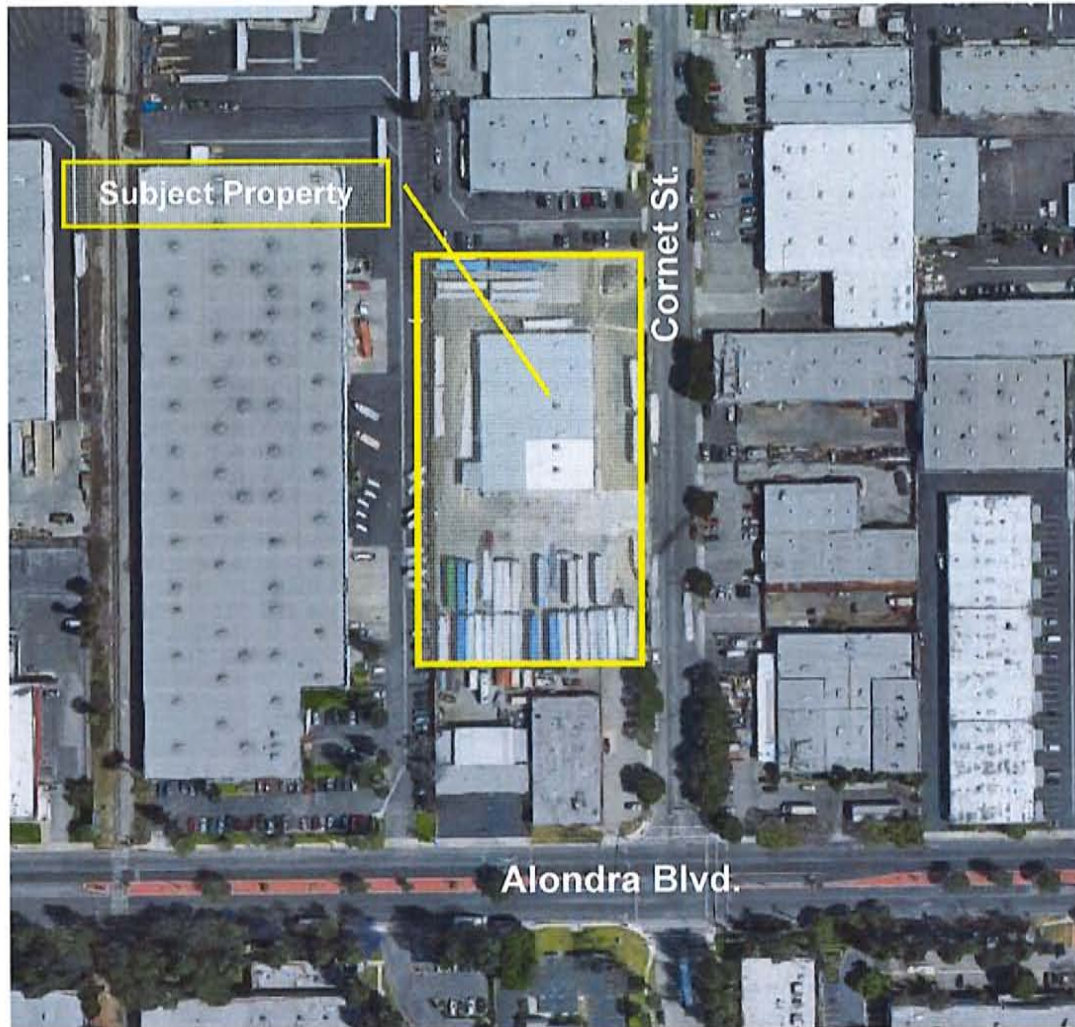


Wayne M. Morrell
Director of Planning

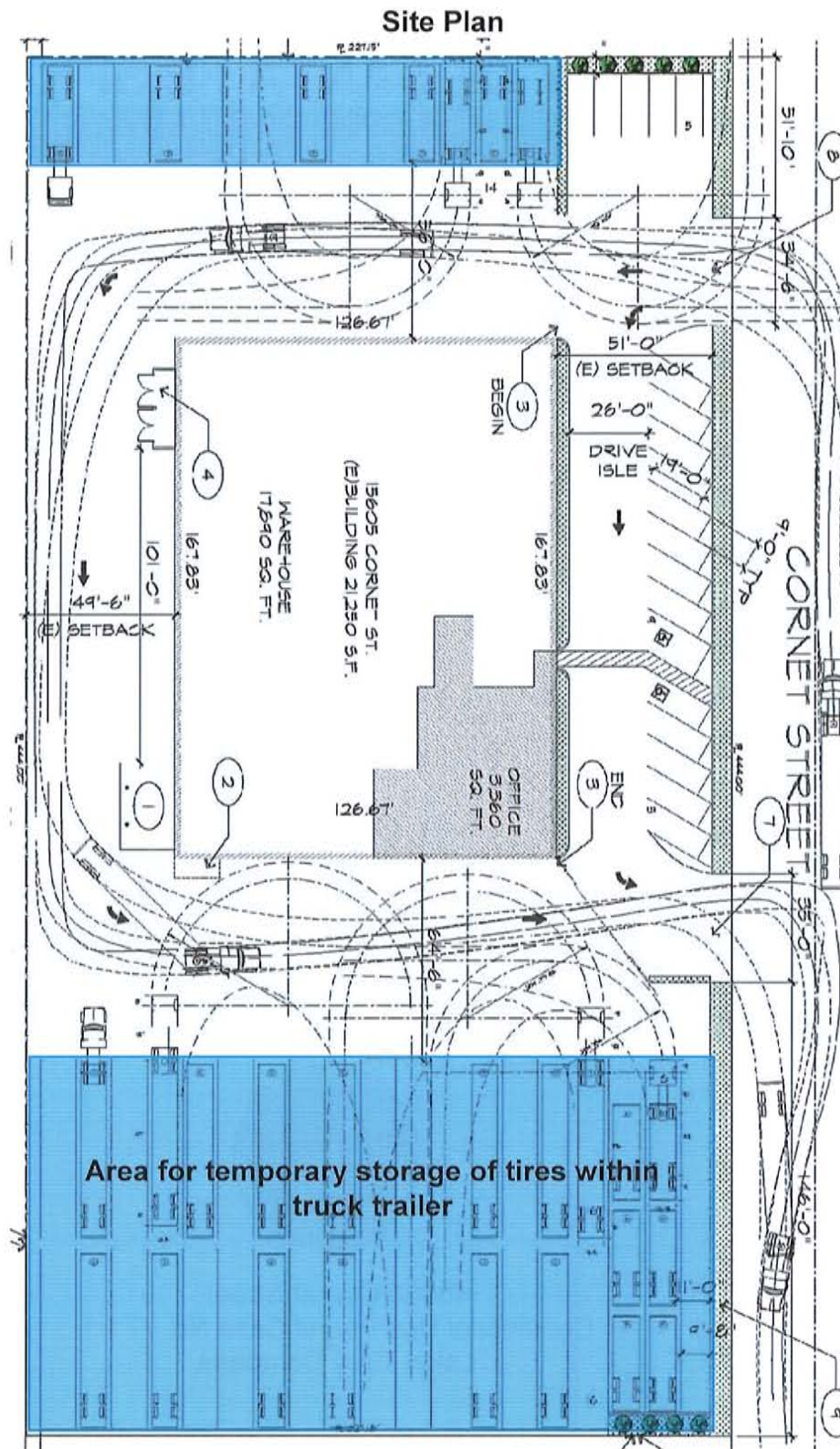
Attachments:

1. Aerial Photograph
2. Site Plan
3. Conditional Use Permit Application (DPA 771-1)
4. Public Hearing Notice & Postcard
5. Radius Map for Public Hearing Notice
6. Resolution 75-2018
 - a. Exhibit A - Conditions of Approval
7. Mitigation and Monitoring Program
8. CEQA Document Corresponded Letter
 - a. Letter from SCAQMD
 - b. Letter from Cal Recycle
 - c. Letter from County of Los Angeles Fire Department

Aerial Photograph
CITY OF SANTA FE SPRINGS



15605 Cornet Street
Conditional Use Permit Case No. 771-1
Lakin Tires Company



Conditional Use Permit Application

City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street):

15605 Cornet Street, Santa Fe Springs, CA 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

LOT:1 *TR=PARCEL MAP AS PER BK 83 P 84 OF P M LOT 1

APN: 7005-003-081

Record Owner of the property: Cornet Associates, LLC

Name: Randy Roth Phone No: 562-802-2752

Mailing Address: 15305 Spring Avenue, Santa Fe Springs 90670 Date of Purchase: 04/04/2016

Fax No: N/A E-mail: d3.pickard@pickard.com

Is this application being filed by the Record Owner? Yes

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

Representative authorized by the Record Owner to file this application:

Name: _____ Phone No: _____

Mailing Address: _____

Fax No: _____ E-mail: _____

Describe any easements, covenants or deed restrictions controlling the use of the property:

N/A

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):

To modify Conditional Use Permit Number 771 to allow storage of tires inside fully enclosed truck trailers parked on-site to accommodate staging of tires for sorting and shipping. Parking of the fully enclosed truck tires is approved as a part of Conditional Use Permit 771.

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.)

CUP Application
Page 2 of 3

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

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

Lakin Tire has an existing facility that is located in an existing industrial building at 15305 Spring Ave. in Santa Fe Springs. Lakin has consolidated its entire West coast business operations in Santa Fe Springs, and needs additional short term storage space to stage trailers full of tires so the tires can be sorted and shipped for either sale or processing. The location is desirable because it is close to Lakin's processing facility on Spring Avenue, and the Cornet property has already been approved for on-site trailer parking.
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.

The proposed use is located in an industrial area of the City, zoned M-2 for heavy manufacturing. As such, the property is surrounded by warehouses, factories, and yard facilities. The proposed modification to CUP 771 is consistent with the surrounding uses on adjacent properties. Also, the tires will be stored in fully enclosed trailers on the property, and will not be visible to passers by or occupants of adjacent properties. Also, the proposed modification will not increase semi-truck traffic beyond what has already been approved.
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 proposed modification of CUP 771 is for storage of tires in fully enclosed truck trailers on site, and will not generate any noise, dust, odors, or other undesirable features. The facility will remain as previously approved for storage and hand sorting of tires only. There is no processing equipment or machinery proposed as a part of this CUP modification request.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The use of the property is already conditioned to limit the possibility of becoming a hindrance to quality development or redevelopment of adjoining properties. All that is being requested in this CUP modification request is to allow for storage of tires in fully enclosed trailers, which are already approved to be parked on-site, out of the public view, for staging operations to support and accommodate sorting and shipping activities by Lakin Tire.
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.

All truck and trailer parking is approved and conditioned under CUP 771 to be on-site, taking truck traffic directly off the street without the need for queuing or blocking traffic in front of the property. No new truck traffic is proposed as a part of this request.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

The operator of the facility at the property is named Laking Tire West, Inc., a California Corporation, located at 15305 Spring Avenue in Santa Fe Springs, CA 90670.

Conditional Use Permit Application (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): RANDAL S. ROTH
 Mailing Address: 15305 SPRING AVE SANTA FE SPRING CA 90670
 Phone No: 562-802-2752
 Fax No: 562-802-7581 E-mail: randy@lancasterllc.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

On 12/5/17 before me, Orlando Llompallas Notary Public
 Personally appeared Randal S. Roth
 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 ONLY

CASE NO: _____
 DATE FILED: _____
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Public Hearing Notice & Postcard

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 771-1**

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. 771-1: to amend previously approved Conditional Use Permit Case No. 771-1 to allow for an increase of total storage capacity from 50,000 to 95,000; and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street.

APPLICANT / PROJECT LOCATION: Lakin Tires/ 15605 Cornet Street (APN: 7005-003-061)

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 City is hereby proposing to adopt a Supplemental Initial Study/Mitigated Negative Declaration (IS/MND) for this project. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Corleuse List) as set forth in Government Code Section 65962.5. The applicant has since retained Alta Environmental Group to prepare the necessary CEQA documents.

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, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, JimmyWong@santafesprings.org.

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 600 FEET**

NOTICE IS HEREBY GIVEN that public hearings will be conducted at regular meetings by the Planning Commission on Monday, April 9, 2018 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Conditional Use Permit Case No. 771-1
For property located at: 15605 Cornet Street

A request for approval to amend previously approved Conditional Use Permit Case No. 771-1 to allow for an increase of total storage capacity from 50,000 to 95,000, and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street (APN: 7005-003-061), within the M-2, heavy manufacturing, zone, (Lakin Tires)

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 City is hereby proposing to adopt a Supplemental Initial Study/Mitigated Negative Declaration (IS/MND) for this project. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Corleuse List) as set forth in Government Code Section 65962.5. The applicant has since retained Alta Environmental Group to prepare the necessary CEQA documents.

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

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

NEARPOST
03/29/2018
US POSTAGE \$000.00
ZIP 90670
04111257763

FILE COPY

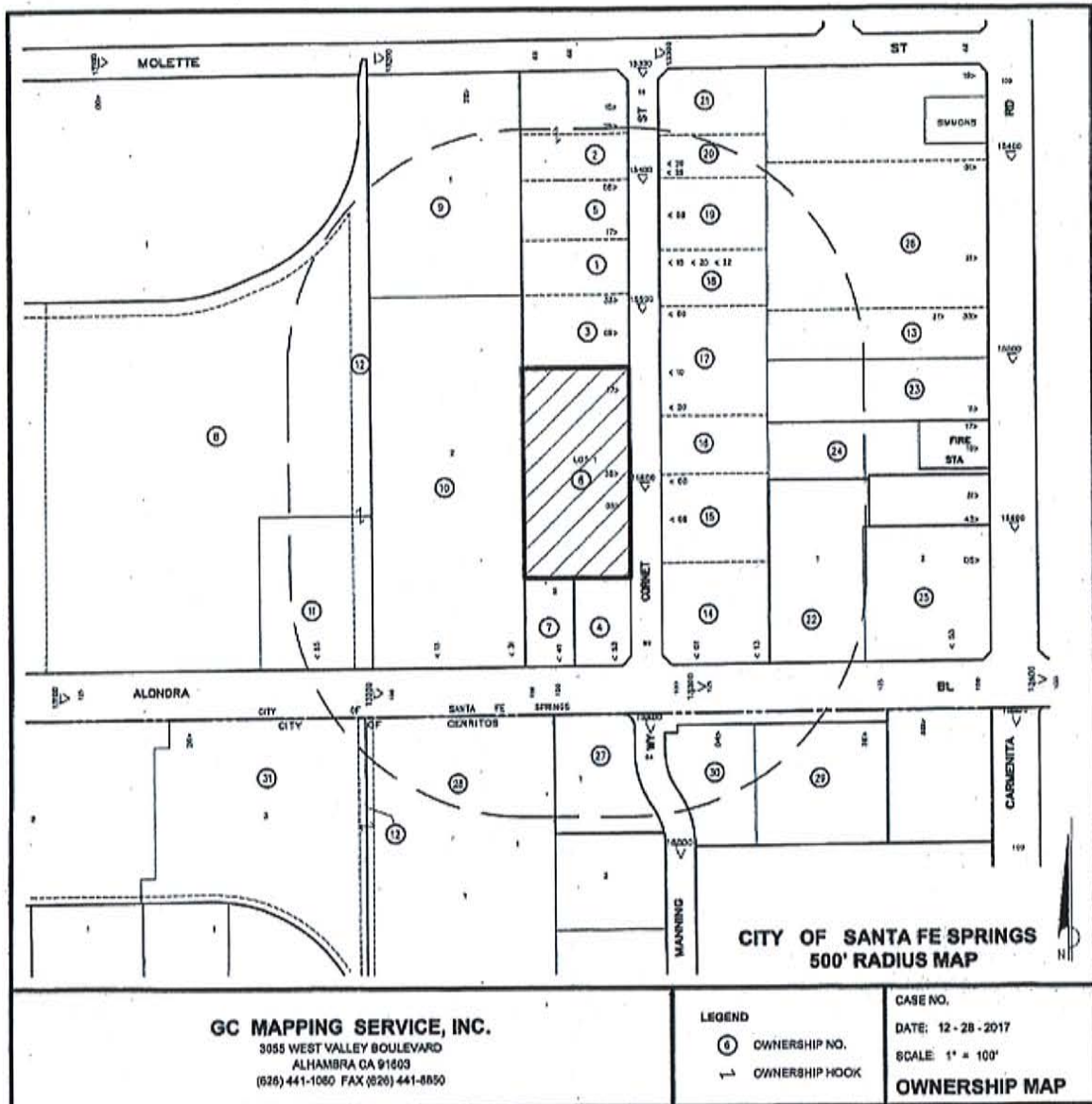
NOTICE OF PUBLIC HEARING
CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

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

Published: March 29, 2018
Whittier Daily News

Ad#1098495

Radius Map for Public Hearing Notice



CEQA Document Corresponded Letter - A

Received

MAR 19 2018


**South Coast
Air Quality Management District**

 21865 Copley Drive, Diamond Bar, CA 91765-4178
 (909) 396-2000 • www.aqmd.gov

Planning Department

SENT VIA E-MAIL AND USPS:JimmyWong@santafesprings.org

Jimmy Wong, Planning Consultant (Contract)

City of Santa Fe Springs – Planning and Development Department

11710 Telegraph Road

Santa Fe Springs, CA 90670

March 14, 2018

**Supplemental Mitigated Negative Declaration (MND) for the Proposed
Lakin Tires Conditional Use Permit Case No. 771-1**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final Supplemental MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to increase the originally approved tire storage capability from 50,000 tires to 95,000 tires (Proposed Project). To accommodate the increased capacity, the Proposed Project will also convert the use of 18,972 square feet of the existing building for receiving, sorting, and shipping of used tires.

SCAQMD Staff's Summary of Air Quality Analysis

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operation emissions and compared them to SCAQMD's regional and localized air quality CEQA significance thresholds. The Lead Agency found that the Proposed Project's air quality impacts would be less than significant. While the Proposed Project's operational air quality impacts would be less than significant, the Lead Agency proposed four mitigation measures. One mitigation measure prohibits the idling of trucks while waiting to be weighed or during loading and unloading. Signage will be posted in delivery areas and the loading dock¹. Another mitigation measure requires facility operators to obtain and maintain any permits that may be required by the SCAQMD².

SCAQMD Staff's Comments

To be consistent with the California Air Resources Board's idling policy³, SCAQMD staff recommends that the Lead Agency minimize idling of all diesel-fueled trucks and equipment to five minutes or less. Additionally, if the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as Responsible Agency for the Proposed Project in the Final Supplemental MND. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the Supplemental MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to the comment contained herein prior to the adoption of the Final Supplemental MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and

¹ MND, Page 33.² *Ibid.*³ California Air Resources Board, June 2009. *Written Idling Policy Guidelines*. Accessed at: <https://www.arb.ca.gov/msprog/ordiesel/guidance/writtenidlingguide.pdf>.

CEQA Document Corresponded Letter – A (Cont.)

Jimmy Wong

2

March 14, 2018

suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the Proposed Project.

Sincerely,

Lijin Sun

Lijin Sun, J.D.
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

LS
LAC180302-02
Control Number

CEQA Document Corresponded Letter – B

California Environmental Protection Agency

Edmund G. Brown Jr., Governor

**DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027
P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

March 13, 2018

Governor's Office of Planning & Research

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

MAR 14 2018

STATE CLEARINGHOUSE

Subject: SCH No. 2018031011 – Draft Supplemental Mitigated Negative Declaration for Lakin Tire, Los Angeles County

Dear Mr. Wong:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

This Draft Supplemental Mitigated Negative Declaration (MND) has been developed to provide corrective language from the original MND, dated March 21, 2016. Lakin Tire of Los Angeles County proposes to obtain a Major Waste Tire Facility Permit for a tire recycling facility located at 15605 Cornet Street, Santa Fe Springs, California. The project site is 2.32 acres. The site will be used to receive, sort, and ship used tires. No processing or grinding of tires will occur on the property. Tires will be unloaded and loaded via forklifts and all sorting will occur indoors by hand. All truck and trailer parking is provided on site. The hours of operation will be from 6:00 am to 11:30 pm, Monday through Friday.

The project is comprised of:

- 1) Utilizing an existing 21,250 square foot building for both office space and floor space for the receiving, sorting and shipping of waste tires;
- 2) Using the south end of the property for truck parking and trailer storage of waste tires;
- 3) Incorporation of 71 parking spaces;
- 4) Landscaping, consisting of 4,367 square feet, along the property;
- 5) Installation of a 14-foot high chain link fence with vision obscuring slats;
- 6) Removal of an existing trash enclosure and construction of a new one in the northwest corner;
- 7) Relocation of a driveway along the east side of the site, on Cornet Street;
- 8) Increasing the tire storage capacity from 50,000 tires (as proposed in the 2016 MND) to 95,000 tires.

COMMENTS**Existing Building**

Section 1.1 states that the existing building has 2,278 square feet of office space and 18,972 square feet of floor space. However Figure 4 (Site Plan) shows that there is 3,360 square feet of office space and 17,890 square feet of floor space. Please clarify the discrepancy throughout the document.

ORIGINAL PRINTED ON 100% POSTCONSUMER WASTE, PROCESS CHLORINE FREE PAPER

CEQA Document Corresponded Letter – B (Cont.)

Draft Supplemental MND for Lakin Tire for a Major Waste Tire Facility Permit
March 13, 2018
Page 2 of 2

Mitigation Monitoring and Report Program (MMRP)

Section 4.1 states that a Supplemental Mitigation and Monitoring Program will be required. Please incorporate an MMRP for both the Supplemental MND and the 2016 MND. Section 4.1 also states that an accountable enforcement agency or monitoring agency shall not be identified for the mitigation measures adopted. Please clarify this statement. Monitoring agencies for the mitigation measures should be identified. Please identify the appropriate monitoring agencies in both MMRPs.

Solid Waste Regulatory Oversight

CalRecycle is responsible for providing regulatory oversight of waste tire handling activities, including permitting and inspections. Please contact CalRecycle Permitting and Assistance Branch to discuss waste tire facility permitting requirements for the proposed project.

CONCLUSION

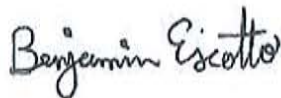
CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the Final Supplemental MND and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices, and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and approval by the decision making body.

If you have any questions regarding these comments, please contact me at 916.341.6138 or by e-mail at Benjamin.Escotto@calrecycle.ca.gov.

Sincerely,



Benjamin Escotto, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division

cc: Martin Perez, Supervisor
Permitting & Assistance Branch – South Unit

Jacob Souza, Environmental Scientist
Waste Tire Compliance – South Unit

Paul Saldana, Supervisor
Waste Tire Compliance – South Unit

CEQA Document Corresponded Letter – C



DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
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FIFTH DISTRICT

Received

MAR 26 2018

Planning Department

March 21, 2018

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

Dear Mr. Nguyen:

**NOTICE OF INTENT TO ADOPT A SUPPLEMENTAL INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION, "LAKIN TIRES CASE NO. 771-1," IS OPERATION OF A TIRE
RECYCLING FACILITY AT AN EXISTING INDUSTRIAL PROPERTY, WHERE PREVIOUS
OCCUPANT WAS A RYDER TRUCK LEASING CENTER, 15605 CORNET STREET,
SANTA FE SPRINGS, FFER 201800034**

The Notice of Intent to Adopt a Supplemental Initial Study/Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

The subject property is entirely within the City of Santa Fe Springs which is not a part of the emergency response area of the Los Angeles County Fire Department (also known as the Consolidated Fire Protection District of Los Angeles County). Therefore, this project does not appear to have any impact on the emergency responsibilities of this Department.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 75-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA FE SPRINGS REGARDING DEVELOPMENT
PLAN APPROVAL CASE NO. 771-1.**

WHEREAS, a request was filed for an Amendment to Conditional Use Permit Case No. 771 to allow for an increase of total storage capacity from 50,000 to 95,000; and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street. (APN: 7005-003-061), within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 15605 Cornet Street, in the City of Santa Fe Springs, with an Accessor Parcel Number of 7005-003-061, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Cornet Associates, LLC , 15305 Spring Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 771 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environment following mitigation, therefore, the City caused to be prepared and proposed to adopt a Supplemental Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning Department on March 26, 2018 publish a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 771-1.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The environmental analysis provided in the Supplemental Initial Study indicates that the proposed project will not have a significant adverse effect on the environment following mitigation. 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 Supplemental IS/MND:

- The proposed project *will not* have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory.
- The project *will not* have potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

SECTION II. MITIGATED MONITORING AND REPORTING PROGRAM

Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the Planning Commission coincidental to the approval of this Supplemental IS/MND, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the Planning Commission'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 Planning Commission makes the following additional findings:

- A mitigation reporting or 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 Planning Commission's final determination.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination

of the subject Conditional Use Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) That the proposed use will not 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. The proposed amendment includes the increase of capacity of an approved use and additional industrial use that are consistent with the current zoning and land use designation.

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

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

The proposed amendment to existing Conditional Use Permit will not involve any construction of structure.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 75-2018 to approve a Conditional Use Permit Case No. 771-1 to allow for an increase of total storage capacity from 50,000 to 95,000 and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street; and adopt the proposed Supplemental Initial Study/Mitigated Negative Declaration along with the proposed Mitigation Monitoring and Reporting Program, subject to conditions attached hereto as Exhibit A

ADOPTED and APPROVED this ____ day of April, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
CUP 771-1 – Lakin Tire Company
15605 Cornet Street
Conditions of Approval

The added conditions are shown in **bold** and the existing condition that is being removed is shown as a ~~strike through~~

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
2. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Offsite improvements such as new drive approaches to be approved per separate City Public Works permit. Concrete drive approaches to be built per City Standard (R-6.4).
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511 x3319)

4. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbs to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.
5. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty

(60) days from the date of approval by the Planning Commission.

6. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than sixty (60) days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
7. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
8. 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.
9. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
10. That the Applicant and/or his employees shall not allow trucks to back in from the street, block traffic, load or unload from the street or queue trucks on the street at any time.
11. That the Applicant shall remove the unpermitted flag pole from the front yard setback, and obtain approval for the relocation and re-installation should the Applicant desire to maintain the flag pole on the site.
12. That within thirty (30) days of the approval of this Permit by the Planning Commission, the Applicant shall submit an application for a Recyclable Materials Dealer to the Department of Police Services.
13. That the Applicant and his employees shall comply with Chapter 119 of the Santa Fe

Springs Municipal Code at all times.

14. That the Applicant shall not park and/or store inoperable trucks, dismantled trucks, or wrecked trucks on site.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3701)

15. Provide minimum 26 feet fire access lane around the building and maintain at all times.
16. Submit plans for interior storage of rubber tires prior to stocking material within the building.
17. Provide adequate fire protection for the storage of rubber inside the building.
18. Service existing sprinkler system, correct any deficiencies, and provide 5 year certification of the system.
19. Provide central station fire alarm monitoring.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

20. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

21. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Matson, Management Assistant, at (562) 409-1850 for said application.
22. That the applicant shall not knowingly transport loads containing more than 10% residue.
23. 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.
24. 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: Jimmy Wong 562.868-0511 x7451)

25. That this approval shall allow the applicant, Lakin Tire Company, to establish, operate, and maintain a tire recycling facility and open storage of trailers on the subject site located at 15605 Cornet Street.
26. ~~That approval of the subject Conditional Use Permit (CUP 771-1) is still contingent upon approval of a Modification Permit (MOD 1264) to allow the applicant to install and maintain a 14' high fence within the front setback area along Cornet Street and also to provide and maintain a total of 19 of 42 required parking stalls.~~
27. That the privileges granted under Modification Permit Case No. 1264 are for the sole use by Lakin Tire Company. Should Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the truck yard area shall be re-striped to provide a minimum of 42 parking stalls as required by the City Zoning Regulations. Additionally, the 14' high fence shall be removed or otherwise setback a minimum of 20' as required by the City Zoning Regulations.
28. That the Mitigation Monitoring and Reporting Program (MMRP), which was prepared for the proposed project and an essentially component of the Supplemental Initial Study and Mitigated Negative Declaration (IS/MND), shall be made part of the conditions of approval for Conditional Use Permit Case No. 771-1 and Modification Permit Case No. 1264. Both the Supplemental IS/MND and MMRP are listed as an attachment to this staff report.
29. That subject recycling facility operations shall be limited to the following hours of operation: Monday through Friday from 5:30am and 12:00pm. Saturday and Sunday – Closed; on several occasions throughout the year, the facility may open on a Saturday to accommodate seasonal fluctuations in volume.
30. That the applicant understands that there shall be a total maximum of 16 employees per shift (at peak period) working at the subject recycling facility.
31. **That no more than 50,000 tires shall be stored inside of the facility.**
32. **That no more than 45,000 tires shall be stored inside of the on-site trailers. Additionally, storage of tires within trailers on site shall only be permit on a temporary basis during loading and unloading of tires, which occur within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekend.**
33. That subject recycling facility operations shall be limited to a daily volume of 24,000 tires (12,000 tires inbound and 12,000 tires outbound).
34. That all parking areas shall be re-striped in accordance with the proposed site plan

(sheet B – SITE PLAN), as submitted by the applicant and on file with this case.

35. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material.
36. That all recycling activities (i.e. receiving, sorting, and shipping), except the transferring of tires into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building.
37. That the subject property and areas immediately adjacent to the property be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner.
38. That the applicant shall ensure the trash bins are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times.
39. That the subject recycling operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
40. That the subject tire recycling activities shall not involve any material grinding or otherwise manufacturing on the subject site. Additionally, activities shall not involve any melting or odorous processes.
41. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
42. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Cornet Street, use said streets as staging, or to back up onto the street from the subject property.
43. That the site shall otherwise be substantially in accordance with the site plan and floor plan submitted by the applicant and on file with the case.
44. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said plans shall detail any upgrades to existing landscape area as well as all new landscape areas.
45. That the landscaped areas shall all be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

46. That upon completion of the new landscaping and landscape upgrade, all landscaped areas thereafter shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
47. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
48. That the applicant shall not accept materials from the general public, individuals or peddlers.
49. That the applicant shall obtain all the necessary Building Permits and approvals from the Building, Planning, Engineering and Fire Department.
50. That prior to occupancy of the building, 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).
51. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities.
52. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
53. **That Conditional Use Permit Case No. 771-1 shall be subject to a compliance review in one (1) year, no later than April 11, 2019, to ensure the subject recycling use is still operating in strict compliance with the conditions of approval as stated in the staff report.**
54. That the applicant, Lakin Tire Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP Case No. 771-1) or Modification Permit (MOD Case No. 1264), 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.

55. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional 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 subject conditional use permit.
56. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse



CALIFORNIA ENVIRONMENTAL QUALITY ACT– SUPPLEMENTAL INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Project Applicant:

Lakin Tire
15605 Cornet Street
Santa Fe Springs, CA 90670
Alta Project: LAKT-17-7408

Lead Agency:

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

February 1, 2018

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SUPPLEMENTAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Name: Lakin Tire

Project Address: 15605 Cornet Street, Santa Fe Springs, CA 90670

Project Applicant: Randy Roth, Vice President, Lakin Tire, 15305 Spring Ave., Santa Fe Springs, CA 90670

Project Contact: April Garcia, Compliance Manager, Lakin Tire, 15305 Spring Ave., Santa Fe Springs, CA 90670

Lead Agency: City of Santa Fe Springs

Agency Contact: Jimmy Wong, Planning Consultant (Contract), Planning and Development Department, 11710 Telegraph Road, Santa Fe Springs, CA 90670

General Plan: Industrial

Zoning: M-2, Heavy Manufacturing

Project: On April 11, 2016, the City of Santa Fe Springs (City) adopted a Mitigated Negative Declaration (MND) and approved the Conditional Use and Modification Permits for the Lakin Tire facility located at 15605 Cornet Street. An Initial Study (IS) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines. Since that time, Lakin Tire has been made aware of an incorrect statement regarding the location of tire storage included in the IS/MND analysis of environmental impacts for fire protection under Section 3.14, Public Services.

The proposed project is operation of a Tire Recycling Facility at an existing industrial property located at 15605 Cornet Street, where the previous occupant was a Ryder Truck leasing center. This Supplemental IS/MND provides corrected language for all applicable sections and includes an evaluation of potential environmental impacts associated with an increase of tire storage capacity from 50,000 tires as originally proposed, to 95,000 total tires at a new Tire Recycling Facility located within the City of Santa Fe Springs. The original IS/MND, approved on April 11, 2016, is included in Attachment 1 and referenced throughout this document. At the time of the submittal of the original IS/MND, the project required a Modification Permit (MOD) for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. The MODs for the two deviations were previously approved on April 11, 2016 and Lakin Tire is not requesting approval for any additional deviations at this time.

Lakin Tire will provide recycling of used tires to wholesalers and retailers for re-use. There will be no operating process machinery, or processing and grinding of tires at the property. Approximately 50,000 tires will be stored inside the warehouse. Lakin Tire is also proposing to

park approximately 32 53-foot trailers and 20 28-foot trailers on site. These trailers will also be used to store an additional 45,000 tires on a temporary basis. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekends. The proposed maximum number of tires stored at the facility is 95,000 total tires.

The project includes the following elements:

- **Existing Building:** An existing building has been remodeled to remove some of the offices, leaving 2,278 square feet of office space. The remaining 18,972 square feet of floor space will be used for receiving, sorting and shipping of used tires. The existing truck wash canopy and clarifier remain on the exterior of the building.
- **Truck/Trailer Parking:** The south end of the project site will be used for truck parking and trailer storage. This is consistent with the previous use of this portion of the property. There will be 32 full-size trailer spaces, 20 smaller trailer spaces, 17 standard spaces, and two accessible spaces on site, for a total of 71 parking spaces.
- **Landscaping:** Landscaping, consisting of 4,367 square feet, will be provided along the property frontage on Cornet Street, and wrapping around the corner of the property on the north and south ends. A new 14-foot high chain link fence with vision obscuring slats has been provided to enhance screening of the truck storage activities from adjacent properties.

Access to the site is provided by one existing driveway and a second driveway relocated along the east side of the site, on Cornet Street. The northern driveway will serve as the entrance for trucks, employee vehicles, and visitor vehicles. The southern driveway will provide egress for all vehicles.

ENVIRONMENTAL CHECKLIST FORM

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the environmental impact checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance

Determination:

(To be completed by the Lead Agency) On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Printed Name	Date
Signature	Printed Name	Date

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ATTACHMENTS

Attachment 1 Initial Study/Mitigated Negative Declaration approved April 11, 2016

1 INTRODUCTION

1.1 Purpose of the Supplemental Initial Study/Mitigated Negative Declaration

The proposed project operation of a Tire Recycling Facility at an existing industrial property located at 15605 Cornet Street in Santa Fe Springs, CA, where the previous occupant was a Ryder Truck leasing center. This Supplemental IS/MND evaluates the potential environmental impacts associated with an increase of tire storage capacity from 50,000 tires as originally proposed, to 95,000 total tires at the new Tire Recycling Facility. The original IS/MND, approved on April 11, 2016, is included in Attachment 1 and referenced throughout this document. At the time of the original submittal, the project required a Modification Permit (MOD) for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. The MODs for the two deviations were previously approved on April 11, 2016 and Lakin Tire is not requesting approval for any additional deviations at this time.

Lakin Tire will provide recycling of used tires to wholesalers and retailers for re-use. There will be no operating process machinery, or processing and grinding of tire at the property. Approximately 50,000 tires will be stored inside the warehouse. Lakin Tire is also proposing to park approximately 32 53-foot trailers and 20 28-foot trailers on site. These trailers will also be used to store an additional 45,000 tires on a temporary basis. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekends. The recommended maximum number of tires stored at the facility is 95,000 total tires.

The project includes the following elements:

- **Existing Building:** An existing building has been remodeled to remove some of the offices, leaving 2,278 square feet of office space. The remaining 18,972 square feet of floor space will be used for receiving, sorting and shipping of used tires. The existing truck wash canopy and clarifier remain on the exterior of the building.
- **Truck/Trailer Parking:** The south end of the project site will be used for truck parking and trailer storage. This is consistent with the previous use of this portion of the property. There will be 32 full-size trailer spaces, 20 smaller trailer spaces, 17 standard spaces, and two accessible spaces on site, for a total of 71 parking spaces.
- **Landscaping:** Landscaping, consisting of 4,367 square feet, will be provided along the property frontage on Cornet Street, and wrapping around the corner of the property on the north and south ends. A new 14-foot high chain link fence with vision obscuring slats has been provided to enhance screening of the truck storage activities from adjacent properties.

The project applicant is Mr. Randy Roth, Vice President of Lakin Tire, 15305 Spring Ave., Santa Fe Springs, CA 90670.

The proposed Tire Recycling Facility is subject to the California Environmental Quality Act (CEQA) because it requires a Conditional Use Permit (CUP) for operations. The proposed project also requires an MOD for two deviations to the M-2 property development standards as described above. The approval of a CUP is discretionary, and was previously considered by the appropriate decision-making body on April 11, 2016. For this project, CUP and MOD approval falls to the City of Santa Fe Springs Planning Commission. The City of Santa Fe Springs is the Lead Agency for the proposed project. Lead Agency is defined as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” in Section 21067 of CEQA. As such, the City of Santa Fe Springs has authorized the preparation of this Supplemental IS/MND. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Supplemental IS/MND is to determine whether the proposed project changes will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, this Supplemental IS/MND is also intended to:

- Provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- Facilitate the project’s environmental assessment early in the design and development of the proposed project;
- Eliminate unnecessary EIRs; and,
- Determine the nature and extent of any impacts associated with the proposed project.

Although this Supplemental IS/MND was prepared with consultant support, the analysis, conclusions, and findings that were 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 Supplemental IS/MND preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project’s CEQA review.

This Supplemental Mitigated Negative Declaration 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 30-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 Supplemental Mitigated Negative Declaration.

1.2 Supplemental Initial Study/Mitigated Negative Declaration Organization

The Supplemental IS/MND is composed of the following sections:

1. INTRODUCTION, provides the purpose of this Supplemental IS/MND and an overview of the project to be evaluated.
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.
3. ENVIRONMENTAL ANALYSIS, includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
4. FINDINGS, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
5. REFERENCES, identifies the sources used in the preparation of this Supplemental IS/MND.

1.3 Supplemental Initial Study Checklist

The environmental analysis provided in Section 3 of this Supplemental IS/MND indicates that the proposed additional tire storage is not anticipated to result in any significant adverse impacts. Any potential impacts identified in this study can be mitigated to less than significant. The findings of this Supplemental IS/MND are summarized in **Table 1** located on the following pages.

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Table 1. Supplemental Initial Study Checklist

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓
AGRICULTURE AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				✓
d) Result in the loss of forest land or the conversion of forest land to a non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓
AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓
GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project 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 result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?		✓		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of 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?				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?		✓		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓
LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
e) For a project located within an airport land use 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?				✓
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?				✓
POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			✓	
Police protection?				✓
Schools?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Parks?				✓
Other public facilities?				✓
RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?				✓
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✓
UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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2 PROJECT DESCRIPTION

2.1 Project Location

The project site is located within the jurisdictional boundaries of the City of Santa Fe Springs. This City is located roughly 16.4 miles to the southeast of downtown Los Angeles. Neighboring jurisdictions include Whittier and Unincorporated Los Angeles County (West Whittier) to the north, Cerritos and Norwalk to the south, Pico Rivera and Downey to the west, and Whittier to the east. Key geographical features within the city include the San Gabriel River, approximately 3.5 miles west of the project site, and the Puente Hills, approximately 6.0 miles northeast of the project site. **Figure 1** on the following page shows the project site in a regional context.

The project site includes 2.32 acres, located in the southernmost portion of the City in an established heavy manufacturing zone between Alondra Boulevard and the Interstate 5 Freeway. Access to the site is provided by two driveways located on Cornet Street. The assessor's parcel number (APN) for the property is 7005-003-061. **Figure 2** shows a local map of the project site within the City of Santa Fe Springs.

2.2 Environmental Setting

The project site is located in an industrial area in the southernmost portion of the City. Industrial land uses border the project property to the north, west, and south. Cornet Street runs along the property to the east. A tire warehouse is located directly west of the site, an automotive shop is located to the south, and a plastics company is to the north. A distribution center for power tools and applications for the automotive and heavy duty trucking industry is located across Cornet Street. Smaller commercial and industrial uses are located throughout the area along Alondra Boulevard. The closest residential neighborhood is located more than a quarter of a mile (over 1,800 feet) southeast of the site, in the City of Cerritos.

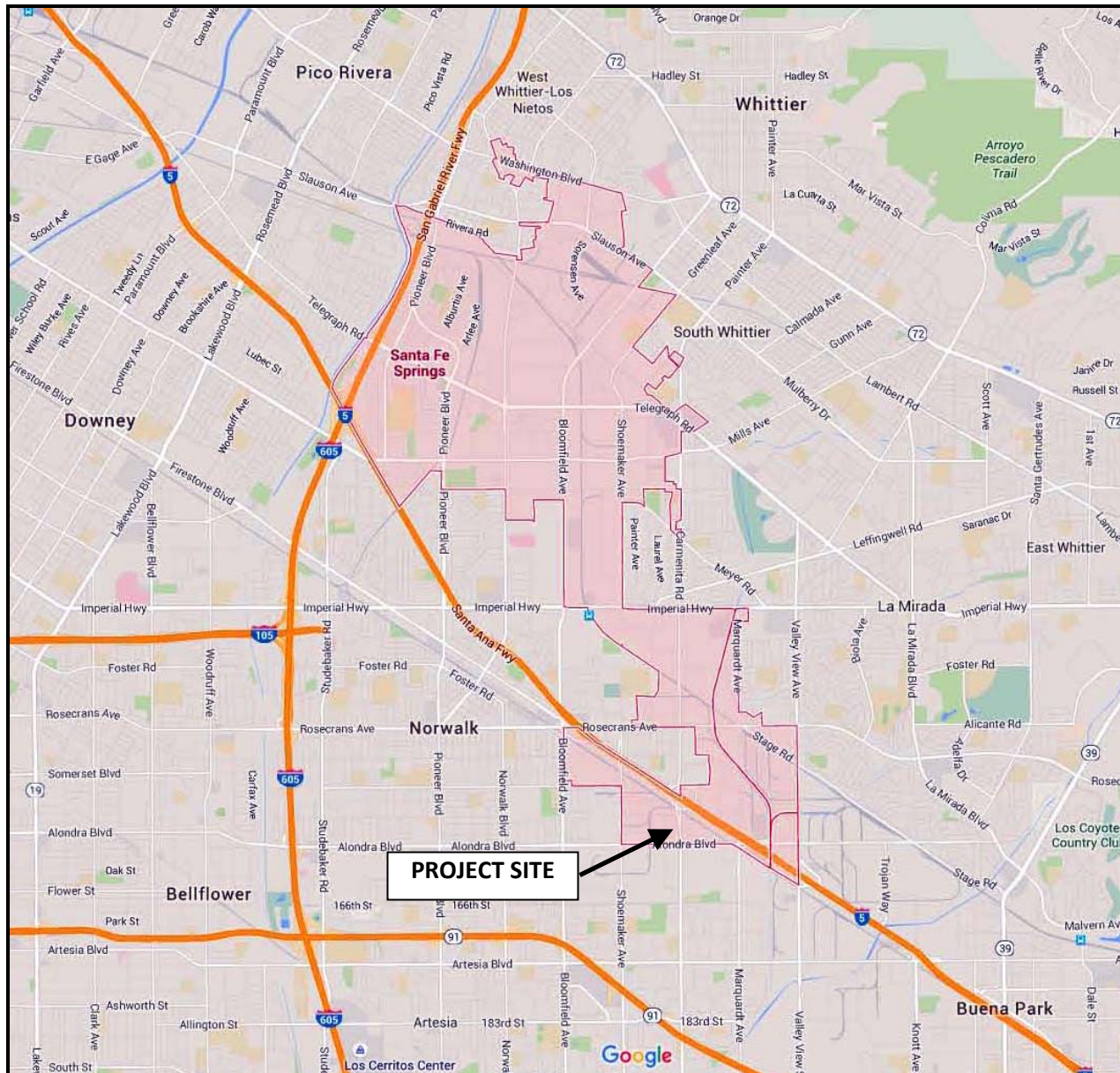


FIGURE 1. VICINITY MAP

Source: Google Maps, 2016

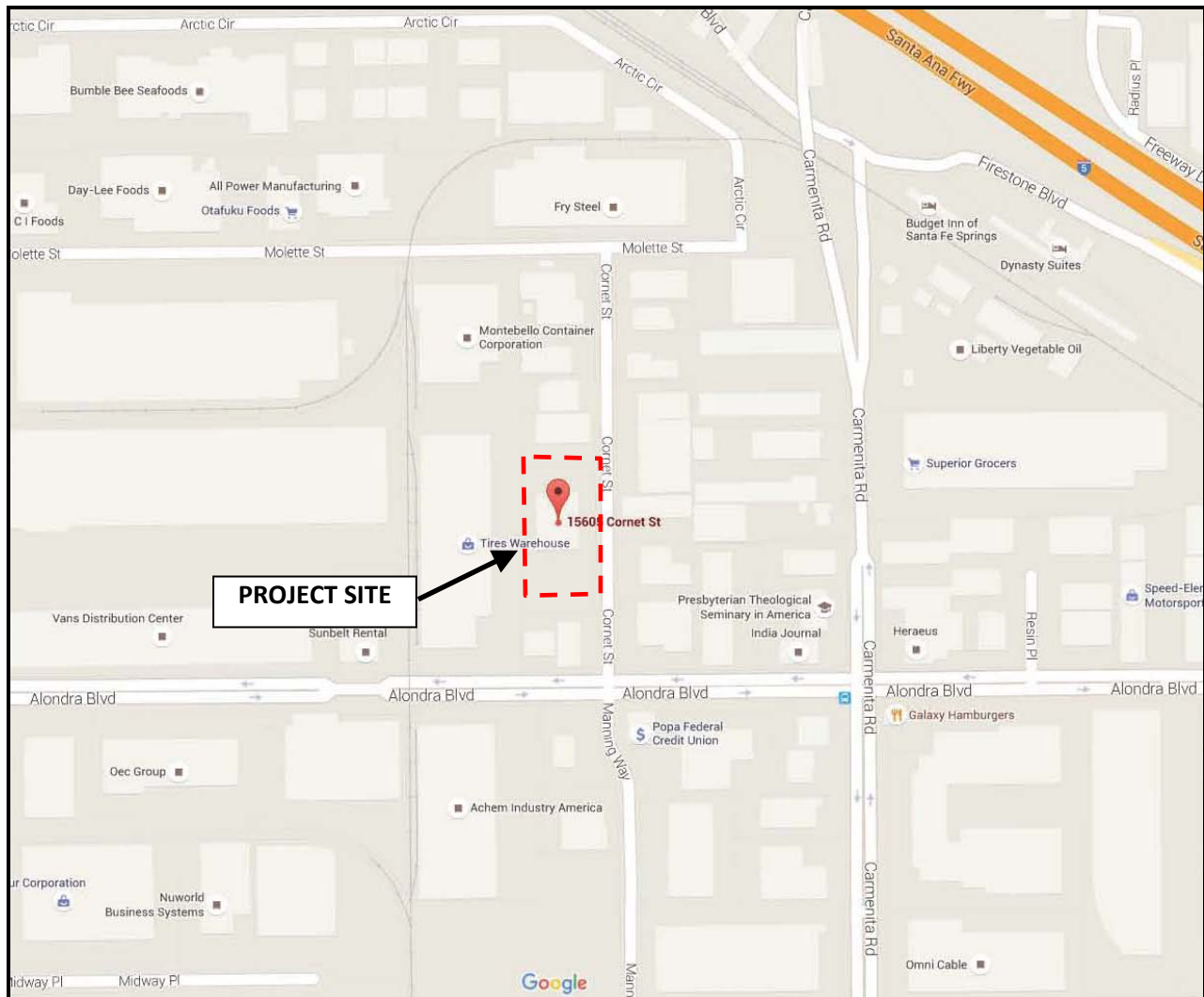


FIGURE 2. PROJECT LOCATION

Source: Google Maps, 2016

The project site is designated as *Industrial* in the City's General Plan. The project site is zoned *M2 (Heavy Manufacturing)*.

The Lakin family began recycling tires in 1918 and is now one of the largest, most efficient, technologically-advanced tire removal and recycling organizations in the country. Lakin Tire serves customers and communities worldwide with comprehensive tire removal and recycling solutions, and environmentally-friendly processing operations. Lakin Tire is the exclusive tire removal and recycling partner for more than 5,000 individual tire retailers, including major chains, across the country. The project site was previously used as a Ryder Truck leasing center. Existing access to the site is provided by two driveways along Cornet Street. One driveway is located at the north end of the property, adjacent to the property line. The second driveway is located further south, near the center of the east side of the property. The entire site is paved except for several smaller landscaped areas located along the Cornet Street frontage and new landscaping in front of the existing building. The existing pavement shows signs of wear and tear typical to heavy truck use, including some cracking and previously patched areas. There is one existing building located within the project site. An aerial photograph of the property is shown in **Figure 3**. Photographs of the previous condition of the property are provided in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

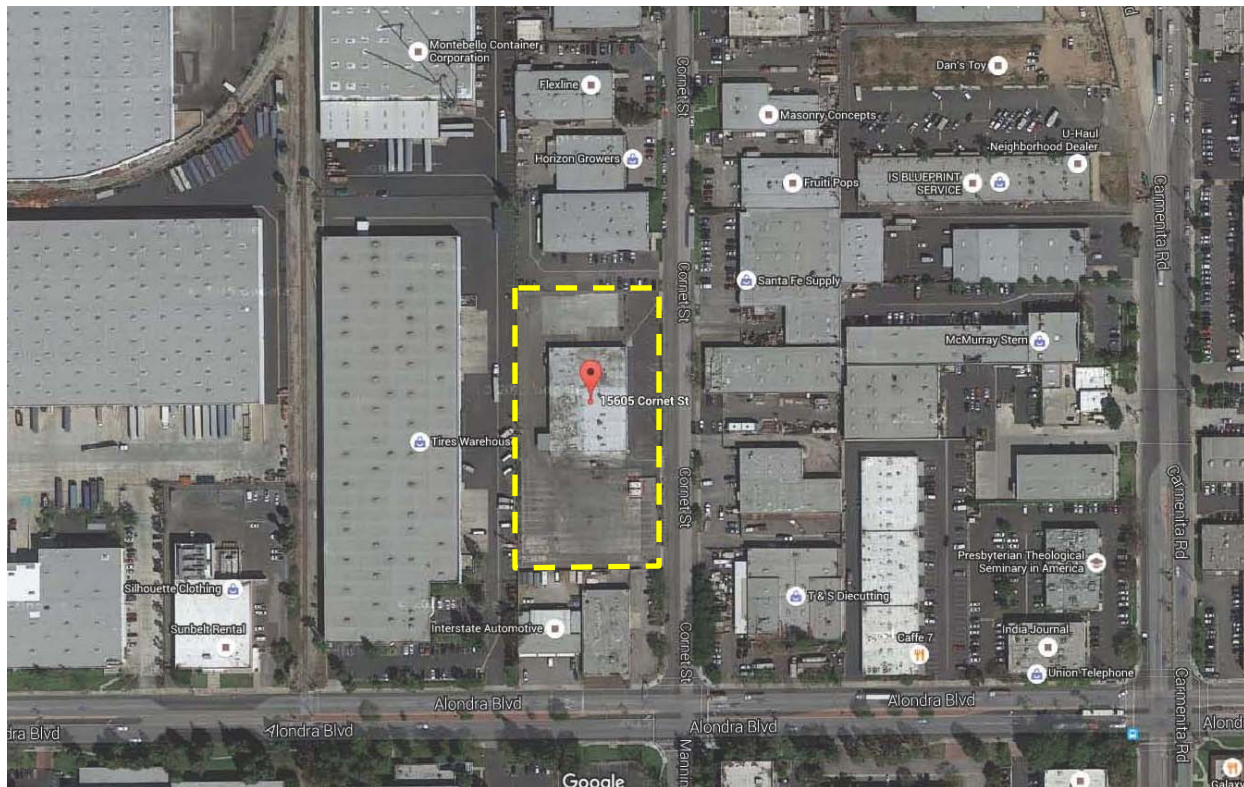


FIGURE 3. AERIAL PHOTOGRAPH
Source: Google Earth, 2016

2.3 Project Description

The proposed project is the operation of a Tire Recycling Facility at an existing industrial property located at 15605 Cornet Street, where the previous occupant was a Ryder Truck leasing center. At the time of the original submittal, the project required a Modification Permit (MOD) for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. The MODs for the two deviations were previously approved on April 11, 2016 and Lakin Tire is not requesting approval for any additional deviations at this time.

Lakin Tire will provide recycling of used tires to wholesalers and retailers for re-use. There will be no operating process machinery, or processing and grinding of tire at the property. Approximately 50,000 tires will be stored inside the warehouse. Lakin Tire is also proposing to park approximately 32 53-foot trailers and 20 28-foot trailers on site. These trailers will also be used to store an additional 45,000 tires on a temporary basis. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekends. The recommended maximum number of tires stored at the facility is 95,000 total tires. The project includes the following elements:

- **Existing Building:** An existing building has been remodeled to remove some of the offices, leaving 2,278 square feet of office space. The remaining 18,972 square feet of floor space will be used for receiving, sorting and shipping of used tires. The existing truck wash canopy and clarifier remain on the exterior of the building.
- **Truck/Trailer Parking:** The south end of the project site will be used for truck parking and trailer storage. This is consistent with the previous use of this portion of the property. There will be 32 full-size trailer spaces, 20 smaller trailer spaces, 17 standard spaces, and two accessible spaces on site, for a total of 71 parking spaces.
- **Landscaping:** Landscaping, consisting of 4,367 square feet, will be provided along the property frontage on Cornet Street, and wrapping around the corner of the property on the north and south ends. A new 14-foot high chain link fence with vision obscuring slats has been provided to enhance screening of the truck storage activities from adjacent properties.

A new enclosure will be constructed in the north west corner of the property. The site plan and elevations for the facility remain unchanged from the original submittal included in **Attachment 1**. A site plan for the facility is provided in **Figure 4**. Project elevations are provided in **Figure 10** of **Attachment 1**.

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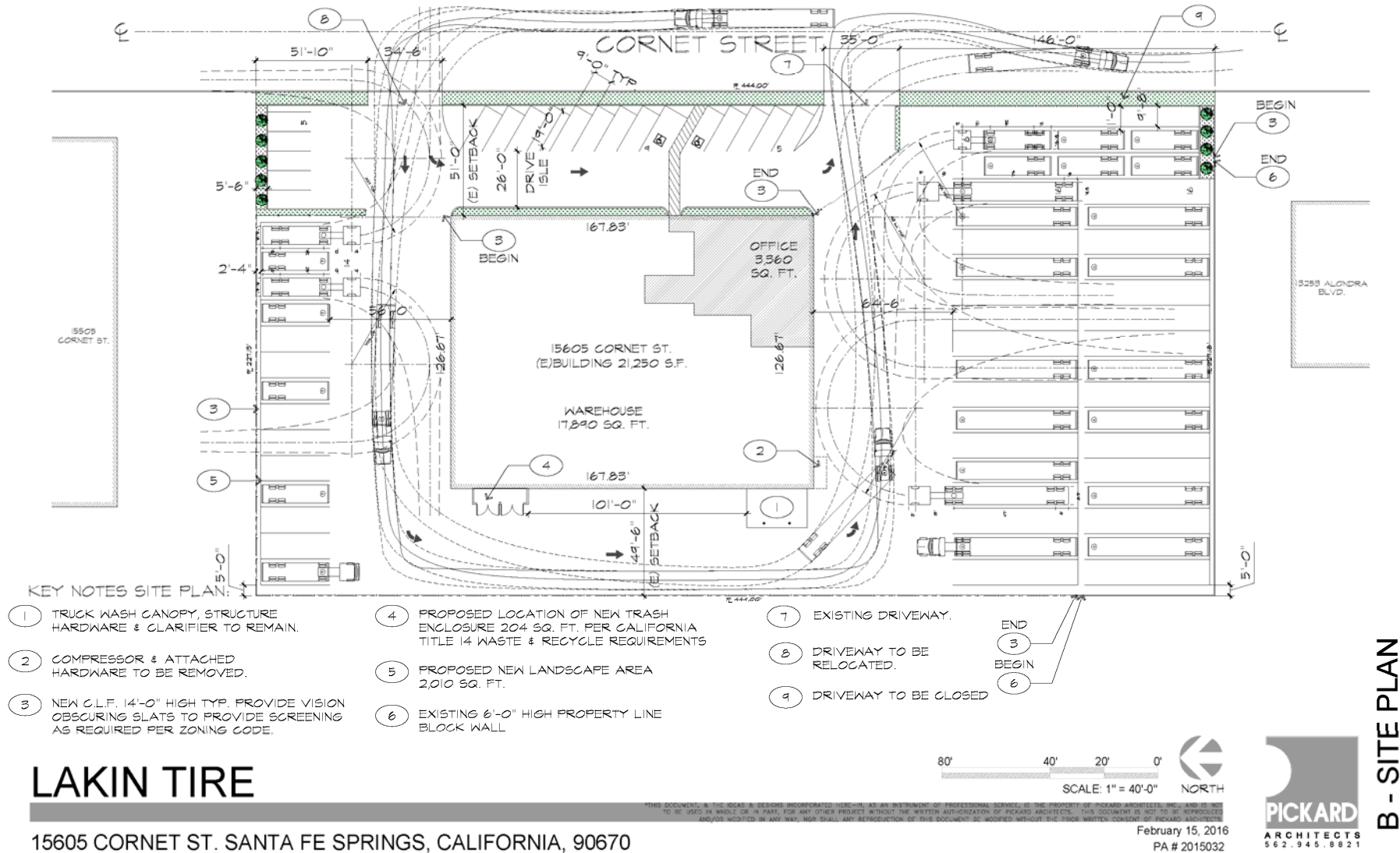


FIGURE 4. SITE PLAN
Source: Pickard Architects

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Access to the site is provided by one existing, 35-foot wide driveway and a second 34 and one-half foot wide driveway relocated along the east side of the site, on Cornet Street. The northern driveway will serve as the entrance for trucks, employee vehicles, and visitor vehicles. The southern driveway will provide egress for all vehicles.

2.4 Facility Operations

Lakin Tire has an existing facility that is located in an industrial building at 15305 Spring Avenue in Santa Fe Springs. They have operated at this location for 43 years, since 1972. Business has grown, and Lakin now needs additional space for receiving, sorting, and shipping tires. Lakin Tire is proposing to use the facility at 15605 Cornet Street to expand their tire recycling operations. The subject property is 1.19 miles via major truck routes along Excelsior Drive, Carmenita Road, and Alondra Boulevard. Not only is it a convenient location, allowing Lakin to concentrate its West coast business operations entirely in the City of Santa Fe Springs, the short travel route helps mitigate traffic by minimizing on-the-road truck time between facilities.

Lakin Tire is proposing to receive, sort, and ship used tires at the project site. There will be no operating process machinery, or processing and grinding of tires at the property. Forklifts will be used to unload tires delivered to the facility by semi-truck. All sorting work is done by hand within the building. Forklifts will again be used to load tires into trailers for shipping to end-users. All truck and trailer parking is provided on-site, which take trucks directly off the street upon arrival at the facility, and prevents the need for queuing or blocking traffic in front of the site.

As part of their operations, Lakin Tire maintains a Major Waste Tire Facility Permit with CalRecycle, which includes a closure plan secured by a Bond and Letter of Credit in favor of the State of California to guarantee proper closure and site cleanup in the event business operations cease at the property.

2.5 Hours of Operation

The proposed tire recycling facility will be open from 6:00 am to 11:30 pm, Monday through Friday. The facility will be operated on two shifts, a day shift from 6:00 AM to 2:30 PM, and a night shift from 3:30 PM to 11:30 PM.

2.6 Employment

The proposed tire recycling facility will employ a minimum of eight staff. Each shift will be staffed with approximately four employees per shift: Two yard drivers shuttling tire containers and two tire sorters. The maximum staffing level may include five additional administrative staff per shift for a total of 18 employees.

2.7 Project Objectives

The objectives that the City of Santa Fe Springs seeks to accomplish as part of the proposed project's implementation include:

- To promote the establishment of businesses that will aid the City in meeting its source reduction mandates established by the State of California;
- To promote rehabilitation and reinvestment in the City as a means to retain business and employment in the community;

- To ensure that all future land uses are in conformance with the City of Santa Fe Springs General Plan and Zoning regulations; and,
- To effectively mitigate any potentially significant adverse environmental impacts associated with a use's operation.

The State of California has established a 75% Statewide waste diversion target for the year 2020. This project will help to increase the recycling of used tires and decrease disposal, therefore aiding the City in striving to achieve this goal.

2.8 Discretionary Actions

A Discretionary Decision is an action taken by a government agency that calls for an exercise of judgment in deciding whether to approve a project. As part of the proposed project's implementation, the City of Santa Fe Springs will consider the following approvals:

- The approval of a revised Conditional Use Permit (CUP) that would allow for the operation of the facility as it is proposed herein;
- The approval of the Supplemental IS/MND.

3 ENVIRONMENTAL ANALYSIS

This section of the Supplemental IS/MND evaluates the potential for environmental impacts associated with an increase of tire storage capacity from 50,000 tires as originally proposed, to 95,000 total tires at a new Tire Recycling Facility located within the City of Santa Fe Springs. The analysis presented below addresses changes from the original IS/MND. Original analysis that is not affected by the increase in proposed capacity can be found in the original IS/MND, which is provided as Attachment 1. The issue areas evaluated in this Supplemental IS/MND include the following:

- Aesthetics
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Utilities
- Mandatory Findings of Significance

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, as summarized in **Section 3.1**. Under each issue area, an analysis of impacts is provided in the form of questions and answers. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Supplemental IS/MND's preparation. To each question, the response will be summarized with one of the following answers:

- **No Impact:** The proposed project will not have any measurable impact on the environment.
- **Less Than Significant Impact:** The proposed project may have the potential for impacting 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 Supplemental IS/MND 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 increased tire storage capacity for the proposed project.

3.1 Aesthetics

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse aesthetic impacts. Please refer to the original analysis of potential aesthetic impacts in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.2 Agricultural and Forestry Resources

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to agricultural and forestry resources. Please refer to the original analysis of potential impacts to agricultural and forestry resources in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.3 Air Quality

3.3.1 Description of Baseline Environmental Conditions

The proposed project is located within the South Coast Air Basin (SCAB) and is thus within the jurisdiction of the SCAQMD. The project is located in Santa Fe Springs, which is part of SCAQMD Source Receptor Area 5, Southeast LA County. The SCAQMD administers the Air Quality Management Plan (AQMP) for SCAB, which outlines the air pollution control program for attaining all state air quality standards as well as the national ambient air quality standards (NAAQS). The latest version of the SCAQMD's AQMP, titled "Final 2012 Air Quality Management Plan", was finalized in February 2013.

SCAB is currently designated as nonattainment for the federal NAAQS for ground-level ozone, fine particulate matter (PM_{2.5}), particulate matter (PM₁₀), and lead, and is designated as a maintenance area for nitrogen dioxide and sulfur dioxide. States with maintenance areas and nonattainment areas must develop State Implementation Plans (SIPs) to demonstrate how the State will achieve and maintain attainment of the NAAQS. The AQMP and SCAQMD's rules and regulations incorporate the SIPs and are designed to bring SCAB into attainment of the state and federal air quality standards over time.

3.3.2 Analysis of Environmental Impacts

Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The AQMP is a blueprint of control measures designed to attain and maintain the state air quality standards and NAAQS. The control measures are developed by compiling a current air pollutant emissions inventory, projecting the emissions inventory to future years, evaluating the impacts of future emissions on ambient air quality through air quality modeling, determining reductions in the projected future emissions needed to attain the standards, and devising control measures that will achieve those emission reductions. The AQMP is generally updated every three years. The last update to the SCAQMD AQMP was adopted by the SCAQMD Governing Board in 2012.

The 2012 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Population, commercial, and industrial growth projections from local general plans compiled by the Southern

California Association of Governments (SCAG) are some of the inputs used to develop the AQMP.

There are two consistency criteria identified in Chapter 12 of the AQMP and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook that should be referred to in order to determine a project's conformity with the AQMP. *Consistency Criteria 1* refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. *Consistency Criteria 2* refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

The project will not impact the regional population, housing, and employment growth projections prepared for the City by SCAG. The facility will employ approximately eight with people with four employees per shift. The projected employment in the City is 49,600 people in 2020 and 50,500 in 2035. The proposed project will generate up to eight new jobs. The unemployment rate was 7.6% as of April 2016. The additional local jobs will only benefit the community given the area's high unemployment rate. Finally, the project is not subject to the requirements of the SCAQMD's PM10 Program, which is limited to the desert portions of the South Coast Air Basin. Therefore, the proposed project would not cause increases in the growth projections in the 2012 AQMP, and it would be consistent with the AQMP.

Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact with Mitigation. As stated above, the proposed project is located in the SCAB, and the SCAB is designated as nonattainment for ozone, fine particulate matter (PM_{2.5}), particulate matter (PM₁₀), and lead, and is designated as a maintenance area for nitrogen dioxide and sulfur dioxide. In determining the effect a project would have on attainment and maintenance of air quality standards within the SCAB, the SCAQMD has established thresholds of significance for these and other criteria pollutants. A significant impact would occur if the proposed project results in emissions that exceed the established thresholds during construction or operation-related activities.

An air quality analysis was conducted to determine the total emissions that would result from the proposed project. This analysis was completed using the California Emissions Estimator Model (CalEEMod) Version 2013.2.2. CalEEMod estimates provide daily and annual emissions from the construction- and operation-related activities. **Table 2** provides a summary of the proposed project's estimated emissions compared to SCAQMD's Mass Daily Significance Thresholds. Construction-related emissions would be negligible since the proposed project will utilize the existing building. Therefore, only operational emissions are presented in **Table 2**. The proposed additional temporary storage of tires in trailers parked on site will not result in any additional construction or construction related emissions for the Project. The program worksheets are included in **Appendix A of Attachment 1**.

Table 2. Estimated Construction and Operational Emissions in lbs/day

Emission Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Total Construction Emissions	--	--	--	--	--	--
Daily Thresholds	75	100	550	150	150	55
Total Operational Emissions	4.68	11.62	19.46	0.04	3.09	1.29
Daily Thresholds	55	55	550	150	150	55

Note: SCAQMD Mass Daily Thresholds from "SCAQMD Air Quality Significance Thresholds," Revised March, 2016.

The primary operational emissions from the proposed project will be mobile emissions generated by moving vehicles (cars, trucks, etc.). For this project, the mobile emissions associated with the facility's operation include trips to and from work by employees, truck trips (deliveries and shipments), and vendors. According to information provided in the Project Screening Memorandum, the proposed project will result in a minimal amount of truck and passenger vehicle trips. The Project Screening Memorandum is included in **Appendix B** of the original IS/MND submittal included in **Attachment 1**. The applicant has stated that the use will generate approximately five inbound and outbound truck trips per shift, with two shifts per day. The proposed additional tire storage will not increase the number of inbound or outbound truck trips at the facility. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over the weekends. The operational emissions presented in **Table 2** and estimated trips presented in **Table 3** already include all anticipated truck trips to and from the facility. Temporary storage of tires in trailers on site will allow for flexibility in unloading and loading of tires, not bring additional trucks to the site. **Table 3** summarizes the estimated trip generation for the proposed project, as provided in the Project Screening Memorandum.

Table 3. Estimated Trip Generation

Project Trip Generation			
Project Land Use	Qty.	Unit	Daily
Warehousing	21.25	KSF	88
Passenger Vehicles (80%)			70
Trucks (20%)			17

Source: Project Screening Memorandum, Blodgett Baylosis Environmental Planning

Table 4 provides a summary of the proposed project's estimated emissions compared to SCAQMD's Localized Significance Thresholds for receptors 25 meters away. These ambient air quality thresholds are based on SCAB's attainment status and SCAQMD Rule 1303. The operational emissions are anticipated to meet the most stringent Localized Significance Thresholds for Source Receptor Area 5, even though sensitive receptors are located more than 1,800 feet away.

Table 4. Maximum Daily Emissions vs. Localized Significance Thresholds

	NO _x	CO	PM ₁₀	PM _{2.5}
Emissions (lb/day)	11.62	19.46	3.09	1.29
SCAQMD Mass Daily Threshold	172	1,480	4	14

Note: LSTs only apply to NO_x, CO, PM₁₀, and PM_{2.5}

LSTs from "Appendix C – Mass Rate LST Look-up Table," (SCAQMD, 2009).

As shown in **Table 2** and **Table 4**, emissions from the proposed project would be below SCAQMD significance thresholds. While the operational impacts will be less than significant, the following mitigation measures will be implemented to further reduce air emissions:

- Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.
- All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage will be posted in delivery areas and the loading dock.
- The facility operators will be required to obtain and maintain any permits that may be required by the SCAQMD.

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

Less than Significant Impact. As discussed above in Section 3.3.2, emissions associated with daily operations of the proposed project would not exceed SCAQMD thresholds, and construction-related emissions would be negligible. Therefore, increases in net emissions as a result of the proposed project would not be considered to substantially contribute to a violation of air quality standards or a cumulative air quality impact. Therefore, this impact is considered to be less than significant.

Would the project expose sensitive receptors to substantial pollutant concentrations?

No 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. The nearest residential neighborhood is located over 1,800 feet southeast of the site. The closest school to the project is located approximately 0.5 miles away. The location of the nearest sensitive receptors is shown in **Figure 5**. Additionally, as mentioned above in Section 3.3.2., the proposed project would not result in any violation of air quality standards or make a substantial contribution to existing and/or projected

Would the project create objectionable odors affecting a substantial number of people?

No Impact. The SCAQMD has identified 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. The proposed project will involve the recycling of used tires; however, there is no grinding of tires on site. All tire sorting is done by hand and will occur indoors. Additionally, the proposed project will adhere to all SCAQMD Rules, which would serve to limit any production and dispersion of odors. As the project is not anticipated to be a source of odors, there will be no impact to a substantial number of people from odors.

3.3.3 Cumulative Impacts

The proposed project's long-term operational emissions are not considered to represent a significant adverse impact. As a result, no significant cumulative impacts are anticipated.

3.4 Biological Resources

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to biological resources. Please refer to the original analysis of potential impacts to biological resources in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.5 Cultural Resources

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to cultural resources. Please refer to the original analysis of potential impacts to cultural resources in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.6 Geology and Soils

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse geological impacts. Please refer to the original analysis of potential geological impacts in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.7 Greenhouse Gas Emissions

3.7.1 Description of Baseline Environmental Conditions

A greenhouse gas (GHG) is a gas that contributes to the greenhouse effect by absorbing infrared radiation. The four most important GHGs are carbon dioxide, methane, nitrous oxide, and fluorinated gases. GHGs are a global pollutant, and regulation of GHG emissions on a local scale is difficult. Global climate impacts are cumulative by nature; direct impacts cannot be evaluated because the impacts themselves are global rather than localized impacts.

California's major initiative for reducing GHG emissions is the California Global Warming Solutions Act of 2006, which is more commonly known as Assembly Bill (AB) 32. Under AB 32 and other initiatives, California plans to reduce GHG emissions to 1990 levels by 2020 (25 percent below business as usual), and then an 80 percent reduction below 1990 levels by 2050. The details of these reduction goals are outlined in the AB 32 Scoping Plan. The latest update to the Scoping Plan was approved by the California Air Resources Board (CARB) on May 22, 2014. CARB is currently working on a second update to incorporate the 2030 GHG emissions targets of Executive Order B-30-15, which established a GHG reduction target of 40 percent below 1990 levels by 2030.

3.7.2 Analysis of Environmental Impacts

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 proposed project involves a request by Lakin Tire to operate a Tire Recycling Facility at an existing industrial property on Cornet Street. The proposed project would generate negligible emissions during construction activities, as construction will involve the following: 1) interior remodel of existing offices; 2) re-configuration of truck parking stalls within the rear yard area; 3) new 14-foot high screening fence; and 4) on-site landscape upgrades. The proposed additional temporary storage of tires in trailers parked on site will not result in any additional construction or construction related emissions for the Project.

The majority of the emissions would be released as exhaust from trucks and passenger vehicles entering and exiting the facility during operation. The proposed additional tire storage will not increase the number of inbound or outbound vehicles entering and exiting the facility. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over the weekends. The operational emissions presented in **Table 5** already include all anticipated trips to and from the facility. Temporary storage of tires in trailers on site will allow for flexibility in unloading and loading of tires, not bring additional trucks to the site.

CalEEMod was used to estimate the total GHG emissions from the operation of the proposed project. A summary of these emissions are provided in **Table 5**. The anticipated operational emissions from the proposed project will be below SCAQMD significance thresholds. Therefore, the greenhouse gas emission impacts are anticipated to be less than significant.

Table 5. Estimated Construction and Operational GHG Emissions in lbs/day

Emission Source	CO ₂	CH ₄	N ₂ O	CO ₂ E
Total Construction Emissions	--	--	--	--
Total Operational Emissions	629.52	1.95	0.02	676.13

Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. Several initiatives, plans, policies, and regulations have been adopted at the state and local level related to reducing GHG emissions. In summary, California's goals and strategies for the systematic statewide reduction of GHG emissions are embodied in the combination of AB 32 and Executive Order B-30-15, which call for the following reductions of GHG emissions:

- 1990 levels by 2020 (25 percent below business-as-usual)
- 40 percent below 1990 levels by 2030
- 80 percent below 1990 levels by 2050

The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHP emissions. The potential for significant impacts to climate change resulting from the proposed project were evaluated on the basis of the proposed project's consistency with the goals listed above, and to implement those programs that will be required under AB 32 that are applicable to the proposed project. Furthermore, the proposed project will help to achieve several of the California Office of

the Attorney General's recommended policies and measures designed to reduce GHG emissions in the state. The proposed project's contributions to these policies are summarized in **Table 6**.

Table 6. Attorney General's Recommendations for GHG Reductions

Recommended GHG Reduction Measures	Project Applicability
Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning, and public-private partnerships	The project will provide new job opportunities, improving the overall jobs/housing balance in the region.
Energy- and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing prioritization, and other implementing tools	Irrigation for on-site landscaping will be consistent with the City of Santa Fe Springs water conservation requirements.
Waste diversion, recycling, water efficiency, energy efficiency and energy recovery in cooperation with public services districts and private entities	The proposed facility will collect and recycle used tires, improving the overall waste diversion for the City of Santa Fe Springs.
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; heat island reduction programs	The proposed project will increase the existing landscaped area to a total of 4,367 square feet.

Through its primary operations as a Tire Recycling Facility, the proposed project would reduce overall GHG emissions by increasing waste diversion from landfills and promoting reuse of materials. Therefore, the potential GHG impacts are considered to be less than significant.

3.7.3 Cumulative Impacts

The analysis above has concluded that the proposed project would not result in any significant impacts due to GHG emissions. Therefore, no cumulative impacts will occur due to implementation of the proposed project.

3.8 Hazards and Hazardous Materials

3.8.1 Description of Baseline Environmental Conditions

A hazardous material is defined as any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors (Institute of Hazardous Materials Management [IHMM, 2015]). The term "hazardous substances" encompasses chemicals regulated by both U.S. Department of Transportation (DOT) hazardous materials regulations and EPA hazardous waste regulations, including emergency response. Hazardous wastes require special handling and disposal because of their potential to damage public health and

the environment. According to the Occupational Safety and Health Administration (OSHA), hazardous chemicals are chemicals that would be a risk to employees if there were exposure above specified limits in the workplace. They are listed and regulated through OSHA and the California Occupational Health and Safety Administration (Cal-OSHA).

3.8.2 Analysis of Environmental Impacts

Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less than Significant Impact with Mitigation. The proposed project involves the application of Lakin Tire to operate a Tire Recycling Facility at an existing industrial property located on Cornet Street in Santa Fe Springs. The facility will not receive hazardous waste. Used tires will be received and sorted by hand, then transferred offsite. No grinding or further processing of tires will occur on site.

Small quantities of hazardous material may be present on site due to truck parking at the facility. Materials such as fuel, motor oil, and antifreeze could potentially be present due to leaks. To ensure proper management of spills, the facility will maintain a Spill Response kit on site. Additionally, the facility is subject to the requirements of the State Water Resources Control Board (SWRCB) Industrial General Permit and will therefore have a facility specific Storm Water Pollution Prevention Plan (SWPPP) that addresses potential exposure of hazardous materials to the environment. Furthermore, as part of their Major Waste Tire Facility Permit, Lakin Tire is required to prepare an Emergency Response Plan for the facility.

The following mitigation measures will be implemented to control potential hazards and deter vectors:

- During the hours of operation, an attendant will be present at all times to supervise the loading and unloading of tires.
- All tires stored at the facility will either be stockpiled indoors or temporarily stored within trailers parked on site. All sorting of tires will be performed indoors.
- Tires will be stored in accordance with Title 14 CCR, Section 17356 Storage of Waste Tires Indoors in order to prevent the development of hazardous conditions. Title 14 CCR, Section 17356 does not preclude the temporary storage of tires within trailers.

The existing building was constructed in the mid 1960's. Older buildings, such as this one, could potentially contain lead-based paint and asbestos-containing materials (ACMs). As a result, the following mitigation is required:

- An investigation must be conducted to ensure that the building to be modified does not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with the appropriate regulations.

The mitigation measures outlined here will reduce the potential impacts to less than significant.

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 proposed project involves the application of Lakin Tire operate a Tire Recycling Facility at an existing industrial property located on Cornet Street in Santa Fe Springs. The facility will not receive hazardous waste. Used tires will be received and sorted by hand, then transferred offsite. No grinding or further processing of tires will occur on site. As part of their Major Waste Tire Facility Permit, Lakin Tire is required to prepare an Emergency Response Plan for the facility.

The following mitigation measures will be implemented to control potential hazards and deter vectors:

- During the hours of operation, an attendant will be present at all times to supervise the loading and unloading of tires.
- All tires stored at the facility will either be stockpiled indoors or temporarily stored within trailers parked on site. All sorting of tires will be performed indoors.
- Tires will be stored in accordance with Title 14 CCR, Section 17356 Storage of Waste Tires Indoors in order to prevent the development of hazardous conditions. Title 14 CCR, Section 17356 does not preclude the temporary storage of tires within trailers.

Additionally, there are several methane risk zones identified within the City of Santa Fe Springs. Methane is an odorless, colorless gas that can potentially combust if allowed to become concentrated in enclosed spaces. Methane can migrate from closed landfills in the vicinity through subsurface soils and into the surface layers, where it has the potential to be released to the air. The site is not located within a methane risk zone (within 1,000 feet of a landfill) or within 500 feet of an active, inactive or abandoned oil or natural gas well as shown on the City of Santa Fe Springs Methane Zone Map.

Any potential accident conditions involving the release of hazardous materials can be mitigated through the measures outlined above. Therefore, the impacts are less than significant with mitigation.

Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school, Carmenita Middle School, is located approximately 0.5 miles southeast of the proposed project site at 13435 166th Street, Cerritos, CA. Therefore, any potential on-site emissions and or hazardous materials handling would not occur within one-quarter mile of a school.

Additionally, as part of regular operations, the facility does not handle hazardous materials. The proposed project would receive only used tires for processing by hand. Operational emissions are primarily from trucks and passenger vehicle entering and exiting the facility. Operational emissions are not anticipated to exceed SCAQM significance thresholds as summarized in **Table 2**. Therefore, the proposed project would have no impact related to exposure of any existing or proposed schools to hazardous materials.

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

No Impact. The site of the proposed project is not included on the list of hazardous material sites compiled pursuant to Government Code Section 65962.5. There are three sites within the City of Santa Fe Springs that are identified on the Cortese List, including Kelly Pipe Company, Beaumont Trust Property, and Sonic Plating Company. The proposed project will not affect any of the sites. Therefore, no impacts to hazardous materials sites are anticipated.

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 result in the safety hazard for people residing or working in the project area?

No Impact. The closest airport is the Fullerton Municipal Airport, which is located approximately 3.9 miles southeast of the proposed project site. The proposed project site is located outside of the Planning Boundary/Airport Influence Area as indicated in the Airport Environs Land Use Plan for Fullerton Municipal Airport. Therefore, the proposed project would not result in a safety hazard for people working in the project area, and no impacts would occur.

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 proposed project is not located within the vicinity of a private airstrip. Therefore, no impacts would occur.

Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The proposed project would not impair implementation of, or interfere with, an adopted emergency response or evacuation plan. As part of its operations at the proposed facility, Lakin Tire will maintain a Major Waste Tire Facility Permit issued by CalRecycle. A project-specific Emergency Response Plan is included as part of the permit application package. The proposed project would conform to all Santa Fe Springs access standards to allow adequate emergency access. In addition, emergency access to, or via, adjacent streets are not expected to be adversely impacted during construction since the project will primarily involve interior renovations. Therefore, the proposed project would not interfere with an emergency response plan or emergency evacuation plan. No significant impacts are anticipated to occur from the proposed project.

Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact. The proposed project site is located in a highly developed, urbanized area. There is no threat of wild land fires. Therefore, no impacts would occur.

3.8.3 Cumulative Impacts

Any potential environmental impacts associated with hazardous materials are site specific. The analysis above has concluded that the proposed project would not result in any significant impacts from release of hazardous materials to the environment. Therefore, no significant cumulative impacts from hazards or hazardous will occur.

3.9 Hydrology and Water Quality

3.9.1 Description of Baseline Environmental Conditions

The nearest surface water body to the site is La Canada Verde Creek, located approximately 0.9 miles east of the site. The site is situated within the Central Sub-basin of the Coastal Plain of Los Angeles (4-11.04), near the southeastern boundary of the sub-basin. The sub-basin is bound by a surface divide called the La Brea High to the north, emergent less permeable Tertiary rocks of the Puente Hills to the north and east, the Newport-Inglewood fault to the southwest, and the Coyote Creek to the southeast, which is a regional drainage province boundary. Throughout the Central Basin, groundwater occurs in Holocene and Pleistocene age sediments at relatively shallow depths. The Central Basin is historically divided into forebay and pressure areas, with the site being located within the Central Basin Pressure Area.

3.9.2 Analysis of Environmental Impacts

Would the project violate any water quality standards or waste discharge requirements?

Less than Significant Impact with Mitigation. As a Tire Recycling Facility, the proposed project will be subject to the requirements of the SWRCB Industrial General Permit and will therefore have a facility specific SWPPP that addresses potential impacts of the industrial facility on water quality. While no impacts on water quality are anticipated as part of the proposed operations, the following mitigation measures will be implemented through implementation of the SWPPP.

- All minimum BMPs required by the Industrial General Permit will be implemented, including good housekeeping practices, preventative maintenance, spill and leak prevention and response, proper material handling and waste management, and erosion and sediment control.
- Lakin Tire will implement a sampling and monitoring program in compliance with the Industrial General Permit, which will include submitting annual reports to the SWRCB via SMARTS.
- All tires stored at the facility will either be stockpiled indoors or temporarily stored within trailers parked on site, eliminating potential exposure to rainfall.

- The site will be resurfaced to ensure that oil, hydraulic fluid, and other chemicals related to the truck parking area do not negatively affect water quality.

The implementation of the aforementioned mitigation measures will ensure that the potential water quality impacts are reduced to levels that are less than significant.

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less than Significant Impact. The proposed project would not require the construction of groundwater production wells or the depletion of groundwater supplies. The City will require the installation of water-conserving equipment and plumbing fixtures in order to reduce water consumption. Large quantities of water are not required as part of regular facility operations. Therefore, the proposed project would not substantially deplete groundwater supplies or alter the groundwater recharge from the site, and impacts would be less than significant.

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. The proposed project does not include alteration of a stream or river that could result in substantial erosion or siltation. There are no natural lakes or streams adjacent to the project site, as the immediate area is fully developed. The proposed project site is largely paved, with the exception of ornamental landscaping. No alterations of any surface water bodies would occur, therefore no impacts to the existing drainage pattern are anticipated.

Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. The proposed project does not include alteration of a stream or river that could result in flooding. There are no natural lakes or streams adjacent to the project site, as the immediate area is fully developed. The proposed project site is largely paved, with the exception of ornamental landscaping. The proposed project would not cause any changes to the hydrologic condition at the site. Therefore, no impacts to the existing drainage pattern are anticipated.

Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The proposed project is not expected to create or contribute to runoff water in excess of the capacity of the existing stormwater drainage system serving the project site and surrounding areas. As discussed above, the project site is almost completely comprised of impervious services including the parking lots and building. Project activities would not affect the existing stormwater drainage system and no change in

runoff quantity/quality would occur. Therefore, no impacts to the quantity of runoff water are anticipated.

Would the project otherwise substantially degrade water quality?

Less than Significant Impact with Mitigation. As a Tire Recycling Facility, the proposed project will be subject to the requirements of the SWRCB Industrial General Permit and will therefore have a facility specific SWPPP that addresses potential impacts of the industrial facility on water quality. While no impacts on water quality are anticipated as part of the proposed operations, the following mitigation measures will be implemented through implementation of the SWPPP.

- All minimum BMPs required by the Industrial General Permit will be implemented, including good housekeeping practices, preventative maintenance, spill and leak prevention and response, proper material handling and waste management, and erosion and sediment control.
- Lakin Tire will implement a sampling and monitoring program in compliance with the Industrial General Permit, which will include submitting annual reports to the SWRCB via SMARTS.
- All tires stored at the facility will either be stockpiled indoors or temporarily stored within trailers parked on site, eliminating potential exposure to rainfall.

The implementation of the aforementioned mitigation measures will ensure that the potential water quality impacts are reduced to levels that are less than significant.

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. The proposed project does not include construction or placement of housing. Therefore, no impact would occur.

Would the project place within a 100-year flood hazard area a structure which would impede or redirect flood flows?

No Impact. The proposed project does not include construction or placement of new structures within a 100-year flood hazard area. A FEMA flood map is provided in **Figure 6**. Therefore, no impact would occur.

Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The proposed project is not in the vicinity of a levee or dam. In addition, the proposed project would not increase the potential for people or structures to be exposed to flooding. Therefore, the proposed project would not expose people or structures to loss, injury, or death involving flooding, and no impact would occur.

Inundation by seiche, tsunami, or mudflow?

No Impact. The proposed project is located outside of the tsunami inundation zone. The project site is located more than 10 miles away from the Pacific Ocean. Therefore, it is not anticipated that the project site will be affected by a seiche. In addition, the project

site is located on relatively flat terrain in a highly developed area with no nearby source of material to sustain a mudflow. Therefore, no impacts would occur.

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 impacts. Therefore, no cumulative impacts adversely affecting hydrology and storm water runoff are anticipated.



FIGURE 6. NATIONAL FLOOD HAZARD LAYER
Source: Federal Emergency Management Agency (FEMA)

3.10 Land Use and Planning

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to land use and planning. Please refer to the original analysis of potential land use and planning impacts in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.11 Mineral Resources

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to mineral resources. Please refer to the original analysis of potential impacts to mineral resources in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.12 Noise

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse noise impacts. Please refer to the original analysis of potential noise impacts in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.13 Population and Housing

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to population and housing. Please refer to the original analysis of potential population and housing impacts in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.14 Public Services

3.14.1 Description of Baseline Environmental Conditions

The proposed project site is under of the jurisdiction of the City of Santa Fe Springs Department of Fire - Rescue and the City of Santa Fe Springs Department of Police Services (DPS). Fire Station 3, responsible for the project site, is located approximately 0.15 miles east of the project site at 15517 Carmenita Road, Santa Fe Springs, CA. The City of Santa Fe Springs is divided into three law enforcement public services areas. The project site is located in Service Area 3, at the south end of the City. The Site consists of an existing industrial facility. Existing roadways surround the Site, including Cornet Street, Alondra Boulevard, and Molette Street. The nearest school, Carmenita Middle School, is located approximately 0.5 miles southeast of the proposed project site at 13435 166th Street, Cerritos, CA.

3.14.2 Analysis of Environmental Impacts

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or 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:

Fire Protection?

Less than Significant. The City of Santa Fe Springs Department of Fire – Rescue provides a variety of emergency services, and includes three divisions: Operations, Fire Prevention and Environmental Protection. Operations provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and

rescue. Fire Prevention provides plan check, inspections and public education. The Fire Prevention Division is also responsible for determining fire cause and investigating suspicious fires. The Environmental Protection Division is the Certified Unified Program Agency (CUPA). Santa Fe Springs Fire Department Station 3 provides fire protection and would respond to emergencies at the proposed project site.

The proposed project would comply with all Department of Fire – Rescue requirements, and operational activities would not interfere with access to surrounding properties. Furthermore, the facility will be required to comply with all fire prevention measures and waste tire storage standards for a Major Waste Tire Facility Permit, as described in Title 14 CCR, Sections 17351 and 17356, respectively. For example, the warehouse is equipped with a sprinkler system for fire suppression and tires will not be stacked within 18 inches of sprinkler head deflectors. Title 14 CCR, Sections 17351 and 17356 do not preclude the temporary storage of tires within trailers. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekends. The proposed maximum number of tires stored at the facility is 95,000 total tires.

Lakin Tire also maintains an Emergency Action Plan (EAP) for the facility, as required by the Major Waste Tire Facility Permit. The EAP is provided to ensure compliance with OSHA EAP Standard 29 CFR 1910.38 and to prepare employees for dealing with a variety of emergency situations, including fire protection. A site map in the EAP displays the locations of fire protection equipment including fire extinguishers, fire alarms, fire truck water hook ups, and sprinkler risers.

The proposed project would not create adverse impacts associated with fire protection services. Therefore, implementation of the proposed project would not result in significant impacts to current fire protection service, and the impact would be less than significant.

Police Protection?

No Impact. The City of Santa Fe Springs DPS provides police protection services. The City of Santa Fe Springs is divided into three law enforcement public service areas. Each area has a dedicated sergeant and a team of officers and public safety officers. The Department is staffed by both City personnel and officers of the Whittier Police Department (WPD), who provide services to Santa Fe Springs under contract. In all, 35 sworn officers and six support personnel are assigned by WPD to the City. The proposed project would not create adverse impacts associated with police protection services. Those project site will be secured and green-screened to reduce public visibility. Therefore, there is no impact anticipated to police protection services.

Schools?

No Impact. The proposed project would not include any new schools or educational facilities; nor would it create the need for such facilities indirectly through induced population or development growth. The proposed project would not alter or affect schools located in the vicinity of the site. The nearest school, Carmenita Middle School,

is located approximately 0.5 miles southeast of the proposed project site at 13435 166th Street, Cerritos, CA. The proposed project would be contained within the project site boundary. Construction traffic would be generated outside of the project site boundary as a result of construction worker commute and delivery of materials. However, the additional traffic generation would be temporary and short-term. Therefore, there will be no impact on schools.

Parks?

No Impact. The demand for new parks is generally associated with an increase in housing or population. As described in Section 3.13: Population and Housing, the proposed project would not increase population or result in the need for new housing. Therefore, no impact would occur.

Other Public Facilities?

No Impact. The proposed project site has been previously developed; thus, the site is already served by existing public utilities power/data lines and roadways. The proposed project would not require any new or upgraded off-site public utilities or infrastructure services above what is already in place. Therefore, no impact would occur.

3.14.3 Cumulative Impacts

The above analysis has determined that there will be no significant impacts to the public services outline. Therefore, no cumulative impact to these public services is anticipated.

3.15 Recreation

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts to recreation. Please refer to the original analysis of potential impacts to recreation in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.16 Transportation/Traffic

3.16.1 Description of Baseline Environmental Conditions

There are two driveways providing access to the site, both of which are located on Cornet Street. Primary vehicle access to Cornet Street is via Alondra Boulevard to the south. Once operational, the proposed project will generate approximately five inbound and five outbound truck trips per shift, with two shifts per day. The proposed additional tire storage will not increase the number of inbound or outbound truck trips at the facility. Storage of tires within trailers on site will be temporary during the loading and unloading of waste tires, which occurs within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over the weekends. The impact analysis below is based on this reported information and the Estimated Trip Generation provided in the Project Screening Memorandum and summarized in **Table 3**. The estimated trips presented in **Table 3** already includes all anticipated truck trips to and from the facility. Temporary storage of tires in trailers on site will allow for flexibility in unloading and loading of tires, not bring additional trucks to the site.

3.16.2 Analysis of Environmental Impacts

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. Using the trip generation estimates for the proposed project based on the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition, the total daily trips would be 88. The average daily trips produced by the proposed project are anticipated to be well within the average daily traffic levels for the closest intersection of Cornet Street and Alondra Boulevard. According to the City of Santa Fe Springs 2009 Citywide Engineering & Traffic Study, 20,000 to 30,000 vehicles per day travel along Alondra Boulevard. The estimated total daily trips for the project make up no more than 0.44% of the daily traffic in the area. Therefore, any potential traffic impacts on the surrounding roadways would be less than significant.

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?

Less than Significant Impact. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The 2010 CMP is the eighth CMP adopted for Los Angeles County since the requirement original became effective in 1990. The CMP is intended to address the impact of local growth on the regional transportation system.

The CMP also tracks trends during peak traffic hours at major intersections in the county and identifies areas in great need of improvements where traffic congestion is getting worse. The CMP requires intersections designated as being officially monitored by the Program to be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. As indicated previously, the proposed project is anticipated to generate approximately 88 PCE trips during the entire operating day between 6:00 am and 11:30 pm, an average of five PCE per hour. Even if five times the average trips per hour occurred during the peak hour, the peak hour trips will still be less than amount needed to require a CMP analysis. Furthermore, due to the proposed shift hours, it is unlikely that any employee vehicles will be entering or exiting the facility during peak hours. The ITE based estimates reflect 17 truck trips per day. Even if all trucks trips occurred during this peak hour, this would not meet the requirement to conduct a CMP analysis. As a result, the impacts are less than significant.

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 would not affect air traffic patterns. Therefore, no impacts would occur.

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

Less than Significant Impact. Vehicular access to the proposed project will be provided from a set of driveways along the east side of Cornet Street, one existing driveway to remain in place and one relocated driveway. The north driveway will be 34.5 feet wide and the south driveway will be 35 feet wide allowing sufficient access to large trucks and emergency vehicles. The site plan provided in **Figure 4** shows adequate available site access to all vehicles from Cornet Street. The existing public streets in the vicinity would remain unchanged. Therefore, impacts will be less than significant.

Would the project result in inadequate emergency access?

No Impact. Vehicular access to the proposed project will be provided from a set of driveways along the east side of Cornet Street, one existing driveway to remain in place and one relocated driveway. The north driveway will be 34.5 feet wide and the south driveway will be 35 feet wide allowing sufficient access to large trucks and emergency vehicles. Therefore, the proposed project would not result in inadequate emergency access, and no impacts would occur.

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 would not affect public transit, bicycle, or pedestrian systems. Therefore, the proposed project would not conflict with adopted policies, plans, or programs related to these systems, and no impacts would occur.

3.16.3 Cumulative Impacts

The proposed project's implementation will not result in any increased traffic generation in the area. Therefore, no cumulative impacts affecting transportation and traffic are anticipated.

3.17 Utilities and Service Systems

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated

to create any new adverse impacts to utilities and service systems. Please refer to the original analysis of potential impacts to utilities and service systems in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

3.18 Mandatory Findings of Significance

The proposed change to the previously approved project, to include additional temporary storage for approximately 45,000 within trailers stored on site, is not anticipated to create any new adverse impacts related to the Mandatory Findings of Significance. Please refer to the original analysis of potential impacts regarding Mandatory Findings of Significance in the IS/MND approved on April 11, 2016 which is included in **Attachment 1**.

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4 CONCLUSIONS

4.1 Findings

This Supplemental IS/MND has determined that no significant adverse environmental impacts are anticipated from implementation of the proposed project. 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 Supplemental IS/MND:

- The proposed project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory.
- The project will not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposed project will not have impacts that are individually limited, but cumulatively considerable. “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- The proposed project will not have environmental effects which will cause substantial adverse effects on human beings, 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 this Supplemental MND, 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 Supplemental Mitigation Reporting and Monitoring Program will be required; and,
- An accountable enforcement agency or monitoring agency shall not be identified for the mitigation measures adopted as part of the decision-maker’s final determination.

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Attachment 1

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CALIFORNIA ENVIRONMENTAL QUALITY ACT– INITIAL STUDY

Project Applicant:

Lakin Tire
15605 Cornet Street
Santa Fe Springs, CA 90670
Alta Project: PIAR-16-5779

Lead Agency:

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

March 21, 2016

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MITIGATED NEGATIVE DECLARATION

Project Name: Lakin Tire

Project Address: 15605 Cornet Street, Santa Fe Springs, CA 90670

Project Applicant: Randy Roth, Vice President, Lakin Tire, 15305 Spring Ave., Santa Fe Springs, CA 90670

Project Contact: Seth Bouman, Pickard Architects, 13215 Penn St. Suite 300 Whittier, CA 90602, (562) 945-8821 x2

Lead Agency: City of Santa Fe Springs

Agency Contact: Cuong Nguyen, Senior Planner, Planning and Development Department
11710 Telegraph Road, Santa Fe Springs, CA 90670

General Plan: Industrial

Zoning: M-2, Heavy Manufacturing

Project: The attached Initial Study evaluates the potential for environmental impacts associated with the operation of a new Tire Recycling Facility to be located within the City of Santa Fe Springs. The proposed project is a request by Lakin Tire to obtain a Conditional Use Permit (CUP) to operate a Tire Recycling Facility at an existing industrial property located at 15605 Cornet Street, where the previous occupant was a Ryder Truck leasing center. Additionally, the project requires a Modification Permit (MOD) for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. Therefore, concurrently with the CUP request, Lakin Tire is requesting approval for a Modification Permit (MOD 1264) to deviate from these two standard code requirements.

If the proposed project is approved, Lakin Tire will provide recycling of used tires to wholesalers and retailers for re-use. There will be no operating process machinery, or processing and grinding of tire at the property. Lakin Tire is also proposing to park approximately 32 53-foot trailers and 20 28-foot trailers on site. The project includes the following elements:

- **Existing Building:** An existing building will undergo remodeling to remove some of the offices, leaving 2,278 square feet of office space. The remaining 18,972 square feet of floor space will be used for receiving, sorting and shipping of used tires. The existing truck wash canopy and clarifier are to remain on the exterior of the building.
- **Truck/Trailer Parking:** The south end of the project site will be used for truck parking and trailer storage. This is consistent with the previous use of this portion of the

property. There will be 32 full-size trailer spaces, 20 smaller trailer spaces, 17 standard spaces, and two accessible spaces on site, for a total of 71 parking spaces.

- **Landscaping:** Landscaping, consisting of 4,367 square feet, will be provided along the property frontage on Cornet Street, and wrapping around the corner of the property on the north and south ends. A new 14-foot high chain link fence with vision obscuring slats will be provided to enhance screening of the truck storage activities from adjacent properties.

Access to the site is provided by one existing driveway and a second driveway to be relocated located along the east side of the site, on Cornet Street. The northern driveway will serve as the entrance for trucks, employee vehicles, and visitor vehicles. The southern driveway will provide egress for all vehicles.

ENVIRONMENTAL CHECKLIST FORM

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the environmental impact checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance

Determination:

(To be completed by the Lead Agency) On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Printed Name	Date
Signature	Printed Name	Date

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1 INTRODUCTION

1.1 Purpose of the Initial Study

This Initial Study evaluates the potential for environmental impacts associated with the operation of a new Tire Recycling Facility to be located within the City of Santa Fe Springs. The proposed project is a request by Lakin Tire to obtain a Conditional Use Permit (CUP) to operate a Tire Recycling Facility at an existing industrial property located at 15605 Cornet Street, where the previous occupant was a Ryder Truck leasing center. Additionally, the project requires a Modification Permit (MOD) for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. Therefore, concurrently with the CUP request, Lakin Tire is requesting approval for a Modification Permit (MOD 1264) to deviate from these two standard code requirements.

If the proposed project is approved, Lakin Tire will provide recycling of used tires to wholesalers and retailers for re-use. There will be no operating process machinery, or processing and grinding of tire at the property. Lakin Tire is also proposing to park approximately 32 53-foot trailers and 20 28-foot trailers on site. The project includes the following elements:

- **Existing Building:** An existing building will undergo remodeling to remove some of the offices, leaving 2,278 square feet of office space. The remaining 18,972 square feet of floor space will be used for receiving, sorting and shipping of used tires. The existing truck wash canopy and clarifier are to remain on the exterior of the building.
- **Truck/Trailer Parking:** The south end of the project site will be used for truck parking and trailer storage. This is consistent with the previous use of this portion of the property. There will be 32 full-size trailer spaces, 20 smaller trailer spaces, 17 standard spaces, and two accessible spaces on site, for a total of 71 parking spaces.
- **Landscaping:** Landscaping, consisting of 4,367 square feet, will be provided along the property frontage on Cornet Street, and wrapping around the corner of the property on the north and south ends. A new 14-foot high chain link fence with vision obscuring slats will be provided to enhance screening of the truck storage activities from adjacent properties.

The project applicant is Mr. Randy Roth, Vice President of Lakin Tire, 15305 Spring Ave., Santa Fe Springs, CA 90670.

The proposed Tire Recycling Facility is subject to the California Environmental Quality Act (CEQA) because it requires a Conditional Use Permit (CUP) for operations. The proposed project also requires an MOD for two deviations to the M-2 property development standards as described above. The approval of a CUP is a discretionary, and must be considered by the appropriate decision-making body. For this project, CUP and MOD approval falls to the City of

Santa Fe Springs Planning Commission. The City of Santa Fe Springs is the Lead Agency for the proposed project. Lead Agency is defined as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” in Section 21067 of CEQA. As such, the City of Santa Fe Springs has authorized the preparation of this Initial Study. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to determine whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, this Initial Study is also intended to:

- Provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- Facilitate the project’s environmental assessment early in the design and development of the proposed project;
- Eliminate unnecessary EIRs; and,
- Determine the nature and extent of any impacts associated with the proposed project.

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

This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-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.

1.2 Initial Study Organization

The Initial Study is composed of the following sections:

1. INTRODUCTION, provides the purpose of this Initial Study and an overview of the project to be evaluated.
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.
3. ENVIRONMENTAL ANALYSIS, includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
4. FINDINGS, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
5. REFERENCES, identifies the sources used in the preparation of this Initial Study.

1.3 Initial Study Checklist

The environmental analysis provide in Section 3 of this Initial Study indicates that the proposed use is not anticipated to result in any significant adverse impacts. Any potential impacts identified in this study can be mitigated to less than significant. The findings of this Initial Study are summarized in Table 1-1 located on the following pages.

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Table 1. Initial Study Checklist

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓
AGRICULTURE AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				✓
d) Result in the loss of forest land or the conversion of forest land to a non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓
AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓
GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project 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 result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?		✓		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of 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?				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?		✓		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓
LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
e) For a project located within an airport land use 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?				✓
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?				✓
POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			✓	
Police protection?				✓
Schools?				✓

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Parks?				✓
Other public facilities?				✓
RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?				✓
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✓
UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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2 PROJECT DESCRIPTION

2.1 Project Location

The project site is located within the jurisdictional boundaries of the City of Santa Fe Springs. This City is located roughly 16.4 miles to the southeast of downtown Los Angeles. Neighboring jurisdictions include Whittier and Unincorporated Los Angeles County (West Whittier) to the north, Cerritos and Norwalk to the south, Pico Rivera and Downey to the west, and Whittier to the east. Key geographical features within the city include the San Gabriel River, approximately 3.5 miles west of the project site, and the Puente Hills, approximately 6.0 miles northeast of the project site. **Figure 1** on the following page shows the project site in a regional context.

The project site includes 2.32 acres, located in the southernmost portion of the City in an established heavy manufacturing zone between Alondra Boulevard and the Interstate 5 Freeway. Access to the site is provided by two driveways located on Cornet Street. The assessor's parcel number (APN) for the property is 7005-003-061. **Figure 2** shows a local map of the project site within the City of Santa Fe Springs.

2.2 Environmental Setting

The project site is located in an industrial area in the southernmost portion of the City. Industrial land uses border the project property to the north, west, and south. Cornet Street runs along the property to the east. A tire warehouse is located directly west of the site, an automotive shop is located to the south, and a plastics company is to the north. A distribution center for power tools and applications for the automotive and heavy duty trucking Industry is located across Cornet Street. Smaller commercial and industrial uses are located throughout the area along Alondra Boulevard. The closest residential neighborhood is located more than a quarter of a mile (over 1,800 feet) southeast of the site, in the City of Cerritos.

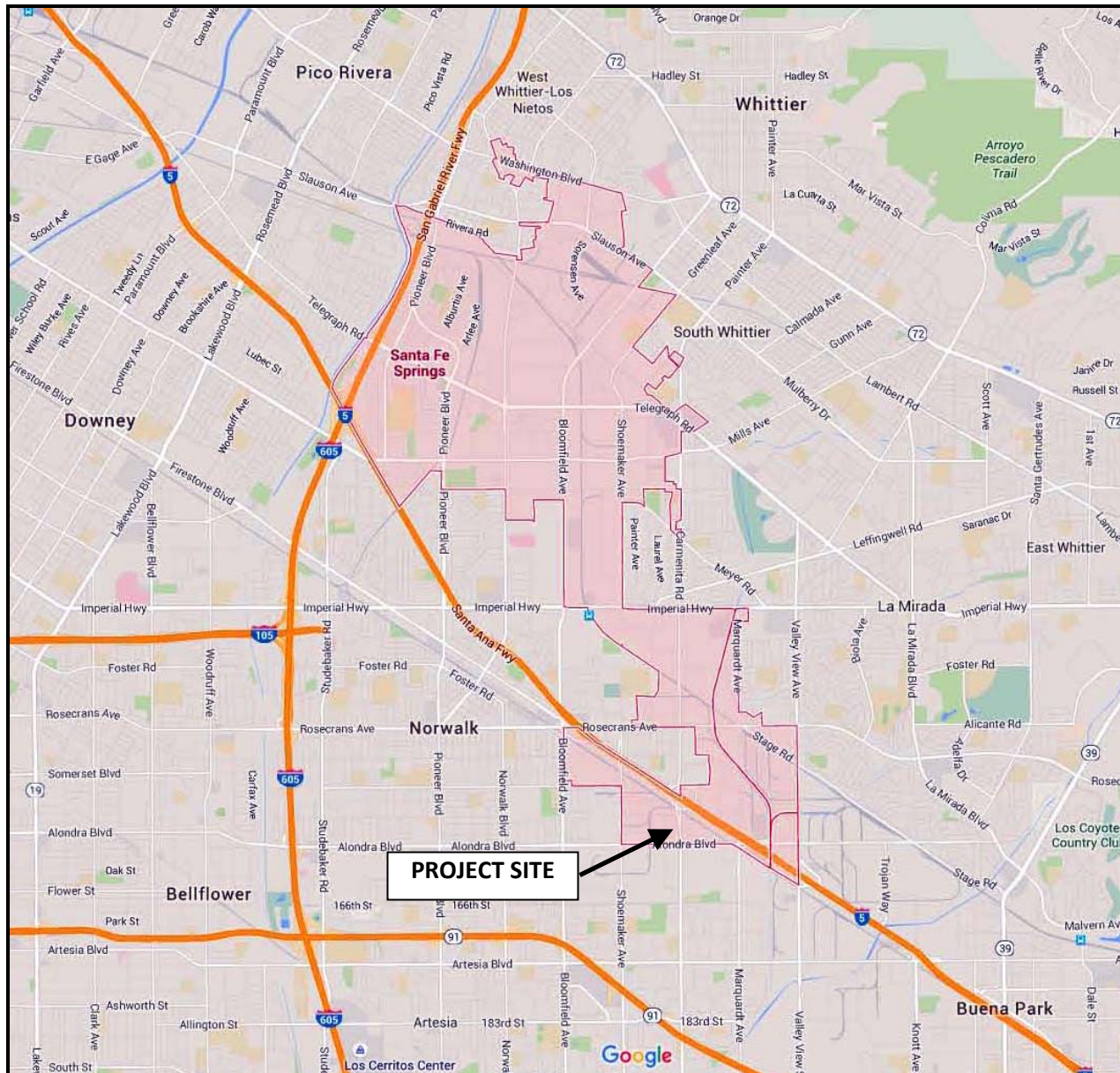


FIGURE 1. VICINITY MAP
Source: Google Maps, 2016

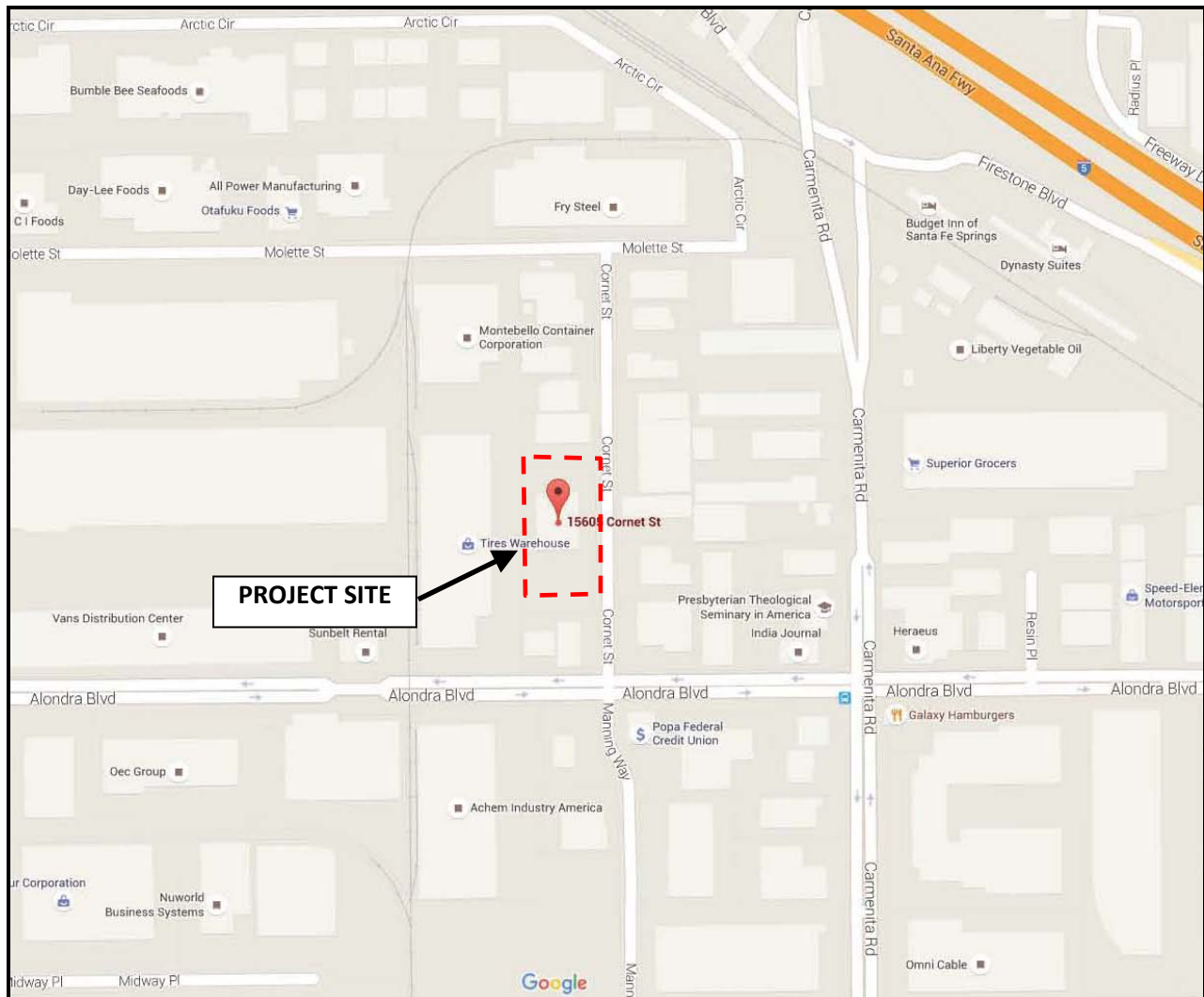


FIGURE 2. PROJECT LOCATION
Source: Google Maps, 2016

The project site is designated as *Industrial* in the City's General Plan. The project site is zoned *M2 (Heavy Manufacturing)*.

The Lakin family began recycling tires in 1918 and is now one of the largest, most efficient, technologically-advanced tire removal and recycling organizations in the country. Lakin Tire serves customers and communities worldwide with comprehensive tire removal and recycling solutions, and environmentally-friendly processing operations. Lakin Tire is the exclusive tire removal and recycling partner for more than 5,000 individual tire retailers, including major chains, across the country. The project site was previously used as a Ryder Truck leasing center. Existing access to the site is provided by two driveways along Cornet Street. One driveway is located at the north end of the property, adjacent to the property line. The second driveway is located further south, near the center of the east side of the property. The entire site is paved except for several smaller landscaped areas located along the Cornet Street frontage and new landscaping in front of the existing building. The existing pavement shows signs of wear and tear typical to heavy truck use, including some cracking and previously patched areas. There is one existing building located within the project site. The exterior of the existing building shows signs of weathering, and will require minor rehabilitation including cleaning and painting. An aerial photograph of the property is shown in **Figure 3**. Photographs of the existing condition of the property are provided in **Figures 4** through **9**.

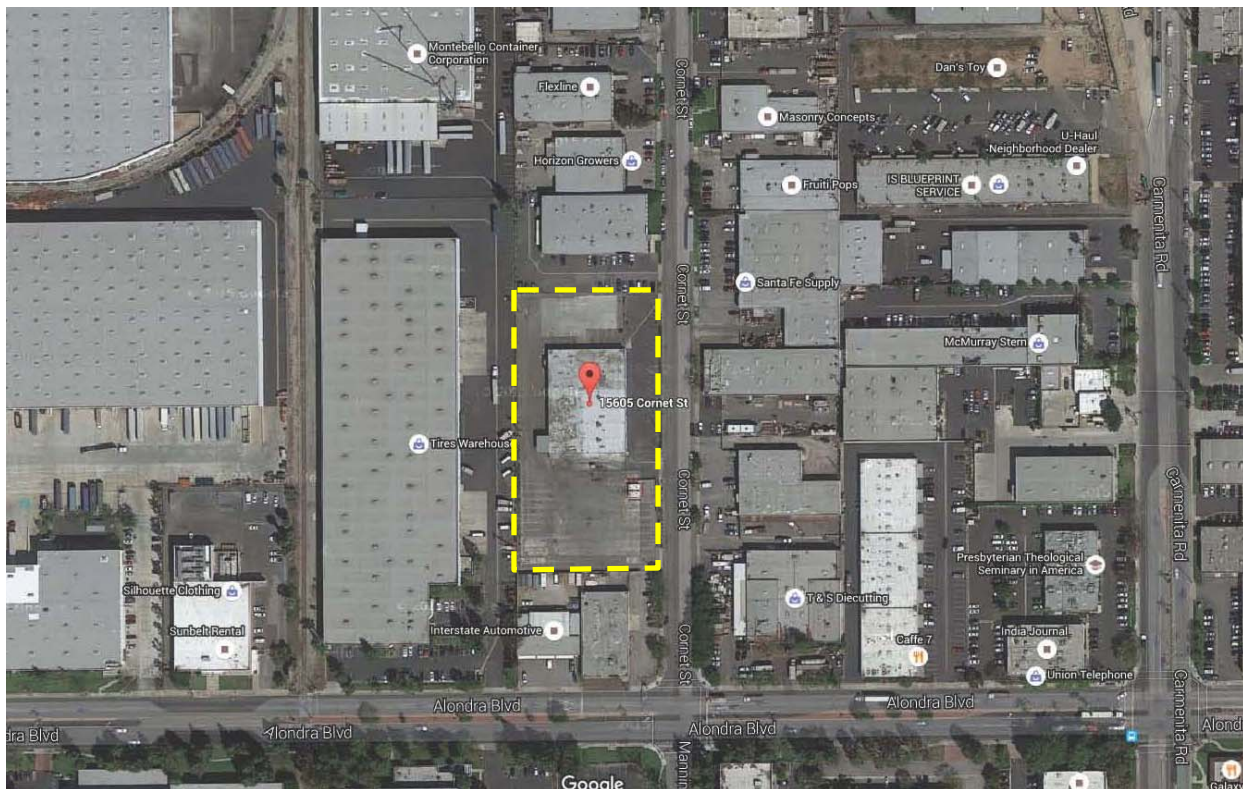


FIGURE 3. AERIAL PHOTOGRAPH
Source: Google Earth, 2016



FIGURE 4. NORTH SIDE OF BUILDING
Source: Lakin Tire



FIGURE 5. WEST SIDE OF BUILDING
Source: Lakin Tire



FIGURE 6. WASH BAY ON WEST SIDE OF BUILDING

Source: Lakin Tire



FIGURE 7. SOUTH SIDE OF BUILDING

Source: Lakin Tire



FIGURE 8. TRUCK PARKING ON SOUTH END OF PROPERTY

Source: Lakin Tire

2.3 Project Description

The proposed project is a request by Lakin Tire to obtain a Conditional Use Permit (CUP) to operate a Tire Recycling Facility at an existing industrial property located at 15605 Cornet Street, where the previous occupant was a Ryder Truck leasing center. Additionally, the project requires a Modification Permit (MOD) for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. Therefore, concurrently with the CUP request, Lakin Tire is requesting approval for a Modification Permit (MOD 1264) to deviate from these two standard code requirements.

If the proposed project is approved, Lakin Tire will provide recycling of used tires to wholesalers and retailers for re-use. There will be no operating process machinery, or processing and grinding of tire at the property. Lakin Tire is also proposing to park approximately 32 53-foot trailers and 20 28-foot trailers on site. The project includes the following elements:

- **Existing Building:** An existing building will undergo remodeling to remove some of the offices, leaving 2,278 square feet of office space. The exterior of the building will be repainted. The remaining 18,972 square feet of floor space will be used for receiving, sorting and shipping of used tires. The existing truck wash canopy and clarifier are to remain on the exterior of the building.
- **Truck/Trailer Parking:** The south end of the project site will be used for truck parking and trailer storage. This is consistent with the previous use of this portion of the property. There will be 32 full-size trailer spaces, 20 smaller trailer spaces, 17 standard spaces, and two accessible spaces on site, for a total of 71 parking spaces. The parking areas will be repaved and restriped to accommodate the new parking configuration.
- **Landscaping:** Landscaping, consisting of 4,367 square feet, will be provided along the property frontage on Cornet Street, and wrapping around the corner of the property on the north and south ends. A new 14-foot high chain link fence with vision obscuring slats will be provided to enhance screening of the truck storage activities from adjacent properties.

The existing trash enclosure will be removed and a new enclosure will be constructed in the north west corner of the property. A site plan for the facility is provided in **Figure 10**. Project elevations are provided in **Figure 11**.

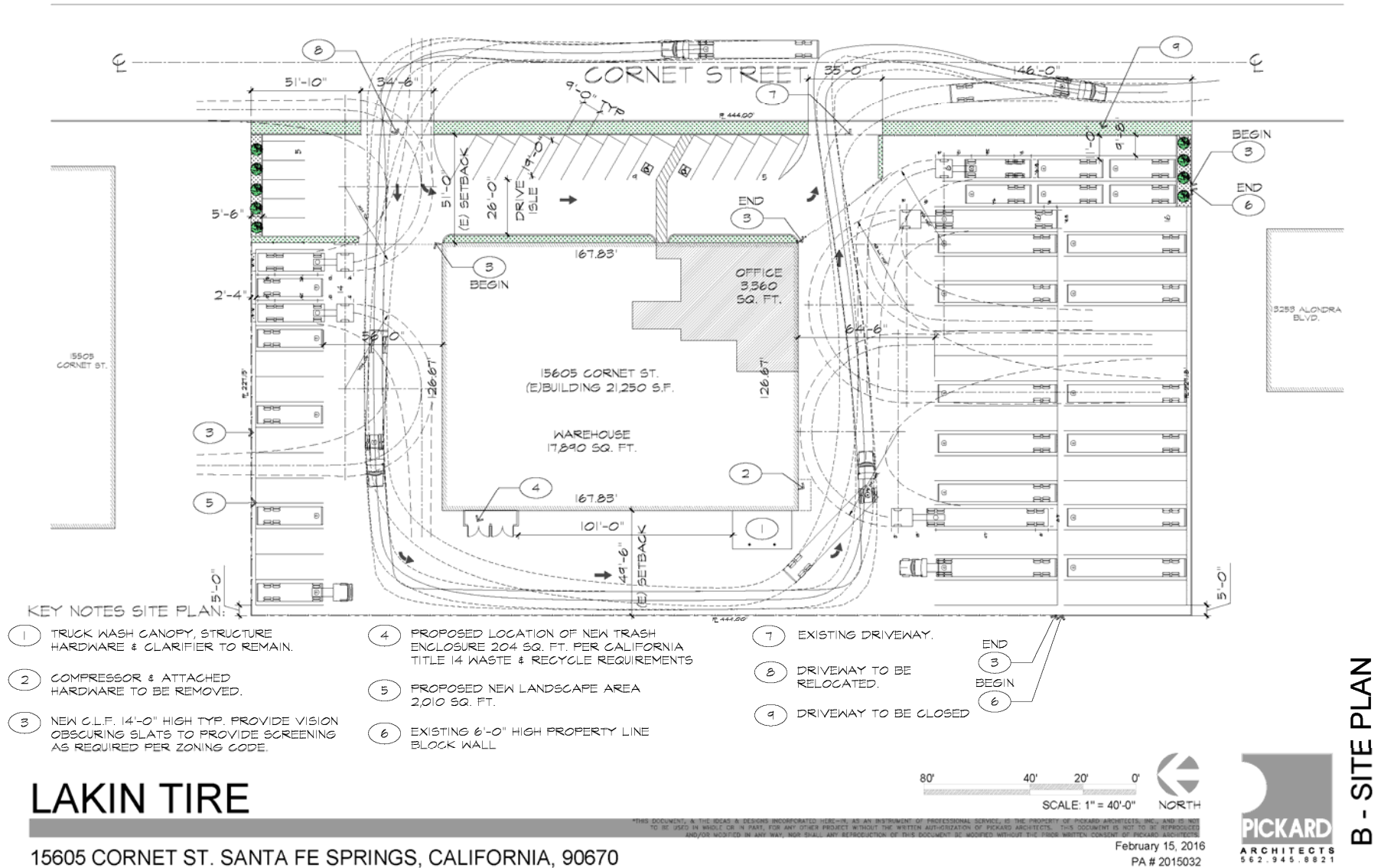
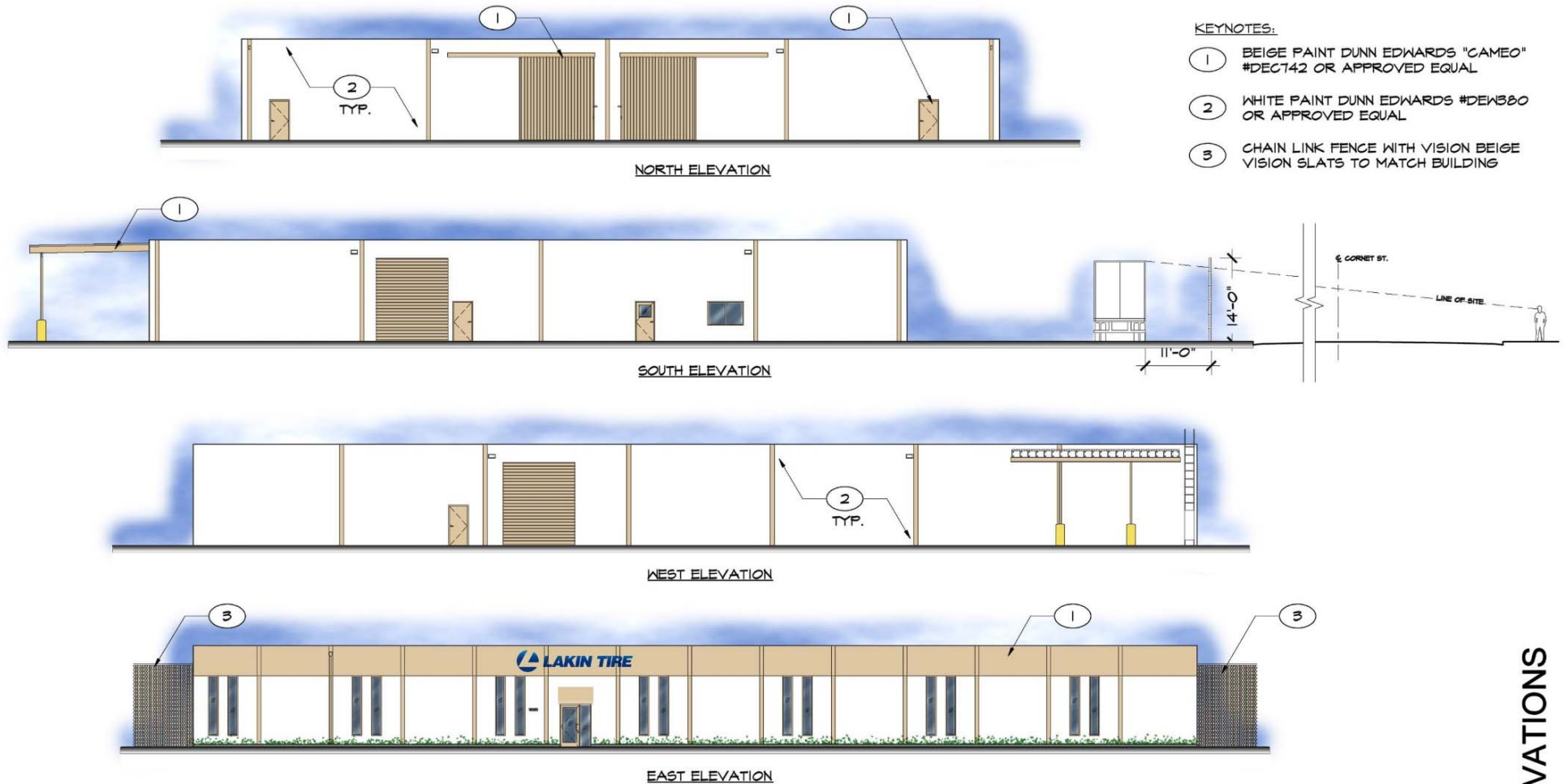


FIGURE 9. SITE PLAN
Source: Pickard Architects



LAKIN TIRE

① ELEVATIONS
SCALE: 1/16" = 1'-0"

15605 CORNET ST. SANTA FE SPRINGS, CALIFORNIA, 90670

32' 16' 8' 0'
SCALE: 1/16" = 1'-0"

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D - ELEVATIONS

FIGURE 10. PROJECT ELEVATIONS

Source: Pickard Architects

Access to the site is provided by one existing, 35-foot wide driveway and a second 34 and one-half foot wide driveway to be relocated located along the east side of the site, on Cornet Street. The northern driveway will serve as the entrance for trucks, employee vehicles, and visitor vehicles. The southern driveway will provide egress for all vehicles.

2.4 Facility Operations

Lakin Tire has an existing facility that is located in an industrial building at 15305 Spring Avenue in Santa Fe Springs. They have operated at this location for 43 years, since 1972. Business has grown, and Lakin now needs additional space for receiving, sorting, and shipping tires. Lakin Tire is proposing to use the facility at 15605 Cornet Street to expand their tire recycling operations. The subject property is a mere 1.19 miles via major truck routes along Excelsior Drive, Carmenita Road, and Alondra Boulevard. Not only is it a convenient location, allowing Lakin to concentrate its West coast business operations entirely in the City of Santa Fe Springs, the short travel route helps mitigate traffic by minimizing on-the-road truck time between facilities.

Lakin Tire is proposing to receive, sort, and ship used tires at the project site. There will be no operating process machinery, or processing and grinding of tires at the property. Forklifts will be used to unload tires delivered to the facility by semi-truck. All sorting work is done by hand within the building. Forklifts will again be used to load tires into trailers for shipping to end-users. All truck and trailer parking is provided on-site, which take trucks directly off the street upon arrival at the facility, and prevents the need for queuing or blocking traffic in front of the site.

As part of their operations, Lakin Tire maintains a Major Waste Tire Facility Permit with CalRecycle, which includes a closure plan secured by a Bond and Letter of Credit in favor of the State of California to guarantee proper closure and site cleanup in the event business operations cease at the property.

2.5 Hours of Operation

The proposed tire recycling facility will be open from 6:00 am to 11:30 pm, Monday through Friday. The facility will be operated on two shifts, a day shift from 6:00 AM to 2:30 PM, and a night shift from 3:30 PM to 11:30 PM.

2.6 Employment

The proposed tire recycling facility will employ a minimum of eight staff. Each shift will be staffed with approximately four employees per shift: Two yard drivers shuttling tire containers and two tire sorters. The maximum staffing level may include five additional administrative staff per shift for a total of 18 employees.

2.7 Project Objectives

The objectives that the City of Santa Fe Springs seeks to accomplish as part of the proposed project's implementation include:

- To promote the establishment of businesses that will aid the City in meeting its source reduction mandates established by the State of California;

- To promote rehabilitation and reinvestment in the City as a means to retain business and employment in the community;
- To ensure that all future land uses are in conformance with the City of Santa Fe Springs General Plan and Zoning regulations; and,
- To effectively mitigate any potentially significant adverse environmental impacts associated with a use's operation.

The State of California has established a 75% Statewide waste diversion target for the year 2020. This project will help to increase the recycling of used tires and decrease disposal, therefore aiding the City in striving to achieve this goal.

2.8 Discretionary Actions

A Discretionary Decision is an action taken by a government agency that calls for an exercise of judgment in deciding whether to approve a project. As part of the proposed project's implementation, the City of Santa Fe Springs will consider the following approvals:

- The approval of a Conditional Use Permit (CUP) that would allow for the operation of the facility as it is currently proposed;
- The approval of a Modification Permit (MOD);
- The approval of the Mitigated Negative Declaration (MND).

3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study evaluates the potential for environmental impacts associated with the operation of a new Tire Recycling Facility to be located within the City of Santa Fe Springs. The issue areas evaluated in this Initial Study include the following:

- Aesthetics
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Utilities
- Mandatory Findings of Significance

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, as summarized in **Section 3.1**. Under each issue area, an analysis of impacts is provided in the form of questions and answers. 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, the response will be summarized with one of the following answers:

- **No Impact:** The proposed project will not have any measurable impact on the environment.
- **Less Than Significant Impact:** The proposed project may have the potential for impacting 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 Description of Baseline Environmental Conditions

The aesthetic value of an area is a measure of its visual character and quality, combined with the viewer response to the area (Federal Highway Administration [FHWA], 1983). The scenic quality component can best be described as the overall impression that an individual viewer

retains after driving through, walking through, or flying over an area (U.S. Bureau of Land Management, 1980). Aesthetic resources include scenic resources, which include landforms, vegetation, and water forms which are relatively distinct from the general landscape; trees; rock outcroppings; historic buildings; and scenic highways. Scenic resources are natural features of the landscape which exhibit a high scenic value. Impacts to aesthetic resources include obstruction and destruction of views to or from scenic resources.

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

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

3.1.2 Analysis of Environmental Impacts

Would the project have a substantial adverse effect on a scenic vista?

No Impact. The proposed project would not impact a scenic vista because neither the project site nor its surroundings, contribute to a scenic vista. The proposed project site is located near Interstate 5 and Alondra Boulevard in Santa Fe Springs, CA. This area of the City is a fully developed and highly urbanized community with little to no vacant land. The project site is bordered by industrial uses on all sides. The site topography is generally flat and does not contain any natural landforms or rock outcroppings. Vegetation is limited to ornamental landscaping bordering the project site and other properties along Cornet Street.

Views of the project site and views from the project site are limited to the immediate area due to surrounding development and vegetation. Views to the north and south of the project site are of industrial plastics fabrication facilities. Views to the east of the site are of a commercial facility across Cornet Street. Views to the west of the site are of Tires Warehouse. There are no sensitive viewers in the vicinity of the project site.

In addition, the lot will be fenced and equipped with vision slats to match building, leaving the pre-existing visual character of the site unchanged. Therefore, the proposed project would not have a substantial effect on scenic vistas.





FIGURE 11. VIEWS OF LAKIN TIRE FRONTAGE

Source: Lakin Tire and Google Maps

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. There are no State or County designated scenic highways within the vicinity of the project site. The closest designated State highway is the Arroyo Seco Historic Parkway, which is approximately 16.5 miles away. Furthermore, the City of Santa Fe Springs General Plan does not indicate any designated scenic corridors. As the site is not visible from any other designated scenic highways, the proposed project would have no impact.

Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant Impact with Mitigation. The proposed project site is located in an already highly developed and urbanized area. The existing land uses in the area largely industrial. Since the existing overall visual character of the project area is highly developed and the proposed project would not alter any scenic resources. The proposed project is not expected to substantially degrade the existing visual character or quality of the site and its surroundings. The only portion of the facility that will be readily visible from Cornet Street is the existing building that will undergo rehabilitation. New landscaping will be installed along the Cornet Street frontage and chain link fence with vision slats to screen the site from adjacent uses. The following mitigation measures will be implemented to ensure the property and visual character of the site are maintained at all times:

- The exterior building walls and any fencing/screening slats will be kept clean and free of graffiti at all times.

- All signage and advertising must comply with the City's Zoning requirements (refer to Section 155.259 of the City of Santa Fe Zoning Ordinance).
- All stockpiled tires to be processed will not be visible from Cornet Street. Tires will be stockpiled and processed inside the building.

These mitigation measures will reduce any potential aesthetic impacts to less than significant. Once the site upgrades are complete, the site will be consistent with the existing visual character of the surrounding area.

Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

No Impact. There are no light sensitive land uses located in the vicinity of the project site. The closest residential neighborhood is located more than a quarter of a mile (over 1,800 feet) southeast of the site, in the City of Cerritos. The project site is not visible from these homes. The proposed project may include lighting associated with site security which could create a source of light or glare; however, security lighting would be minimal and the site would be screened to prevent public visibility. As a result, no light and glare impacts on sensitive land uses will result from the proposed project's implementation.

3.1.3 Cumulative Impacts

No cumulative aesthetic impacts are expected from the proposed project, as any potential impacts related to views, aesthetics, and light and glare are site specific.

3.2 Agricultural and Forestry Resources

3.2.1 Description of Baseline Environmental Conditions

The project site is located in a fully developed and highly urbanized community within the City of Santa Fe Springs. The area is a built-out community with minimal areas of vacant land. The project site is located in an industrial and commercial neighborhood. The project site is zoned for Heavy Manufacturing (M-2) is currently occupied by an inactive truck leasing facility. The project site is located in a highly developed and urbanized area that would not support and historically has not been used for agricultural operations. Following successful project implementation at the site, the site would continue to support the existing neighborhood serving industrial and commercial land use. No timberland resources are located within the project site.

According to the City of Santa Fe Springs, a project could have a significant impact on agricultural resources if it results in the conversion of prime farmland, unique farmland or farmland of Statewide importance; a conflict with existing zoning for agricultural use or a Williamson Act Contract; conflict with existing zoning for, or cause rezoning of, forest land, or zoned timberland production; the loss of forest land or the conversion of forest land to a non-forest use; or, changes to the existing environment that may result in the conversion of farmland to non-agricultural uses.

3.2.2 Analysis of Environmental Impacts

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. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, as defined by the California State Department of Conservation. In addition, the proposed project would not be located within the immediate vicinity of agricultural operations and would not have the potential to affect any farmlands or other agricultural operations. Therefore, no impact would occur. **Figure 12** shows the land cover to “Developed and Other Human Use” as provided by the United States Geological Survey.

Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The proposed project site is not located on or within close proximity to lands zoned as agricultural or supporting agricultural operations. The proposed project would not conflict with existing agricultural zoning or lands under a Williamson Act contract; therefore, no impact would occur.

Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The proposed project site is not located on or within close proximity to lands zoned for forest land or timberland. The proposed project would not conflict with existing forest land or timberland zoning; therefore, no impact would occur.

Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land located on the project Site or within close proximity. The proposed project would not result in the loss of forest land or conversion to non-forest use. Therefore, no impact would occur.

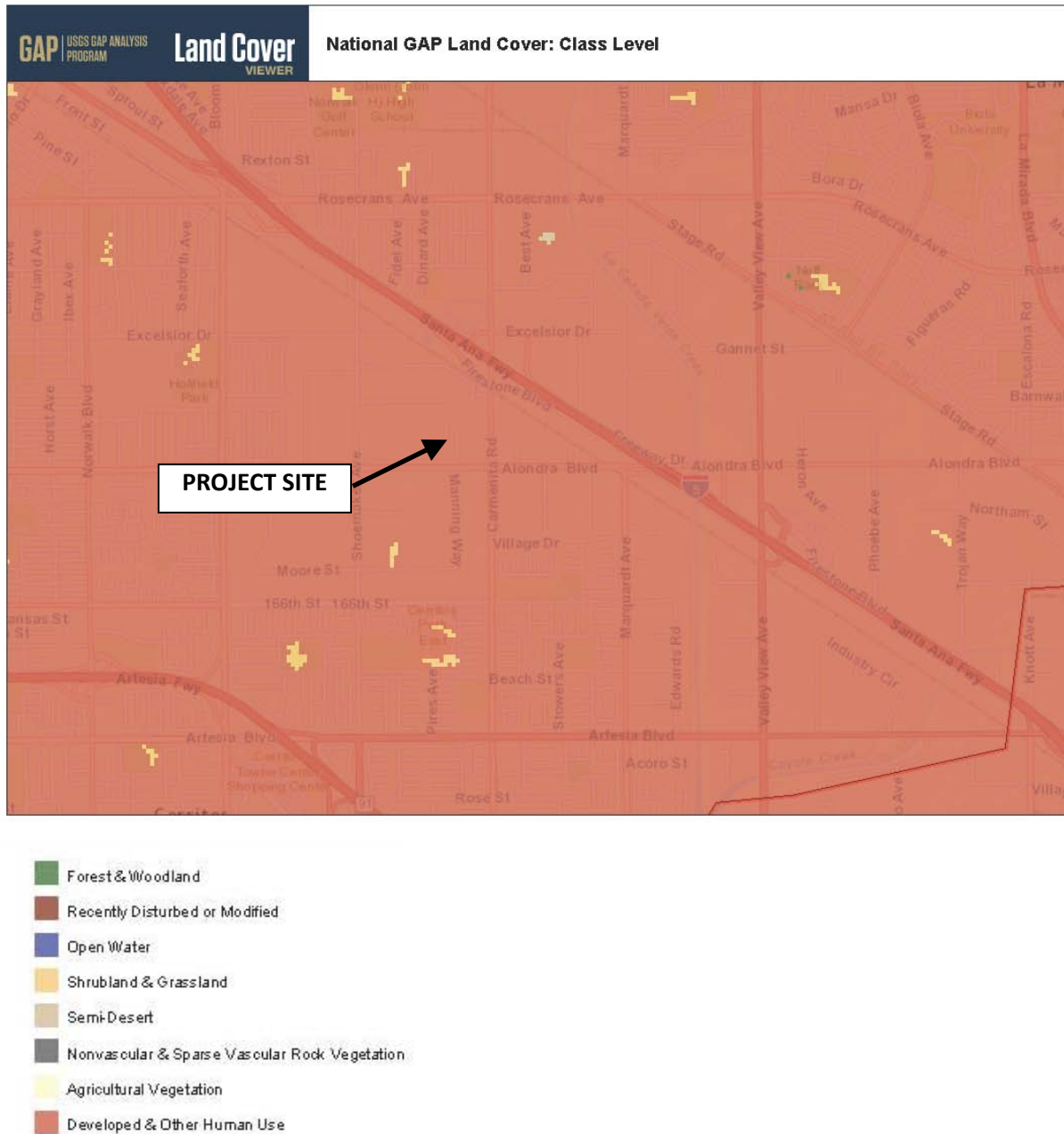


FIGURE 12. EXISTING LAND COVER
Source: United States Geological Survey

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 site is not located on existing farmland, land zoned for farming, or land within the immediate vicinity of agricultural operations. Considering this, the project would not have the potential to affect any farmlands or other agricultural operations. Therefore, no impact would occur.

3.2.3 Cumulative Impacts

No agricultural or forestland uses are present within the project area or immediate vicinity. Implementation of the proposed project would not convert any of these resources to urban use, and as such will have no cumulative impacts.

3.3 Air Quality

3.3.1 Description of Baseline Environmental Conditions

The proposed project is located within the South Coast Air Basin (SCAB) and is thus within the jurisdiction of the SCAQMD. The project is located in Santa Fe Springs, which is part of SCAQMD Source Receptor Area 5, Southeast LA County. The SCAQMD administers the Air Quality Management Plan (AQMP) for SCAB, which outlines the air pollution control program for attaining all state air quality standards as well as the national ambient air quality standards (NAAQS). The latest version of the SCAQMD's AQMP, titled "Final 2012 Air Quality Management Plan", was finalized in February 2013.

SCAB is currently designated as nonattainment for the federal NAAQS for ground-level ozone, fine particulate matter (PM_{2.5}), particulate matter (PM₁₀), and lead, and is designated as a maintenance area for nitrogen dioxide and sulfur dioxide. States with maintenance areas and nonattainment areas must develop State Implementation Plans (SIPs) to demonstrate how the State will achieve and maintain attainment of the NAAQS. The AQMP and SCAQMD's rules and regulations incorporate the SIPs and are designed to bring SCAB into attainment of the state and federal air quality standards over time.

3.3.2 Analysis of Environmental Impacts

Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The AQMP is a blueprint of control measures designed to attain and maintain the state air quality standards and NAAQS. The control measures are developed by compiling a current air pollutant emissions inventory, projecting the emissions inventory to future years, evaluating the impacts of future emissions on ambient air quality through air quality modeling, determining reductions in the projected future emissions needed to attain the standards, and devising control measures that will achieve those emission reductions. The AQMP is generally updated every three years. The last update to the SCAQMD AQMP was adopted by the SCAQMD Governing Board in 2012.

The 2012 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Population, commercial, and industrial growth projections from local general plans compiled by the Southern

California Association of Governments (SCAG) are some of the inputs used to develop the AQMP.

There are two consistency criteria identified in Chapter 12 of the AQMP and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook that should be referred to in order to determine a project's conformity with the AQMP. *Consistency Criteria 1* refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. *Consistency Criteria 2* refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

The project will not impact the regional population, housing, and employment growth projections prepared for the City by SCAG. The facility will employ approximately eight with people with four employees per shift. The projected employment in the City is 49,600 people in 2020 and 50,500 in 2035. The proposed project will generate up to eight new jobs. The current unemployment rate is 7.6%. The additional local jobs will only benefit the community given the area's high unemployment rate. Finally, the project is not subject to the requirements of the SCAQMD's PM10 Program, which is limited to the desert portions of the South Coast Air Basin. Therefore, the proposed project would not cause increases in the growth projections in the 2012 AQMP, and it would be consistent with the AQMP.

Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact with Mitigation. As stated above, the proposed project is located in the SCAB, and the SCAB is designated as nonattainment for ozone, fine particulate matter (PM2.5), particulate matter (PM10), and lead, and is designated as a maintenance area for nitrogen dioxide and sulfur dioxide. In determining the effect a project would have on attainment and maintenance of air quality standards within the SCAB, the SCAQMD has established thresholds of significance for these and other criteria pollutants. A significant impact would occur if the proposed project results in emissions that exceed the established thresholds during construction or operation-related activities.

An air quality analysis was conducted to determine the total emissions that would result from the proposed project. This analysis was completed using the California Emissions Estimator Model (CalEEMod) Version 2013.2.2. The program worksheets are included in **Appendix A**. CalEEMod estimates provide daily and annual emissions from the construction- and operation-related activities. **Table 2** provides a summary of the proposed project's estimated emissions compared to SCAQMD's Mass Daily Significance Thresholds. Construction-related emissions would be negligible since the proposed project will utilize the existing building. Therefore, only operational emissions are presented in **Table 2**.

Table 2. Estimated Construction and Operational Emissions in lbs/day

Emission Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Total Construction Emissions	--	--	--	--	--	--
Daily Thresholds	75	100	550	150	150	55
Total Operational Emissions	4.68	11.62	19.46	0.04	3.09	1.29
Daily Thresholds	55	55	550	150	150	55

Note: SCAQMD Mass Daily Thresholds from "SCAQMD Air Quality Significance Thresholds," Revised March, 2015.

The primary operational emissions from the proposed project will be mobile emissions generated by moving vehicles (cars, trucks, etc.). For this project, the mobile emissions associated with the facility's operation include trips to and from work by employees, truck trips (deliveries and shipments), and vendors. According to information provided in the Project Screening Memorandum, the proposed project will result in a minimal amount of truck and passenger vehicle trips. The Project Screening Memorandum is included in **Appendix B**. The applicant has stated that the use will generate approximately five inbound and outbound truck trips per shift, with two shifts per day. **Table 3** summarizes the estimated trip generation for the proposed project, as provided in the Project Screening Memorandum.

Table 3. Estimated Trip Generation

Project Trip Generation			
Project Land Use	Qty.	Unit	Daily
Warehousing	21.25	KSF	88
Passenger Vehicles (80%)			70
Trucks (20%)			17

Source: Project Screening Memorandum, Blodgett Baylosis Environmental Planning

Table 4 provides a summary of the proposed project's estimated emissions compared to SCAQMD's Localized Significance Thresholds for receptors 25 meters away. These ambient air quality thresholds are based on SCAB's attainment status and SCAQMD Rule 1303. The operational emissions are anticipated to meet the most stringent Localized Significance Thresholds for Source Receptor Area 5, even though sensitive receptors are located more than 1,800 feet away.

Table 4. Maximum Daily Emissions vs. Localized Significance Thresholds

	NO _x	CO	PM ₁₀	PM _{2.5}
Emissions (lb/day)	11.62	19.46	3.09	1.29
SCAQMD Mass Daily Threshold	172	1,480	4	14

Note: LSTs only apply to NO_x, CO, PM₁₀, and PM_{2.5}

LSTs from "Appendix C – Mass Rate LST Look-up Table," (SCAQMD, 2009).

As shown in **Table 2** and **Table 4**, emissions from the proposed project would be below SCAQMD significance thresholds. While the operational impacts will be less than

significant, the following mitigation measures will be implemented to further reduce air emissions:

- Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.
- All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage will be posted in delivery areas and the loading dock.
- The facility operators will be required to obtain and maintain any permits that may be required by the SCAQMD.

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

Less than Significant Impact. As discussed above in Section 3.3.2, emissions associated with daily operations of the proposed project would not exceed SCAQMD thresholds, and construction-related emissions would be negligible. Therefore, increases in net emissions as a result of the proposed project would not be considered to substantially contribute to a violation of air quality standards or a cumulative air quality impact. Therefore, this impact is considered to be less than significant.

Would the project expose sensitive receptors to substantial pollutant concentrations?

No 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. The nearest residential neighborhood is located over 1,800 feet southeast of the site. The closest school to the project is located approximately 0.5 miles away. The location of the nearest sensitive receptors is shown in **Figure 13**. Additionally, as mentioned above in Section 3.3.2., the proposed project would not result in any violation of air quality standards or make a substantial contribution to existing and/or projected violations. In addition, emissions from operation of the proposed project would be similar to current site operations. Therefore, there would not be a net increase in TAC emissions. Further, the proposed project would adhere to all SCAQMD Rules, which would also help to contain pollutant emissions. Therefore, the proposed project would not be expected to expose sensitive receptors to substantial pollutant concentrations, and no impact would occur.



FIGURE 13. DISTANCE TO SENSITIVE RECEPTORS

Source: Pickard Architects

Would the project create objectionable odors affecting a substantial number of people?

No Impact. The SCAQMD has identified 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. The proposed project will involve the recycling of used tires; however, there is no grinding of tires on site. All tire sorting is done by hand. All receipt and processing of tires will occur indoors. Additionally, the proposed project will adhere to all SCAQMD Rules, which would serve to limit any production and dispersion of odors. As the project is not anticipated to be a source of odors, there will be no impact to a substantial number of people from odors.

3.3.3 Cumulative Impacts

The proposed project's long-term operational emissions are not considered to represent a significant adverse impact. As a result, no significant cumulative impacts are anticipated.

3.4 Biological Resources

3.4.1 Description of Baseline Environmental Conditions

Biological resources include Habitats and Vegetative Communities, Migratory Corridors, Plants, Wildlife, Fisheries, Special Status Species (regulated by a law, regulation or policy, such as threatened and endangered species), and waters of the United States. CEQA establishes state policy to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures.

California Endangered Species Act (Fish and Game Code 2050 et seq.). The California Endangered Species Act (CESA) establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. CESA mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy. For projects that affect both a state and federal listed species, compliance with the Federal Endangered Species Act (FESA) will satisfy CESA if the California Department of Fish and Wildlife (CDFW) determines that the federal incidental take authorization is "consistent" with CESA under Fish & Game Code Section 2080.1.

Native Plant Protection Act (Fish and Game Code 1900-1913). California's Native Plant Protection Act (NPPA) requires all state agencies to utilize their authority to carry out programs to conserve endangered and rare native plants. Provisions of NPPA prohibit the taking of listed plants from the wild and require notification of the CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed.

Migratory Bird Treaty Act of 1918. The Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711 and/or Sections 3503-3801 of the California Department of Fish and Game Code) makes it unlawful to possess, buy, sell, purchase, barter or "take" any migratory bird listed in Title 50 of the Code of Federal Regulations Part 10. "Disturbances that causes nest abandonment and/or loss of reproductive effort or the loss of habitats upon which these birds depend would be in violation of the Migratory Bird Treaty Act."

Sections 1601-1603 of the Fish and Game Code. Under these sections of the Fish and Game Code, lead agencies are required to notify CDFW prior to any project that would divert, obstruct or change the natural flow, bed, channel, or bank of any river, stream, or lake. When an existing fish or wildlife resource may be substantially adversely affected, CDFW is required to propose reasonable project changes to protect the resource. These modifications are formalized in a Streambed Alteration Agreement that becomes part of the plans, specifications and bid documents for the project.

Clean Water Act (33 U.S.C. 1251-1376). The Clean Water Act (CWA) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

- Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the United States must obtain a state

certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Boards administer the certification program in California.

- Section 402 establishes a permitting system for the discharge of any pollutant (except dredge or fill material) into waters of the United States.

Section 404 establishes a permit program administered by the US Army Corps of Engineers (USACE) regulating the discharge of dredged or fill material into waters of the United States (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-330. Guidelines for implementation are referred to as the Section 404 (b)(1) Guidelines and were developed by the USEPA in conjunction with ACOE (40 CFR Parts 230). The Guidelines allow the discharge of dredged or fill material into the aquatic system only if there is no practicable alternative that would have less adverse impacts.

The proposed project site is located in a highly urbanized area consisting of industrial and commercial facilities. The project site is zoned for Heavy Manufacturing (M-2) and is currently occupied by an inactive industrial facility. Aside from bordering ornamental vegetation (trees, shrubs, and grass), the site is entirely covered by buildings, asphalt, or concrete. The project site is not located within a Los Angeles County designated Significant Ecological Area or Coastal Resource Area. There are no designated Significant Ecological Areas or Coastal Resource Areas within Santa Fe Springs.

3.4.2 Analysis of Environmental Impacts

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 Game or U.S. Fish and Wildlife Service?

No Impact. The project site is an industrial development that is part of a highly urbanized area. The site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Results of inquiries to the U.S. Fish and Wildlife Service Natural Wetlands Inventory and the California Natural Diversity Database (CNDDDB) are provided as **Appendix C**. Therefore, no impacts would occur.

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 Game or US Fish and Wildlife Service?

No Impact. The project site is an industrial development that is part of a highly urbanized area. The site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Therefore, no impacts would occur.

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is an industrial development that is part of a highly urbanized area. The site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Therefore, no impacts would occur.

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 wild life corridors, or impede the use of the native wildlife nursery sites?

No Impact. The project site is an industrial development that is part of a highly urbanized area. The site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Therefore, no impacts would occur.



FIGURE 14. EXISTING LAND USES AND GROUND COVER
Source: United States Geological Survey & Google Maps

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project site is an industrial development that is part of a highly urbanized area. The site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Therefore, no impacts would occur.

Would the project conflict with the provisions of an adopted Habit Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is an industrial development that is part of a highly urbanized area. The site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Therefore, no impacts would occur.

3.4.3 Cumulative Impacts

Impacts on biological resources are typically site specific. The proposed project will not involve any loss of protected habitat or result in any impacts on protected species. As a result, no cumulative impacts on biological resources are anticipated.

3.5 Cultural Resources

3.5.1 Description of Baseline Environmental Conditions

Cultural resources include archaeological and paleontological artifacts, including human remains, geologic features, historical buildings and structures, and Native American remains and artifacts. CEQA defines cultural resources as:

- Resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code 5024.0, Title 14 CCR, Section 4850 et seq.);
- Resources included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant; and
- Any object, building structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically

significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, 5024.1, Title 14 CCR, Section 4852).

Impacts to cultural resources include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

3.5.2 Analysis of Environmental Impacts

Would the project cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

No Impact. A query of the National Register of History Places indicates that there are two locations within the City of Santa Fe Springs that are recorded including, the Clarke Estate and the Hawkins-Nimocks Estate. The results of the search are provided in Appendix E. The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. Heritage Park is another historic site within the City that is operated by the Santa Fe Springs City Library. The park is located at 12100 Mora Drive. These sites and structures are not located near the project site.

Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

No Impact. While typically a pedestrian survey would be conducted to identify archaeological resources, the entire project site is covered by buildings, parking lots, or asphalt. Since no natural ground surface is visible, a pedestrian survey is not warranted.

Development on the project site and surrounding area predates passage of the National Environmental Policy Act in 1969 and CEQA in 1972. By that time, the project area had been developed for decades. While there is a possibility that a prehistoric site could have been in existence within the project area, it is likely that the soil beneath the project site would have been previously disturbed during development of the site. Therefore, significant quantities of natural (previously undisturbed) soil is not expected to be remain. Furthermore, there is no excavation associated with the proposed project as construction will primarily involve interior remodeling. Therefore, no impacts on archaeological resources are anticipated from the proposed project.

Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The potential for paleontological resources in the area is considered low due to the character of subsurface soils (recent alluvium) and the amount of disturbance associated with the previous development that has occurred. As a result, no significant impacts on paleontological resources are anticipated.

Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact. Construction of the proposed project will not require any excavation. Additionally, the closest cemetery is Olive Lawn Memorial Park located approximately

2.4 miles away. No other active cemeteries are located near the project site. Therefore, the proposed project will have no impact on human remains.

3.5.3 Cumulative Impacts

Potential impacts related to cultural resources are site specific. This analysis has determined that the proposed project would not result in any impacts on cultural resources. No cumulative impacts will occur as part of the proposed project's implementation.

3.6 Geology and Soils

3.6.1 Description of Baseline Environmental Conditions

Geologic processes that result in geologic hazards include: surface rupture, ground shaking, ground failure, tsunamis, seiches, landslides, mudflows, and subsidence of the land. Construction is regulated by the current California Building Code (CBC). The Los Angeles Building Code provides requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards.

The site is not located within a designated State of California Alquist-Priolo Earthquake Fault Zone. The nearest fault, the Whittier Fault, is located approximately 6 miles to the northeast of the site. The site is located in a liquefaction zone, as designated by the Department of Conservation and State Geologist. Liquefaction zones are defined as "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."

3.6.2 Analysis of Environmental Impact

Would the project expose people or structure 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 the other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42)*
- *Strong Seismic ground shaking?*
- *Seismic-related ground failure, including liquefaction?*
- *Landslides?*

Less than Significant Impact. As stated above, the proposed project site is not located within Earthquake Hazard Zone or an area at risk from surface fault rupture. The nearest fault, the Whittier Fault, is located approximately six miles to the northeast of the site, as shown on **Figure 15**. As with most locations in southern California, the project site is susceptible to ground shaking during an earthquake. Seismic activity could affect the proposed project, and would be considered during the design of any retrofits. Construction activities would be in accordance with applicable building and seismic code requirements which have been upgraded to address seismic risk standards even if a site is not near a known fault. Therefore, the proposed project would not result in the

exposure of people or structures to potential adverse effects from fault rupture or seismic shaking.

There is no threat of earthquake-induced landslides at the proposed project site, as the surrounding area is level. Therefore, the proposed project would not result in the exposure of people or structures to potential adverse effects from landslide associated hazards.

As stated above, the site is located in a liquefaction zone, as designated by the Department of Conservation and State Geologist. A map showing the liquefaction zones in the area is shown in **Figure 16**. Liquefaction zones are defined as “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.” Mitigation is defined as “measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.” Liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The liquefaction risk is no greater for the project site than it is for the surrounding areas and cities. Therefore, the potential impacts regarding liquefaction and landslides are anticipated to be less than significant since the risk in and around the project is no greater than for the rest of the surrounding area.

Would the project result in substantial soil erosion or the loss of topsoil?

No Impact. The project site is fully developed and nearly completely covered in impervious surfaces, including the existing building and pavement. The proposed project will largely maintain these impervious surfaces. Additionally, the project will add some new landscaped areas. Given the developed character of the project site, no impacts related to expansive soils, soil erosion, or loss of topsoil, are anticipated.

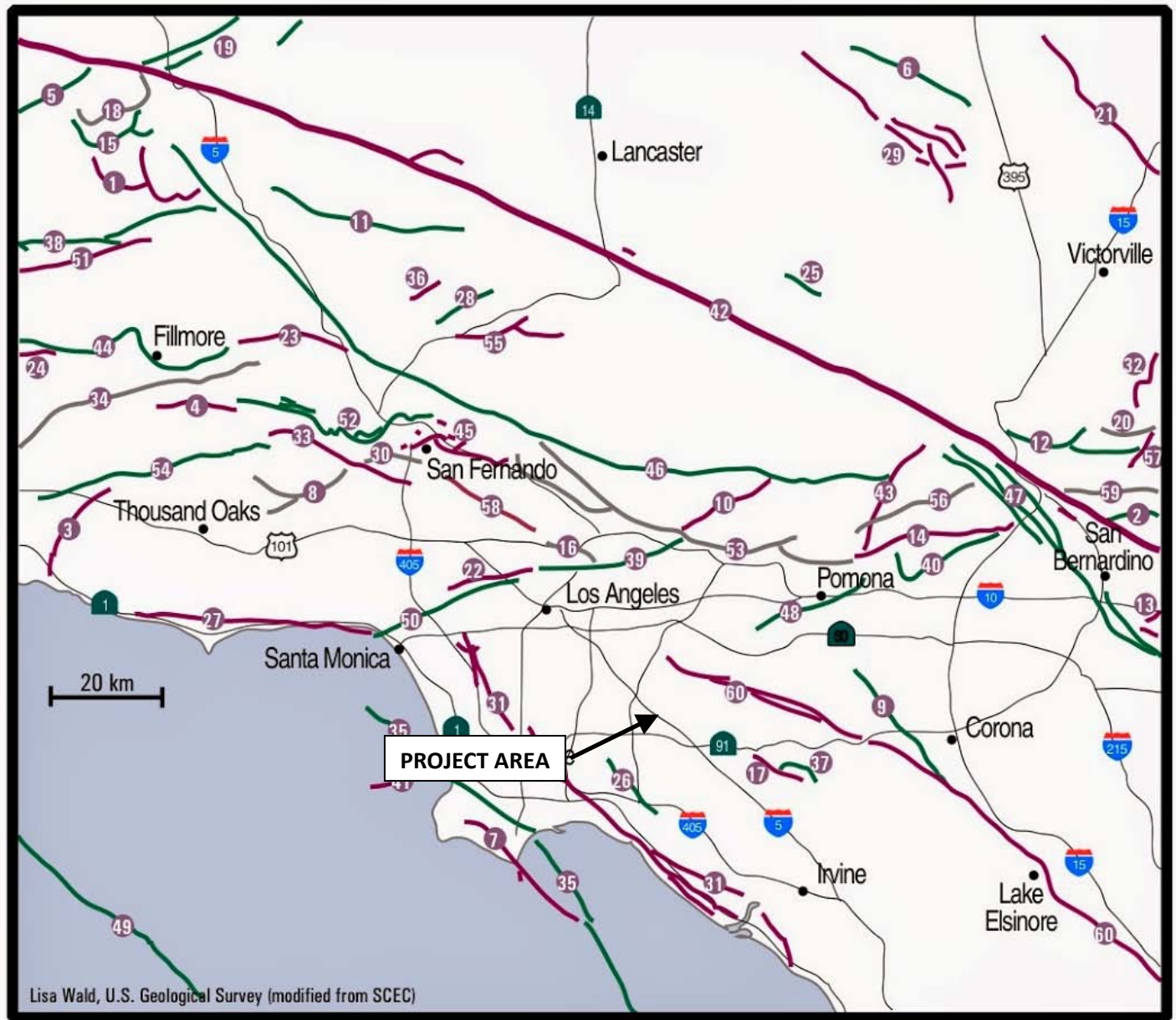


FIGURE 15. FAULT ZONES IN LOS ANGELES COUNTY

Source: United States Geological Survey

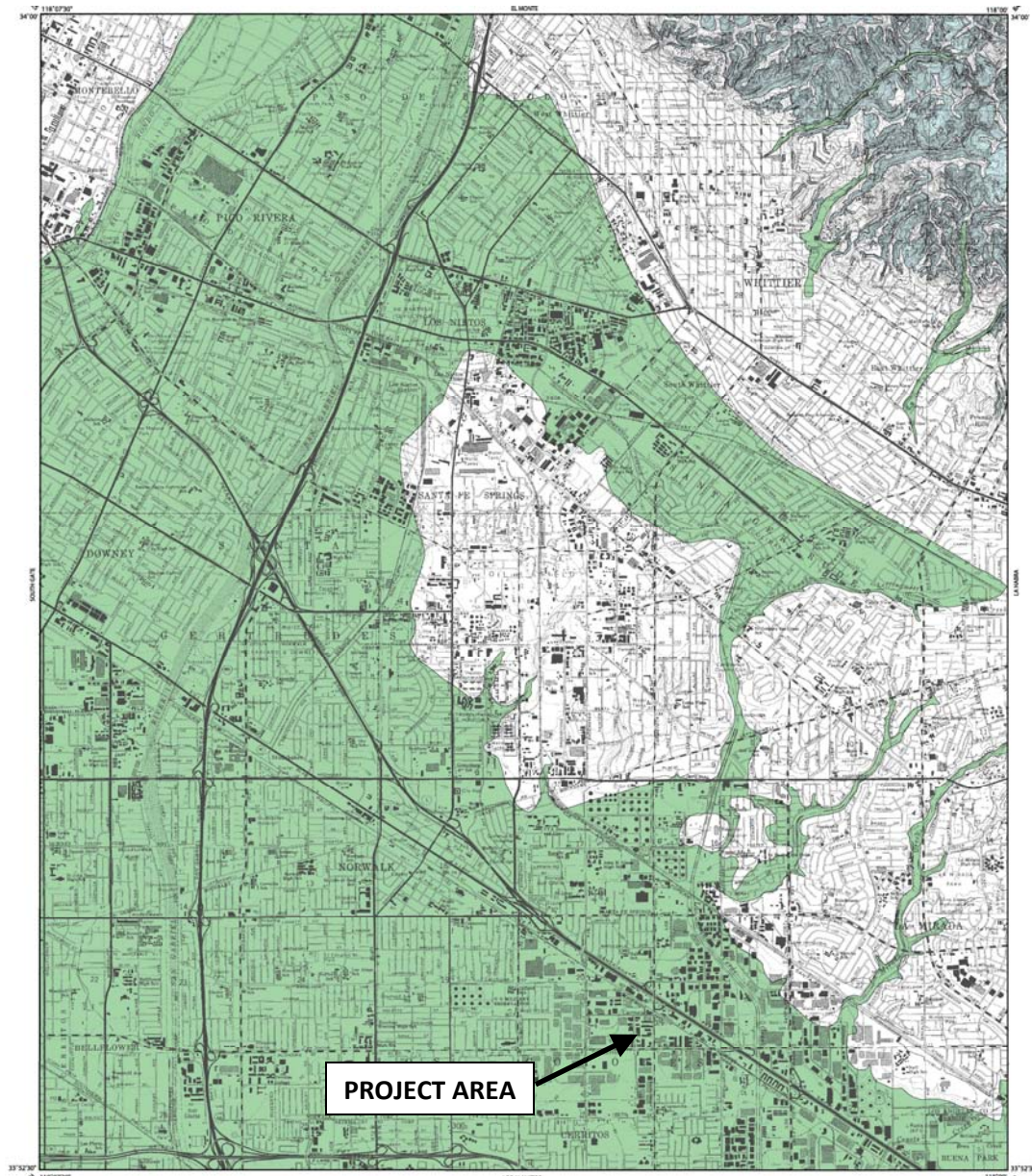


FIGURE 16. LIQUEFACTION RISK

Source: California Geological Survey

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. Studies completed by the California Geological Survey (CGS) Seismic Hazard Zones Mapping Program indicate the project area is not located within an area that is subject to potential slope failure. As indicated previously, the project site is located in an area that may be subject to potential liquefaction risk (see **Figure 16**). The Hanford Association which underlies the project site is suitable for development as is evident of the existing development found within and around the

project site. As stated previously, the site is located in a liquefaction zone, as designated by the Department of Conservation and State Geologist; however, since the most of the City is located in a liquefaction zone, the effects are expected to be less than significant. The surrounding area is relatively level and is at no risk for landslides. The potential for lateral spreading, subsidence, and collapse are non-existent due to the nature of the soils that underlie the project site. Additionally, prior development at the site has compressed the native soils on the property, altering their native characteristics. As a result, the impacts are considered to be less than significant.

Would the project be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. Based on data from the Los Angeles County Department of Public Works Hydrology Map GIS Viewer, the soils that underlie the project site belong to the Hanford association. According to the United States Department of Agriculture (USDA), these soils are often associated with urban development. The existing improvements and the other development found within the immediate area also support this conclusion. Furthermore, the on-site soils do not exhibit any unique shrink-swell characteristics. As a result, no expansive soil impacts are anticipated.

Would the project site have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The proposed project would not involve septic tanks or alternative waste water disposal systems. Therefore, no impacts are anticipated.

3.6.3 Cumulative Impacts

Any potential environmental impacts associated with geology and soils are site specific. The analysis above has concluded that the proposed project would not result in any significant impacts from seismic ground motion, landslide, liquefaction, expansive soils, or other geologic events. Therefore, no cumulative geology and soils impacts will occur.

3.7 Greenhouse Gas Emissions

3.7.1 Description of Baseline Environmental Conditions

A greenhouse gas (GHG) is a gas that contributes to the greenhouse effect by absorbing infrared radiation. The four most important GHGs are carbon dioxide, methane, nitrous oxide, and fluorinated gases. GHGs are a global pollutant, and regulation of GHG emissions on a local scale is difficult. Global climate impacts are cumulative by nature; direct impacts cannot be evaluated because the impacts themselves are global rather than localized impacts.

California's major initiative for reducing GHG emissions is the California Global Warming Solutions Act of 2006, which is more commonly known as Assembly Bill (AB) 32. Under AB 32 and other initiatives, California plans to reduce GHG emissions to 1990 levels by 2020 (25 percent below business as usual), and then an 80 percent reduction below 1990 levels by 2050. The details of these reduction goals are outlined in the AB 32 Scoping Plan. The latest update to the Scoping Plan was approved by the California Air Resources Board (CARB) on May 22, 2014. CARB is currently working on a second update to incorporate the 2030 GHG emissions targets

of Executive Order B-30-15, which established a GHG reduction target of 40 percent below 1990 levels by 2030.

3.7.2 Analysis of Environmental Impacts

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 proposed project involves a request by Lakin Tire for a CUP to operation a Tire Recycling Facility at an existing industrial property on Cornet Street. The proposed project would generate negligible emissions during construction activities, as construction will involve the following: 1) interior remodel of existing offices; 2) re-configuration of truck parking stalls within the rear yard area; 3) new 14-foot high screening fence; and 4) on-site landscape upgrades. The majority of the emissions would be released as exhaust from trucks and passenger vehicles entering and exiting the facility during operation. CalEEMod was used to estimate the total GHG emissions from the operation of the proposed project. A summary of these emissions are provided in **Table 5**. The anticipated operation emissions from the proposed project will be below SCAQMD significance thresholds. Therefore, the greenhouse gas emission impacts are anticipated to be less than significant.

Table 5. Estimated Construction and Operational GHG Emissions in lbs/day

Emission Source	CO ₂	CH ₄	N ₂ O	CO ₂ E
Total Construction Emissions	--	--	--	--
Total Operational Emissions	629.52	1.95	0.02	676.13

Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. Several initiatives, plans, policies, and regulations have been adopted at the state and local level related to reducing GHG emissions. In summary, California's goals and strategies for the systematic statewide reduction of GHG emissions are embodied in the combination of AB 32 and Executive Order B-30-15, which call for the following reductions of GHG emissions:

- 1990 levels by 2020 (25 percent below business-as-usual)
- 40 percent below 1990 levels by 2030
- 80 percent below 1990 levels by 2050

The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHP emissions. The potential for significant impacts to climate change resulting from the proposed project were evaluated on the basis of the proposed project's consistency with the goals listed above, and to implement those programs that will be required under AB 32 that are applicable to the proposed project. Furthermore, the proposed project will help to achieve several of the California Office of the Attorney General's recommended policies and measures designed to reduce GHG emissions in the state. The proposed project's contributions to these policies are summarized in **Table 6**.

Table 6. Attorney General's Recommendations for GHG Reductions

Recommended GHG Reduction Measures	Project Applicability
Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning, and public-private partnerships	The project will provide new job opportunities, improving the overall jobs/housing balance in the region.
Energy- and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing prioritization, and other implementing tools	Irrigation for on-site landscaping will be consistent with the City of Santa Fe Springs water conservation requirements.
Waste diversion, recycling, water efficiency, energy efficiency and energy recovery in cooperation with public services districts and private entities	The proposed facility will collect and recycle used tires, improving the overall waste diversion for the City of Santa Fe Springs.
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; heat island reduction programs	The proposed project will increase the existing landscaped area to a total of 4,367 square feet.

Through its primary operations as a Tire Recycling Facility, the proposed project would reduce overall GHG emissions by increasing waste diversion from landfills and promoting reuse of materials. Therefore, the potential GHG impacts are considered to be less than significant.

3.7.3 Cumulative Impacts

The analysis above has concluded that the proposed project would not result in any significant impacts due to GHG emissions. Therefore, no cumulative impacts will occur due to implementation of the proposed project.

3.8 Hazards and Hazardous Materials

3.8.1 Description of Baseline Environmental Conditions

A hazardous material is defined as any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors (Institute of Hazardous Materials Management [IHMM, 2015]). The term "hazardous substances" encompasses chemicals regulated by both U.S. Department of Transportation (DOT) hazardous materials regulations and EPA hazardous waste regulations, including emergency response. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment. According to the Occupational Safety and Health Administration (OSHA), hazardous chemicals are chemicals that would be a risk to employees if there were exposure above specified limits in the workplace. They are listed and regulated through OSHA and the California Occupational Health and Safety Administration (Cal-OSHA).

3.8.2 Analysis of Environmental Impacts

Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less than Significant Impact with Mitigation. The proposed project involves the application of Lakin Tire for a CUP to operate a Tire Recycling Facility at an existing industrial property located on Cornet Street in Santa Fe Springs. The facility will not receive hazardous waste. Used tires will be received and sorted by hand, then transferred offsite. No grinding or further processing of tires will occur on site.

Small quantities of hazardous material may be present onsite due to truck parking on site. Materials such as fuel, motor oil, and antifreeze could potentially be present due to leaks. To ensure proper management of spills, the facility will maintain a Spill Response kit on site. Additionally, the facility is subject to the requirements of the State Water Resources Control Board (SWRCB) Industrial General Permit and will therefore have a facility specific Storm Water Pollution Prevention Plan (SWPPP) that address potential exposure of hazardous materials to the environment. Furthermore, as part of their Major Waste Tire Facility Permit, Lakin Tire is required to prepare an Emergency Response Plan for the facility.

The following mitigation measures will be implemented to control potential hazards and deter vectors:

- During the hours of operation, an attendant will be present at all times to supervise the loading and unloading of tires.
- All tires will be received, stored, and sorted indoors. No outdoor storage will be permitted.
- Tires will be stored in accordance with Title 14 CCR, Section 17356 Storage of Waste Tires Indoors in order to prevent the development of hazardous conditions.

The existing building was constructed in the mid 1960's. Older buildings, such as this one, could potentially contain lead-based paint and asbestos-containing materials (ACMs). As a result, the following mitigation is required:

- An investigation must be conducted to ensure that the building to be modified does not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with the appropriate regulations.

The mitigation measures outlined here will reduce the potential impacts to less than significant.

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 proposed project involves the application of Lakin Tire for a CUP to operate a Tire Recycling Facility at an existing

industrial property located on Cornet Street in Santa Fe Springs. The facility will not receive hazardous waste. Used tires will be received and sorted by hand, then transferred offsite. No grinding or further processing of tires will occur on site. As part of their Major Waste Tire Facility Permit, Lakin Tire is required to prepare an Emergency Response Plan for the facility.

The following mitigation measures will be implemented to control potential hazards and deter vectors:

- During the hours of operation, an attendant will be present at all times to supervise the loading and unloading of tires.
- All tires will be received, stored, and sorted indoors. No outdoor storage will be permitted.
- Tires will be stored in accordance with Title 14 CCR, Section 17356 Storage of Waste Tires Indoors in order to prevent the development of hazardous conditions.

Additionally, there are several methane risk zones identified within the City of Santa Fe Springs. Methane is an odorless, colorless gas that can potentially combust if allowed to become concentrated in enclosed spaces. Methane can migrate from closed landfills in the vicinity through subsurface soils and into the surface layers, where it has the potential to be released to the air. The site is not located within a methane risk zone (within 1,000 feet of a landfill) or within 500 feet of an active, inactive or abandoned oil or natural gas well as shown on the City of Santa Fe Springs Methane Zone Map.

Any potential accident conditions involving the release of hazardous materials can be mitigated through the measures outlined above. Therefore, the impacts are less than significant with mitigation.

Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school, Carmenita Middle School, is located approximately 0.5 miles southeast of the proposed project site at 13435 166th Street, Cerritos, CA. Therefore, any potential on-site emissions and or hazardous materials handling would not occur within one-quarter mile of a school.

Additionally, as part of regular operations, the facility does not handle hazardous materials. The proposed project would receive only used tired for processing by hand. Operational emissions are primarily from trucks and passenger vehicle entering and exiting the facility. Operational emissions are not anticipated to exceed SCAQM significance thresholds as summarized in **Table 2**. Therefore, the proposed project would have no impact related to exposure of any existing or proposed schools to hazardous materials.

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

No Impact. The site of the proposed project is not included on the list of hazardous material sites compiled pursuant to Government Code Section 65962.5. There are three sites within the City of Santa Fe Springs that are identified on the Cortese List, including Kelly Pipe Company, Beaumon Trust Property, and Sonic Plating Company. The proposed project will not affect any of the sites. Therefore, no impacts to hazardous materials sites are anticipated.

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 result in the safety hazard for people residing or working in the project area?

No Impact. The closest airport is the Fullerton Municipal Airport, which is located approximately 3.9 miles southeast of the proposed project site. The proposed project site is located outside of the Planning Boundary/Airport Influence Area as indicated in the Airport Environs Land Use Plan for Fullerton Municipal Airport. Therefore, the proposed project would not result in a safety hazard for people working in the project area, and no impacts would occur.

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 proposed project is not located within the vicinity of a private airstrip. Therefore, no impacts would occur.

Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The proposed project would not impair implementation of, or interfere with, an adopted emergency response or evacuation plan. As part of its operations at the proposed facility, Lakin Tire will maintain a Major Waste Tire Facility Permit issued by Calrecycle. A project-specific Emergency Response Plan is included as part of the permit application package. The proposed project would conform to all Santa Fe Springs access standards to allow adequate emergency access. In addition, emergency access to, or via, adjacent streets are not expected to be adversely impacted during construction since the project will primarily involve interior renovations. Therefore, the proposed project would not interfere with an emergency response plan or emergency evacuation plan. No significant impacts are anticipated to occur from the proposed project.

Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact. The proposed project site is located in a highly developed, urbanized area. There is no threat of wild land fires. Therefore, no impacts would occur.

3.8.3 Cumulative Impacts

Any potential environmental impacts associated with hazardous materials are site specific. The analysis above has concluded that the proposed project would not result in any significant impacts from release of hazardous materials to the environment. Therefore, no significant cumulative impacts from hazards or hazardous will occur.

3.9 Hydrology and Water Quality

3.9.1 Description of Baseline Environmental Conditions

The nearest surface water body to the site is La Canada Verde Creek, located approximately 0.9 miles east of the site. The site is situated within the Central Sub-basin of the Coastal Plain of Los Angeles (4-11.04), near the southeastern boundary of the sub-basin. The sub-basin is bound by a surface divide called the La Brea high to the north, emergent less permeable Tertiary rocks of the Puente Hills to the north and east, the Newport-Inglewood fault to the southwest, and the Coyote Creek to the southeast, which is a regional drainage province boundary. Throughout the Central Basin, groundwater occurs in Holocene and Pleistocene age sediments at relatively shallow depths. The Central Basin is historically divided into forebay and pressure areas, with the site being located within the Central Basin Pressure Area

3.9.2 Analysis of Environmental Impacts

Would the project violate any water quality standards or waste discharge requirements?

Less than Significant Impact with Mitigation. As a Tire Recycling Facility, the proposed project will be subject to the requirements of the SWRCB Industrial General Permit and will therefore have a facility specific SWPPP that addresses potential impacts of the industrial facility on water quality. While no impacts on water quality are anticipated as part of the proposed operations, the following mitigation measures will be implemented through implementation of the SWPPP.

- All minimum BMPs required by the Industrial General Permit will be implemented, including good housekeeping practices, preventative maintenance, spill and leak prevention and response, proper material handling and waste management, and erosion and sediment control.
- Lakin Tire will implement a sampling and monitoring program in compliance with the Industrial General Permit, which will include submitting annual reports to the SWRCB via SMARTS.
- All tires stored at the facility will be stockpiled indoors, to eliminate exposure to rainfall.
- The site will be resurfaced to ensure that oil, hydraulic fluid, and other chemicals related to the truck parking area do not negatively affect water quality.

The implementation of the aforementioned mitigation measures will ensure that the potential water quality impacts are reduced to levels that are less than significant.

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would

drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less than Significant Impact. The proposed project would not require the construction of groundwater production wells or the depletion of groundwater supplies. The City will require the installation of water-conserving equipment and plumbing fixtures in order to reduce water consumption. Large quantities of water are not required as part of regular facility operations. Therefore, the proposed project would not substantially deplete groundwater supplies or alter the groundwater recharge from the site, and impacts would be less than significant.

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. The proposed project does not include alteration of a stream or river that could result in substantial erosion or siltation. There are no natural lakes or streams adjacent to the project site, as the immediate area is fully developed. The proposed project site is largely paved, with the exception of ornamental landscaping. No alterations of any surface water bodies would occur, therefore no impacts to the existing drainage pattern are anticipated.

Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. The proposed project does not include alteration of a stream or river that could result in flooding. There are no natural lakes or streams adjacent to the project site, as the immediate area is fully developed. The proposed project site is largely paved, with the exception of ornamental landscaping. The proposed project would not cause any changes to the hydrologic condition at the site. Therefore, no impacts to the existing drainage pattern are anticipated.

Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The proposed project is not expected to create or contribute to runoff water in excess of the capacity of the existing stormwater drainage system serving the project site and surrounding areas. As discussed above, the project site is almost completely comprised of impervious services including the parking lots and building. Project activities would not affect the existing stormwater drain system and no change in runoff quantity/quality would occur. Therefore, no impacts to the quantity of runoff water are anticipated.

Would the project otherwise substantially degrade water quality?

Less than Significant Impact with Mitigation. As a Tire Recycling Facility, the proposed project will be subject to the requirements of the SWRCB Industrial General Permit and will therefore have a facility specific SWPPP that addresses potential impacts of the industrial facility on water quality. While no impacts on water quality are anticipated as

part of the proposed operations, the following mitigation measures will be implemented through implementation of the SWPPP.

- All minimum BMPs required by the Industrial General Permit will be implemented, including good housekeeping practices, preventative maintenance, spill and leak prevention and response, proper material handling and waste management, and erosion and sediment control.
- Lakin Tire will implement a sampling and monitoring program in compliance with the Industrial General Permit, which will include submitting annual reports to the SWRCB via SMARTS.
- All tires stored at the facility will be stockpiled indoors, to eliminate exposure to rainfall.

The implementation of the aforementioned mitigation measures will ensure that the potential water quality impacts are reduced to levels that are less than significant.

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. The proposed project does not include construction or placement of housing. Therefore, no impact would occur.

Would the project place within a 100-year flood hazard area a structure which would impede or redirect flood flows?

No Impact. The proposed project does not include construction or placement of new structures within a 100-year flood hazard area. A FEMA flood map is provided in **Figure 17**. Therefore, no impact would occur.

Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The proposed project is not in the vicinity of a levee or dam. In addition, the proposed project would not increase the potential for people or structures to be exposed to flooding. Therefore, the proposed project would not expose people or structures to loss, injury, or death involving flooding, and no impact would occur.

Inundation by seiche, tsunami, or mudflow?

No Impact. The proposed project is located outside of the tsunami inundation zone. The project site is located more than 10 miles away from the Pacific Ocean. Therefore, there it is not anticipated that the project site will be affected by a seiche. In addition, the project site is located on relatively flat terrain in a highly developed area with no nearby source of material to sustain a mudflow. Therefore, no impacts would occur.

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 impacts. Therefore, no cumulative impacts adversely affecting hydrology and storm water runoff are anticipated.



FIGURE 17. NATIONAL FLOOD HAZARD LAYER
Source: Federal Emergency Management Agency (FEMA)

3.10 Land Use and Planning

3.10.1 Description of Baseline Environmental Conditions

The proposed project site is located near Interstate 5 and Alondra Boulevard in the City of Santa Fe Springs. The site is located in an area designated as Industrial in the General Plan and the Site is currently zoned for Heavy Manufacturing (M-2). Industrial and Commercial uses surround the proposed project site on all sides.

3.10.2 Analysis of Environmental Impacts

Would the project physically divide an established community?

No Impact. The proposed project would take place within the existing footprint of the project site, and it would involve the use of existing roadways for off-site transportation. The proposed project would not result in long-term changes to any off-site communities. Therefore, the proposed project would not physically divide an established community, and no impact would occur.

Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. As stated previously, the proposed project site is zoned M-2, Heavy Manufacturing and is in an Industrial area as designated by the General Plan. **Figures 18 and 19** show the General Plan designations and Zoning of the surrounding area. The proposed project use is conditionally permitted within the land use designation of the Zoning Code. The proposed use is consistent with other recycling uses permitted in the M-2 Zone with a valid CUP. No changes to the General Plan amendments will be required.

The project does require an MOD for two deviations to the M-2 property development standards. First, pursuant to Section 155.255 of the City's zoning regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City's zoning regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet. Lakin Tire is requesting approval for an MOD to deviate from these two standard code requirements. Therefore, impacts to the applicable land use plans and policies are anticipated to be less than significant.

Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The proposed project site is located in a highly urbanized area consisting of industrial and commercial facilities. The project site is zoned for Heavy Manufacturing (M-2) and is currently occupied by an inactive industrial facility. Aside from bordering ornamental vegetation (trees, shrubs, and grass), the site is entirely covered by buildings, asphalt, or concrete. The project site is not located within a Los Angeles County designated Significant Ecological Area or Coastal Resource Area. There are no designated Significant Ecological Areas or Coastal Resource Areas within the City of

Santa Fe Springs. Therefore, no impacts regarding habitat conservation plans will result from the proposed project.

3.10.3 Cumulative Impacts

Any potential cumulative impacts to land use are site specific. The analysis above has not identified any impacts of the proposed project related to land use and development. Therefore, no cumulative impacts are anticipated.

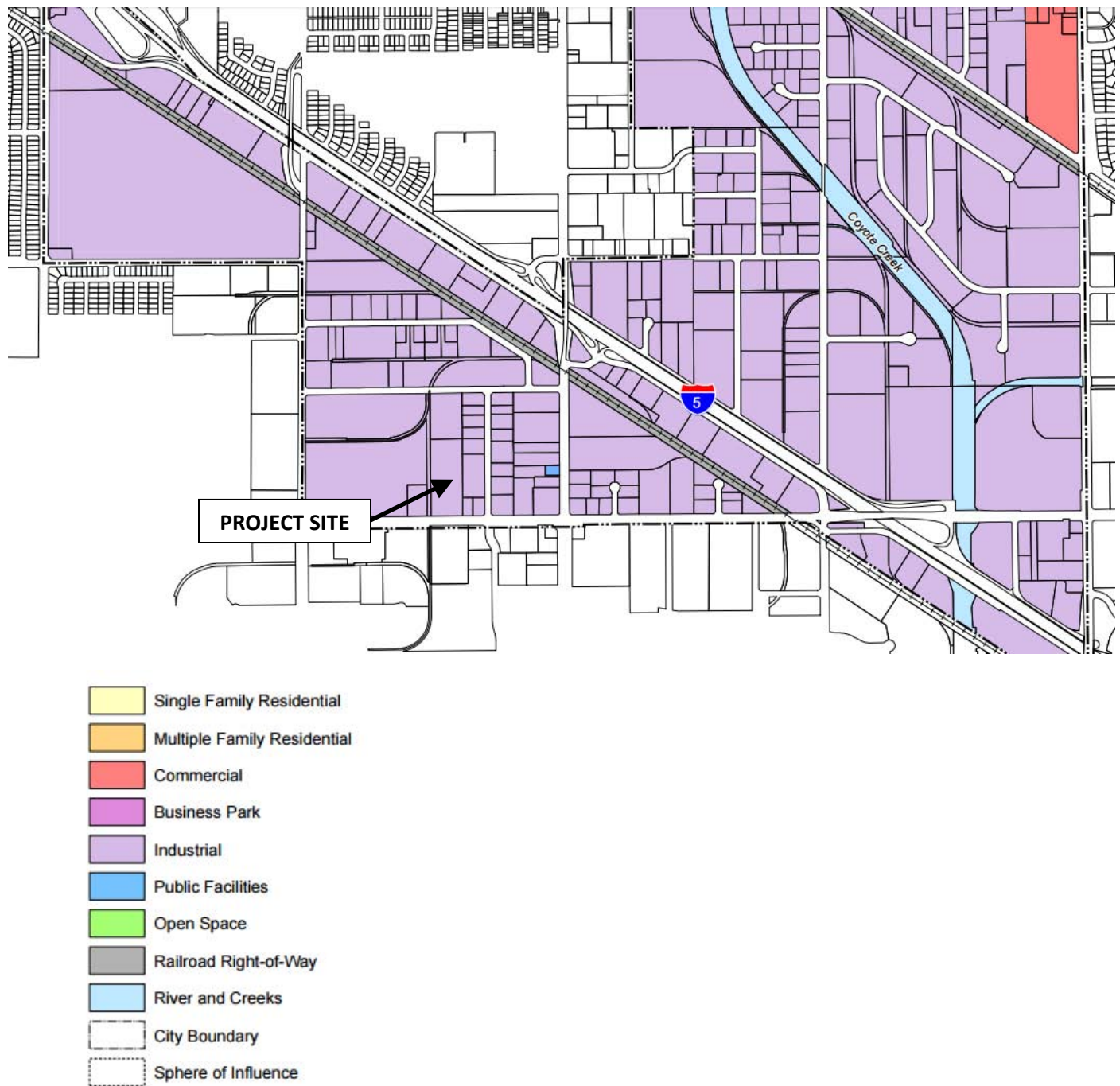
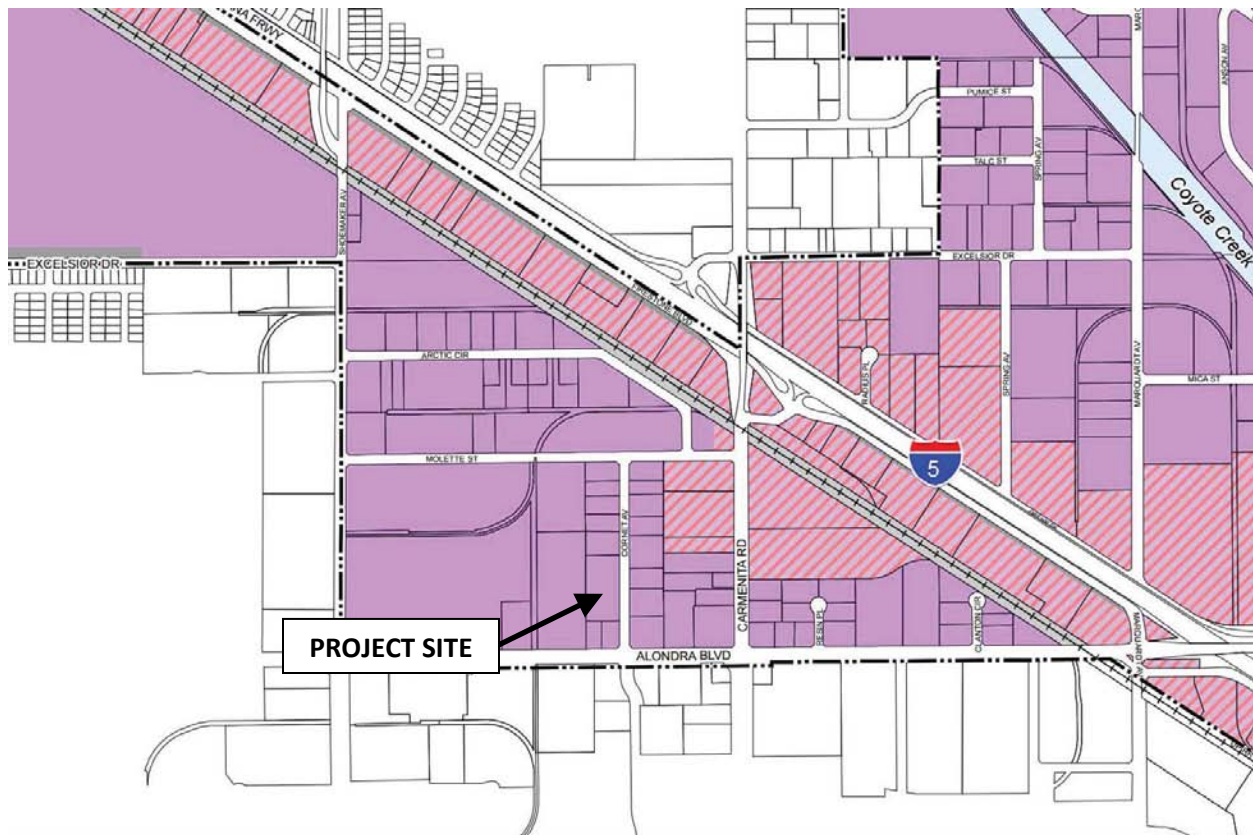


FIGURE 18. GENERAL PLAN LAND USE
Source: City of Santa Fe Springs



Manufacturing

	ML	Limited
	ML-PD	Limited - Planned Development Overlay Zone
	ML-D	Limited - Design Overlay Zone
	M-1	Light
	M-1-PD	Light - Planned Development Overlay Zone
	M-1-D	Light - Design Overlay Zone
	M-2	Heavy
	M-2-PD	Heavy - Planned Development Overlay Zone
	M-2-FOZ	Heavy - Freeway Overlay Zone

FIGURE 19. ZONING MAP

Source: City of Santa Fe Springs

3.11 Mineral Resources

3.11.1 Description of Baseline Environmental Conditions

Development of mineral resource areas or activities that block access to a mineral resource area results in the loss of availability of mineral resources. Impacts are assessed based on the characteristics of the mineral resource and the degree of loss. The State Geologist, California Division of Mines and Geology (CDMG), and State Mining and Geology Board (SMGB) provide assistance and direction with regard to mineral resources. The SMGB uses a classification system that divides land into four Mineral Resource Zones (MRZ) based on quantity and significance of mineral resources.

The proposed project site is located within a Mineral Resource Zone (MRZ) 1, an area of no mineral resource significance, or where it is judged that little likelihood exists for their presence. The project Site is not located within an area with active or historic oil drilling. The nearest area with active and historic oil drilling activity is located approximately 1.2 miles to the northwest of the site. No known mineral resources have been identified on the project site.

3.11.2 Analysis of Environmental Impacts

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. The proposed project Site is located within a M2-1, and no mineral resources of value to the region or residents of the state have been identified at the site. In addition, the proposed project would not affect the historic oil drilling area located to the northwest of the site. According to the City of Santa Fe Springs General Plan, the closest oil operations are approximately 1.2 miles northwest of the site. Therefore, no impacts would occur.

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. According to local and specific plans, the project site is not located in areas designated as containing locally important mineral resources. Therefore, no impacts would occur.

3.11.3 Cumulative Impacts

Any potential impacts to mineral resources are site specific. The above analysis has determined that the proposed project will not impact any mineral resources. Therefore, cumulative impacts to mineral resources are not anticipated.

3.12 Noise

3.12.1 Description of Baseline Environmental Conditions

The noise environment is made up of background or ambient noise, and intrusive noise. Noise can be generated from either point sources (stationary equipment) or from a linear source, such as a roadway with moving vehicles, or aircraft flying overhead.

Sound and noise are often described in qualitative terms, and individuals differ greatly on what noises are considered pleasing and unpleasant. Quantitative noise measurements are described in terms of strength, frequency, duration, and location.

- Decibels (dB): The strength of a sound as dependent on the pressure exerted by sound waves.
- A-Weighted Decibel (dBA). An overall frequency-weighted sound level in decibels which approximates the frequency response of the human ear.
- Frequency: Sounds that are produced by rapidly or slow vibrating objects.
- Community Noise Equivalent Level (CNEL): A range of measurement for community noise levels that range from 30 dB (very quiet) to 100 dB (very loud).
- Day-Night Average Level (DNL): The aggregate of numerous single noise events to generate an average or composite sound level.

Noise impacts result when a project generates noise levels in excess of established standards or generate noise within the vicinity of sensitive receptors. The proposed project is located in a developed, urbanized area with existing noise sources. Noise is generated from nearby commercial and industrial facilities and roadways, including plastics fabrication facilities, Alondra Boulevard, Carmenita Road, and Interstate 5. The closest sensitive receptors include a residential neighborhood is located over 1,800 feet southeast of the site. The closest school to the project is located approximately 0.5 miles away.

3.12.2 Analysis of Environmental Impacts

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?

No Impact. In general, the minimum change in the sound level of individual events that an average human ear can detect is about 3 dB. Noise levels associated with common activities are shown in **Figure 20**. According to the City of Santa Fe Springs Municipal Code, the absolute maximum noise level permitted in the M-2 Zone is 90 dB. Noise typically associated with the proposed project will include traffic noise from trucks and passenger vehicles, noise from forklifts loading and unloading tires. Noise associated with forklifts will largely take place inside the building. As previously described, there are no noise sensitive receptor within the vicinity of the proposed project. Furthermore, all operational activities taking place at the site will be required to comply with the City's noise control requirements. Therefore, no impact related to noise levels in excess of standards are anticipated.

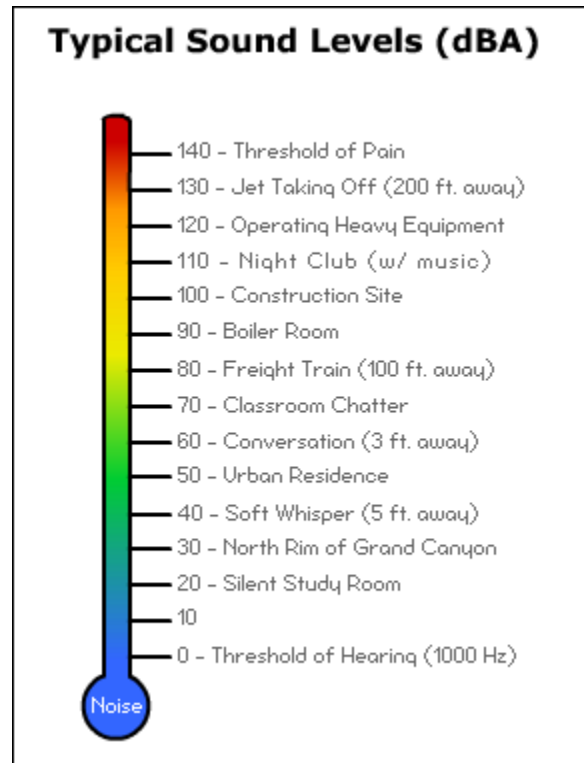


FIGURE 20. TYPICAL SOUND LEVELS

Source: Occupational Health and Safety Administration

Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. As previously described, there are no noise sensitive receptor within the vicinity of the proposed project. The proposed project may be permitted under the property's General Plan designation and Zone with a CUP. Noise typically associated with the proposed project will include traffic noise from trucks and passenger vehicles, noise from forklifts loading and unloading tires. Noise associated with forklifts will largely take place inside the building. The proposed project will not include activities that could produce excessive groundborne vibration (i.e., pile-driving). Furthermore, all operational activities taking place at the site will be required to comply with the City's noise control requirements. Therefore, no impact related to excessive groundborne vibration or noise are anticipated.

A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. Overall, noise in the proposed project area is primarily due to traffic noise along Alondra Boulevard and Interstate 5, and train traffic on the railroads both east and west of the facility. The area currently experiences high ambient noise levels from the nearby freeway traffic on Interstate 5. The applicant has stated that the proposed project will generate approximately five inbound and five outbound truck trips per shift, with two shifts per day. Therefore, traffic and equipment noise from the project will not result in a discernable difference in the ambient noise levels, due to the relative high existing noise levels and the proposed project will not result in any noise level impacts.

A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. Overall, noise in the proposed project area is primarily due to traffic noise along Alondra Boulevard and Interstate 5, and train traffic on the railroads both east and west of the facility. The applicant has stated that the proposed project will generate approximately five inbound and five outbound truck trips per shift, with two shifts per day. Construction noise will occur mostly indoors and will be temporary. Therefore, traffic and equipment noise from the project will not result in a discernable difference in the ambient noise levels, due to the relative high existing noise levels and the proposed project will not result in any noise level impacts.

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 proposed project is not located within two miles of a public airport. The closest airport is the Fullerton Municipal Airport, which is located approximately 3.9 miles southeast of the proposed project site. The proposed project site is located outside of the Planning Boundary/Airport Influence Area as indicated in the Airport Environs Land Use Plan for Fullerton Municipal Airport. Therefore, no impacts would occur.

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 proposed project is not located within the vicinity of a private airstrip. Therefore, no impacts would occur.

3.12.3 Cumulative Impacts

The above analysis has determined that the proposed project will not result in any significant impacts related to excessive noise. Therefore, no cumulative impacts related to excessive noise are anticipated.

3.13 Population and Housing

3.13.1 Description of Baseline Environmental Conditions

The proposed project site is located in a developed and urbanized area zoned for heavy manufacturing. The existing site is a vacant industrial facility, and there are no residences located on, or adjacent to, the site. The proposed project does not involve construction or use of housing units or structures.

3.13.2 Analysis of Environmental Impacts

Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The proposed project would not induce substantial population growth in the area directly or indirectly. The proposed tire recycling facility will employ approximately eight staff. Each shift will be staffed with approximately four employees: Two yard

drivers shuttling tire containers and two tire sorters. The workers are expected to be drawn from existing area work-force and not require the relocation of workers from beyond the project area. Therefore, no impacts would occur.

Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project site is located on a developed site that does not contain residential housing units. The nearest existing residential neighborhood is located over 1,800 feet southeast of the site and would not be altered or displaced as a result of the proposed project. Therefore, no impacts would occur.

Will the project displace, substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. There are no residential units within the proposed project site. The proposed project would not require the demolition of any existing residential structures adjacent to the project site or otherwise. Therefore, no person would be displaced, nor would replacement housing be required as a result of the proposed project. No impacts would occur.

3.13.3 Cumulative Impacts

The above analysis has determined that the proposed project will not result in any significant impacts to population or housing. Therefore, no cumulative impacts to population or housing are anticipated.

3.14 Public Services

3.14.1 Description of Baseline Environmental Conditions

The proposed project site is under of the jurisdiction of the City of Santa Fe Springs Department of Fire - Rescue and the City of Santa Fe Springs Department of Police Services (DPS). Fire Station 3, responsible for the project site, is located approximately 0.15 miles east of the project site at 15517 Carmenita Road, Santa Fe Springs, CA. The City of Santa Fe Springs is divided into three law enforcement public services areas. The project site is located in Service Area 3, at the south end of the City. The Site consists of an existing vacant industrial facility. Existing roadways surround the Site, including Cornet Street, Alondra Boulevard, and Molette Street. The nearest school, Carmenita Middle School, is located approximately 0.5 miles southeast of the proposed project site at 13435 166th Street, Cerritos, CA.

3.14.2 Analysis of Environmental Impacts

Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or 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:

Fire Protection?

Less than Significant. The City of Santa Fe Springs Department of Fire – Rescue provides a variety of emergency services, and includes three divisions: Operations, Fire Prevention and Environmental Protection. Operations provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. Fire Prevention provides plan check, inspections and public education. The Fire Prevention Division is also responsible for determining fire cause and investigating suspicious fires. The Environmental Protection Division is the Certified Unified Program Agency (CUPA). Santa Fe Springs Fire Department Station 3 provides fire protection and would respond to emergencies at the proposed project site.

The proposed project would comply with all Department of Fire – Rescue requirements, and operational activities would not interfere with access to surrounding properties. Furthermore, the facility will be required to comply with all fire prevention measures and waste tire storage standards for a Major Waste Tire Facility Permit, as described in Title 14 CCR, Sections 17351 and 17356, respectively. For example, the warehouse is equipped with a sprinkler system for fire suppression that will be upgraded and tires will not be stacked within 18 inches of sprinkler head deflectors. All tires stored at the facility will be stored indoors and trucks parked on-site will be empty of all tires.

The proposed project would not create adverse impacts associated with fire protection services. Therefore, implementation of the proposed project would not result in significant impacts to current fire protection service, and the impact would be less than significant.

Police Protection?

No Impact. The City of Santa Fe Springs DPS provides police protection services. The City of Santa Fe Springs is divided into three law enforcement public service areas. Each area has a dedicated sergeant and a team of officers and public safety officers. The Department is staffed by both City personnel and officers of the Whittier Police Department (WPD), who provide services to Santa Fe Springs under contract. In all, 35 sworn officers and six support personnel are assigned by WPD to the City. The proposed project would not create adverse impacts associated with police protection services. Those project site will be secured and green-screened to reduce public visibility. Therefore, there is no impact anticipated to police protection services.

Schools?

No Impact. The proposed project would not include any new schools or educational facilities; nor would it create the need for such facilities indirectly through induced population or development growth. The proposed project would not alter or affect schools located in the vicinity of the site. The nearest school, Carmenita Middle School, is located approximately 0.5 miles southeast of the proposed project site at 13435 166th Street, Cerritos, CA. The proposed project would be contained within the project site boundary. Construction traffic would be generated outside of the project site boundary as a result of construction worker commute and delivery of materials. However, the

additional traffic generation would be temporary and short-term. Therefore, there will be no impact on schools.

Parks?

No Impact. The demand for new parks is generally associated with an increase in housing or population. As described in Section 3.13: Population and Housing, the proposed project would not increase population or result in the need for new housing. Therefore, no impact would occur.

Other Public Facilities?

No Impact. The proposed project site has been previously developed; thus, the site is already served by existing public utilities power/data lines and roadways. The proposed project would not require any new or upgraded off-site public utilities or infrastructure services above what is already in place. Therefore, no impact would occur.

3.14.3 Cumulative Impacts

The above analysis has determined that there will be no significant impacts to the public services outline. Therefore, no cumulative impact to these public services is anticipated.

3.15 Recreation

3.15.1 Description of Baseline Environmental Conditions

The City of Santa Fe Springs Parks and Recreation Services Department (PRSD) operates and maintains six public parks within the City. These parks include Lake Center Athletic Park, Lakeview Park, Little Lake Park, Los Nietos Park, Santa FE Springs Athletic Fields, and Santa Fe Springs Park. There are also many smaller parks throughout the City that are more community based.

3.15.2 Analysis of Environmental Impacts

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. No parks or recreational facilities are located in the vicinity of the project. The closest park managed by the PRSD is Little Lake Park at 10900 Pioneer Boulevard, approximately 3.4 northwest of the project site. The closest park not managed by the PRSD is Joe A. Gonsalves Park, adjacent to Camenita Middle School, 0.5 miles southeast of the project site. Furthermore, the proposed project would not result in any development that would increase the demand for parks in the area. Therefore, no impact would occur.

Does 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 include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, no impact would occur.

3.15.3 Cumulative Impacts

The above analysis has determined that there will be no significant impacts to recreation facilities. Therefore, no cumulative impact to such facilities is anticipated.

3.16 Transportation/Traffic

3.16.1 Description of Baseline Environmental Conditions:

There are two driveways providing access to the site, both of which are located on Cornet Street. Primary vehicle access to Cornet Street is via Alondra Boulevard to the south. Once operational, the proposed project will generate approximately five inbound and five outbound truck trips per shift, with two shifts per day. The impact analysis below is based on this reported information and the Estimated Trip Generation provided in the Project Screening Memorandum and summarized in **Table 3**.

3.16.2 Analysis of Environmental Impacts

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. Using the trip generation estimates for the proposed project based on the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition, the total daily trips would be 88. The average daily trips produced by the proposed project are anticipated to be well within the average daily traffic levels for the closest intersection of Cornet Street and Alondra Boulevard. According to the City of Santa Fe Springs 2009 Citywide Engineering & Traffic Study, 20,000 to 30,000 vehicles per day travel along Alondra Boulevard. The estimated total daily trips for the project make up no more than 0.44% of the daily traffic in the area. Therefore, any potential traffic impacts on the surrounding roadways would be less than significant.

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?

Less than Significant Impact. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The 2010 CMP is the eighth CMP adopted for Los Angeles County since the requirement original became effective in 1990. The CMP is intended to address the impact of local growth on the regional transportation system.

The CMP also tracks trends during peak traffic hours at major intersections in the county and identifies areas in great need of improvements where traffic congestion is getting worse. The CMP requires intersections designated as being officially monitored by the Program to be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. As indicated previously, the proposed project is anticipated to generate approximately 88

PCE trips during the entire operating day between 6:00 am and 11:30 pm, an average of five PCE per hour. Even if five times the average trips per hour occurred during the peak hour, the peak hour trips will still be less than amount needed to require a CMP analysis. Furthermore, due to the proposed shift hours, it is unlikely that any employee vehicles will be entering or exiting the facility during peak hours. The ITE based estimates reflect 17 truck trips per day. Even if all trucks trips occurred during this peak hour, this would not meet the requirement to conduct a CMP analysis. As a result, the impacts are less than significant.

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 would not affect air traffic patterns. Therefore, no impacts would occur.

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

Less than Significant Impact. Vehicular access to the proposed project will be provided from a set of driveways along the east side of Cornet Street, one existing to remain in place and one existing to be relocated. The north driveway will be 34.5 feet wide and the south driveway will be 35 feet wide allowing sufficient access to large trucks and emergency vehicles. The site plan provided in **Figure 9** shows an adequate available site access to all vehicles from Cornet Street. The existing public streets in the vicinity would remain unchanged. Therefore, impacts will be less than significant.

Would the project result in inadequate emergency access?

No Impact. Vehicular access to the proposed project will be provided from a set of driveways along the east side of Cornet Street, one existing to remain in place and one existing to be relocated. The north driveway will be 34.5 feet wide and the south driveway will be 35 feet wide allowing sufficient access to large trucks and emergency vehicles. Therefore, the proposed project would not result in inadequate emergency access, and no impacts would occur.

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 would not affect public transit, bicycle, or pedestrian systems. Therefore, the proposed project would not conflict with adopted policies, plans, or programs related to these systems, and no impacts would occur.

3.16.3 Cumulative Impacts

The proposed project's implementation will not result in any increased traffic generation in the area. Therefore, no cumulative impacts affecting transportation and traffic are anticipated.

3.17 Utilities and Service Systems

3.17.1 Description of Baseline Environmental Conditions:

The proposed project site has been a developed industrial facility since the 1960s. Although it is currently vacant, infrastructure for utilities including water, power, gas, data, and telephone exists and is available for use at the site. Utilities are provided to the site by City of Santa Fe Spring Water Services (potable water supply), Southern California Edison (electrical service), Los Angeles County Sanitation Districts (sewage disposal system), and Southern California Gas Company (SoCal Gas; natural gas service).

3.17.2 Analysis of Environmental Impacts

Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. The proposed project would not exceed wastewater treatment requirements of LARWQCB. The project site is served by a local sewer line maintained by the City of Santa Fe Springs. The Los Angeles County Sanitation Districts (LACSD) owns, operates, and maintains the large trunk sewer lines of the regional wastewater system and treats wastewater from the City of Santa Fe Springs. Any wastewater generated by the project will be treated at the Los Coyotes Water Reclamation Plan (Los Coyotes WRP), which provides primary, secondary, and tertiary treatment. 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 effluent generation rate from the proposed project assumes 18,972 square feet of tire processing and storage area and 2,278 square feet of office space. The effluent generation rate for both the processing area and the offices is 0.11 gallons per day per square foot. The proposed project's estimated daily effluent is 2,338 gallons per day. This effluent rate is comparable to the previous use that occupied the site, as the overall building square footage will not change. In addition, all of the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. Therefore, the proposed project would not exceed wastewater treatment requirements of LARWQCB, and impacts would be less than significant.

Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The effluent generation rate from the proposed project assumes 17,890 square feet of tire processing and storage area and 3,360 square feet of office space. The effluent generation rate for both the processing area and the offices is 0.11 gallons per day per square foot. The proposed project's estimated daily effluent is 2,338 gallons per day. The water consumption rate can be assumed to be 0.14 gallons per day per square foot, resulting in an estimated water consumption of 2,975 gallons per day. The effluent rate and water consumption are comparable to the previous use that occupied

the site, as the overall building square footage will not change. No new sewage or water treatment facilities will be required. Therefore, no impacts would occur.

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 proposed project is to be located on a fully developed industrial site. Stormwater drainage facilities are already present within the project site. No new stormwater facilities or expansions of existing facilities are proposed. After implementation of the proposed project, if approved, site surfaces and drainage patterns would remain consistent with pre-existing conditions. Therefore, proposed project would not require alteration of the existing stormwater drainage for the site and surrounding areas. Therefore, no impacts would occur.

Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. There are existing potable water utilities at the site. Implementation of the proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources and no new or expanded entitlements would be needed. Water will be used primarily in the office area, for routine maintenance, and potentially in the existing truck wash located at the site. As described previously, the proposed project's water consumption would be comparable to the previous use that occupied the site, as the overall building square footage will not change. Therefore, there would be no significant impacts as a result of the proposed project.

Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The proposed project's estimated daily effluent is 2,338 gallons per day. The proposed project's estimated water consumption will be 2,975 gallons per day. As indicated previously, any new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, no sewage and/or water treatment facilities will be required to accommodate the proposed project.

Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact. The proposed project includes a CUP application to operate a Tire Recycling Facility. Used tires are prohibited from disposal in landfills and will be sent to other processing facilities or end users. The proposed project, will aid the City of Santa Fe Springs in achieve increase diversion rates from regional landfills. Solid waste generated from the proposed project will largely come from office uses and employee areas. Therefore, no significant impacts to landfill capacity will occur.

Would the project comply with federal, state, and local statutes and regulation related to solid waste?

Less than Significant Impact. The State of California has established a 75% Statewide waste diversion target for the year 2020. The proposed project, if implemented, will assist the City is meeting its diversion rate. Furthermore, the proposed project will obtain a Major Waste Tire Facility Permit and comply with all conditions of that permit. Therefore, impacts regarding solid waste would be less than significant as a result of the proposed project.

3.17.3 Cumulative Impacts

Any potential impact to water and sewer line capacities are site specific. The above analysis has determined that there will be no significant impacts to these utilities. Therefore, no cumulative impact to these utilities is anticipated.

3.18 Mandatory Findings of Significance

3.18.1 Description of Baseline Environmental Conditions:

The proposed project site is located in a developed, urbanized area of the City of Santa Fe Springs, and is zoned for Heavy Manufacturing use. The surrounding area consists of industrial and commercial uses with roadways and Freeways dispersed throughout. As discussed in the preceding sections, the site has been completely paved over for decades and does not contain riparian habitat, a sensitive natural community, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites.

3.18.2 Analysis of Environmental Impacts

Does that project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory?

Less than Significant Impact. The proposed project would not affect habitats for fish, animals, birds, or other wildlife. No potentially significant impacts were identified in the individual resource areas. Therefore, the proposed project would not significantly degrade the quality of the environment, and would not affect wildlife. Therefore, impacts would be less than significant.

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection which the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. There are no past or current projects within the vicinity of the proposed project site that would have a cumulatively considerable impact on the proposed project. It is reasonable to assume that roadway improvement projects or residential developments may happen in the area in the near future. The proposed

project will have no long-term effects to the surrounding area. Therefore, future projects would not have a cumulatively considerable impact with the proposed project. Furthermore, no significant impacts have been identified for the proposed project. Therefore, a cumulatively considerable impact is not expected, and the impacts would be less than significant.

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. Based on the analysis performed and presented for each of the individual resources, no potentially significant impacts are expected from the proposed project. Therefore, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, impacts are less than significant.

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4 CONCLUSIONS

4.1 Findings

This Initial Study has determined that no significant adverse environmental impacts are anticipated from implementation of the proposed project. 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, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory.
- The project will not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposed project will not have impacts that are individually limited, but cumulatively considerable. “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- The proposed project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker’s findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A Mitigation Reporting and Monitoring Program will be required; and,
- An accountable enforcement agency or monitoring agency shall not be identified for the mitigation measures adopted as part of the decision-maker’s final determination.

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Appendix A

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Lakin Tire
South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	101.06	1000sqft	2.32	101,059.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2016

Utility Company

CO2 Intensity (lb/MW hr)	0	CH4 Intensity (lb/MW hr)	0	N2O Intensity (lb/MW hr)	0
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Negligible Construction Emissions

Off-road Equipment - Negligible Construction Emissions

Trips and VMT - Negligible Construction Emissions

Operational Off-Road Equipment - 2 forklifts

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	16.00

tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	OperationalYear	2014	2016
tblTripsAndVMT	WorkerTripNumber	13.00	0.00

2.0 Emissions Summary

	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

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4824	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003
Energy	5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374
Mobile	0.1960	0.6942	2.5558	6.1700e-003	0.4250	9.5800e-003	0.4346	0.1137	8.8100e-003	0.1225	0.0000	492.8000	492.8000	0.0200	0.0000	493.2189
Offroad	0.1657	1.4259	0.9220	1.1100e-003		0.1192	0.1192		0.1097	0.1097	0.0000	105.1128	105.1128	0.0317	0.0000	105.7786
Waste						0.0000	0.0000		0.0000	0.0000	19.2841	0.0000	19.2841	1.1397	0.0000	43.2170
Water						0.0000	0.0000		0.0000	0.0000	7.4143	0.0000	7.4143	0.7615	0.0180	28.9802
Total	0.8445	2.1246	3.4830	7.3100e-003	0.4250	0.1292	0.5542	0.1137	0.1188	0.2326	26.6984	602.8228	629.5212	1.9529	0.0181	676.1348

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4824	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003
Energy	5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374
Mobile	0.1960	0.6942	2.5558	6.1700e-003	0.4250	9.5800e-003	0.4346	0.1137	8.8100e-003	0.1225	0.0000	492.8000	492.8000	0.0200	0.0000	493.2189
Offroad	0.1657	1.4259	0.9220	1.1100e-003		0.1192	0.1192		0.1097	0.1097	0.0000	105.1128	105.1128	0.0317	0.0000	105.7786
Waste						0.0000	0.0000		0.0000	0.0000	19.2841	0.0000	19.2841	1.1397	0.0000	43.2170
Water						0.0000	0.0000		0.0000	0.0000	7.4143	0.0000	7.4143	0.7615	0.0180	28.9802
Total	0.8445	2.1246	3.4830	7.3100e-003	0.4250	0.1292	0.5542	0.1137	0.1188	0.2326	26.6984	602.8228	629.5212	1.9529	0.0181	676.1348

	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	19.62	67.11	26.47	15.18	0.00	92.32	21.52	0.00	92.30	47.17	0.00	17.44	16.70	1.62	0.00	15.64

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	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Concrete/Industrial Saws	1	0.00	81	0.73

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	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1960	0.6942	2.5558	6.1700e-003	0.4250	9.5800e-003	0.4346	0.1137	8.8100e-003	0.1225	0.0000	492.8000	492.8000	0.0200	0.0000	493.2189
Unmitigated	0.1960	0.6942	2.5558	6.1700e-003	0.4250	9.5800e-003	0.4346	0.1137	8.8100e-003	0.1225	0.0000	492.8000	492.8000	0.0200	0.0000	493.2189

4.2 Trip Summary Information

	Average Daily Trip Rate	Unmitigated	Mitigated
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Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	261.74	261.74	261.74	1,121,756	1,121,756
Total	261.74	261.74	261.74	1,121,756	1,121,756

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513363	0.060352	0.180146	0.139338	0.042155	0.006672	0.015739	0.030749	0.001928	0.002503	0.004351	0.000593	0.002111

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374
NaturalGas Unmitigated	5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No	91963.7	5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374
Total		5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No	91963.7	5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374
Total		5.0000e-004	4.5100e-003	3.7900e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9075	4.9075	9.0000e-005	9.0000e-005	4.9374

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			

Unrefrigerated Warehouse-No	440617	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No	440617	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4824	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003
Unmitigated	0.4824	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1171					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3652					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003
Total	0.4824	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1171					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3652					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003
Total	0.4824	1.0000e-005	1.3200e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5100e-003	2.5100e-003	1.0000e-005	0.0000	2.6600e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	7.4143	0.7615	0.0180	28.9802
Mitigated	7.4143	0.7615	0.0180	28.9802

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Pool	23.3701 / 0	7.4143	0.7615	0.0180	28.9802
Total		7.4143	0.7615	0.0180	28.9802

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Pool	23.3701 / 0	7.4143	0.7615	0.0180	28.9802

Total		7.4143	0.7615	0.0180	28.9802
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8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.2841	1.1397	0.0000	43.2170
Unmitigated	19.2841	1.1397	0.0000	43.2170

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Cool	95	19.2841	1.1397	0.0000	43.2170
Total		19.2841	1.1397	0.0000	43.2170

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No	95	19.2841	1.1397	0.0000	43.2170
Total		19.2841	1.1397	0.0000	43.2170

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	2	16.00	365	89	0.20	Diesel

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Forklifts	0.1657	1.4259	0.9220	1.1100e-003		0.1192	0.1192		0.1097	0.1097	0.0000	105.1128	105.1128	0.0317	0.0000	105.7786
Total	0.1657	1.4259	0.9220	1.1100e-003		0.1192	0.1192		0.1097	0.1097	0.0000	105.1128	105.1128	0.0317	0.0000	105.7786

10.0 Vegetation

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Lakin Tire
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	101.06	1000sqft	2.32	101,059.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2016

Utility Company

CO2 Intensity (lb/MW hr)	0	CH4 Intensity (lb/MW hr)	0	N2O Intensity (lb/MW hr)	0
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Negligible Construction Emissions

Off-road Equipment - Negligible Construction Emissions

Trips and VMT - Negligible Construction Emissions

Operational Off-Road Equipment - 2 forklifts

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	16.00

tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.20
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	OperationalYear	2014	2016
tblTripsAndVMT	WorkerTripNumber	13.00	0.00

2.0 Emissions Summary

	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

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Energy	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Mobile	1.0960	3.5488	14.3482	0.0353	2.3785	0.0526	2.4311	0.6355	0.0484	0.6839		3,102.6135	3,102.6135	0.1209		3,105.1531
Offroad	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039
Total	4.6547	11.4258	19.4568	0.0416	2.3785	0.7111	3.0896	0.6355	0.6544	1.2898		3,770.3397	3,770.3397	0.3140	5.4000e-004	3,777.1026

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Energy	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Mobile	1.0960	3.5488	14.3482	0.0353	2.3785	0.0526	2.4311	0.6355	0.0484	0.6839		3,102.6135	3,102.6135	0.1209		3,105.1531
Offroad	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039
Total	4.6547	11.4258	19.4568	0.0416	2.3785	0.7111	3.0896	0.6355	0.6544	1.2898		3,770.3397	3,770.3397	0.3140	5.4000e-004	3,777.1026

	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	19.60	68.72	26.10	14.74	0.00	92.33	21.25	0.00	92.31	46.83	0.00	16.92	16.92	61.29	0.00	17.00

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	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Demolition	Concrete/Industrial Saws	1	0.00	81	0.73
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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	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0960	3.5488	14.3482	0.0353	2.3785	0.0526	2.4311	0.6355	0.0484	0.6839		3,102.6135	3,102.6135	0.1209		3,105.1531
Unmitigated	1.0960	3.5488	14.3482	0.0353	2.3785	0.0526	2.4311	0.6355	0.0484	0.6839		3,102.6135	3,102.6135	0.1209		3,105.1531

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	261.74	261.74	261.74	1,121,756	1,121,756
Total	261.74	261.74	261.74	1,121,756	1,121,756

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513363	0.060352	0.180146	0.139338	0.042155	0.006672	0.015739	0.030749	0.001928	0.002503	0.004351	0.000593	0.002111

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
NaturalGas Unmitigated	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					

Unrefrigerated Warehouse-No	251.955	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Total		2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No	0.251955	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Total		2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Unmitigated	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Total	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Total	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	2	16.00	365	89	0.20	Diesel

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Forklifts	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039
Total	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039

10.0 Vegetation

Lakin Tire
South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	101.06	1000sqft	2.32	101,059.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2016

Utility Company

CO2 Intensity (lb/MW hr)	0	CH4 Intensity (lb/MW hr)	0	N2O Intensity (lb/MW hr)	0
-----------------------------	---	-----------------------------	---	-----------------------------	---

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Negligible Construction Emissions

Off-road Equipment - Negligible Construction Emissions

Trips and VMT - Negligible Construction Emissions

Operational Off-Road Equipment - 2 forklifts

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	16.00

tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.20
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	OperationalYear	2014	2016
tblTripsAndVMT	WorkerTripNumber	13.00	0.00

2.0 Emissions Summary

	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

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Energy	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Mobile	1.1259	3.7386	13.8533	0.0335	2.3785	0.0528	2.4313	0.6355	0.0485	0.6840		2,952.2317	2,952.2317	0.1210		2,954.7727
Offroad	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039
Total	4.6845	11.6156	18.9619	0.0398	2.3785	0.7113	3.0898	0.6355	0.6545	1.2900		3,619.9578	3,619.9578	0.3141	5.4000e-004	3,626.7222

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Energy	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Mobile	1.1259	3.7386	13.8533	0.0335	2.3785	0.0528	2.4313	0.6355	0.0485	0.6840		2,952.2317	2,952.2317	0.1210		2,954.7727
Offroad	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039
Total	4.6845	11.6156	18.9619	0.0398	2.3785	0.7113	3.0898	0.6355	0.6545	1.2900		3,619.9578	3,619.9578	0.3141	5.4000e-004	3,626.7222

	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	19.47	67.60	26.78	15.39	0.00	92.31	21.25	0.00	92.29	46.83	0.00	17.63	17.63	61.28	0.00	17.70

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	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Demolition	Concrete/Industrial Saws	1	0.00	81	0.73
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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	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1259	3.7386	13.8533	0.0335	2.3785	0.0528	2.4313	0.6355	0.0485	0.6840		2,952.2317	2,952.2317	0.1210		2,954.7727
Unmitigated	1.1259	3.7386	13.8533	0.0335	2.3785	0.0528	2.4313	0.6355	0.0485	0.6840		2,952.2317	2,952.2317	0.1210		2,954.7727

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	261.74	261.74	261.74	1,121,756	1,121,756
Total	261.74	261.74	261.74	1,121,756	1,121,756

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513363	0.060352	0.180146	0.139338	0.042155	0.006672	0.015739	0.030749	0.001928	0.002503	0.004351	0.000593	0.002111

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
NaturalGas Unmitigated	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					

Unrefrigerated Warehouse-No	251.955	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Total		2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No	0.251955	2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222
Total		2.7200e-003	0.0247	0.0208	1.5000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003		29.6418	29.6418	5.7000e-004	5.4000e-004	29.8222

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Unmitigated	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Total	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234
Total	2.6437	1.0000e-004	0.0106	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0234

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	2	16.00	365	89	0.20	Diesel

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Forklifts	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039
Total	0.9123	7.8523	5.0773	6.1300e-003		0.6566	0.6566		0.6041	0.6041		638.0622	638.0622	0.1925		642.1039

10.0 Vegetation

Appendix B

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BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

PLANNING • ENVIRONMENTAL ANALYSIS • ECONOMICS • MAPPING

PROJECT SCREENING MEMORANDUM

Date: December 10, 2015

To: Cuong Nguyen, Senior Planner, City of Santa Fe Springs

From: Bryan Hamilton

PROJECT DESCRIPTION

PROJECT LOCATION: 15605 Cornet Street, Santa Fe Springs, California. APN include 7005-003-061.

SITE AREA: 100,854 square feet (2.32-acres).

PROJECT FLOOR AREA: 21,250 square feet.

PROJECT USE/TYPE: Tire recycling and tractor/trailer storage (Industrial).

PARKING: 56 stalls.

EXISTING USE: Previous occupant was a Ryder truck leasing center.

ZONING: M-2 (Heavy Manufacturing).

Is the Project Consistent? ☒ Yes ☐ No (CUP required)

GENERAL PLAN: Industrial.

Is the Project Consistent? ☒ Yes ☐ No

NEAREST SENSITIVE RECEPTOR(S): 0.39 miles to the southeast (Carmenita Village residential development) along Village Drive.

PRELIMINARY ENVIRONMENTAL SCREENING

POTENTIAL AIR QUALITY IMPACTS: The air quality emissions for the proposed project were calculated using the CalEEMod (V.2013.2.2) computer modeling program. According to the CalEEMod estimates, daily construction and operations emissions *are* ☐ *are not* ☒ anticipated to exceed the SCAQMD significance thresholds (refer to Table 1 for construction and operational emissions).

Table 1
Estimated Construction and Operational Emissions in lbs/day

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Total Construction Emissions	--	--	--	--	--	--
Daily Thresholds	75	100	550	150	150	55
Total Operational Emissions	4.68	6.62	28.86	0.05	3.83	1.08
Daily Thresholds	55	55	550	150	150	55

POTENTIAL CULTURAL RESOURCES IMPACTS: The project site is ___ is not ☒ identified on a local, State, or Federally significant cultural resource. Additional supporting information: The project site is currently vacant.

POTENTIAL GEOLOGY AND EARTH IMPACTS: The project site is ☒ is not ___ located within a potential liquefaction zone. The project site is ___ is not ☒ located within a potential Alquist-Priolo Special Study Zone. Additional supporting information: The California Geological Survey Information Warehouse was reviewed.

POTENTIAL HAZARDOUS MATERIALS IMPACTS: The project site is ___ is not ☒ included on a Cortese list. The project site is ___ is not ☒ identified on the EPA's database (Environfacts). Additional supporting information: California EPA and United States EPA. The proposed use related to tire storage could present a risk in the absence of mitigation. In addition, the use of the site for surface parking will require mitigation related to storm water runoff and clean water act requirements. The project site may need to be resurfaced to accommodate the outdoor storage of tractors and trailers.

POTENTIAL NOISE IMPACTS: The project site is ___ is not ☒ located adjacent to any noise sensitive receptor(s). Additional supporting information: The site is surrounded on all side by industrial uses.

POTENTIAL PUBLIC SERVICE IMPACTS: The project site is ___ may (in the absence of mitigation) ☒ is not ___ anticipated to impact public services. Additional supporting information: The use of the existing building for the storage of tires may represent a fire risk requiring special mitigation. The proposed project will be reviewed by the Santa Fe Springs Fire Department and any requested mitigation will be incorporated into the CEQA document.

POTENTIAL TRAFFIC IMPACTS: Due to the nature and scope of the project a minimal amount of truck and passenger vehicle trips will be generated. The Applicant stated that the use will generate approximately four inbound and outbound trips per shift (with two shifts per day). In addition, the Applicant stated that the project will be staffed with approximately four employees per shift. As a result, the project is ___ is not ☒ anticipated to result in significant traffic volumes. Additional supporting information: refer to Table 2 for estimated trip generation. In addition to the traffic generation, the IS/MND must evaluate the parking related impacts associated with the maneuvering and parking of tractors and trailers. The IS/MND will need to determine whether there is sufficient maneuvering area for the on-site movements.

**Table 2
Estimated Trip Generation**

TRIP GENERATION RATES									
ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Tire Store	848	KSF	4.15						
PROJECT TRIP GENERATION									
Project Land Use	Qty.	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing	21.25	KSF	88						
Passenger Vehicles	80.0%		70						
Trucks	20.0%		17						

POTENTIAL WATER QUALITY AND HYDROLOGY IMPACTS: Due to the nature and scope of the project a minimal amount of water consumption and additional off-site storm water runoff is anticipated. As a result, the project is is not ☒ anticipated to result in less than significant impacts with mitigation. Additional supporting information: The IS/MND will need to identify mitigation to ensure that surface storm water runoff is handled pursuant to current NPDES requirements. This mitigation will focus on capturing potential pollutants (motor oil, hydraulic fluid, etc) in the truck and trailer parking area. In addition, portions or all of the site may require resurfacing.

PRELIMINARY ENVIRONMENTAL DETERMINATION

Based on the screening results completed for the proposed project, the following determination may be made. The project will require the preparation of one of the following (choose one):

1. Notice of Exemption (Article 19, Class 32, 15332 Infill Development Projects) Yes No ☒
2. Streamlined Review (§15183.3 of CEQA) Yes No ☒
3. Negative Declaration Yes No ☒
4. Mitigated Negative Declaration Yes ☒ No
5. Environmental Impact Report Yes No ☒

COMMENTS

The proposed use is not anticipated to result in any significant adverse impacts. The existing building and other on-site improvements will need to be upgraded to accommodate the new project. In addition, mitigation will be required to address the use of the site for outdoor storage/parking. Potential mitigation may include, but not be limited to, screening of the outdoor storage area from Cornet, installation of fire suppression equipment inside the building, and the installation of improvements required to capture oil, hydraulic fluid, and other chemicals

that may inadvertently leak from the trucks and tractors. These and other mitigation will reduce the impacts to levels that are less than significant.

Appendix C

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CNDDDB Quad Species List 34 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Spea hammondi	western spadefoot	AAABF02020	None	None	SSC	-	3311881	Whittier	Mapped and Unprocessed	Animals - Amphibians - Scaphiopodidae - Spea hammondi
Animals - Birds	Accipiter cooperii	Cooper's hawk	ABNKC12040	None	None	WL	-	3311881	Whittier	Unprocessed	Animals - Birds - Accipitridae - Accipiter cooperii
Animals - Birds	Circus cyaneus	northern harrier	ABNKC11010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Accipitridae - Circus cyaneus
Animals - Birds	Cardinalis cardinalis	northern cardinal	ABPBX60010	None	None	WL	-	3311881	Whittier	Unprocessed	Animals - Birds - Cardinalidae - Cardinalis cardinalis
Animals - Birds	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	-	-	3311881	Whittier	Mapped	Animals - Birds - Cuculidae - Coccyzus americanus occidentalis
Animals - Birds	Aimophila ruficeps canescens	southern California rufous-crowned sparrow	ABPBX91091	None	None	WL	-	3311881	Whittier	Unprocessed	Animals - Birds - Emberizidae - Aimophila ruficeps canescens
Animals - Birds	Progne subis	purple martin	ABPAU01010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Hirundinidae - Progne subis
Animals - Birds	Riparia riparia	bank swallow	ABPAU08010	None	Threatened	-	-	3311881	Whittier	Mapped	Animals - Birds - Hirundinidae - Riparia riparia
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Parulidae - Icteria virens
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Picoides nuttallii	Nuttall's woodpecker	ABNYF07020	None	None	-	-	3311881	Whittier	Unprocessed	Animals - Birds - Picidae - Picoides nuttallii
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3311881	Whittier	Mapped	Animals - Birds - Strigidae - Athene cunicularia
Animals - Birds	Poliophtila californica californica	coastal California gnatcatcher	ABPBX08081	Threatened	None	SSC	-	3311881	Whittier	Mapped and Unprocessed	Animals - Birds - Sylviidae - Poliophtila californica californica
Animals - Birds	Empidonax traillii	willow flycatcher	ABPAE33040	None	Endangered	-	-	3311881	Whittier	Unprocessed	Animals - Birds - Tyrannidae - Empidonax traillii
Animals - Birds	Vireo bellii pusillus	least Bell's vireo	ABPBW01114	Endangered	Endangered	-	-	3311881	Whittier	Mapped	Animals - Birds - Vireonidae - Vireo bellii pusillus
Animals - Fish	Catostomus santaanae	Santa Ana sucker	AFCJC02190	Threatened	None	-	-	3311881	Whittier	Unprocessed	Animals - Fish - Catostomidae - Catostomus santaanae
Animals - Fish	Gila orcuttii	arroyo chub	AFCJB13120	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Fish - Cyprinidae - Gila orcuttii

Animals - Fish	Rhinichthys osculus ssp. 3	Santa Ana speckled dace	AFCJB3705K	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Fish - Cyprinidae - Rhinichthys osculus ssp. 3
Animals - Insects	Bombus crotchii	Crotch bumble bee	IIHYM24480	None	None	-	-	3311881	Whittier	Mapped	Animals - Insects - Apidae - Bombus crotchii
Animals - Mammals	Eumops perotis californicus	western mastiff bat	AMACD02011	None	None	SSC	-	3311881	Whittier	Mapped	Animals - Mammals - Molossidae - Eumops perotis californicus
Animals - Mammals	Neotoma lepida intermedia	San Diego desert woodrat	AMAFF08041	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Mammals - Muridae - Neotoma lepida intermedia
Animals - Mammals	Lasionycteris noctivagans	silver-haired bat	AMACC02010	None	None	-	-	3311881	Whittier	Unprocessed	Animals - Mammals - Vespertilionidae - Lasionycteris noctivagans
Animals - Reptiles	Diadophis punctatus modestus	San Bernardino ringneck snake	ARADB10015	None	None	-	-	3311881	Whittier	Unprocessed	Animals - Reptiles - Colubridae - Diadophis punctatus modestus
Animals - Reptiles	Aspidoscelis tigris stejnegeri	coastal whiptail	ARACJ02143	None	None	-	-	3311881	Whittier	Mapped and Unprocessed	Animals - Reptiles - Teiidae - Aspidoscelis tigris stejnegeri
Plants - Vascular	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	None	None	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Asteraceae - Lasthenia glabrata ssp. coulteri
Plants - Vascular	Symphytotrichum defoliatum	San Bernardino aster	PDASTE80C0	None	None	-	1B.2	3311881	Whittier	Mapped	Plants - Vascular - Asteraceae - Symphyotrichum defoliatum
Plants - Vascular	Atriplex parishii	Parish's brittle scale	PDCHE041D0	None	None	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Chenopodiaceae - Atriplex parishii
Plants - Vascular	Calystegia felix	lucky morning-glory	PDCON040P0	None	None	-	3.1	3311881	Whittier	Mapped	Plants - Vascular - Convolvulaceae - Calystegia felix
Plants - Vascular	Dudleya multicaulis	many-stemmed dudleya	PDCRA040H0	None	None	-	1B.2	3311881	Whittier	Mapped	Plants - Vascular - Crassulaceae - Dudleya multicaulis
Plants - Vascular	Juglans californica	southern California black walnut	PDJUG02020	None	None	-	4.2	3311881	Whittier	Unprocessed	Plants - Vascular - Juglandaceae - Juglans californica
Plants - Vascular	Calochortus plummerae	Plummer's mariposa-lily	PMLIL0D150	None	None	-	4.2	3311881	Whittier	Mapped and Unprocessed	Plants - Vascular - Liliaceae - Calochortus plummerae
Plants - Vascular	Calochortus weedii var. intermedius	intermediate mariposa-lily	PMLIL0D1J1	None	None	-	1B.2	3311881	Whittier	Mapped and Unprocessed	Plants - Vascular - Liliaceae - Calochortus weedii var. intermedius
Plants - Vascular	Orcuttia californica	California Orcutt grass	PMPOA4G010	Endangered	Endangered	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Poaceae - Orcuttia californica

Plants - Vascular	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Polemoniaceae - Navarretia prostrata
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U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands Map

Feb 22, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

15605 Cornet St Santa Fe Springs, CA



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78240

A request for approval to allow the approximately 12.81-acre subject site to be subdivided into 3 (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.
(Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78240 and, thereafter, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Tentative Parcel Map No. 78420, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Tentative Parcel Map No. 78240 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 78240 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 Parcel Map No. 78240, subject to the conditions of approval as stated within this report.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Tentative Parcel Map (TPM), the proposed project will need approval of the following five entitlements: a General Plan Amendment (GPA), a Zone Change (ZC), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Tentative Parcel Map:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential –

Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

TENTATIVE PARCEL MAP NO. 78240

The applicant, Storm Properties, Inc., is seeking approval of Tentative Parcel Map No. 78240, a request to subdivide the existing 12.81-acre parcel into three parcels. Parcel 1 will consist of 274,799 sq. ft. (6.31-acre) and will be occupied by an existing elementary school; Parcel 2 will consist of 223,416 sq. ft. (5.13-acre) and will be occupied by the proposed 128-unit gated apartment development; and Parcel 3 will consist of 59,813 sq. ft. (1.37-acre) and will be occupied by an existing preschool. The intent is to create independent parcels for each use, which would allow the necessary rezoning for the apartment development.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (70-2018), Staff believes that Tentative Parcel Map No. 78240 is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 78240, subject to the conditions of approval as contained within this staff report.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM No. 78240) was set for Public Hearing. Legal notice of the Public Hearing for the TPM was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the

exterior boundaries of the subject property on March 29, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on March 29, 2018, and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

ZONING AND LAND USE

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." In conjunction with this DPA and CUP request, the applicant is proposing to rezone the subject property from PF, Public Facilities, to R-3-PD, Multiple Family Residential – Planned Development and also amend the existing general plan land use designation from "Public Facilities" to "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are shown in "Table 3" below:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

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 February 20, 2018 to March 10, 2018. 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: *Air Quality, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Transportation & Circulation, and Tribal Cultural Resources*. 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 Monitoring and Reporting Program (attachment #6).

Responses to Initial Study/Mitigated Negative Declaration:

On Wednesday, March 28, 2018, our Environmental Consultant, Blodgett/Baylosis Environmental Planning, received a phone call from the South Coast Air Quality Management District (SCAQMD), requesting a copy of the Mitigated Negative Declaration associated with this project to review. On 4/4/18, SCAQMD provided Staff with their comments, including a recommended mitigation measure for incorporation into the Final MND.

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

Conditions of approval for TPM 78240 is attached to Resolution 70-2018 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 73161)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Draft Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
7. Resolution 70-2018
 - a. Exhibit A - Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

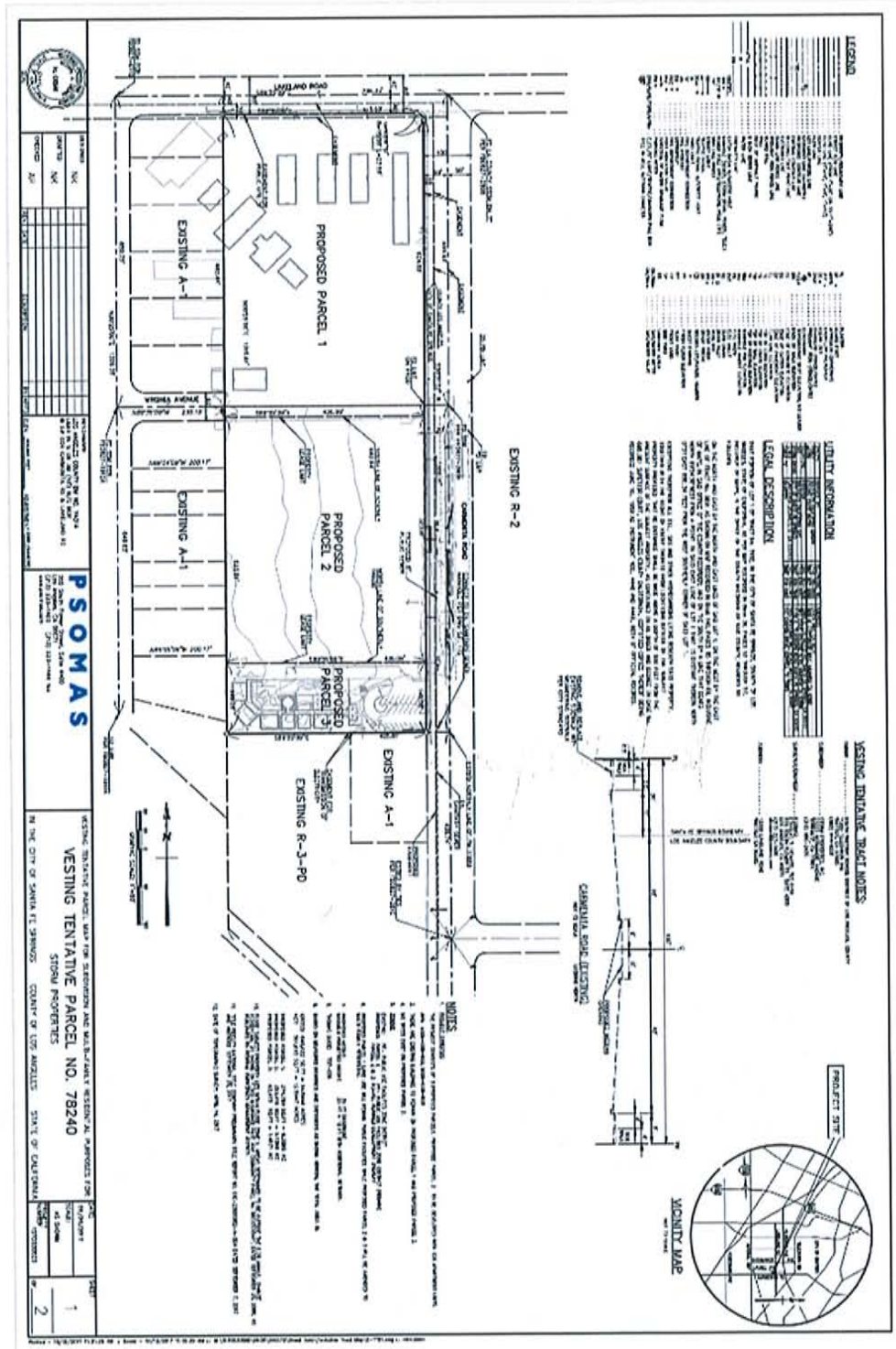
DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



NORTH

13300 Lakeland Road
(Storm Properties)

Proposed Tentative Parcel Map (TPM 78240)



Tentative Parcel Map Application



City of Santa Fe Springs



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

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

PROPERTY LOCATION:

Address: 13300 LAKE LAND ROAD, WHITTIER, CA 90605

Assessor's Parcel Number:

8026-008-900 and 8026-008-903

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

To maintain the buildings and operations of existing Carmela Elementary School and Options Carmela State Preschool and develop the vacant field located in between the two.

Parcel 1 – Carmela Elementary School to remain

Parcel 2 – Project site to be developed into 128-unit gated apartment project

Parcel 3 – Options Carmela State Preschool to remain

PROJECT AND LAND USE DATA:

Existing Land Use:

PUBLIC FACILITIES – Carmela Elementary School north of the development site; development site is currently vacant; Options Carmela State Preschool south of the development site

Zoning Classification:

PUBLIC FACILITIES

Intended Land Uses of Lots within the Subdivision:

Parcel 1 – Public Facilities

Parcel 2 – Multiple Family Residential (with a CUP to permit use under Planned Development Overlay)

Parcel 3 – Multiple Family Residential (with a CUP to maintain current use and operations of Options Carmela State Preschool under Planned Development Overlay).

General Plan Land Use Classification:

PUBLIC FACILITIES

Surrounding Land Uses:

North: **SINGLE FAMILY**

South: **MULTI-FAMILY RESIDENTIAL**

East: **LA COUNTY (SOUTH WHITTIER) LAND USE – R-1 SINGLE-FAMILY RESIDENCE and R-2 TWO-FAMILY RESIDENCE**

West: **LA COUNTY (SOUTH WHITTIER) LAND USE – A-1 LIGHT AGRICULTURAL**

Existing No. of Lots:

ONE

Proposed No. of Lots:

THREE – one to remain PUBLIC FACILITIES, two rezoned to R3-PD (one with a CUP to allow PRE-SCHOOL to remain)

Page 1

Tentative Parcel Map Application (Cont.)

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

Parcel 1 – 6.3085 AC, Parcel 2 – 5.1289 AC, Parcel 3 – 1.4571

Building (footprint) Area-per Parcel:

Proposed Parcel 2 to be developed – 174,209 SF FOR 7 RESIDENTIAL BUILDINGS AND ONE LEASING AND AMENITY BLDG.

Are dedications or public improvements required?

Required dedications – Public drainage and possible sewer easements

PROJECT FINDING:

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

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

UTILITIES:

Grading: Is any grading of lots contemplated? YES (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? A WATER WILL-SERVE LETTER HAS BEEN OBTAINED

Sewers: What provisions are being made to provide an adequate sewer system? A SEWER AREA STUDY HAS BEEN SUBMITTED TO THE COUNTY OF LOS ANGELES.

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
WILL SERVE LETTERS HAVE BEEN OBTAINED.

Streets: Will each resulting parcel or lot front on a dedicated and improved street?
YES, THE THREE PARCELS WILL FRONT CARMENITA ROAD. PARCEL 1 ALSO FRONTS LAKELAND ROAD.

Have you discussed street improvement requirements with the Department of Public Works? YES.

Deed Restrictions: State nature of deed restrictions, existing and proposed:
(Please see attached)

Page 2

Tentative Parcel Map Application (Cont.)

RESPONSIBLE PARTIES:

Gas Agency:	<u>SoCal Gas</u>	Water Agency:	<u>Golden State Water</u>
Address:	<u>1919 S. State College Blvd</u>	Address:	<u>1920 W. Corporate Way</u>
	<u>Anaheim, CA 92806</u>		<u>Anaheim, CA 92801</u>
E-Mail:		E-mail:	
Contact Person:	<u>Katrina Regan</u>	Contact Person:	
Phone Number:	<u>714-634-5067</u>	Phone Number:	<u>562-907-9200</u>
Sewer Agency:	<u>LA County Sanitation District</u>	Electric Agency:	<u>Southern California Edison</u>
Address:	<u>1955 Workman Mill Road</u>	Address:	<u>Santa Ana, CA 92711</u>
	<u>Whittier, CA 90601</u>		
E-Mail:		E-Mail:	
Contact Person:	<u>Adriana Raza</u>	Contact Person:	<u>Daniel Knight</u>
Phone Number:	<u>562-908-4288 ext. 2717</u>	Phone Number:	<u>714-796-9999</u>

THE APPLICATION IS BEING FILED BY:

 Record Owner of the Property

 X Authorized Agent of the Owner (Written authorization must be attached to application.)

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

DEVELOPER AND GROUND LESSEE – STORM PROPERTIES, INC.

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

SIGNED:

JON SPELKE, VICE PRESIDENT

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

OWNER AGENT

Name: STORM PROPERTIES, INC.

Contact: JON SPELKE

Address: 23223 NORMANDIE AVE

City: TORRANCE

State: CA

Zip Code: 90501

Phone: (310)986-2436

E-Mail: jspeke@storm-properties.com

RECORD OWNER

Name: SOUTH WHITTIER SCHOOL

DISTRICT OF LOS ANGELES COUNTY

Contact: MARK KERIAKOUS

Address: 11200 TELECHRON AVE

City: WHITTIER

State: CA

Zip Code: 90605

Phone: (562)944-6231 ext. 2031

E-Mail: mkeriakous@swhittier.net

ENGINEER LICENSE SURVEY

Name: PSOMAS

Contact: MICHAEL CREHAN

Address: 555 SOUTH FLOWER

ST, SUITE 4300

City: LOS ANGELES

State: CA

Zip Code: 90071

Phone: (213)223-1445

E-Mail: mcrehan@psomas.com

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

Tentative Parcel Map Application (Cont.)



11200 Telechron Ave., Whittier, CA 90605 / (562) 944-6231

BOARD OF TRUSTEES
Elias Alvarado
Jan Baird
Sylvia V. Macias
Deborah Pacheco
Francisco 'Javi' Santana

CENTRAL ADMINISTRATION
Dr. Gary Gonzales, Superintendent
Mark Keriakous, Associate Superintendent, Business Services
Martha Mestanza-Rojas, Associate Superintendent, Educational Services

PROPERTY OWNER(S) AUTHORIZATION FORM

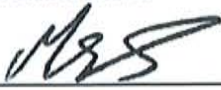
AUTHORIZATION FOR AGENT TO ACT ON BEHALF OF LEGAL PROPERTY OWNER

I/WE, the owners of the subject property, APN: 8026-008-903 and 8026-008-900, authorize **STORM PROPERTIES, INC. and its employees** to act in my/our behalf in all manners relating to CITY OF SANTA FE SPRINGS for the above listed subject property. This authorization is valid until further written notice from me/us, the owners.

Dated this 12th day of OCTOBER, 2017

Owner:

South Whittier School District

By: 

Print Name: Mark Keriakous

Title: Associate Superintendent, Business Services

Public Hearing Notice

FILE COPY

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
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& 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:

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

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 to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

**Public Notification Boundary
&
Land Use Map**
For
11300 Lakeland Rd.
Santa Fe Springs CA 90603
APN 8026-008-900 & 983
June 15, 2017
201704

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 70-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 78240.**

WHEREAS, a request was filed for Tentative Parcel Map No. 78240 to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) on the subject PF (Public Facilities) and proposed R-3-PD (Multiple Family Residential – Planned Development) zoned property; and

WHEREAS, the subject property is located at 13300 Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Tentative Parcel Map No. 78240 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Tentative Parcel Map No. 78240.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development is considered 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 environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City required the preparation and adoption of 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.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting 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.

SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

A) *Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:*

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

Table 2
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of

		materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a higher density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

2. The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

B) *Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.*

1. In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the existing zoning designation of PF, Public Facilities, to be changed to R-3-PD, Multiple Family Residential – Planned Development, for proposed Parcels 2 and 3, and to allow for the construction of a 128-unit gated apartment complex and appurtenant improvements. Parcel 1 will keep the existing PF, Public Facilities, zoning designation. Section 155.096 of the City's Municipal Code states that population density

in the R-3 Zone shall be controlled by the requirement of 2,000 square feet of lot area for each dwelling unit. Proposed Parcel 2 measures approximately 5.13-acres (223,416 sq. ft.), which would allow a maximum of 112 units in an R-3 zone. The proposed apartment development would construct 128 new residential units; 16 units more than the allowable maximum in the R-3 zone. Being that the proposed rezoning will incorporate a Planned Development Overlay, the site would be allowed flexibility to the development standards within the R-3 Zone. Land Use Element Goal 16.1 states that multiple family dwellings may have densities not greater than twenty-five (25) dwelling units per gross acre. With a Planned Development overlay, the proposed apartment development would result in 24.96 dwelling units per gross acre, therefore, meeting the requirements set forth in the City's Land Use Element.

- C) *Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*
1. The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed apartment project. According to the IS/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.
- D) *Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*
1. New easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision.
- E) *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.*

1. The project will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board.
- F) *That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."*
1. Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed developments to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 70-2018 to approve Tentative Parcel Map No. 78240 to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 63,473 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), subject to conditions attached hereto as Exhibit A

ADOPTED and APPROVED this _____ day of April, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Gabriel Jimenez, Chairperson

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

3. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
4. That the Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
5. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
6. That Tentative Parcel Map No. 78240 shall expire 24 months after Planning Commission approval, on March 12, 2019, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 78240 shall not be effective until such time that a final map is recorded.
7. That as a condition for approval for Tentative Parcel Map No. 78240, the "Subdivider," Storm Properties, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions,

committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

8. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
9. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, after receiving all public comments, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of General Plan Amendment Case No. 27, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Recommend to the City Council, approval of General Plan Amendment Case No. 27, a request to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential; and
- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and recommendation regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels.

The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject General Plan Amendment (GPA), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a Zone Change (ZC), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject General Plan Amendment:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed general plan amendment 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

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. For more details regarding the MND, which was prepared for the proposed overall project, please refer to the staff report for Tentative Parcel Map (TPM) No. 78240.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (71-2018), Staff finds that the applicant's request meets the criteria set forth in Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the Government Code, to make a written recommendation on the adoption or amendment of a general plan to the City Council. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. General Plan Map-Existing versus Proposed
3. Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
7. Resolution No. 71-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



NORTH

13300 Lakeland Road
(Storm Properties)

[illegible]

Application



City of Santa Fe Springs
Application for
GENERAL PLAN AMENDMENT

The undersigned hereby petitions that the General Plan be amended by changing the land use designation on the General Plan Map as outlined in this application.

Location of property involved (Include a map showing the location and dimensions of the property involved): 13300 LAKELAND ROAD, WHITTIER, CA 90605

Legal description of property (Attach supplemental sheet if necessary): SEE ATTACHED EXHIBIT A.

Land use designation requested from Public Facilities to Multi-Family Residential for Proposed Parcels 2 and 3. See plans for reference. Proposed Parcel 1 to remain designated as Public Facilities.

THE APPLICATION IS BEING FILED BY:

- ☐ Record Owner of the Property
☒ Authorized Agent of the Owner (Written authorization must be attached to application).
☐ City Initiated
☐ Other _____

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED EXHIBIT B.

Present zoning of property: Public Facilities

Present use of property: Carmela Elementary School to the north to remain (Proposed Parcel 1), vacant field in the center (Proposed Parcel 2 to be developed), and Options Carmela State Preschool to the south to remain (Proposed Parcel 3).

NOTE

This application must be accompanied by the filing fee, General Plan Map and other data specified in "Information on General Plan Amendments"

Application (Cont.)

GPA Application Page 2 of 3

Purpose for which the General Plan Map Amendment is requested. Explain the following:

1. The reason for the General Plan Amendment.

A General Plan Amendment is required to amend the current land use from Public Facilities to Multi-Family Residential to allow the development of a 128-unit gated apartment community.

2. Why the proposed General Plan Amendment would be in the public interest.

The proposed development would greatly benefit the City and existing community by providing new housing to the area attracting working professionals and empty nesters who potentially will live, work and play in the community.

3. How the proposed General Plan Amendment will be compatible with surrounding zoning and land use

The project directly south of Proposed Parcel 3 currently has a Multi-Family Residential land use designation. Amending the General Plan to allow Multi-Family Residential land use designation on Proposed Parcels 2 and 3 will eliminate spot-zoning and spot-land use designations.

4. The intended use of the property if the General Plan Amendment is granted.

Proposed Parcel 1 – Existing Carmela Elementary School to remain.

Proposed Parcel 2 – a 128-unit gated apartment project. Please see plans for reference.

Proposed Parcel 3 – Existing Options Carmela State preschool to remain.

Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

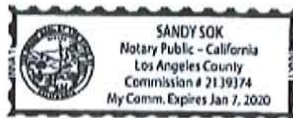
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On October 26, 2017 before me, Sandy Sok, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jon Spelke
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature 
Signature of Notary Public

Place Notary Seal Above

- OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

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Application (Cont.)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN [BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS](#), IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. [4448](#) AND [4449](#), BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Application (Cont.)

EXHIBIT B EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation
Purpose:	Poles and anchors
Recording No:	Book 5605, Page 142 of Deeds
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Union Oil Company of California, a corporation
Purpose:	Pipe lines
Recording No:	Book 3908, Page 139 of Official Records
Affects:	A portion of said land as more particularly described in said document
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Los Angeles
Purpose:	Public road and highway
Recording No:	Book 9412, Page 5 of Official Records
Affects:	A portion of said land as more particularly described in said document
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	Public utilities
Recording Date:	November 23, 1949
Recording No:	2348, in Book 31552, Page 153 of Official Records
Affects:	A portion of said land as more particularly described in said document

Application (Cont.)

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Santa Fe Springs, a Municipal Corporation
Purpose:	Street, public utility, municipal and government purposes
Recording Date:	October 20, 1958
Recording No:	3974, in Book D-250, Page 312 of Official Records
Affects:	A portion of said land as more particularly described in said document

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Public utilities
Recording Date:	December 15, 1958
Recording No:	3685, in Book D-305, Page 532 of Official Records
Affects:	A portion of said land as more particularly described in said document

9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).

10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Transmission of electric energy for communication
Recording Date:	April 21, 1960
Recording No:	3151 of Official Records
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled:	Grant of Real Property for Public Use
Dated:	November 19, 1968
Executed by:	South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date:	February 05, 1969
Recording No:	2679 of Official Records

Reference is hereby made to said document for full particulars.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	public use all the Roads and Avenues
Affects:	as shown on said Map within said subdivision

EXCEPTIONS

Application (Cont.)

(Continued)

14. Intentionally Deleted.
15. Intentionally Deleted.
16. Intentionally Deleted.
17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
19. Intentionally Deleted.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW
FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org*"A great place to live, work, and play"*ZIP 90670
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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& 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:

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

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 to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

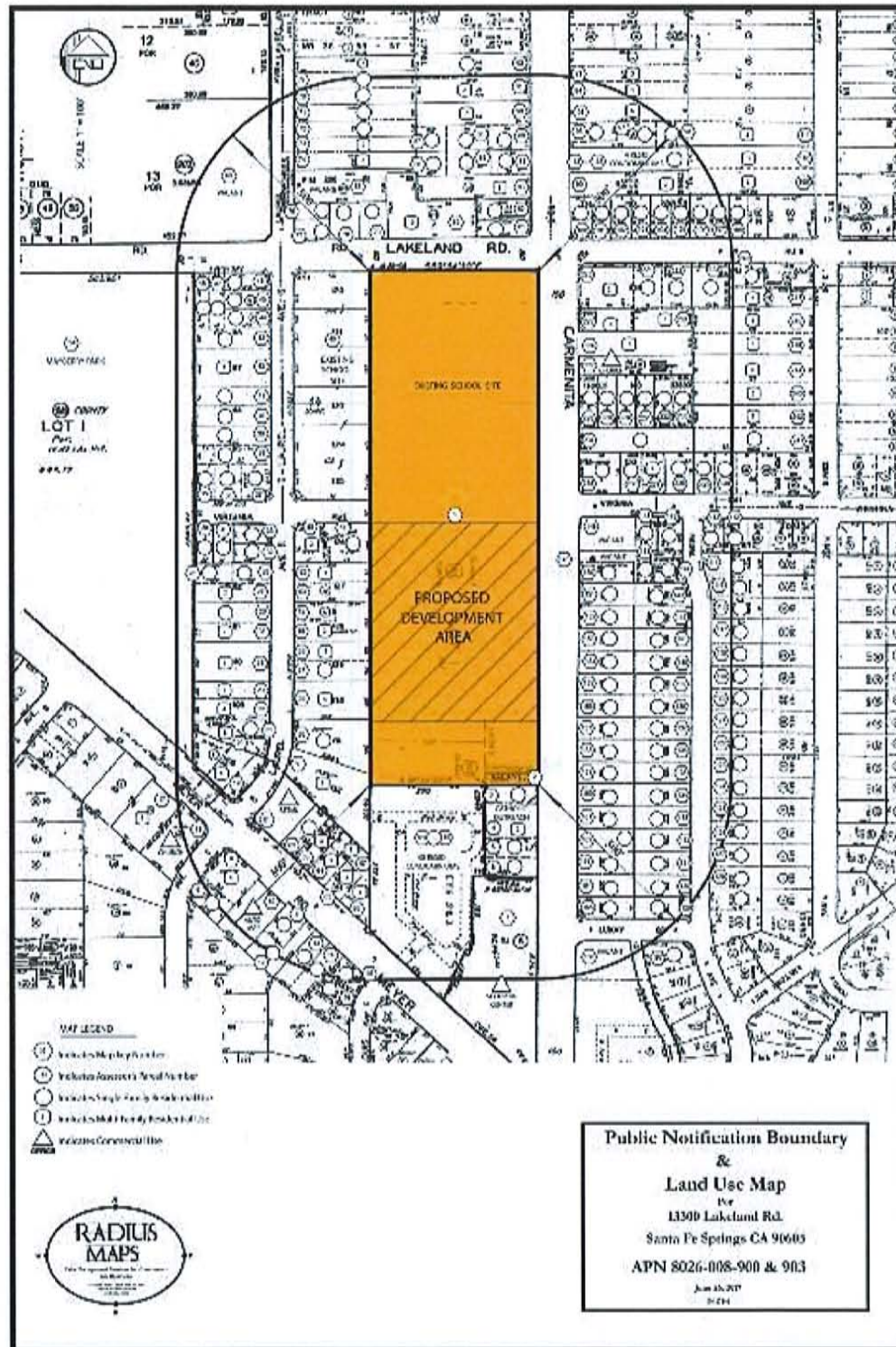
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

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



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 71-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
GENERAL PLAN AMENDMENT CASE NO. 27.**

WHEREAS, a request was filed for General Plan Amendment Case No. 27 to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

WHEREAS, the subject property is located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed General Plan Amendment Case No. 27 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed General Plan Amendment, which reflects the finding that the project will not have a significant effect on the environment. The reasons to support this finding are contained in the Initial Study. Pursuant to the requirements of the California Environmental Quality Act (CEQA), notice of the preparation of a Mitigated Negative Declaration was published as required by law; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning General Plan Amendment Case No. 27.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the amendment of the existing land use designation from Public Facilities to Multiple Family Residential. In relation to the General Plan Amendment, the applicant is concurrently seeking approval for five additional entitlements, including the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development 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 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 has required the preparation and proposal 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.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting 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.

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan. Specifically, the State Planning Laws dictate that at least one public hearing shall be conducted on the proposed General Plan Amendment, the Commission shall make a written recommendation on the adoption or amendment of the general plan, a recommendation for approval shall be made by affirmative vote of not less than a majority of the total membership of the Commission; and the Planning Commission shall send its recommendation to the legislative body. Other than the aforementioned requirements, there are no mandatory findings that the Planning Commission must make before recommending approval or denial of a request to amend the City's General Plan. However, in previous considerations of proposed General Plan Amendments, the Planning Commission has reviewed the request based on the following criteria:

- A) *That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.*
1. The current General Plan land use designation and Zoning designation for the entire 12.81-acre (Net) property is PF, Public Facilities, with a General Plan land use designation of Public Facilities. With proposed TPM 78240, three new parcels will be created: Parcel 1 of 6.31-acres (Net), Parcel 2 of 5.13-acres (Net), and Parcel 3 of 1.37-acres (Net). Parcel 1 will remain unchanged, with an existing elementary school (Carmela Elementary); Parcel 2 will be developed with 128 apartment units located in seven (7) on-site buildings, surrounding a central clubhouse, pool and spa area; and Parcel 3 will remain unchanged with an existing preschool (Options Preschool). The General Plan and zoning for Parcel 1 will remain unchanged (Public Facilities); however, the proposal is to change the General Plan land use designation of Parcels 2 and 3 from Public Facilities to Multiple Family Residential and to change the zoning designation from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.
 2. As mentioned, Parcel 1, with frontage on both Lakeland Road and Carmenita Road, will remain unchanged with respect to its General Plan and zoning. The southern portion of the property, which is subject to the general plan

amendment, has more identity with the adjacent residential zone designation to the south, east, and west.

3. The General Plan is the *master plan of the city*. The General Plan provides the overall direction for future development in the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.
4. The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation; and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.
5. The following table (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and

		wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

B) *That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.*

1. The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. A portion of the property, proposed Parcel 1, will retain its General Plan land use designation of Public Facilities and Zoning designation of PF, Public Facilities. The General Plan land use designation and zoning designation of Parcels 2 and 3, are proposed to be changed from Public Facilities to Multiple Family Residential and from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.
2. The General Plan designation and zoning for Parcels 2 and 3 are consistent with the General Plan land use designation and zoning designation of the properties to the south. These properties have a General Plan land use designation of Multiple Family Residential and are zoned R-3-PD, Multiple Family Residential – Planned Development. Additionally, the proposed

Multiple Family Residential land use designation and zoning will be compatible with the existing single family homes located to the east and west of the subject property.

C) *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.*

1. Changing the land use designation and associated zone designation will have the following positive impacts: (1) address the housing shortage in the City by adding 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 71-2018 to recommend approval of General Plan Amendment Case No. 27 to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential, to the City Council, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP).

ADOPTED and APPROVED this ____ day of April, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Gabriel Jimenez, Chairperson

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137, and thereafter close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Zone Change Case No. 137, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Zone Change Case No. 137 involving the proposed Change of Zone from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development, is consistent with the City's General Plan; and
- Find that Zone Change Case No. 137 satisfies the criteria and conditions set forth in Section 155.825 et seq. of the City Code for the granting of a Change of Zone request and thus, recommend that the City Council approve said Change of Zone; and
- Adopt Resolution No. 72-2018, which incorporates the Commission's findings and recommendations regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Zone Change (ZC), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a General Plan Amendment (GPA), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Zone Change:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential

West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential
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LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT

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. For more details regarding the MND, which was prepared for the project, please refer to Tentative Parcel Map (TPM) No. 78240.

STAFF REMARKS

Based on the findings set forth with Resolution No. 72-2018 (see attached), staff finds that Zone Change Case No. 137 meets and satisfies the criteria established within §155.829 for the subject change of zone request.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than two-thirds of the total voting members. Failure to receive said two-thirds affirmative votes shall mean that the request for a change of zone has been denied.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Zone Change Map – Existing
3. Zone Change Map – Proposed
4. Application
5. Public Hearing Notice
6. Radius Map for Public Hearing Notice
7. Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
8. Resolution No. 72-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240

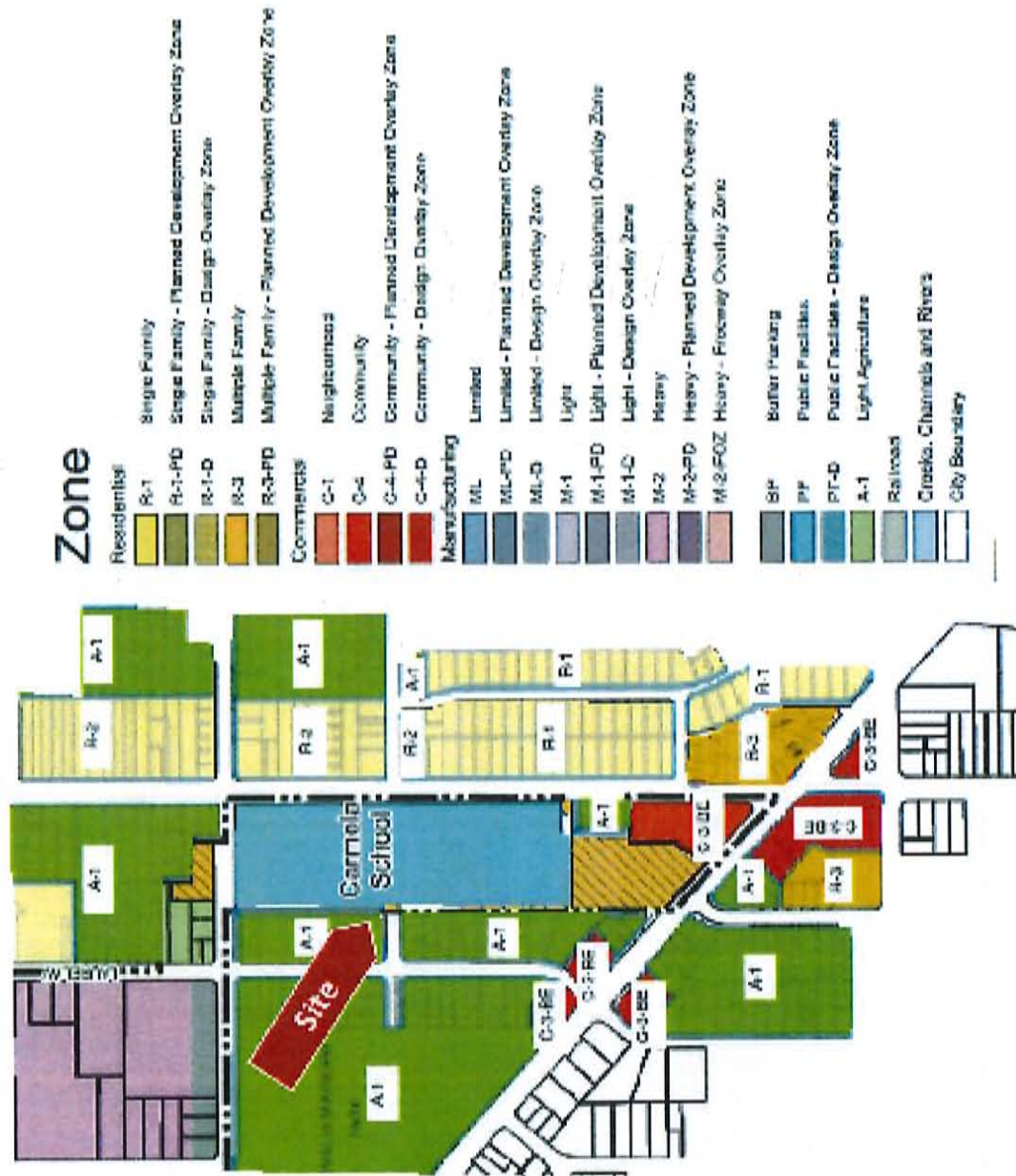


NORTH

13300 Lakeland Road
(Storm Properties)

Zone Change Map – Existing

Zoning – Existing



Zone Change Map – Proposed

Zoning – Proposed



Application**City of Santa Fe Springs**
Application for
ZONE CHANGE

The undersigned hereby petitions that the Zoning Ordinance be amended by changing the Zoning Map as outlined in this application.

Location of property involved (give street address or distance from nearest cross streets): 13300 LAKELAND ROAD, WHITTIER, CA 90605

Legal description of property (attach supplemental sheet if necessary): _____
SEE ATTACHED EXHIBIT A.

Change Requested: From Zone PUBLIC FACILITIES to Zone R-3-PD for Proposed Parcels 2 and 3. See plans for reference. Proposed Parcel 1 to remain zoned Public Facilities.

The application is being filed by:

____ Record Owner of the Property
X Authorized Agent of the Owner
(Written authorization must be attached to application.)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____
DEVELOPER / GROUND LESSEE

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED EXHIBIT B.

Present use of property: Carmela Elementary School to the north to remain (Proposed Parcel 1), vacant field in the center (Proposed Parcel 2 to be developed), and Options Carmela State Preschool to the south to remain (Proposed Parcel 3).

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted): To allow development of 128-unit gated apartment community, comprised of seven 3-story wood walk-up buildings, a single-story leasing and club house amenity building, a pool / spa area, and a small dog park. Please refer to attached plans and DPA application for more details.

NOTE

This application must be accompanied by the filing fee, map and other data specified in "Information on Zone Changes"

Application (Cont.)

ZC Application
Page 2 of 3

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A CHANGE OF ZONE.

1. Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning. (For example, would the proposed use serve a desirable function in the area, harmonize with adjoining zoning, promote sound development and not impose undue traffic burdens or cause traffic hazards, etc.)

THE ZONE CHANGE TO R-3-PD PROVIDES COHESIVE ZONING WITH PROJECTS TO THE SOUTH ALSO ZONED R-3-PD. IT ENABLES THE DEVELOPMENT OF A 128-UNIT GATED APARTMENT COMMUNITY, PROVIDING NEW RENTAL HOUSING IN SANTA FE SPRINGS AND LA COUNTY ON WHAT IS CURRENTLY VACANT LAND. THE CHARACTER OF THE PROJECT WILL BLEND IN WITH THE SURROUNDING USES AND THE SITE PLAN HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO THE SURROUNDING AREA.

2. Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses? (The justification for a Zone Change must be community need. The fact that the requested zone would be financially beneficial to the property owner is not sufficient grounds for granting the change.)

THE ZONE CHANGE ENABLES THE DEVELOPMENT OF THE PROPOSED 128-UNIT GATED APARTMENT PROJECT PROVIDING NEW RENTAL HOUSING TO THE COMMUNITY. THE PROPOSED DEVELOPMENT WILL ATTRACT WORKING PROFESSIONALS AND EMPTY NESTERS TO THE AREA WHO WILL HAVE A VESTED INTEREST IN THE COMMUNITY AND COULD POTENTIALLY LIVE, WORK AND PLAY IN THE COMMUNITY.

3. Why is this particular property more suitable for the use permitted in the proposed zone than for the use permitted in the present zone?

UNDER ITS CURRENT ZONE, PUBLIC FACILITIES, THE SITE IS NOT FEASIBLE FOR DEVELOPMENT. NO ADDITIONAL PUBLIC FACILITIES ARE NEEDED IN THE AREA THUS THE SITE BEING CURRENTLY VACANT. THE REZONE ALLOWS FOR RESIDENTIAL CONSTRUCTION BRINGING WELL DESIGNED NEW HOUSING TO THE COMMUNITY.

4. Indicate how the use permitted in the proposed zone would be compatible to existing permitted uses in the same neighborhood. Show that they would not in any way be detrimental to persons and property in the same general area.

THE PROPOSED DEVELOPMENT IS COMPATABLE WITH THE EXISTING PERMITTED USES IN THE AREA BY PROVIDING HOUSING ADJACENT TO PROPERTIES ZONED R-2 AND R-3-PD. ADDITIONAL BUILDING SETBACKS AND ACCESS TO CARMENITA ELIMINATES ANY IMPACTS TO THE SURROUNDING PROPERTIES AND GENERAL AREA.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

OPTIONAL

Application (Cont.)

ZC Application
Page 4 of 3

EXHIBIT A**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN [BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS](#), IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. [4448](#) AND [4449](#), BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Application (Cont.)

ZC Application
Page 5 of 3

EXHIBIT B EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation
Purpose:	Poles and anchors
Recording No:	Book 5605, Page 142 of Deeds
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Union Oil Company of California, a corporation
Purpose:	Pipe lines
Recording No:	Book 3908, Page 139 of Official Records
Affects:	A portion of said land as more particularly described in said document
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Los Angeles
Purpose:	Public road and highway
Recording No:	Book 9412, Page 5 of Official Records
Affects:	A portion of said land as more particularly described in said document
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	Public utilities
Recording Date:	November 23, 1949
Recording No:	2348, in Book 31552, Page 153 of Official Records
Affects:	A portion of said land as more particularly described in said document

Application (Cont.)

ZC Application
Page 6 of 3

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Santa Fe Springs, a Municipal Corporation
Purpose:	Street, public utility, municipal and government purposes
Recording Date:	October 20, 1958
Recording No:	3974, in Book D-250, Page 312 of Official Records
Affects:	A portion of said land as more particularly described in said document

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Public utilities
Recording Date:	December 15, 1958
Recording No:	3685, in Book D-305, Page 532 of Official Records
Affects:	A portion of said land as more particularly described in said document

9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).

10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Transmission of electric energy for communication
Recording Date:	April 21, 1960
Recording No:	3151 of Official Records
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled:	Grant of Real Property for Public Use
Dated:	November 19, 1968
Executed by:	South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date:	February 05, 1969
Recording No:	2679 of Official Records

Reference is hereby made to said document for full particulars.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	public use all the Roads and Avenues
Affects:	as shown on said Map within said subdivision

Application (Cont.)

ZC Application
Page 7 of 3

EXCEPTIONS (Continued)

14. Intentionally Deleted.
15. Intentionally Deleted.
16. Intentionally Deleted.
17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

19. Intentionally Deleted.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW
FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& 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:

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

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 to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

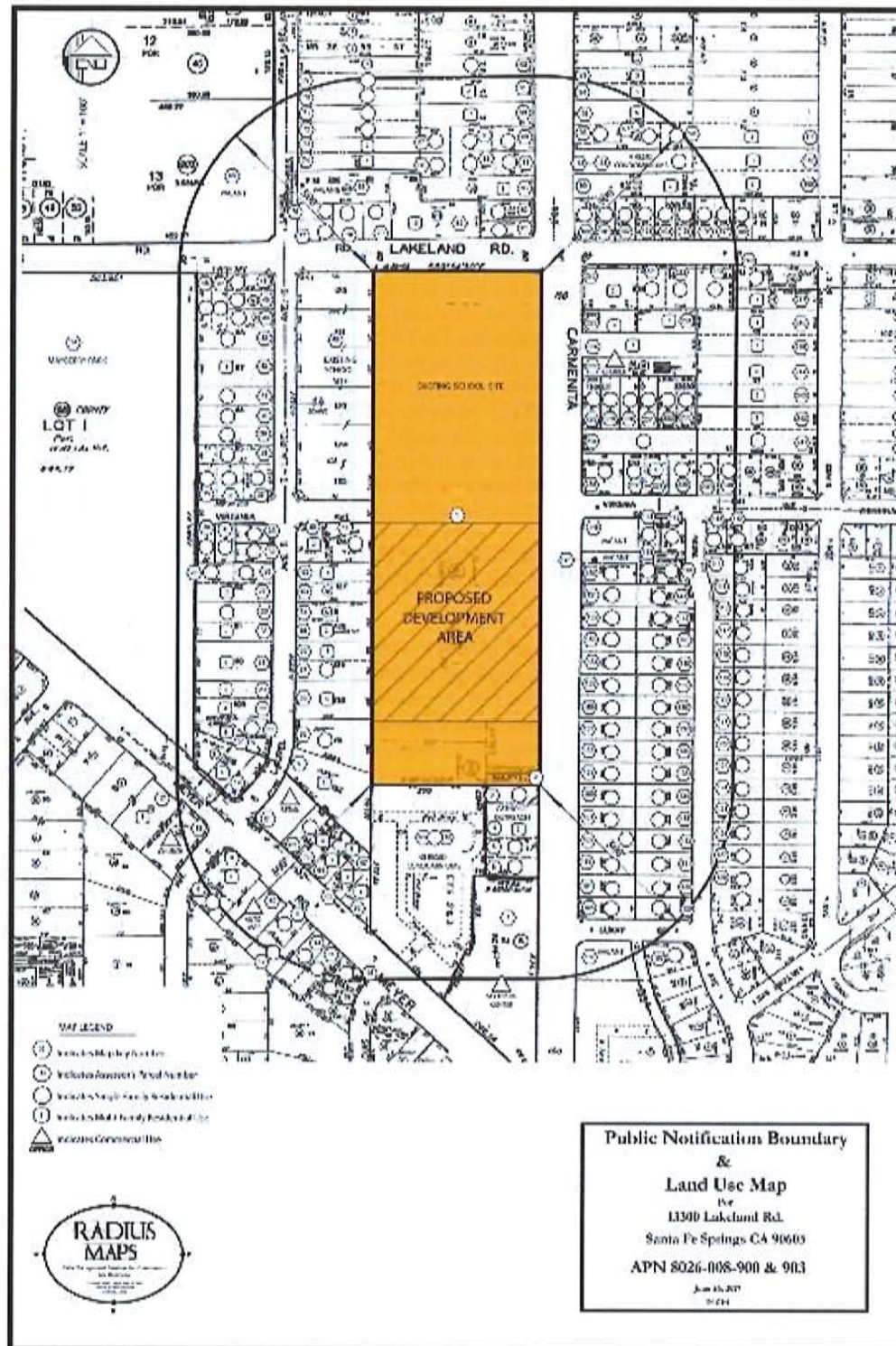
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

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



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 72-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE CHANGE CASE NO. 137.**

WHEREAS, a request was filed for Zone Change Case No. 137 to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development)

WHEREAS, the subject property is located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Zone Change Case No. 137 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed Zone Change, which reflects the finding that the project will not have a significant effect on the environment. The reasons to support this finding are contained in the Initial Study. Pursuant to the requirements of the California Environmental Quality Act (CEQA), notice of the preparation of a Mitigated Negative Declaration was published as required by law; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Zone Change Case No. 137.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the amendment of the existing zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). In relation to the Zone Change, the applicant is concurrently seeking approval for five additional entitlements, including the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development 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 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 has required the preparation and proposal 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.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting 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.

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Section 155.829 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

A) *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

1. There is a need in the community for additional housing. Santa Fe Springs is a predominantly industrial community with most of its residential neighborhoods built out in the 1950's. Approximately ten percent of the City's 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.
2. The City is also expected to experience future growth in population and employment; thus, the need for these types of uses (residential) permitted by the zone change request. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing and employment forecast for Santa Fe Springs.

Table 1
City of Santa Fe Springs
Population, Housing and Employment Forecast

Year	Population	Housing Units	Employment
2008	16,200	4,800	49,600
2020	17,900	5,200	49,600
2035	20,300	5,800	50,500

Source: SCAG 2012 RTP Growth Forecast, website:
<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>

As seen in the table, between 2008 and 2020, the population is projected to increase by 1,700 individuals, housing is projected to increase by 400 units, and employment is projected to remain unchanged. Between 2020 and 2015, the population is projected to increase by 2,400 individuals, housing is

projected to increase by 600 units, and employment is projected to increase by 900 jobs.

3. With projected increases in population and employment, coupled with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City.

B) That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.

1. Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3-PD, Multiple Family – Planned Development, Zone will be much more suitable with the various residential uses that currently surround the subject property. Moreover, the proposed 5.13-acre area in which the apartments will be constructed is not currently utilized by the South Whittier School District. Therefore, the proposed zone change will allow the construction of a harmonious development, and thus, improve the appearance and attractiveness of the subject site.

C) That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.

1. The proposed Zone Change and associated General Plan Amendment will have the following positive impacts: (1) address the housing shortage in the City by adding up to 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

D) That the proposed change of zone will not adversely affect the master plan of the city.

1. The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

2. The General Plan consists of six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*.
3. The following table (Table 2) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on

		the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 72-2018 to recommend approval of Zone Change Case No. 137 to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development), to the City Council, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP).

ADOPTED and APPROVED this _____ day of April, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Gabriel Jimenez, Chairperson

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 935

Conditional Use Permit Case No. 785

DPA Case No. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; CUP Case No. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and

RECOMMENDATIONS (Cont.)

- Approve Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785, subject to the conditions of approval as contained within the attached Resolution (73-2018).

LOCATION / BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries, but are within an unincorporated area of Los Angeles County.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will subdivide the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcels but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the addresses and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Development Plan Approval (DPA) and Conditional Use Permit (CUP), the proposed project will need approval of the following four entitlements: a Tentative Parcel Map

(TPM), a General Plan Amendment (GPA), a Zone Change (ZC), and an additional Conditional Use Permit (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Development Plan Approval and Conditional Use Permit:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

DETAILS OF THE PROPOSED DEVELOPMENT:

DEVELOPMENT PLAN APPROVAL (DPA 935):

As stated previously, the applicant is requesting approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road.

Site Plan

The site plan for the proposed 128-unit residential apartment project indicates that the project would be comprised of seven (7) 3-story wood walk-up buildings (approximately 174,201 sq. ft.), a single-story leasing and clubroom amenity building, an outdoor pool/spa area, and a small dog park.

Of the 128 units, 68 (53.1%) will be designed for 1 bedroom and 1 bathroom, and the remaining 60 units (46.9%) will be designed for 2 bedrooms and 2 bathrooms. The 1 bedroom/1bathroom floor plans range from 735 to 764 sq. ft. and the 2 bedroom/2 bathroom floor plans range from 1,094 to 1,119 sq. ft. Each unit will have approximately 76 to 94 sq. ft. of private open space (patio/balcony) in addition to approximately 8,900 sq. ft. of public open space (community area) that would be provided throughout the development. Within the public open space area, the amenities would include a 5,600 sq. ft. clubroom, pool, and spa area, along with a 1,299 sq. ft. fitness room, and a 2,027 sq. ft. dog park.

The main entrance to the apartment development would be from Carmenita Road. A total of approximately 276 parking stalls are proposed for the site. Of these stalls, 191 would be covered resident parking, 70 would be standard surface/uncovered resident parking, and the remaining 15 stalls would be guest spaces, including 5 handicap stalls. Guest parking will be centrally located, adjacent to the leasing and clubhouse amenity building.

Floor Plan

The floor plan for the proposed development is summarized in the following table (Table 2).

Table 2
Storm Properties Apartment Project

Building	Story	Floor Plan	Sq Ft	Bedroom	Bathroom
1-7	3	A1	735	1	1
1-7	3	A2	764	1	1
1-7	3	B1	1,119	2	2
1-7	3	B2	1,094	2	2
Clubroom	1	--	1,165	--	--
Leasing	1	--	650	--	--
Fitness	1	--	1,299	--	--
Mail	1	--	169	--	--
Package	1	--	256	--	--
Office	1	--	138	--	--

Elevations

Spanish Eclectic Style:

The architecture incorporates various details of Spanish Colonial and Mediterranean styles. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks. Other materials include tile roofing, clay accents, and stucco in an earth tone color palette.

Parking Requirements

A total of 276 parking stalls will be provided for the apartment project: 86 garage stalls, 105 carport stalls, 59 standard/surface stalls, 11 compact stalls, and 15 guest stalls. A total of 5 accessible stalls will be provided throughout the development. As proposed, the project is required to provide a total of 256 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
 - 128 units x 2 covered spaces = 256 covered spaces required
 - 276 spaces are proposed
 - 191 covered spaces are proposed
 - 85 uncovered spaces are proposed

The proposed project, therefore, does not meet the minimum parking requirements set forth by the City's Zoning Regulations with respect to the number of covered spaces, but does provide more parking spaces required per code. Additionally, the proposed rezoning will result in a Planned Development Overlay, which allows variety and flexibility, while at the same time, maintaining high standards of design and quality of improvements.

Planned Development Overlay

As stated previously, the proposed rezoning will result in a Planned Development Overlay. The intent of the Overlay is to allow variety and flexibility, while at the same time, maintaining high standards of design and quality of improvements. The proposed project does involve deviations from the development standards set forth in the underlying R-3, Multiple Family Residential, Zone. The deviations are to not provide the maximum allowed density, the maximum building height, the minimum distance between buildings, and the required number of covered parking stalls.

Density:

The population density in the R-3 Zone shall be controlled by the requirements of 2,000 sq. ft. of lot area for each dwelling unit. Therefore, the maximum allowed density within the R-3 Zone is 22 units per acre. The proposed project will consist of 128 dwelling units on approximately 5.13 acres of land, which will result in a density of approximately 25 units per acre, therefore, exceeding the maximum allowed density set forth by the

City's Zoning Regulations. In the City's General Plan Land Use Element specifically, Goal 16.1, it states that a greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than 25 dwelling units per acre. Additionally, within the City's General Plan Land Use Element, specifically, within the Multiple Family Residential sub-category, in those areas with a Planned Development (PD) overlay, density may be increased to roughly 25 dwelling units per acre. As a result, the proposed population density will meet the requirements set forth in Goal 16.1 of the City's Land Use Element.

Building Height:

The building height in the R-3 Zone shall not be greater than 25 feet provided, that they comply with the front, side, and rear yard requirements, as well as, the distance between buildings. As proposed, the maximum building height for buildings 1 – 7 is 37' 3-1/2" and the maximum building height for the amenity building is 26 feet. Since the proposed maximum height is approximately 12' 3-1/2" over the allowable height for the underlying zone, this would require that the front, side, and rear setbacks be increased by 10 feet, resulting in a front yard setback of 25 feet, a side yard setback of 15 feet and a rear yard setback of 15 feet. As proposed, the apartment project will provide a 20 foot front yard setback, a 15 foot side yard setback, and a 60 foot rear yard setback. As a result, the project would meet the side yard setback requirement and exceed the rear yard setback requirement, but would be deficient 5 feet in the front yard setback. It should be noted that buildings 1 – 7 have a height of 35 feet for a majority of the roof line. There are several architectural features that extend to 37' 3-1/2" and therefore, increasing the front, side, and rear yard setback an additional 10 feet, rather than 5 feet. Additionally, the apartment project has been strategically shifted towards Carmenita Road, as practical, to alleviate concerns from the residents to the west, relating to noise and visibility onto the neighboring properties.

In addition, the distance between buildings shall also be increased by 10 feet, resulting in a separation requirement of 30 feet. As proposed, the apartment project will exceed this requirement in all areas of the property, except those adjacent to the amenity building, specifically, buildings 3, 4, and 5, as well as, the amenity building itself. The proposed plans illustrate that 20 feet will be provided between building 3 and the amenity building, 20 feet will be provided between building 4 and the amenity building, 27 feet will be provided between building 3 and building 4, and 27 feet will be provided between building 4 and building 5. As stated previously, the proposed project has several architectural features that extend to 37' 3-1/2" and therefore, increasing the building separation requirement an additional 10 feet, rather than 5 feet. In addition, the amenity building in comparison to the remaining buildings is smaller in mass and thus, will not create a towering affect between the paths-of-travel.

Fences, Hedges, and Walls:

The City's Zoning Regulations state that any fence, hedge, and/or wall within the front yard setback shall be limited to 3-1/2 feet. The subject project is proposing to install a 7 foot high perimeter block wall, approximately 10 feet from the front property line. The proposed block wall has been strategically placed within the front yard setback in order to fully screen the proposed walking trail that runs along the entire inside perimeter of the subject property.

Parking:

As stated previously, a total of 256 covered spaces are required for the proposed project. According to the proposed plans, a total of 276 parking spaces will be provided, however, only 191 of those spaces will be covered. Although, the proposed project will not provide the minimum number of covered parking stalls, the development will be providing a minimum of 1 covered space per bedroom. In addition, the proposed project will exceed the 2:1 parking ratio, without the garage or carport requirement.

CONDITIONAL USE PERMIT (CUP 785):

As part of their request, the applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) at 11201 – 11313 Carmenita Road.

The applicant is proposing to amend the Land Use Map from the existing designation of Public Facilities to Multiple Family Residential, as well as, change the zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). According to Section 155.329(A) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any use, structure, improvement, or change of any use in a Planned Development Zone.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (73-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.739 and § 155.716 of the City's Zoning Regulations, for the granting of a Development Plan Approval and Conditional Use Permit, respectively.

STREETS AND HIGHWAYS

The subject property is located at the west side of Carmenita Road. Carmenita Road is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." In conjunction with this DPA and CUP request,

the applicant is proposing to rezone the subject property from PF, Public Facilities, to R-3-PD, Multiple Family Residential – Planned Development and also amend the existing general plan land use designation from “Public Facilities” to “Multiple Family Residential.” The Zoning, General Plan and Land Use of the surrounding properties are shown in “Table 3” on the next page.

Table 3
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

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. For more details regarding the MND, which was prepared for the proposed overall project, please refer to the staff report for

Tentative Parcel Map (TPM) No. 78240.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval:

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

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.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 935 and CUP 785 is attached to Resolution 73-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plans
4. Elevations
5. Colored Rendering
6. Development Plan Application
7. Conditional Use Permit Application
8. Public Hearing Notice
9. Radius Map for Public Hearing Notice
10. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
11. Resolution
 - a. Exhibit A – Conditions of Approval

Date of Report: April 5, 2018

Development Plan Approval Application



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

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

13300 Lakeland Road, Whittier, CA 90605
APNs 8026-008-900 and 8026-008-903

RECORD OWNER OF THE PROPERTY:

Name: South Whittier School District of Los Angeles County Phone No: 562-944-6231
Mailing Address: 11200 Telechron Ave, Whittier, CA 90605 ATTN: Mark Keriakous

Fax No: _____ E-mail: mkeriakous@swhttier.net

THE APPLICATION IS BEING FILED BY:

- ☐ Record owner of the property
- ☒ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent: Engineer/Architect: _____ Attorney: _____
Purchaser: _____ Lessee: _____
Other (describe): Developer / Ground Lessee

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

128-unit gated apartment project.
See attached plans.

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

Signed: _____
Signature
Jon Spelke, Vice President, Storm Properties, Inc.
Print name
(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

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

Development Plan Approval Application (Cont.)



11200 Telechron Ave., Whittier, CA 90605 / (562) 944-6231

BOARD OF TRUSTEES
Elias Alvarado
Jan Baird
Sylvia V. Macias
Deborah Pacheco
Francisco 'Javi' Santana

CENTRAL ADMINISTRATION
Dr. Gary Gonzales, Superintendent
Mark Keriakous, Associate Superintendent, Business Services
Martha Mestanza-Rojas, Associate Superintendent, Educational Services

PROPERTY OWNER(S) AUTHORIZATION FORM

AUTHORIZATION FOR AGENT TO ACT ON BEHALF OF LEGAL PROPERTY OWNER

I/WE, the owners of the subject property, APN: 8026-008-903 and 8026-008-900, authorize **STORM PROPERTIES, INC. and its employees** to act in my/our behalf in all manners relating to CITY OF SANTA FE SPRINGS for the above listed subject property. This authorization is valid until further written notice from me/us, the owners.

Dated this 12th day of OCTOBER, 2017

Owner:

South Whittier School District

By: 

Print Name: Mark Keriakous

Title: Associate Superintendent, Business Services

Conditional Use Permit Application



City of Santa Fe Springs Application for **CONDITIONAL USE PERMIT (CUP)**

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13300 Lakeland Road, Whittier, CA 90605

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). Included is the legal description of parcel to be subdivided, Exhibit A. This application is for Proposed Parcel 2 of the attached parcel map.

Record Owner of the property: South Whittier School District of Los Angeles, County
Name: Mark Kerlakous Phone No: 562-944-6231
Mailing Address: 11200 Telechron Ave, Whittier, CA 90605 Date of Purchase: N/A
Fax No: _____ E-mail: mkerlakous@swhittier.net
Is this application being filed by the Record Owner? No
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Storm Properties, Inc. Phone No: 310-986-2436
Mailing Address: 23223 Normandie Ave, Torrance, CA 90501
Fax No: _____ E-mail: jspelke@storm-properties.com
Describe any easements, covenants or deed restrictions controlling the use of the property: See attached Exhibit B.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): The development of a 128-unit gated apartment community with a proposed zone change from Public Facilities to R-3-PD. The project will include seven 3-story wood walk-up buildings, a single-story leasing and club house amenity building, an outdoor pool / spa area, and a small dog park.

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.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

The proposed use, which also calls for a General Plan Amendment from Public Facilities to Multi-Family and a Zone Change from Public Facilities to R-3-PD, is consistent with the existing multi-family projects to the south zoned R-3-PD, creating cohesive land use designations and zoning. The proposed apartment community will provide new housing to a largely residential neighborhood.
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.

The proposed use is consistent with the existing multi-family projects to the south and will provide new housing to a largely residential neighborhood. Added building setbacks and access from Carmenita will eliminate any impacts to the surrounding area.
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?

Standard construction mitigation measures will be implemented.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The proposed development provides new housing to the area and will be operated in a professional manner to maintain the quality of the community.
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.

All access to the proposed project will be on Carmenita, a major thoroughfare, thus creating no impacts to the surrounding residential streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Developer / Ground Lessee:
Storm Properties, Inc.
23223 Normandie Ave, Torrance, CA 90501

Conditional Use Permit Application (Cont.)

EXHIBIT A

CUP Application
Page 4 of 3

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. 4448 AND 4449, BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Conditional Use Permit Application (Cont.)

EXHIBIT B EXCEPTIONS

CUP Application
Page 5 of 3

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation
Purpose:	Poles and anchors
Recording No:	Book 5605, Page 142 of Deeds
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Union Oil Company of California, a corporation
Purpose:	Pipe lines
Recording No:	Book 3908, Page 139 of Official Records
Affects:	A portion of said land as more particularly described in said document
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Los Angeles
Purpose:	Public road and highway
Recording No:	Book 9412, Page 5 of Official Records
Affects:	A portion of said land as more particularly described in said document
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	Public utilities
Recording Date:	November 23, 1949
Recording No:	2348, in Book 31552, Page 153 of Official Records
Affects:	A portion of said land as more particularly described in said document

Conditional Use Permit Application (Cont.)

CUP Application
Page 6 of 3

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Santa Fe Springs, a Municipal Corporation
Purpose:	Street, public utility, municipal and government purposes
Recording Date:	October 20, 1958
Recording No:	3974, in Book D-250, Page 312 of Official Records
Affects:	A portion of said land as more particularly described in said document
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Public utilities
Recording Date:	December 15, 1958
Recording No:	3685, in Book D-305, Page 532 of Official Records
Affects:	A portion of said land as more particularly described in said document
9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).
10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Transmission of electric energy for communication
Recording Date:	April 21, 1960
Recording No:	3151 of Official Records
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
12. Matters contained in that certain document

Entitled:	Grant of Real Property for Public Use
Dated:	November 19, 1968
Executed by:	South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date:	February 05, 1969
Recording No:	2679 of Official Records

Reference is hereby made to said document for full particulars.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	public use all the Roads and Avenues
Affects:	as shown on said Map within said subdivision

EXCEPTIONS

Conditional Use Permit Application (Cont.)

(Continued)

14. CUP Application
Page 7 of 3
Intentionally Deleted.

15. Intentionally Deleted.

16. Intentionally Deleted.

17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

19. Intentionally Deleted.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& 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:

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

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 to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

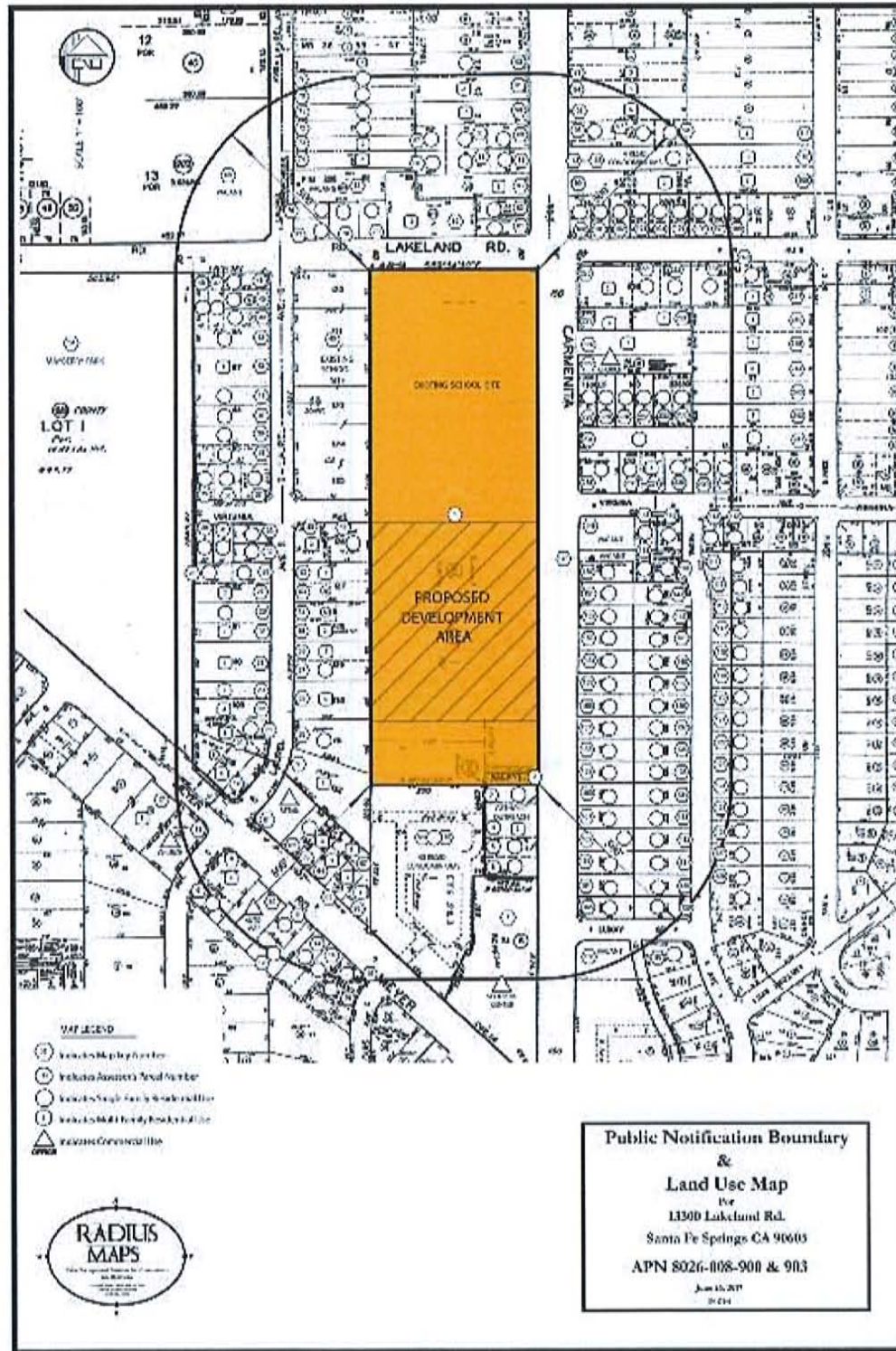
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

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



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 73-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 935 &
CONDITIONAL USE PERMIT CASE NO. 785.**

WHEREAS, a request was filed for Development Plan Approval Case No. 935 to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, a request was filed for Conditional Use Permit Case No. 785 to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.), within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, the subject property is located at 11201 – 11313 Carmenita Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined 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); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development 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 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 has required the preparation and proposal 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.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting 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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

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

1. The proposed project will be located within the R-3-PD, Multiple Family Residential – Planned Development, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development." Although the project deviates from the development standards in relation to the Planned Development Overlay, there are several proposed amenities that exceed the normal standards, such as the dog park and the on-site walking trail. The proposed deviations, however, don't compromise the quality and overall design of the project.

B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

1. The proposed development is currently an empty field, no longer used by Carmela Elementary School to the north. The proposed development will be a significant improvement to the subject site. The proposed buildings have been designed with variation in the provided setback, height, materials, and color. The result is an attractive project that is comparable to other high quality residential projects in Santa Fe Springs.

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

1. Based on the proposed scale, consideration to the placement of buildings were made to ensure sufficient setbacks to the adjacent properties. Additionally, the design of the new buildings provide quality architectural design. These architectural design elements break up the mass of the building, and present an attractive and distinctive façade. Therefore, as designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

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

1. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the entire frontage, along Carmenita Road, will provide landscaping and fencing. The proposed fencing will appropriately screen on-site activities with a 7-foot high block wall fence, but also, accent buildings along the main entrance through a 7-foot high wrought iron fence.

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

1. As stated previously, the proposed development is attractive. The architect used multiple variations in height, setback, materials and color. Although the style and architecture doesn't match the adjacent vicinity, this is largely due to the fact that the homes were built around the 1950's. The proposed project will enhance the overall area and has the potential to inspire upgrades to the existing properties.

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

1. The proposed residential project will be constructed on a site that is currently under-utilized. Staff finds that the new apartment development is attractive, and thus, will be an enhancement to the overall area. Staff believes that proper attention has been given to the placement, scale, and design of the proposed buildings.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to section 155.329 of the Zoning Regulations, a Conditional Use Permit shall be required for any use, structure or improvement, or the change of any use in a Planned Development 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:

A) 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.

1. The subject site is surrounded by various residential uses, directly to the east and west, and indirectly to the north and south. Considerations have been made to ensure that minimal impacts occur to the surrounding properties. Therefore, staff finds that the proposed development will not be detrimental to persons or property in the immediate vicinity.

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

1. As stated previously, the proposed development is attractive. The architect used multiple variations in height, setback, materials and color. Although the style and architecture doesn't match the adjacent vicinity, this is largely due to the fact that the homes were built around the 1950's. The proposed project will enhance the overall area and has the potential to inspire upgrades to the existing properties.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 73-2018 to approve a Development Plan Approval Case No. 935 to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements and Conditional Use Permit Case No. 785 to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) at property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this _____ day of April, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the applicant shall pay a flat fee of \$15,452 to reconstruct/resurface the existing street frontage to City Limit of Santa Fe Springs, CA for Carmenita Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Carmenita Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$1,200 to install (6) new signs.
4. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
5. That the applicant shall pay to the City, \$60,000 the entire cost of design, engineering, installation and inspection of (4) street lights on Carmenita Road. The City will design and cause construction of said street lights.
6. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Carmenita Road. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant/ developer shall pay for all permits and construction associated with water main tie-ins.
9. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

10. All buildings shall be connected to the sanitary sewers.
11. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
12. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
15. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
18. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

21. 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 thirty (30) days from the first submittal to the Building Department.
22. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than thirty (30) days from the first submittal to the Building Department. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
23. 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.
24. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces areas for storage at any time.
25. That washing of vehicles shall be prohibited on the site at all times.

26. 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.
27. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
28. That the perimeter walls and/or fences (wrought iron, chain-link, or otherwise) shall have a minimum height of 8'-0", the wall fronting on Carmenita Road shall be permitted a minimum height of 7'-0". The point of connection between the two wall heights shall be designed to provide a soft and appealing transition. The proposed wall transition design shall be reviewed and approved by the Department of Planning.
29. That Building 2 and Building 6 shall be equipped with noise reduction windows and doors, and that the occupants shall be notified that they will be exposed to ambient noise generated by the adjoining schools.
30. That the dog park shall have signs posted notifying users to clean-up after their respective pets and that they are subject to an administrative citation under section 92.101 of the City Code should they fail to exercise due care and control of their pet.
31. That vehicles shall not stop or be parked in front of garage doors at all times. All vehicles are required to be parked within a marked stall and not interfere with the flow of traffic at all times.
32. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
33. That balconies and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.
34. That the complex management shall prohibit on-site smoking as required by Civil Code Section 1947.5 and Section 104495 of the Health and Safety Code.
35. That the complex management shall prohibit on-site smoking of marijuana and/or cannabis products under Section 1947.5 of the Civil Code.

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

36. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code. Additionally, the Amenity Building shall be protected by an approved automatic sprinkler system.
37. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
38. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,125 gpm with a residual pressure of 20 psi flowing from the most remote hydrant. This flow is based on a maximum fire-flow calculation area of 26,300 square feet. If a larger fire-flow calculation area is used, Fire Department approval must be obtained. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
39. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
40. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
41. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
42. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

43. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be

secured prior to beginning work related to the permitted activity.

44. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

WASTE MANAGEMENT :

(Contact : Teresa Cavallo 562.868-0511 x7309)

45. 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.
46. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
47. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

48. Approval of the subject Development Plan Approval (DPA) Case No. 935 and Conditional Use Permit (CUP) Case No. 785 is still contingent upon approval of General Plan Amendment (GPA) Case No. 27 to amend the Land Use Map of the City's General Plan for properties located west of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential, approval of Zone Change (ZC) Case No. 137 to change the zoning designation for properties located west of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development), and approval of Tentative Parcel Map (TPM) Case No. 78240 to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 63,473 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903).
49. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 935 and Conditional Use

Permit Case No. 785. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

50. The applicant, Storm Properties, shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
51. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
52. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
53. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
54. All utilities and utilities installation, within the boundaries of the property, shall be underground.
55. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
56. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
57. The applicant, Storm Properties, shall submit a lighting plan that is integrated into the overall site, landscape design and building design. Lighting shall be used to

highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

58. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
59. The Planning Department shall first review and approve the main entrance for the development. At minimum, the proposal (plan) shall include the size, style and color of the proposed entry gate, side gates along the entry way, call box, and monument sign. The applicant shall submit said plans prior to plan check submittal.
60. The applicant shall submit a mailbox plan (locations and sizes) to the Director of Planning or his/her designee for review and approval, prior to plan check submittal. Said plan shall also be approved by the local Postmaster at the Santa Fe Springs post office. The owner/developer shall submit written confirmation to the City proving that the mailbox locations were approved by the Postmaster.
61. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
62. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact and guest spaces shall be further identified by having the words "compact"/"guest" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
63. A minimum of 256 parking stalls shall be provided and maintained at all times. Of the 256 parking stalls, a minimum of 191 parking stalls shall be covered and a minimum of 15 parking stalls shall be for guest parking.
64. A maximum of 4 electric vehicle parking stalls shall be provided and maintained. Additionally, no electric vehicle stalls shall be designated as guest parking.
65. Cable TV and television pull boxes shall be flush with the ground. Nevertheless, the box covers shall be painted Forest Green.
66. Carports shall be designed to architecturally integrate with the overall design theme of the development. The final carport design shall be subject to review and approval by the Director of Planning or his/her designee, prior to plan check submittal.
67. The color, style, and material of the dog park fencing shall be identified on the construction drawings. The color of the fencing shall be contrasting to the building color palette. The fencing shall not exceed five (5) feet in height.

68. Waste bags and a trash receptacle shall be provided and maintained in the dog park area.
69. The water usage in the dog wash area shall comply with all local, state, and federal water regulations.
70. The applicant shall provide and maintain all appropriate signage in the pool area, as required by state regulations.
71. The proposed buildings shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
72. Approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
73. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
74. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
75. Final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
76. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Prior to the installation of a satellite dish antennae or similar devices, the applicant shall submit plans to the Planning Department for review and approval.
77. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that

they do not spray on equipment. A copy of the Guideline is available at the Planning Department.

78. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Director of Planning and Development or his/her designee. The point of connection between the two wall heights, addressed in condition #28, shall meet at the easterly wall of Buildings 2 and 6.
79. The applicant shall paint all downspouts to match the adjacent surface color. Where the color changes on the adjacent surface, the color of the downspout shall be consistent and also change.
80. The Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
81. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: Not less than 4½ feet in width nor less than 15 feet in length, with not less than 3 square feet of additional space for each unit over 13 units. *(Calculations are subject to change).*
82. Trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
83. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have an approval stamp from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
84. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Deputy

Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

85. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
86. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with

all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

87. The applicant, Storm Properties, shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
88. The applicant, Storm Properties, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
89. General Plan Amendment Case No. 27, Zone Change Case No. 137, and Tentative Parcel Map Case No. 78240 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem to impose.
90. The applicant, Storm Properties, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
91. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
92. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval

shall be void and the privileges granted hereunder shall lapse.

93. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
94. Unless otherwise specified in the action granting a Conditional Use Permit, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Conditional Use Permit for a period of 12 consecutive months shall terminate said Conditional Use Permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.



PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit Case No. 786

A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 786 and, thereafter, close the Public Hearing; and
- Find and determine that the subject preschool use 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
- 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 subject preschool use will have a significant adverse effect on the environment; and
- Find and determine that the proposal meets the criteria for "existing facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
- Approve Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolution (74-2018).

LOCATION / BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 557,295 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an

elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options Carmela State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

Due to the Zone Change from PF to R-3 PD, associated with the apartment project, the existing pre-school is now required to obtain approval of a Conditional Use Permit. In accordance with Section 155.093, a Conditional Use Permit is required for all public, private, and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service nature.

All activities related to the subject preschool use are existing and no additions or modifications to the existing buildings or use are proposed. The State Preschool is a half-day learning program for three and four year old children, offering morning and afternoon classes during the school year. The intent of the State Preschool is to ensure that each preschool child develops the skills essential to success in elementary school. This facility operates between the hours of 9:00 am and 5:00 pm.

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Conditional Use Permit (CUP), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a General Plan Amendment (GPA), a Zone Change (ZC), a Development Plan Approval (DPA), and an additional Conditional Use Permit (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Conditional Use Permit:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.79-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.093 (I) of the Zoning Regulations, states that public, private or quasi-public uses of a recreational, educational, religious, cultural, or public service nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.093 (I)	<u>Section 155.093</u> (I) Public, private or quasi-public uses of a recreational, educational, religious, cultural, or public service nature.

STREETS AND HIGHWAYS

The property is located at the west side of Carmenita Road. Carmenita Road is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general

circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff finds the proposed project is categorically-exempt under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) because the use is existing and no additional square footage or improvements are being proposed. Staff, therefore, believes the project will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (74-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit.

AUTHORITY OF PLANNING COMMISSION:

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

CONDITIONS OF APPROVAL

Conditions of approval for CUP 786 is attached to Resolution 74-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Conditional Use Permit Application
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Resolution No. 74-2018
 - a. Exhibit A – Conditions of Approval

An aerial map showing the project area in Lakeland, Florida. The project area is outlined in red and divided into two sections: a green northern section and an orange southern section. The orange section is labeled "PROJECT AREA". Surrounding streets include Lakeland Road to the north, Carmenita Road to the east, and various residential streets to the west and south. Landmarks include Lakeland Elementary School and Mayberry Park.

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



Conditional Use Permit Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13300 Lakeland Road, Whittier, CA 90605

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). Included is the legal description of parcel to be subdivided, Exhibit A. This application is for Proposed Parcel 3 of the attached parcel map.

Record Owner of the property: South Whittier School District of Los Angeles, County

Name: Mark Keriakous Phone No: 562-944-6231

Mailing Address: 11200 Telechron Ave, Whittier, CA 90605 Date of Purchase: N/A

Fax No: _____ E-mail: mkeriakous@swwhittier.net

Is this application being filed by the Record Owner? No

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

Representative authorized by the Record Owner to file this application:

Name: Storm Properties, Inc. Phone No: 310-986-2436

Mailing Address: 23223 Normandie Ave, Torrance, CA 90501

Fax No: _____ E-mail: jspelke@storm-properties.com

Describe any easements, covenants or deed restrictions controlling the use of the property: See attached Exhibit B.

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): Options Carmela State Preschool currently exists and will remain. A CUP is required because a zone change is being processed for Proposed Parcel 3 from Public Facilities to R-3-PD.

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.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.
The use will remain the same. A CUP is required because a zone change is being processed for the Proposed Parcel 3 from Public Facilities to R-3-PD.
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.
The use will remain the same. A CUP is required because a zone change is being processed for the Proposed Parcel 3 from Public Facilities to R-3-PD.
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?
Proposed Parcel 3 will not be developed. It will remain as is, Options Carmela State Preschool.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
The use will remain the same.
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 use will remain the same.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
Not applicable. Use will remain the same.

Conditional Use Permit Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
 County of Los Angeles)
 On October 26, 2017 before me, Sandy Sok, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Jon Spelke
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

Conditional Use Permit Application (Cont.)



11200 Telechron Ave., Whittier, CA 90605 / (562) 944-6231

BOARD OF TRUSTEES
Elias Alvarado
Jan Baird
Sylvia V. Macias
Deborah Pacheco
Francisco 'Javi' Santana

CENTRAL ADMINISTRATION
Dr. Gary Gonzales, Superintendent
Mark Keriakous, Associate Superintendent, Business Services
Martha Mestanza-Rojas, Associate Superintendent, Educational Services

PROPERTY OWNER(S) AUTHORIZATION FORM

AUTHORIZATION FOR AGENT TO ACT ON BEHALF OF LEGAL PROPERTY OWNER

I/WE, the owners of the subject property, APN: 8026-008-903 and 8026-008-900, authorize **STORM PROPERTIES, INC.** and its employees to act in my/our behalf in all manners relating to CITY OF SANTA FE SPRINGS for the above listed subject property. This authorization is valid until further written notice from me/us, the owners.

Dated this 12th day of OCTOBER, 2017

Owner:

South Whittier School District

By: 

Print Name: Mark Keriakous

Title: Associate Superintendent, Business Services

Public Hearing Notice

FILE COPY

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
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& 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:

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

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 to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

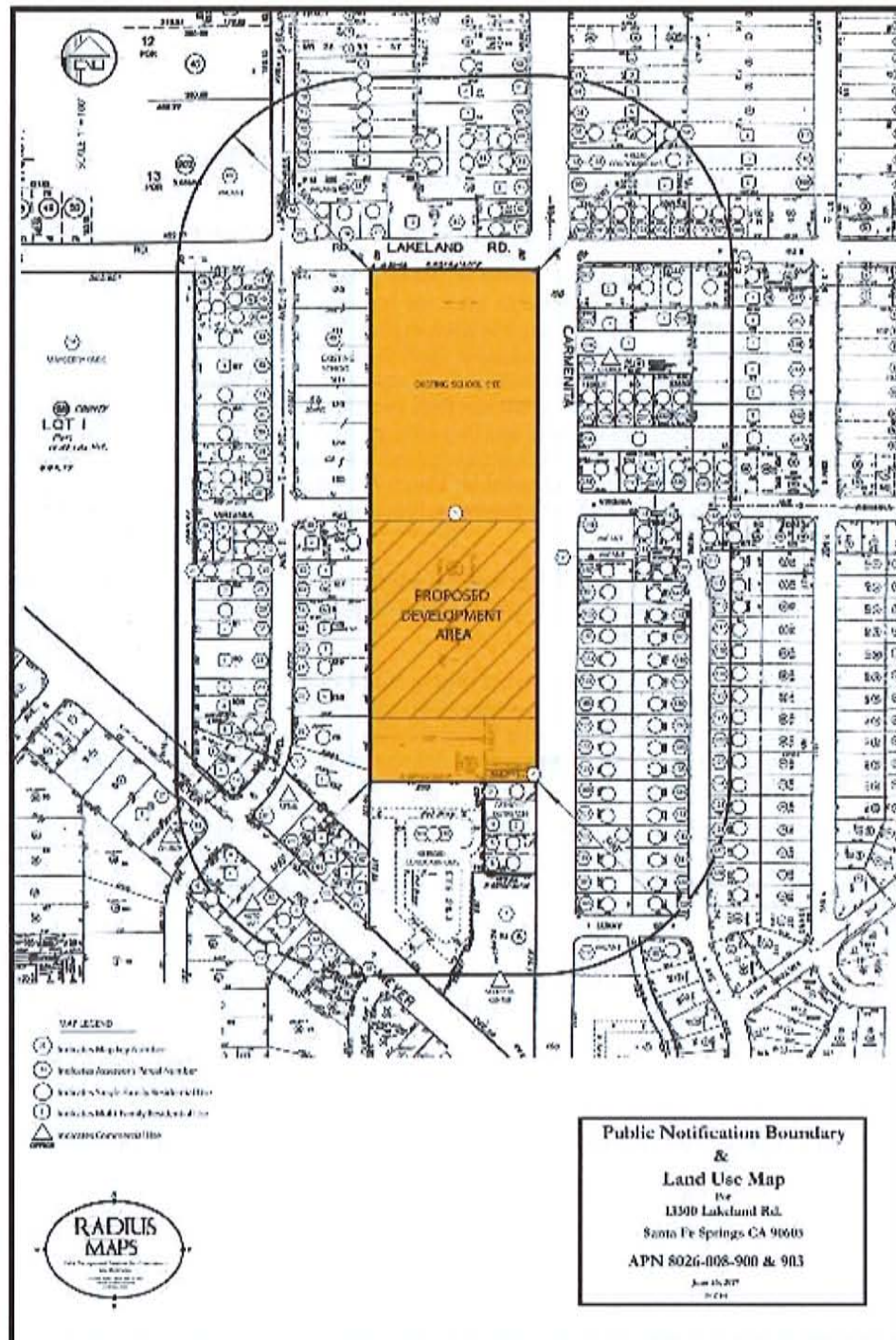
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

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



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 74-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 786.**

WHEREAS, a request was filed for Conditional Use Permit Case No. 786 to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, the subject property is located at 11325 Carmenita Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Conditional Use Permit Case No. 786 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 786.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Due to the Zone Change from PF to R-3 PD, associated with the apartment project, the existing pre-school is now required to obtain approval of a Conditional Use Permit. All activities and buildings pertaining to the subject preschool use are existing and no additional square footage or improvements are proposed.

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to section 155.093(I) of the Zoning Regulations, a Conditional Use Permit shall be required for any public, private, or quasi-public uses of a recreational, educational, religious, cultural, or public service nature, within the R-3, Multiple Family Residential, 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:

- A) *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.*
 - 1. Options State Preschool is an existing facility, which has been operating as a permitted use within the PF (Public Facilities) Zone. Due to the Zone Change, associated with the apartment project, the existing preschool use is now required to obtain a Conditional Use Permit. Therefore, staff finds that the preschool facility would remain harmonious with adjoining properties and surrounding land uses.
- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*
 - 1. The site characteristics will remain unchanged. As mentioned previously, the use and the facility are existing and there is currently no proposal for additional

square footage. Staff therefore finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 74-2018 to approve Conditional Use Permit Case No. 786 to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone, and determine that said project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 (Existing Facilities), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this ____ day of April, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

1. Approval of Conditional Use Permit No. 786 is contingent upon approval of General Plan Amendment Case No. 27 and Zone Change Case No. 137.
2. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
3. The Department of Planning and Development shall first review and approve all sign proposals for the preschool. 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.
4. The preschool 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).
5. The applicant, Storm Properties, 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 preschool 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.
6. 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.
7. 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.