



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

May 14, 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 April 9, 2018 Planning Commission meetings

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit (CUP) Case No. 500-7

Request for approval to amend the existing Conditional Use Permit to allow the construction of a 405 sq.ft. addition and appurtenant improvements on the west side of the existing ±18,000 sq. ft. recovery center at 11015 Bloomfield Avenue (APN: 8025-002-023), within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Los Angeles Center for Alcohol and Drug Abuse – LACADA)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 82031

A request for approval to consolidate of seven (7) lots into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Blvd (APN: 8025-001-014), the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone. (JSF Management, LLC)

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 936

Conditional Use Permit Case No. 787

DPA Case No. 936: A request for approval to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; and CUP Case No. 787: A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 11212 Norwalk Boulevard (APN: 8025-001-014), within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone. (JSF Management, LLC)

9. **PUBLIC HEARING** – Continued from the April 9, 2018 Planning Commission Meeting
CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration
Conditional Use Permit 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)
10. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
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.)
11. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
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.)
12. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
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.)
13. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
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.)

14. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)
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.

15. NEW BUSINESS

Modification Permit Case No. 1288 & 1289

A request for a Modification of Property Development Standards to temporarily not provide one-hundred and thirty-six (136) required parking stalls related to the proposed use, for Suite A (12418 Florence Avenue), and to temporarily not provide fifty-eight (58) required parking stalls related to the proposed use, for Suite B (12489 Lakeland Road), (APN's: 8009-022-077 and 8009-022-079) within the M-2, Heavy Manufacturing, Zones. (Goodman Santa Fe Springs SPE LLC)

16. NEW BUSINESS

Modification Permit Case No. 1290

A request for a Modification of Property Development Standards to not provide two-hundred and ninety-two (292) required parking stalls related to the proposed use, at 12319 Lakeland Road (APN: 8009-022-080), within the M-2, Heavy Manufacturing, Zones. (Goodman Santa Fe Springs SPE LLC)

17. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

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

B. CONSENT ITEM

Conditional Use Permit Case No. 524-5

A compliance review to allow the continued operation and maintenance of a green-waste transfer facility on property located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, Zone. (Greencycle)

C. CONSENT ITEM

Conditional Use Permit Case No. 729-3

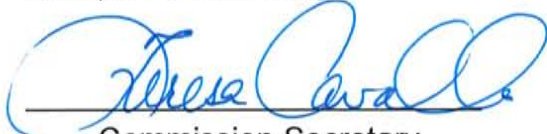
A compliance review of a precious metals foundry facility located at 8444 Secura Way (APN: 8168-026-004), within the M-1, Light Manufacturing, Zone. (Robert Caro Company-The Buyer Guys)

18. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

19. 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

May 11, 2018
Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

May 11, 2018

APPROVAL OF MINUTES

Minutes of the April 9, 2018 Planning Commission Meetings

RECOMMENDATION: That the Planning Commission:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- April 9, 2018

Staff hereby submits the minutes for Planning Commissioners' approval.

A handwritten signature in blue ink, which appears to read "Teresa Cavallo", is written over the printed name of Wayne M. Morrell.

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for April 9, 2018



APPROVED:

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

April 9, 2018

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:03 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Commissioner Arnold
Commissioner Mora

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

Vice Chairperson Aranda
Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

None

MINUTES

5. Approval of the minutes of the March 12, 2018 Planning Commission meetings

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve the minutes of March 12, 2018 as corrected, with the following vote:

Ayes: Arnold, Jimenez, and Mora

Nays: None

Absent: Aranda and Ybarra

PUBLIC HEARING

6. PUBLIC HEARING

Zoning Text Amendment – Billboards within the Freeway Overlay Zone

Recommendation: 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.

Chair Jimenez opened the Public Hearing at 6:06 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 6 before the Planning Commission.

Senior Planner noted that Planning Secretary Teresa Cavallo distributed a corrected Resolution reflecting the applicable CEQA finding.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Arnold inquired about the currently owned Caltrans properties and if billboard placement would decrease the number of allowed billboards. Senior Planner Cuong Nguyen confirmed Commissioner Arnold inquiry and further elaborated on billboard placement.

Commissioner Arnold further commented about the "first come, first serve" and about static billboards being no longer allowed.

Commissioner Mora inquired about billboards being located on private property and being leased. Senior Planner Cuong Nguyen briefly explained how billboards are leased and placed on private property.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Jacko Wong of Wealthy Ventures approached the podium and expressed his concerns regarding the Zone Text Amendment primarily the prohibition of permitting billboards from locating more than 200 feet from the centerline of the freeway, and the elimination of static billboards. Mr. Wong expressed that the City would be losing out on revenue with the elimination of static billboards and that it would be a loss of revenue to the property owners along the 5 freeway as well.

Director of Planning Wayne Morrell replied that the City reviewed other Cities ordinances and whereas the City wanted more visibility along the freeway.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:40 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Mora, seconded by Commissioner Arnold to approve Zoning Text Amendment – Billboards within the Freeway Overlay Zone, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Arnold, Jimenez, and Mora

Nayes: None

Absent: Aranda and Ybarra

City Attorney Richard Adams commented that this item was being forward to the City Council for approval and if anyone wanted to commented must do so at that meeting.

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

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; 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.

Chair Jimenez opened the Public Hearing at 6:40 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant Heraeus Precious Metal Facility was Peter Eckert, Manager of Environmental Health & Safety, Quality, Facility & Maintenance.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Arnold inquired if the increase in production will increase contamination. Senior Planner Cuong Nguyen deferred inquiry to the applicant. Heraeus Precious Metal Facility Representative Peter Eckert replied that Heraeus Precious Metal Facility would be providing additional equipment to control air quality to the same levels as they currently

stand.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Having no one wishing to speak, Chairperson Jimenez closed the Public Hearing at 6:52 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve Conditional Use Permit (CUP) Case No. 497-4, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

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

Recommendation: 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.

Chair Jimenez opened the Public Hearing at 6:53 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission.

Jimmy Wong commented that the City received a comment letter from the Native National American Commission regarding concerns with the Mitigated Negative Declaration. Staff is requesting that Item No. 8 be continued to the next regularly scheduled Planning

Commission meeting currently set for May 14, 2018 at 6:00 p.m.

City Attorney Richard L. Adams, II inquired if the applicant was present and/or notified that this matter was being continued. Planning Consultant Jimmy Wong replied that the applicant is not present because they were notified that this matter was being continued and were in agreeance.

Chairperson Jimenez requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to continue, Development Plan Approval Case No. 771-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

9. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78240

Recommendation: 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.

*** SEE ITEM NO. 13 ***

10. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

Recommendation: 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.

*** SEE ITEM NO. 13 ***

11. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

Recommendation: 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.

*** SEE ITEM NO. 13 ***

12. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 935

Conditional Use Permit Case No. 785

Recommendation: 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
- 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).

*** SEE ITEM NO. 13 ***

13. PUBLIC HEARING

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

Recommendation: 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).

Chair Jimenez opened the Public Hearing at 6:55 p.m. and called upon Planning Consultant Vince Velasco to present Item Nos. 9-13 before the Planning Commission. Present in the audience on behalf of the applicant Storm Properties, Inc. were representatives Angie Yee and Jay Ahluwalia.

Both Angie Yee and Jay Ahluwalia provided a brief presentation before the Planning Commission and thanked City Staff for all their assistance on this matter.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Mora inquired about the construction start date. Planning Consultant Vince Velasco deferred to Storm Representative Jay Ahluwalia. Mr. Ahluwalia replied that once the project is approved Storm Development intends to begin construction within 18-24 months.

Commissioner Mora further inquired if the land was being sold or leased. Mr. Ahluwalia replied that the school district still owns the land and was only leasing the land.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Whittier resident Butch Redman expressed his concerns about the project and feels the development is wrong for the community. Mr. Redman expressed the loss of use for the green fields for the soccer leagues and the local the school children.

Whittier resident Rosie Barragan expressed her concerns about the hearing noticing process. Ms. Barragan also expressed her concerns about traffic, about school overcrowding, and the loss of grass fields for the children. Ms. Barragan also provided a petition signed by surrounding residents against the project.

Planning Consultant Vince Velasco indicated that a traffic study was completed and commented on the findings of that traffic study.

Whittier resident Steven Winger spoke about history of how that land was acquired by eminent domain for the school. Mr. Winger commented that the area is lovingly called Sunshine Acres and residents currently have chickens, donkeys and farm animals. That the area is primarily single-family residences and would like to be kept that way.

Whittier resident Esmeralda Ramos also commented about the loss of the fields and the loss of sports. Ms. Ramos commented that the school district never notified the residents in writing about this project.

Whittier resident Lupe Borden commented that she is sadden that the school district is leasing this land at a loss to the school children. Ms. Borden commented that the development will bring overcrowding to the schools and increase traffic to the area.

Whittier resident Eva Barragan questioned why the school district installed the fence and cut off the kids from the grass area. Ms. Barragan commented about the traffic and the parking around the area. Ms. Barragan also requested that the development should take into consideration the drainage to the rear of the property.

Whittier resident Rosalia Contreras complained about traffic surrounding the area and the school. Ms. Contreras commented about a skate park being developed at Amelia

Mulberry Park.

Whittier resident Edgar Barragan commented that the general consensus of the surrounding residents is opposition for the development.

Whittier resident Baltazar Estrada commented that this project is not a good idea and that the project would bring more people to the area.

Whittier resident Heidi Corona is also against the development. She is upset that the school district fenced off the area and concerned that there are no activities for the kids. Ms. Corona is concerned with an increased in crime and traffic.

Storm Development Representative Jay Ahluwalia addressed the six (6) major concerns: noticing, noise, traffic, fields, kids going to school and parking; that were brought up by the audience members in attendance. Mr. Ahluwalia replied that a public hearing meeting, was held on September 13, 2017, with Supervisor's Janice Hahn's' office personnel at the So. Whittier MASH neighborhood group. Everyone at tonight's meeting was notified and only 30 people showed up. The major concern at the September meeting was if the apartments were going to be Section 8 Housing. Mr. Ahluwalia commented that the setbacks are 15 feet but this project is set at 60 feet. A traffic study was done and we are 20 parking stalls above code requirements.

Mark Keriakous, Associate Superintendent of Business for So. Whittier School District commented that this process began in 2011. The School District does have contracts with various soccer clubs but they have been notified that they will be relocated to other fields. Another concern addressed was enrollment, Mr. Keriakous indicated that So. Whittier School District has been experiencing a decline in enrollment particularly at Carmela Elementary School. Mr. Keriakous also indicated that the district had assembled a 7-11 committee to discuss areas of concern and the district surplus of properties. Mr. Keriakous further stated that this project was placed on the Agenda 16 times in the past two (2) years.

Having no one wishing to speak any further, Chairperson Jimenez closed the Public Hearing at 7:53 p.m.

Planning Consultant Vince Velasco commented on the City's noticing requirements and mailing dates.

Marc Blodgett of Blodgett, Baylosis Environmental Planning was called upon to discuss the traffic study and discussed the State's housing requirements and that the City made every effort to meet all traffic requirements.

Commissioner Arnold made a statement that he was part of the 7-11 committee and the results of the 7-11 Committee is this project. Commissioner Arnold further commented that he this development is self-sustainable and stated that he believes he is a stickler and has locked horns with Mr. Blodgett but that he truly feels that traffic will not be a problem.

Commissioner Mora commented that he hears everyone's concerns and as a father of

five (5) he believes that kids need an open space but this area has been closed off since 2011.

Chair Jimenez being a parent and a coach respects everyone for coming out and questioned why weren't these concerns brought before the School District and/or District Representatives.

Commissioner Arnold moved to approve Item Nos. 9, 10, 11, 12 and 13. No second was received.

City Attorney Richard L. Adams, II commented should this item be continued the other Planning Commissioners must hear a recording of this meeting to participate in any actions taken on this matter.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to continue Tentative Parcel Map No. 78240, General Plan Amendment 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, and the recommendations regarding this matter to the next regularly scheduled Planning Commission meeting scheduled on May 14, 2018, which passed by the following vote:

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

ANNOUNCEMENTS

14. The following announcements were made:

Commissioners made the following announcements:
Commissioner Arnold announced that his team lost 3 to 2.

Staff made the following announcements:
Planning Consultant Laurel Reimer announced that by the next meeting she will be married and have gone on her honeymoon.

15. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 8:08 p.m.

Gabriel Jimenez
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit (CUP) Case No. 500-7

Request for approval to amend the existing Conditional Use Permit to allow the construction of a 405 sq.ft. addition and appurtenant improvements on the west side of the existing ±18,000 sq. ft. recovery center at 11015 Bloomfield Avenue (APN: 8025-002-023), within the M-2, Heavy Manufacturing, Zone.

(Los Angeles Center for Alcohol and Drug Abuse – LACADA)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 500-7, and thereafter, close the Public Hearing; and
- Find and determine that the proposed 405 sq.ft. addition and appurtenant improvements to the existing LACADA recovery center, if it continuous 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 project 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 CEQA; and
- Approve Conditional Use Permit Case No. 500-7, subject to the conditions of approval as contained within Resolution No. 77-2018; and
- Require that Conditional Use Permit Case No. 500-7 be subject to a compliance review in two (2) years, on or before May 14, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval; and
- Adopt Resolution No. 77-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject site, located at 11015 Bloomfield Avenue, is comprised of one parcel (APN: 8025-002-023) measuring approximately 108,900 sq. ft. and is zoned M-2 (Heavy Manufacturing). It is currently developed with a $\pm 18,000$ sq. ft. building that is currently utilized for a recovery center.

In April 1993, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 500, a request by LACADA, to establish, operate and maintain an outpatient counseling center and substance abuse recovery residence.

In April of 1997, the Planning Commission approved a request to establish, operate and maintain the Phoenix House on the southerly portion of the subject building. It should be noted that the Phoenix House co-exists with the outpatient counseling center and substance abuse recovery residence, but is not part of this permit or of the operations of LACADA.

CUP Case No. 500 has now had seven compliance reviews since the initial approval in 1993. A counseling and recovery center has, therefore, operated on the subject site for over 25 consecutive years now. It should be noted that a compliance review was last conducted on January 21, 2014, with the recommendation that another compliance review be completed after five years, on or before January 21, 2019.

PROJECT DESCRIPTION

The applicant is requesting approval to construct a 405 sq. ft. addition and appurtenant improvements on the west side of the existing $\pm 18,000$ sq. ft. recovery center. The additional 405 sq. ft. will provide LACADA with a brand new kitchen and group dining room. Additionally, LACADA is proposing to remodel a 3,918 sq. ft. interior area within the existing recovery center. Along the exterior, the project includes new paved concrete walkways and new chain link fence around rear outdoor area on the west side of the property.

PARKING

The existing parking layout will remain unchanged. Based on the current uses on-site, a total of 79 parking stalls are required. A total of 93 parking stalls are provided throughout the site, including five (5) handicap accessible parking stalls. The proposed 405 sq. ft. addition will not require additional parking because the existing use will remain the same and, as stated previously, the site currently has a surplus of 14 parking stalls. Therefore, the project meets the minimum parking requirements as set forth in the City's Zoning Regulations.

STREETS AND HIGHWAYS

The subject site has approximately 985 feet of frontage along Bloomfield Avenue and approximately 263 feet of frontage along Lakeland Road. Bloomfield Avenue is

designated a "Major Arterial" and Lakeland Road a "Secondary Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject site is zoned M-2 (Heavy Manufacturing). The adjacent properties to the north, east and west are zoned M-2 (Heavy Manufacturing). The adjoining property to the south, in the City of Norwalk, is zoned Light Residential, and is developed with the Metropolitan State Hospital. Also, because the south property line of the subject site adjoins the City of Norwalk, the southerly 100 feet of the subject property is also zoned BP, Buffer Parking.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that, it involves a 405 sq. ft. addition and appurtenant improvements to an existing recovery center building. All existing uses within the building will remain unchanged. In accordance with Section 15301 (e) (1) additions to existing structures that are less than 50 percent of the existing structure or 2,500 sq. ft., whichever is less, are categorically exempt. Additional environmental analysis is therefore not necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 3, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on May 3, 2018, and published in a newspaper of general circulation (Whittier Daily News) May 3, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

STAFF REMARKS

Based on the findings set forth within Resolution 77-2018 (see attached), staff finds

that if the subject recovery center 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 CUP amendment, subject to a compliance review in two (2) years to ensure that all activities associated with the subject recovery center are operating in strict compliance with the conditions of approval as stated within Resolution 77-2018.

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 500-7 is attached to Resolution 77-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Plans (Site Plan, Floor Plan, Elevations)
3. Conditional Use Permit Application
4. Copy of Public Hearing Notice
5. 500' Radius Map
6. Resolution 77-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

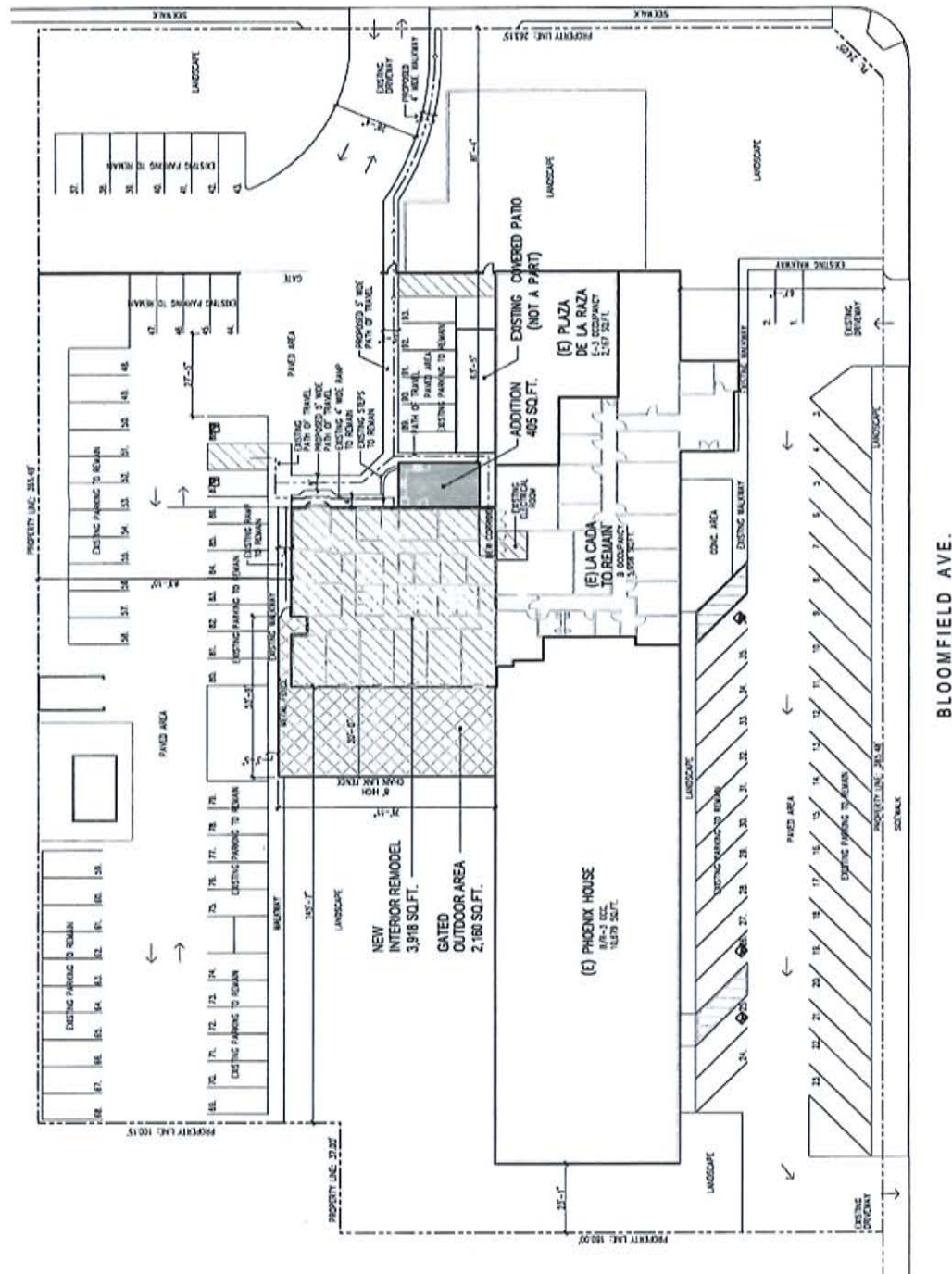
CONDITIONAL USE PERMIT CASE NO. 500-7



NORTH

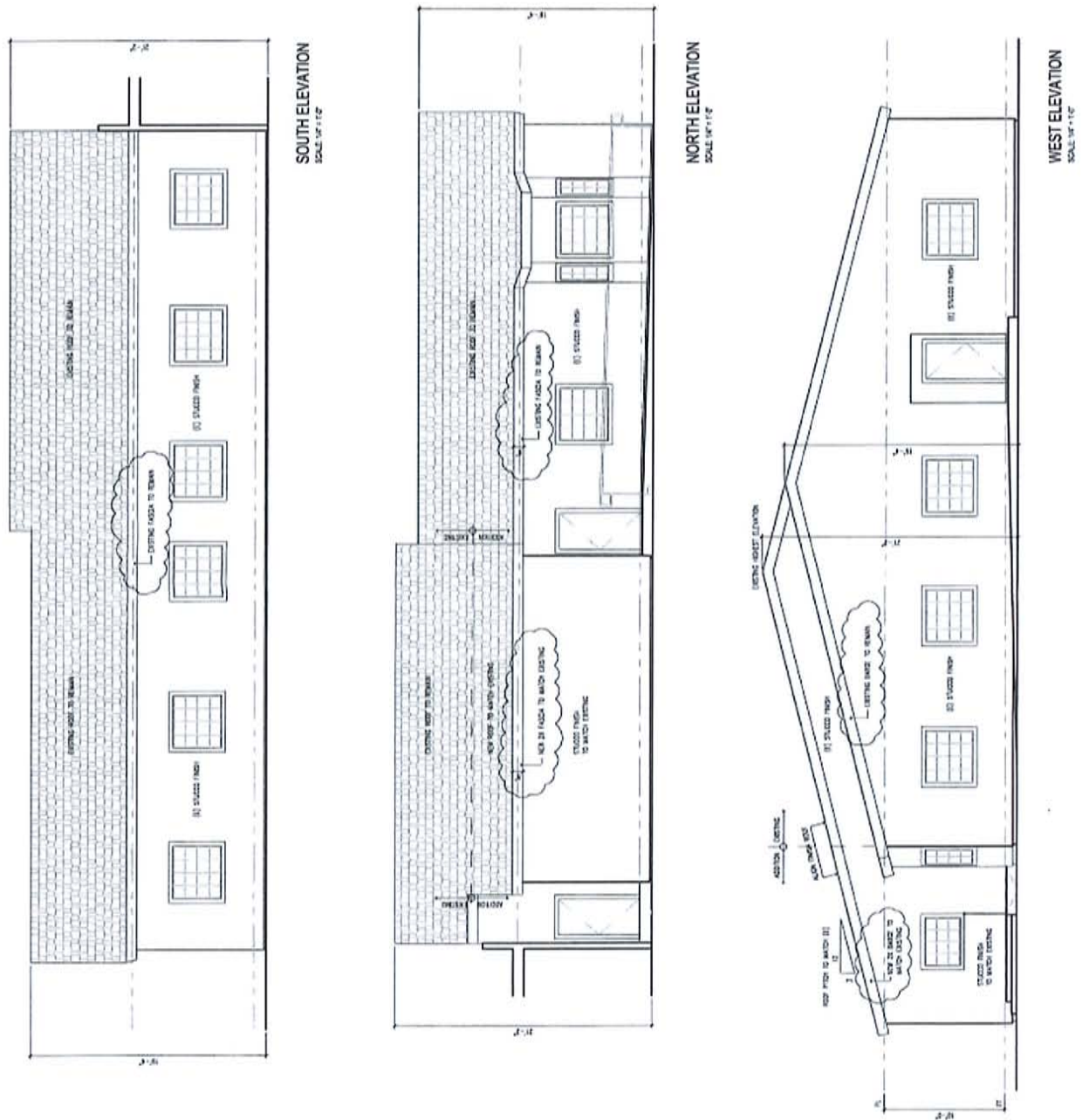
11015 BLOOMFIELD AVENUE
LA CADA

LAKELAND ROAD



[illegible]

Proposed Plans (Elevations)



Conditional Use Permit (CUP) 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): 11015 Bloomfield Ave, Santa Fe Springs, Ca 90670 (including 11111 Bloomfield Ave, Santa Fe Springs, CA 90670 & new address: 12580 Lakeland Road, 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)

The property is zoned M-2-BP, Heavy Manufacturing - Buffer Parking, Zone.

Record Owner of the property: Los Angeles Centers for Alcohol & Drug Abuse
Name: Los Angeles Centers for Alcohol & Drug Abuse Phone No: 562-906-2686
Mailing Address: 11015 Bloomfield Ave, Santa Fe Springs, Ca 90670
Date of Purchase: 1/29/1997 Fax No: 562-906-2687 E-mail: jnavarro@lacada.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: As above - Juan Navarro, Exec Director Phone No: (562) 906-2686
Mailing Address: 11015 Bloomfield Ave, Santa Fe Springs, CA 90630

Fax No: (562) 906-2687 E-mail: jnavarro@lacada.com

Describe any easements, covenants or deed restrictions controlling the use of the property: None

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):

LA CADA (Los Angeles Centers for Alcohol & Drug Abuse) has been operating in this facility under CUP #500-6 since 1993 as a comprehensive behavioral health counseling center providing state-licensed outpatient and residential substance abuse prevention, intervention, treatment, and education services. We seek to expand our CUP to the following: 310.4.1- Residential Group R-21. The facility will serve the same population currently being served: adults with behavioral health disorders (substance abuse/mental illness), many of whom are homeless.

Under the Federal Department of Mental Health Wellness Act, we are proposing to open a state-licensed and supervised Crisis Residential Treatment Program to serve adults age 18 and over who need immediate crisis intervention, crisis stabilization, and rehabilitative mental health services. Services will be provided by licensed professionals using a strengths-based, trauma-informed approach to support the wellness and recovery of individuals in a safe, home-like environment.

CUP 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): Juan Navarro, Executive Director, Los Angeles Center for Alcohol & Drug Abuse
 Mailing Address: 11015 Bloomfield Ave., Santa Fe Springs, CA 90670
 Phone No: 562-906-2686
 Fax No: 562-906-2687 E-mail: jnavarro@lacada.com
 Signature: *Juan Navarro*

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

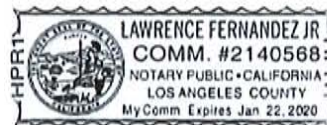
I, Juan Navarro, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects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

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

(NOTARY)
 On 10/24/2017 before me, LAWRENCE FERNANDEZ JR.,
 Personally appeared JUAN NAVARRO
 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.

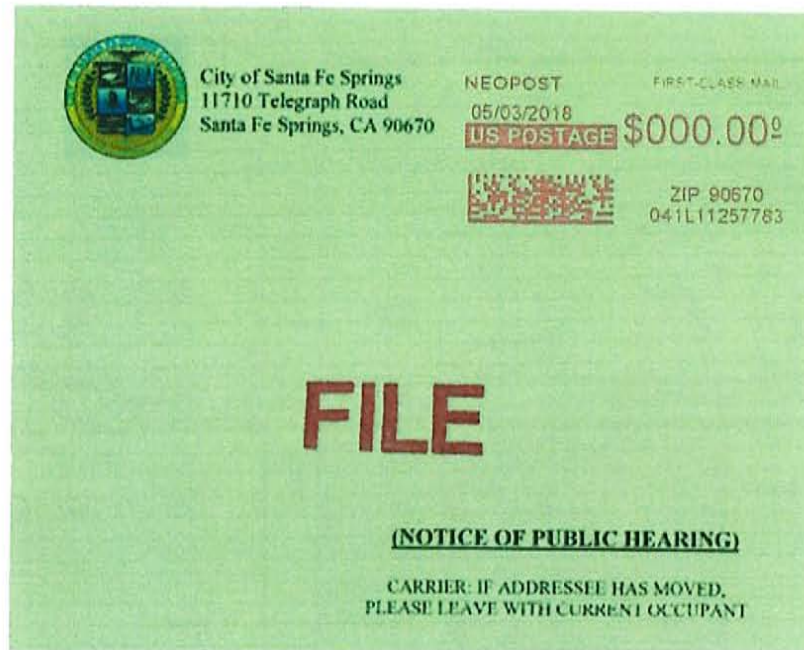
WITNESS my hand and official seal

[Signature]
 Notary Public

**FOR DEPARTMENT USE ONLY**

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

Public Hearing Notice



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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, May 14, 2018 at 6:00 p.m., in the Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

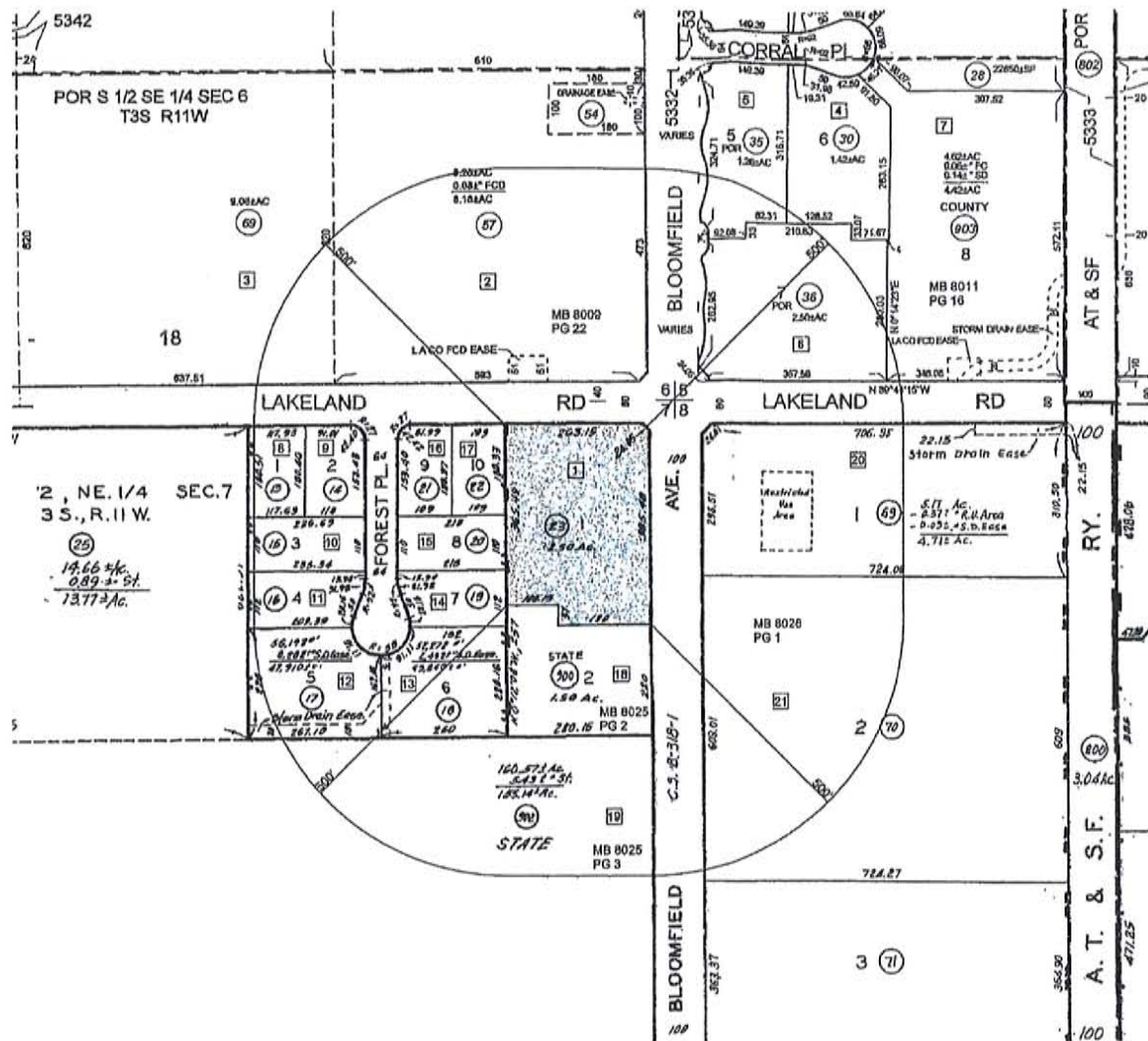
Applicant: Los Angeles Center for Alcohol and Drug Abuse (LACADA)
Property located at: 11015 Bloomfield Avenue (APN: 8025-002-023).

Conditional Use Permit (CUP) Case No. 500-7: Request for approval to amend an existing Conditional Use Permit to allow the construction of a 405 sq. ft. addition and appurtenant improvements on the east side of the existing ±18,000 sq. ft. recovery center within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone.

CEQA Status: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that, it only involves a 405 sq. ft. addition and appurtenant improvements. Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

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

500' Radius Map



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 77-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 500-7.**

WHEREAS, a request was filed for an amendment to Conditional Use Permit Case No. 500-7 to amend the existing Conditional Use Permit to expand Los Angeles Center for Alcohol and Drug Abuse (LACADA) recovery center and allow the construction of a 405 sq.ft. addition and appurtenant improvements on the west side of the existing ±18,000 sq. ft. building within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 11015 Bloomfield Avenue, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8025-002-023, as shown in the last rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Los Angeles Centers for Alcohol & Drug Abuse, 11015 Bloomfield Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 500-7 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 Department, on May 3, 2018, publish 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 May 3, 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 May 14, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 500-7.

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 of a 405 sq.ft. addition and appurtenant improvements to an existing recovery center building. All existing uses within the building will remain unchanged. In accordance with Section 15301 (e) (1) additions to existing structures that are less than 50 percent of the existing structure or 2,500 sq.ft., whichever is less, are categorically exempt.

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. 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 recovery center 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 recovery center use.
 - 3. The site is appropriate for recovery center use based on its zoning, M-2, Heavy Manufacturing, Zone, and its General Plan Land Use designation of Industrial.
 - 4. The proposed project is consistent with the property development standards set forth in the M-2, Heavy Manufacturing, Zone, and thus will ensure the project is in harmony with persons or property in the immediate vicinity.
- 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 is planning to construct a new 405 sq.ft. addition on the rear of the property. The architect considered the existing height, materials, colors, and roof pitch when designing the proposed addition. The result is an addition that matches the existing building.

2. No modification permits or zone variances are required for the proposed project. The project's overall compliance; therefore, further validates that is in harmony with the overall intent of the City's Zoning Regulations.
- C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
1. The architectural design features for the addition will consist of stucco to match the existing building and roof material and roof pitch will match the existing roof. These architectural details create consistency and is an improvement and is consistent with other buildings in the property. The addition is an improvement over the existing concrete patio area and lattice patio cover conditions.
- 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. Staff finds that the new addition is consistent with the existing architecture and thus will be an enhancement to the overall building and area. Staff believes that proper attention has been given to the size and design of the addition. This is evident in the project's overall compliance with the Code. As proposed, the project meets the requirements of the City's Zoning Regulations.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 77-2018 to approve a Conditional Use Permit Case No. 500-7 to amend the existing Conditional Use Permit to allow the construction of a 405 sq.ft. addition and appurtenant improvements on the west side of the existing ±18,000 sq. ft. recovery center operated by LACADA, 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 May, 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

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

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Richard Kallman 562.868-0511 x3710)

1. That the entire building be protected by an approved automatic sprinkler system in accordance with section 903 of the California Fire Code. (new)
2. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. (new)
3. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. (new)
4. 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. (new)
5. 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. (new)
6. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. (new)

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo – 562.409-1850 x3320)

7. ~~That the applicant shall submit an updated comprehensive security plan for review and approval by the Director of Police Services on or before March 28, 2008~~ **March 21, 2014** (60 days). (condition satisfied)
8. ~~That the applicant shall call for a walk-through inspection within the next 60 days, before March 28, 2008. Please contact Luis Collazo at (562) 868-0511, extension~~

~~7359, to schedule the inspection along with Fire Department, Police Services Department and the Building Department. (condition satisfied)~~

PLANNING DEPARTMENT

(Contact: Jesus Torres Campos – 562.868-0511 x7359)

9. That no portion of the required off-street parking area shall be used for any purpose other than vehicle parking and circulation, unless such alternate use is granted prior written approval by the Director of Planning and Development. **(ongoing)**
10. That the subject site shall not be subleased, sublet or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant's organization. **(ongoing)**
11. That the subject property and uses shall continuously be maintained in a neat and orderly manner. **(ongoing)**
12. That the applicant shall maintain the existing onsite and parkway landscape areas in strict compliance with the Landscape Design Guidelines of the City; any proposed changes, alterations or modifications to the existing landscape planter areas shall be subject to the prior review and approval of the Director of Planning and Development. **(ongoing)**
13. That the existing uses on-site shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(revised-ongoing)**
14. **That Conditional Use Permit Case No. 500 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. (New)**
15. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
16. That the applicant shall ensure that all appropriate licenses and/or permits that are required to operate a recuperative care facility for homeless individuals and the substance abuse recovery treatment center be obtained and kept valid while said uses are in operation. **(ongoing)**
17. That Conditional Use Permit Case No. 500 shall be subject to a compliance review in **two (2) years, on or before May 14, 2020**, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(revised wording - ongoing)**



City of Santa Fe Springs

Planning Commission Meeting

May 14, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 82031

A request for approval to consolidate seven (7) lots into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Blvd (APN: 8025-001-014), within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones.
(JSF Management, LLC)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82031 and, thereafter, close the Public Hearing; and
- Find that Tentative Parcel Map No. 82031 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 82031 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map No. 82031, subject to the conditions of approval as contained with the attached Resolution (80-2018).
- Adopt Resolution No. 80-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 11212 Norwalk Blvd., is comprised of one parcel (APN: 8025-001-014) consisting of several lot ties that was previously lot tied. The property measures 67,260 sq. ft. (1.54 acres), and is located along the east side of Norwalk Blvd. The site is zoned M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones.

As part of their proposal development the applicant, JSF Management, LLC, is proposing to develop a four (4) story mini-warehouse facility and a single story office building.

RELATED ENTITLEMENTS:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, JSF Management, LLC, is proposing to develop a four (4) story mini-warehouse facility and a single story office buildings. In addition to the subject Tentative Parcel Map (TPM), the proposed project will need approval of the following two entitlements: a Development Plan Approval (DPA) and a Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request.

Development Plan Approval (DPA 936)

A request for approval to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Boulevard, within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones.

Conditional Use Permit (CUP 787)

A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 11212 Norwalk Boulevard, within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones.

TENTATIVE PARCEL MAP NO. 82031

Request for approval to consolidate seven (7) existing lots into one parcel measuring +/- 67,260 sq. ft. (1.54 acres) on property located at 11212 Norwalk Blvd, within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones. As mentioned previously, the seven (7) existing lots were previously consolidated through a lot tie, which is not recognized by the Subdivision Map Act; therefore, the applicant is seeking approval to consolidate all seven (7) existing lots via a Tentative Parcel Map.

STREETS AND HIGHWAYS

The subject site has frontage on Norwalk Blvd. Norwalk Blvd is designated as a "Major Highway" 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. 82031) 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 May 4, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on May 4, 2018, and published in a newspaper of general circulation (Whittier Daily

News) on May 4, 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.

SUROUNING ZONING, GENERAL PLAN 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	C-4, Community Commercial & M-2, Heavy Manufacturing, Zone	Commercial & Industrial	<u>Industrial Use</u> (11204 Norwalk Blvd)
South	C-4, Community Commercial & M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (11234 Norwalk Blvd)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (11204 Norwalk Blvd)
West	Residential (City of Norwalk)	Residential	<u>Residential Use</u> (12172 Kenney St.)

ENVIRONMENTAL DOCUMENTS

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

Draft IS/MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgement of the City of Santa Fe Springs and the environmental consultant. Blodgett Baylosis Environmental Planning, as to potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review/and comments from April 20, 2018 to May 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 delivered to the City's Planning Commissioner on May 8, 2018 for their review and comments.

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

Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

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

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Aesthetics; Cultural Noise; Transportation and Circulation; and Mandatory Finding of Significance*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigated Monitoring and Reporting Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation and Monitoring Program (attachment #7).

Responses to Initial Study/Mitigated Negative Declaration:

To date, staff has received one correspondences relating to the proposed Initial Study/Mitigated Negative Declaration, which includes a comment email submitted by City of Norwalk.

1. Letter from City of Norwalk suggest the following modification to the proposed IS/MND:
 - a. Modify Mitigation Measure #4 so that the City be furnished with the contractor's contact information so that we can refer City residents with noise complaints to the appropriate party.
 - b. Provide an addition mitigation measure that requests the applicant to be in compliance with City of Norwalk noise requirement during construction.
 - c. Update the traffic study to include future development in the City of Norwalk that will affect the travel flow on Norwalk Blvd.
 - d. Update the wastewater threshold to match Los Angeles County Sanitation District, District No. 2 threshold instead of City of Los Angeles Threshold.
 - e. Request that any drainage plans and mitigation plan for drainage be sent for review by the City of Norwalk's Engineering Division

A response to comments letter was sent to the City of Norwalk. Staff finds that all concerns raised by the correspondent have been properly reviewed and addressed.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 80-2018, staff finds that Tentative Parcel Map No. 82031 is consistent with the policies and goals set forth in the City General Plan, Subdivision Map Act and California Environmental Quality Act (CEQA) requirement. Staff, therefore, recommends that the Planning Commission adopts Resolution 80-2018, which incorporates said findings as well as the condition of approval related the subject proposal (see Exhibit A of Resolution 80-2018).

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 82031 is attached to Resolution 80-2018 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 82031)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. IS/MND Email Comments – City of Norwalk
 - a. Response to Comment
7. Draft Mitigated Negative Declaration (previously delivered to PC on 5/8//2018)
8. Mitigation and Monitoring Program
9. Resolution 80-2018
 - a. Exhibit A - Conditions of Approval

Aerial Photograph



Tentative Parcel Map Case No. 82031
11212 Norwalk Boulevard
JSF Management, LLC

[illegible]

Tentative Parcel Map Application



Subdivision/Tract/Parcel Map Application & Owner 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: 11212 Norwalk Blvd., Santa Fe Springs, CAAssessor's Parcel Number: 8025-001-014 (Lots 4,5,7, portions of Lots 1,3,6)PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

The merger of six lots into one lot to facilitate the construction of a four-story, approximately 128,896 square-foot mini-warehouse building for storage of household goods and approximately 1,200 square feet of office space in a separate one-story building and a total of 14 surface parking spaces.

PROJECT AND LAND USE DATA:Existing Land Use: UnimprovedZoning Classification: C-4 (Community Commercial) / M-2 (Heavy Manufacturing)Intended Land Uses of Lots within the Subdivision: Mini-warehouse, officeGeneral Plan Land Use Classification: Commercial / Industrial

Surrounding Land Uses: _____

North: Parking LotSouth: IndustrialEast: IndustrialWest: Single-Family Residential (City of Norwalk)Existing No. of Lots: 6Proposed No. of Lots: 1Lot Area-per Parcel (S.F./Acres): 71,210 SF / 1.63 ACBuilding (footprint) Area-per Parcel: 32,224 SFAre dedications or public improvements required? No

Tentative Parcel Map Application (Cont.)



Subdivision/Tract/Parcel Map Application & Owner Statement

PROJECT FINDING:

After submittal of the completed application, Planning 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.

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	X		See Attachment D: Subdivision Map Act Findings
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?	X		See Attachment D: Subdivision Map Act Findings
Is the site physically suitable for the proposed density of development?	X		See Attachment D: Subdivision Map Act Findings
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage of likely to injure fish or wildlife or their habitat?		X	See Attachment D: Subdivision Map Act Findings
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?		X	See Attachment D: Subdivision Map Act Findings
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	See Attachment D: Subdivision Map Act Findings

UTILITIES:

Grading: Is any grading of lots contemplated? _____ (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? _____
Main on Norwalk Blvd.

Sewers: What provisions are being made to provide an adequate sewer system? _____
There is an 8" main on Norwalk Blvd.

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property? Yes - Southern CA Gas, Southern CA Edison

Streets: Will each resulting parcel or lot front on a dedicated and improved street? Yes.

Have you discussed street improvement requirements with the Department of Public Works?
Rob DePrat (civil) spoke with Public Works.

Deed Restrictions: State nature of deed restrictions, existing and proposed: _____
N/A

Tentative Parcel Map Application (Cont.)



Subdivision/Tract/Parcel Map Application & Owner Statement

RESPONSIBLE PARTIES:

Gas Agency:	Southern California Gas	Water Agency:	City of Santa Fe Springs
Address:	9402 Washburn Road	Address:	11710 Telegraph Road
	Downey, CA 90242		Santa Fe Springs, CA 90670
E-Mail:		E-Mail:	
Contact Person:	Manny Gonzales	Contact Person:	Frank Beach
Phone Number:	(562) 904-1095	Phone Number:	(562) 868-0511
Sewer Agency:		Electric Agency:	Southern California Edison
Address:	11710 Telegraph Road	Address:	9901 Geary Street
	Santa Fe Springs, CA 90670		Santa Fe Springs, CA
E-Mail:		E-Mail:	
Contact Person:	Frank Beach	Contact Person:	Rey Moreno
Phone Number:	(562) 868-0511	Phone Number:	(562) 903-3175

THE APPLICATION IS BEING FILED BY:

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

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): Developer

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]

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

OWNER AGENT		RECORD OWNER	
Name:	JSF Management, LLC	Name:	Geary Five, LLC
Contact:	Jenny Rood	Contact:	Scott Summerfield
Address:	2296 E. Maple St.	Address:	10107 Norwalk Blvd.
City:	El Segundo	City:	Santa Fe Springs
State:	CA	State:	CA
Zip Code:	90245	Zip Code:	90670
Phone:	310-387-9905	Phone:	562-946-1414
E-Mail:	jrood@johnsondevelopment.org	E-Mail:	scott@cascadepump.com

ENGINEER LICENSE SURVEY

Name: Blue Peak Engineering, Inc.
Contact: Rob DePrat
Address: 18543 Yorba Linda Blvd., #235
City: Yorba Linda
State: CA
Zip Code: 92886
Phone: 714.749.3077
E-Mail: rdeprat@bluepeakeng.com

FOR DEPARTMENT USE ONLY	
TRACT/PARCEL MAP NO.:	_____
DATE FILLED:	_____
FILING FEE:	_____
RECEIPT NO.:	_____
APPLICATION COMPLETE?	_____

Tentative Parcel Map Application (Cont.)



JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

LETTER OF AUTHORIZATION

Scott Summerfield, being the owner of certain real property located at 11212 Norwalk Boulevard, Santa Fe Springs, CA, 90670 (Los Angeles County Assessor Parcel Number 8025-001-014, Lots 4,5,7 and portions of Lots 1,3,6), (the "Property"), hereby authorizes Robert J. Sucher of Johnson Development Associates, Inc., to sign and submit any documents relating to land use application(s) on the Property.

By: _____

Scott Summerfield
Scott Summerfield
Geary Five, LLC

Date: _____

1/17/18

Tentative Parcel Map Application (Cont.)



JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

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 JAN 17th 2018 before me, DAVID M. THORNTON,
Date (Insert Name and Title of the Officer)

personally appeared SCOTT SUMMERFIELD
Name(s) of Signer(s)

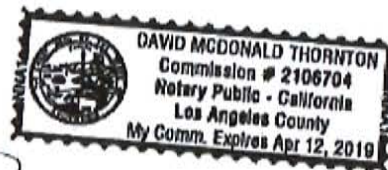
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Public Hearing Notice

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 936;
CONDITIONAL USE PERMIT CASE NO. 787; & TENTATIVE PARCEL MAP 82031**

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 (TPM 82031) – Request for consolidation of six (6) lots into a single parcel.

DEVELOPMENT PLAN APPROVAL (DPA 936) – Request for approval to allow for the construction of a new 128,896 square feet mini-warehouse along with a new 1,200 square feet office at 11212 Norwalk Boulevard.

CONDITIONAL USE PERMIT (CUP 787) – Request for approval to allow for the establishment, operation, and maintenance of a mini-storage facility within the M-2, Heavy Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Johnson Development Associates/ 11212 Norwalk Blvd. (APN: 8025-001-014)

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 an 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 (Cortese List) as set forth in Government Code Section 65962.5. The applicant has since retained Blodgett Baylosis Environmental Planning 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, May 14, 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.

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

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

NOTICE IS HEREBY GIVEN that public hearings will be conducted at regular meetings by the Planning Commission on Monday, May 14, 2018 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Development Plan Approval Case No. 936, Conditional Use Permit Case No. 787;

& Tentative Parcel Map 82031

For property located at: 11212 Norwalk Blvd.

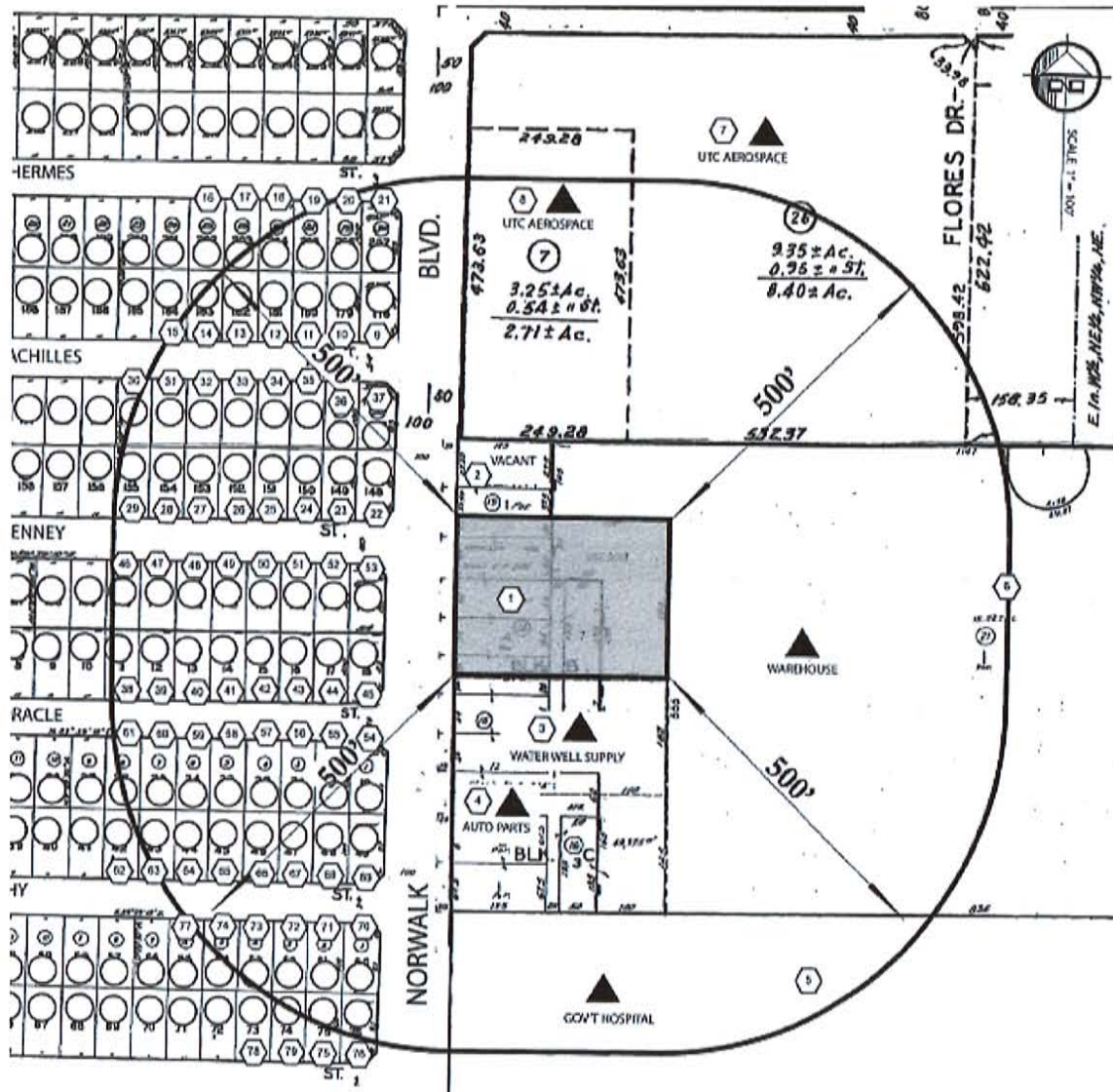
DPA Case No. 936: A request for approval to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; CUP Case No. 787: A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use, and TPM 82031: A request for consolidation of six (6) lots into a single parcel at 11212 Norwalk Boulevard, within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone, (Johnson Development Associates).

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 an 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 (Cortese List) as set forth in Government Code Section 65962.5. The applicant has since retained Blodgett Baylosis Environmental Planning 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 Planning and Development Department at, or prior to the Public Hearing. Any person interested in this matter may contact Jimmy Wong at (562) 868-0511, Ext. 7451, or Jimmywong@santafesprings.org.



Radius Map



IS/MND Email Comments – City of Norwalk

Jimmy Wong

From: Beth Chow <bchow@norwalkca.gov>
Sent: Wednesday, May 09, 2018 4:00 PM
To: Jimmy Wong
Cc: Joanne Itagaki; Bill Zimmerman
Subject: NOI/MND for 1121 Norwalk Blvd. - Mini Storage Project

Mr. Wong,

Thank you for the Notice of Intent/Mitigated Negative Declaration for the above referenced project located in the City of Santa Fe Springs. We have reviewed the Draft Mitigated Negative Declaration & Initial Study and have the following comments to offer:

PROJECT LOCATION

Page 17 and Page 21, according to City of Norwalk records, the City's jurisdictional boundaries begin 8' from the east curb face along Norwalk Boulevard.

NOSIE

1. Page 76-77, the construction noise is anticipated to be 89 dBA measured from 50 feet from the construction site and 77 dBA from the easterly residential uses across Norwalk Boulevard, which is generally above the noise standards permissible in the [City of Norwalk](#). We suggest to modify the mitigation measure in Subsection 3.12.2.D (page 77) to comply with Norwalk Municipal Code Section 9.04.150 regarding construction noise. The most sensitive receptors for noise are from the residential neighborhood to the east, within Norwalk. Construction noise should be limited to the hours of 7AM to 6PM, or sunset, whichever is later. This mitigation measure should be included in 3.12.4 of the mitigation measures for noise. Further, while this mitigation measure was noted in Subsection 3.12.2.D, it was not formalized as Mitigate Measure No. X as listed on page 80.
2. Mitigation Measure No. 4, page 80 includes details on how to deal with noise complaints, City of Norwalk requests that the City be furnished with the contractor's contact information so that we can refer City residents with noise complaints to the appropriate party.

TRANSPORTATION AND CIRCULATION SECTION

1. The traffic impact analysis (TIA) uses the 9th Edition of the ITE "Trip Generation" manual. ITE released the 10th Edition in September of 2017. What are the impacts to the number of trips if the 10th Edition is used for the analysis?
2. The TIA only looked at impacts with regards to other projects in Santa Fe Springs. However, there are upcoming projects within the vicinity of the subject site that could also affect traffic patterns. For example, the northwest corner of Imperial Hwy. and Bloomfield Ave. was recently entitled for a commercial development on a 5 acre site.

UTILITIES

1. Table 3-14 is based on City of Los Angeles CEQA Thresholds Guide, however the Los Angeles County Sanitation District, District No. 2 has their own wastewater generation table and is the wastewater treatment provider for the project site. Further, the table only includes the office component of the warehouse, and not the warehouse itself, which would also be connected to the sewer system. Modify table and analytics as necessary.

IS/MND Email Comments – City of Norwalk (Cont.)

2. The City of Norwalk requests that any drainage plans and mitigation plan for drainage be sent for review by Norwalk's Engineering Division as drainage from the site may be discharged into Norwalk's system. Contact Engineering for any additional information (562) 929-5723.

These comments are based Draft IS/MND dated April 20, 2018. Should you have any questions regarding these comments, please contact Beth Chow, Senior Planner of the Planning Division at (562) 929-5953.

Best Regards,



Beth Chow
Senior Planner
Community Development Department
562-929-5953

Response to Comment

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING Planning • Environmental Analysis • Economics • Mapping • GIS

Date: May 10, 2018

To: City of Santa Fe Springs

From: Bryan Hamilton, Blodgett Baylosis Environmental Planning

Subject: Responses to the Comment Letter Sent by the City of Norwalk

The purpose of this memorandum is to identify the comments received during the public review period for the 11212 Norwalk Boulevard mini-warehouse project and to provide responses to any comments received. The project was circulated for a 20-day review period that commenced on April 20, 2018. This review period ended on May 10, 2018. To date, only one comment letter was received. The City of Santa Fe Springs received a comment letter from the City of Norwalk. This comment letter was received on May 9, 2018. The comments and corresponding responses are provided below.

Comment 1

Page 17 and Page 21, according to City of Norwalk records, the City's jurisdictional boundaries begin 8' from the east curb face along Norwalk Boulevard.

Response 1

This comment has been noted for the record. This change will be noted in the Final IS/MND. Please refer to Pages 17 and 21 of the IS/MND.

Comment 2

Page 76-77, the construction noise is anticipated to be 89 dBA measured from 50 feet from the construction site and 77 dBA from the easterly residential uses across Norwalk Boulevard, which is generally above the noise standards permissible in the City of Norwalk. We suggest to modify the mitigation measure in Subsection 3.12.2.D (page 77) to comply with Norwalk Municipal Code Section 9.04.150 regarding construction noise. The most sensitive receptors for noise are from the residential neighborhood to the east, within Norwalk. Construction noise should be limited to the hours of 7AM to 6PM, or sunset, whichever is later. This mitigation measure should be included in 3.12.4 of the mitigation measures for noise. Further, while this mitigation measure was noted in Subsection 3.12.2.D, it was not formalized as Mitigate Measure No. X as listed on page 80.

Response 2

This comment has been noted for the record. This change will be noted in the Final IS/MND. Please refer to Pages 79 and 80 of the IS/MND.

2211 S. HACIENDA BOULEVARD, SUITE 107 • HACIENDA HEIGHTS, CALIFORNIA 91745
PHONE 626-336-0033 • CELLULAR 562-556-4542 • E-MAIL Blodgett.marc@gmail.com

Response to Comment (Cont.)

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Comment 3

Mitigation Measure No. 4, page 80 includes details on how to deal with noise complaints, City of Norwalk requests that the City be furnished with the contractor's contact information so that we can refer City residents with noise complaints to the appropriate party.

Response 3

This comment has been noted for the record. This change will be noted in the Final IS/MND. Please refer to Pages 79 and 80 of the IS/MND.

Comment 4

The traffic impact analysis (TIA) uses the 9th Edition of the ITE "Trip Generation" manual. ITE released the 10th Edition in September of 2017. What are the impacts to the number of trips if the 10th Edition is used for the analysis?

Response 4

This revision has been made to the IS/MND. Review of the 10th edition of the ITE Trip Generation Manual indicates that the 10th edition is significantly lower than the 9th edition and therefore, no changes are required. According to the 9th edition of the ITE Trip Generation Manual, the proposed Norwalk Boulevard Storage Building project is estimated to generate approximately 376 net one-way passenger car equivalent (PCE) trips per average day (188 inbound and 188 outbound). The average weekday net new peak hour PCE trips will be approximately 23 trips during the AM peak hour (14 inbound and 9 outbound), and 39 trips during the PM peak hour (21 inbound and 18 outbound). In comparison, the 10th edition states the proposed Norwalk Boulevard Storage Building project is estimated to generate approximately 226 net one-way passenger car equivalent (PCE) trips per average day (113 inbound and 113 outbound). The average weekday net new peak hour PCE trips will be approximately 15 trips during the AM peak hour (9 inbound and 6 outbound), and 25 trips during the PM peak hour 12 inbound and 13 outbound).

Comment 5

The TIA only looked at impacts with regards to other projects in Santa Fe Springs. However, there are upcoming projects within the vicinity of the subject site that could also affect traffic patterns. For example, the northwest corner of Imperial Hwy. and Bloomfield Ave. was recently entitled for a commercial development on a 5 acre site.

Response 5

The comment made reference to a project located on the northwest corner of Imperial Highway and Bloomfield Avenue. The intersection of Imperial Highway and Bloomfield Avenue is located 1.31 miles to the southeast of the project site. The traffic distribution assumptions indicate that the project would add two morning peak hour

Response to Comment (Cont.)

BUDGET ANALYSIS ENVIRONMENTAL PLANNING

trips and five evening peak hour trips to the eastbound lanes of Imperial Highway. This number represents a maximum number of vehicles that would be anticipated and does not consider the potential pass-by allowance which would likely exceed 50 percent during the weekday peak hour. The number of trips that would be added to the aforementioned intersection will not result in a degradation of that intersection's level of service.

Comment 6

Table 3-14 is based on City of Los Angeles CEQA Thresholds Guide; however the Los Angeles County Sanitation District, District No. 2 has their own wastewater generation table and is the wastewater treatment provider for the project site. Further, the table only includes the office component of the warehouse, and not the warehouse itself, which would also be connected to the sewer system. Modify table and analytics as necessary.

Response 6

This comment has been noted for the record. This change will be noted in the Final IS/MND. The self-storage aspect of the project will have a limited number of restrooms, which is one of the reasons why the wastewater generation rate was not applied for that portion of the project. In addition, a limited number of patrons will visit the facility following the project's initial opening and first few months of operation. When analyzing the entire building using the Sanitation District's generation rates, the project is expected to produce 3,252 gallons of effluent. It is important to note that this rate is for warehouse uses and not for mini warehouses like the proposed project. Therefore, the anticipated effluent generation will likely be much less.

Comment 7

The City of Norwalk requests that any drainage plans and mitigation plan for drainage be sent for review by Norwalk's Engineering Division as drainage from the site may be discharged into Norwalk's system. Contact Engineering for any additional information (562) 929-5723.

Response 7

This comment has been noted for the record. A copy of the drainage plans will be submitted to the City of Norwalk.

Comment 8

These comments are based Draft IS/MND dated April 20, 2018. Should you have any questions regarding these comments, please contact Beth Chow, Senior Planner of the Planning Division at (562) 929-5953.

Response 8

This comment has been noted for the record. Thank you for your comments.

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 80-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 82031.**

WHEREAS, a request was filed for Tentative Parcel Map No. 82031 to allow the consolidation of seven (7) existing lots into a single parcel measuring 67,260 sq. ft., within the C-4, Community Commercial, and M-2, Heavy Manufacturing, Zones; and

WHEREAS, the subject property is located at 11212 Norwalk Blvd., in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8025-001-014, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is Geary Five, LLC , 10107 Norwalk Blvd, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Tentative Parcel Map No. 82031 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 Mitigated Negative Declaration (MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 3, 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 May 3, 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 May 14, 2018, at which time it received public testimony concerning Tentative Parcel Map No. 82031.

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 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 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. MITIGATION 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 and Reporting 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 monitoring and reporting 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. 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 Goals and Policies as described in "Table 2" below:

Table 2
General Plan Consistency Analysis

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the sever exiting lots will produce one (1) parcel that will provide industrial and commercial use that provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of seven (7) existing lots measuring approximately +/- 67,260 sq. ft. into one (1) parcel located along east of Norwalk Blvd.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing lots will support and encourage the future development on the industrial zoned property within city limits.

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 construction and operation of a mini-warehouse facility within the subject property. Section 155.637 of the City's Municipal Code states that mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid conditional use permit has first been issued.
- 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 IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 80-2018 to approve Tentative Parcel Map No. 82031 to allow the consolidation of seven (7) existing lots into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Blvd (APN: 8025-001-014); 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 MAY, 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. Final parcel map checking of \$4,970 plus \$295 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: Jimmy Wong- 562.868-0511 x7451)

1. 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.
2. 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.
3. That Tentative Parcel Map No. 82031 shall expire 24 months after Planning Commission approval, on May 14, 2018, 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. 82031 shall not be effective until such time that a final map is recorded.
4. That as a condition for approval for Tentative Parcel Map No. 82031, the "Subdivider," 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.
5. 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.

6. 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.

**FINAL INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION**

**NORWALK BOULEVARD MINI-WAREHOUSE
FACILITY
11212 NORWALK BOULEVARD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

**APRIL 20, 2018
FINAL PREPARED MAY 11, 2018**

SFSP 053

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MITIGATED NEGATIVE DECLARATION

This Mitigated Negative Declaration has been circulated for public review and comment. Minor revisions and changes to the IS/MND were made to reflect the input received. These changes are identified using the following conventions: additional or new material is noted using underlining while text that has been deleted is noted using ~~striketrough~~-text.

PROJECT NAME: Norwalk Boulevard Mini-Warehouse Facility.

APPLICANT: Johnson Development Associates, Inc., 2296 East Maple Avenue, El Segundo, CA, 90245.

ADDRESS: 11212 Norwalk Boulevard, Santa Fe Springs, California, 90670.

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

PROJECT DESCRIPTION: The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application that will permit the construction and operation of a mini-warehouse facility in the City of Santa Fe Springs. The project site's legal address is 11212 Norwalk Boulevard. The site is located to the east of Norwalk Boulevard, and between 2nd Street and Lakeland Road. The project site is currently vacant and undeveloped. The proposed project will involve the construction of a new four-story mini-warehouse facility and an office. The proposed new four-story mini-warehouse facility will have a total floor area of 128,896 square feet, with approximately 32,224 square feet of floor area per level. The office portion of the proposed project will have a total floor area of 1,200 square feet. The project's total floor area will be 130,096 square feet. The proposed project will provide a total of 14 parking spaces, which will exceed the off-street requirements of 13 parking spaces. Access to the site will be maintained through two existing driveway aprons located along the project site's western boundary. The first driveway apron has a curb-to-curb width of 37 feet and 5 inches and will extend along the northern portion of the site. The second driveway apron has a curb-to-curb width of 29 feet and 7 inches and will extend along the southern portion of the site. Finally, the proposed project will have a total land area of 8,800 square feet dedicated to landscaping.

DISCRETIONARY APPROVALS: Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA) No. 936;
- Conditional Use Permit (CUP) No. 787;
- Tentative Parcel Map (TPM) No. 82031; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

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

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse impacts with the implementation of the appropriate mitigation measures. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

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

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

Signature

Date

City of Santa Fe Springs Planning and Development Department

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application that will permit the construction and operation of a four-story mini-warehouse facility and a separate office building on an approximately 1.54-acre (67,260 square feet) site located at 11212 Norwalk Boulevard. The proposed mini-warehouse facility will have a total floor area of 128,896 square feet, with approximately 32,224 square feet of floor area per level. The office building will have a total floor area of 1,200 square feet. The project's total floor area will be 130,096 square feet. A total of 14 parking spaces will be provided, thus exceeding the City's parking requirements of 13 parking spaces. Access to the site will be maintained through two existing driveway aprons located along the project site's western boundary. The first driveway apron has a curb-to-curb width of 37 feet and 5 inches and will extend along the northern portion of the site. The second driveway apron has a curb-to-curb width of 29 feet and 7 inches and will extend along the southern portion of the site. Lastly, the proposed project will have a total land area of 8,800 square feet dedicated to landscaping.¹

Discretionary approvals required as part of the proposed project's implementation include a Development Plan Approval (DPA) No. 936, a Conditional Use Permit (CUP) No. 787, a Tentative Parcel Map (TPM) No. 82031, and the approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). Other permits will also be required, including permits for construction, grading, utility connections, and building occupancy.

As part of the proposed project's environmental review, 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. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

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

¹ KSP Studio. *Site Plan*. Plan dated February 12, 2018.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.² Questions and/or comments should be submitted to the following individual:

Jimmy Wong, Contract Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511, Ext. 7451

1.2 INITIAL STUDY'S ORGANIZATION

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

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 - Conclusions*, summarizes the findings of the analysis.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

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

² California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* As Amended 1998. CEQA Guidelines. §15060 (b).

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetics. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
Section 3.2 Agriculture & Forestry Resources. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220[g]), timberland (as defined in Public Resources Code §4526), or timberland zoned production (as defined in Government Code §51104[g])?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
Section 3.3 Air Quality. <i>Would the project:</i>				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.4 Biological Resources. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
Section 3.5 Cultural Resources. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of dedicated cemeteries?				X
Section 3.6 Geology & Soils. <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2012), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Section 3.7 Greenhouse Gas Emissions. <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X
Section 3.8 Hazards & Hazardous Materials. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.9 Hydrology & Water Quality. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use & Planning. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.11 Mineral Resources. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Section 3.12 Noise. <i>Would the project:</i>				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Result in the exposure of persons to, or the generation of, excessive ground borne noise levels?			X	
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Section 3.13 Population & Housing. <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection services?			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Police protection services?			X	
c) School services?				X
d) Other governmental services?			X	
Section 3.15 Recreation. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Section 3.16 Transportation and Circulation. <i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Section 3.17 Tribal Cultural Resources. <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Table 1-1
Summary (Initial Study Checklist)

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.18 Utilities. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
Section 3.19 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X



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SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application that will permit the construction and operation of a four-story mini-warehouse facility and a separate office building on an approximately 1.54-acre (67,260 square feet) site located at 11212 Norwalk Boulevard. The proposed mini-warehouse facility will have a total floor area of 128,896 square feet, with approximately 32,224 square feet of floor area per level. The office building will have a total floor area of 1,200 square feet. The project's total floor area will be 130,096 square feet. A total of 14 parking spaces will be provided, thus exceeding the City's parking requirements of 13 parking spaces. Access to the site will be maintained through two existing driveway aprons located along the project site's western boundary. The first driveway apron has a curb-to-curb width of 37 feet and 5 inches and will extend along the northern portion of the site. The second driveway apron has a curb-to-curb width of 29 feet and 7 inches and will extend along the southern portion of the site. Lastly, the proposed project will have a total land area of 8,800 square feet dedicated to landscaping.³

2.2 PROJECT LOCATION

The project site is located on the west central portion of the City of Santa Fe Springs, along the east side of Norwalk Boulevard. The corporate boundaries of the City of Norwalk extend ~~along the west side of Norwalk Boulevard~~ eight feet from the east curb face along Norwalk Boulevard opposite the project site. The City of Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include Coyote Creek Channel, located approximately 2.08 miles northeast of the site; the San Gabriel River, located approximately two miles west of the site; and the Puente Hills, located approximately 4.50 miles northeast of the site.⁴ Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The project site's legal address is 11212 Norwalk Boulevard, Santa Fe Springs, California, 90670. The Assessor Parcel Number (APN) applicable to the site is 8025-001-014. Major roadways in the vicinity of the project site include Florence Avenue, located 0.38 miles to the north; Bloomfield Avenue, located 0.42 miles to the east; Imperial Highway, located 0.81 miles to the south of the project site; and Pioneer Boulevard, located 0.51 miles to the west. Norwalk Boulevard extends along the west side of the project site. A local map is provided in Exhibit 2-3.

³ KSP Studio. *Site Plan*. Plan dated February 12, 2018.

⁴ Google Earth. Website accessed January 31, 2018.

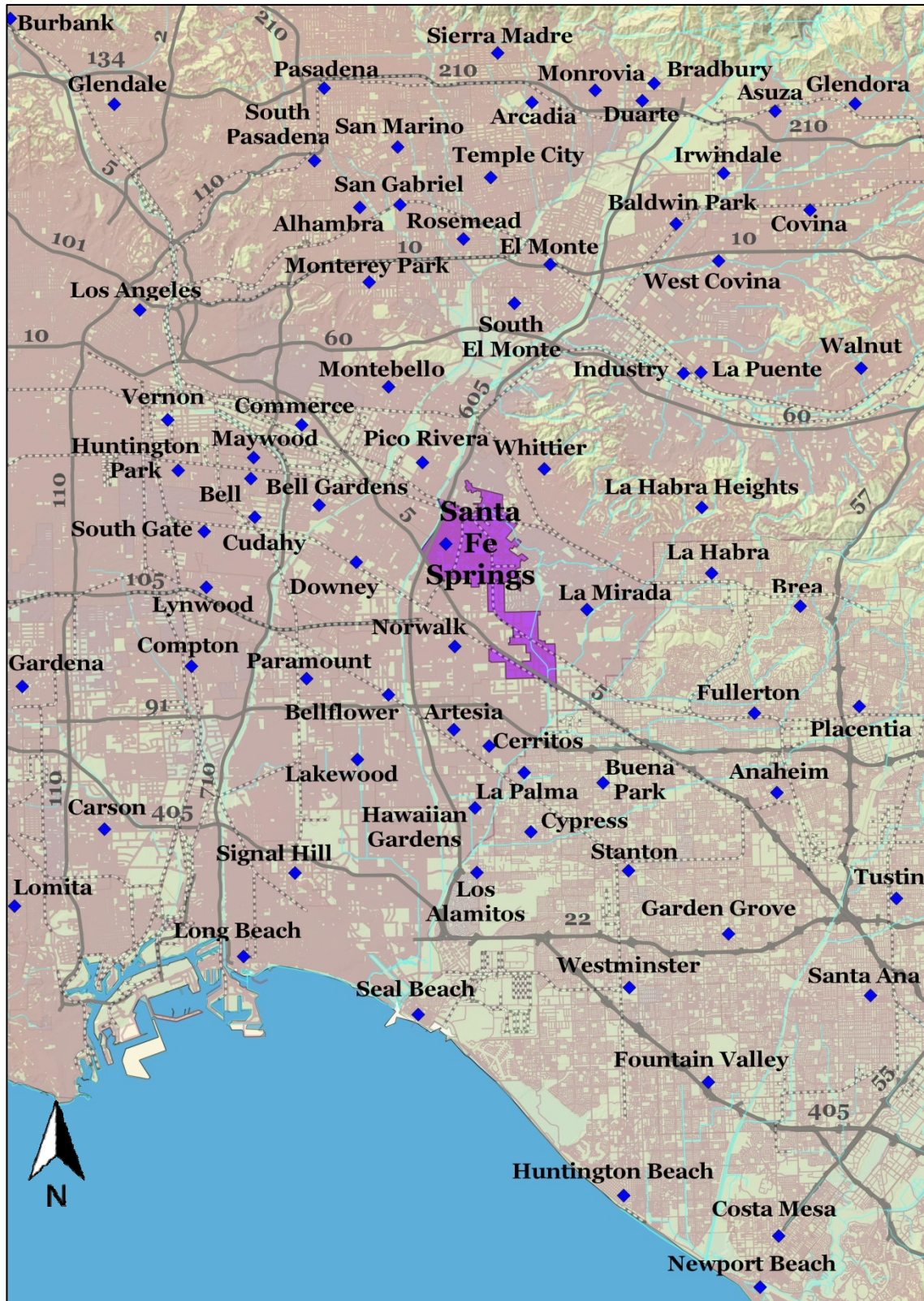


EXHIBIT 2-1 REGIONAL LOCATION

SOURCE: QUANTUM GIS

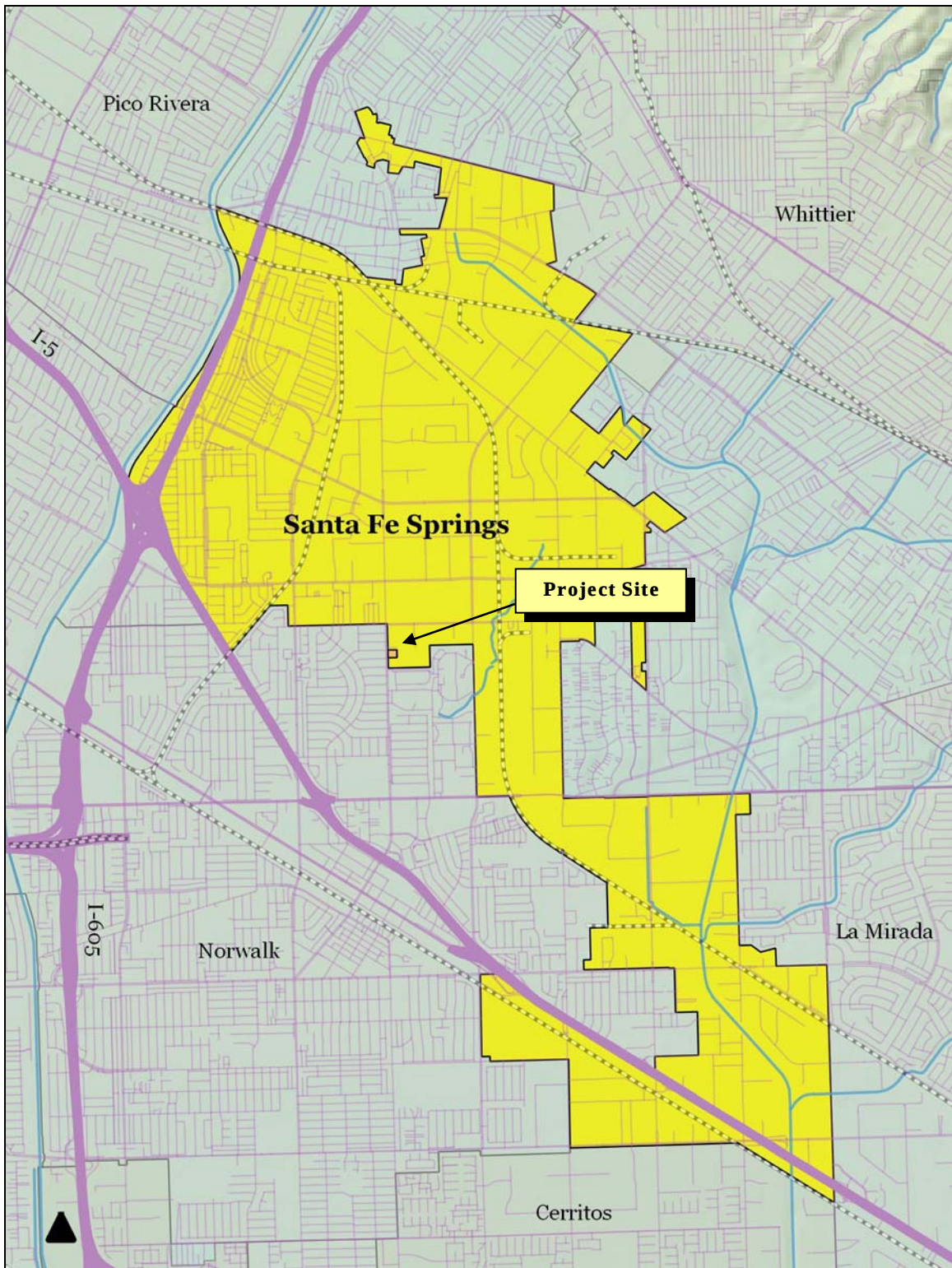


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The 1.54-acre site is surrounded by urban uses. Exhibit 2-4 shows an aerial photograph of the project site and the adjacent development. Exhibit 2-5 shows photographs of the project site. Surrounding land uses in the vicinity of the project site are listed below:⁵

- *North of the Project Site.* A parking lot abuts the site to the north. UTC Aerospace Systems, an aerospace company, abuts the parking lot to the north.
- *South of the Project Site.* Water Well Supply, a supplier of well drilling components, abuts the site to the south.
- *East of the Project Site.* A warehouse occupied by Performance Team, a logistics company, borders the site to the east.
- *West of the Project Site.* Norwalk Boulevard extends along the west side of project site. The City of Norwalk's corporate boundaries extend ~~along the west side of the street~~ eight feet from the east curb face along Norwalk Boulevard, opposite the project site. Single-family residential is located along the west side of Norwalk Boulevard.

The project site is presently vacant and undeveloped. The site is covered over in ruderal vegetation, dirt, grass, and paved surfaces. Mounds of gravel and dirt are located within the northern and eastern portions of the site. Finally, trees and shrubs line all four sides of the property. Notable uses in the vicinity of the project site include Lakeland Elementary School, located 945 feet to the west; Little Lake Park, located 0.37 miles to the northwest; Norwalk Christian School, located 0.54 miles to the west; and Paddison Elementary School, located 0.60 miles to the southwest.⁶

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction of a new mini-warehouse facility and separate office building within a 1.54-acre lot. The proposed project will consist of the following elements:

- *Project Site.* The 1.54-acre project site has a lot width (north to south) of 226 feet and 8 inches and a lot depth of 295 feet. This site's zoning is split between C4 and M2. The western half of the site is zoned for C4. This zone extends approximately 140 feet. The M2 zone applies to the eastern half of the site. This zone extends 155 feet from the zone boundary to the site's eastern property line.⁷

⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017.

⁶ Google Earth. Website accessed January 31, 2018.

⁷ KSP Studio. *Site Plan*. Plan dated February 12, 2018.



EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



View of project site from the north looking south



View of project site from Norwalk Boulevard looking east

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

- *Mini-Warehouse Facility.* The proposed four-story mini-warehouse facility will have a total floor area of 128,896 square feet, with approximately 32,224 square feet of floor area per level. The mini-warehouse facility will have a depth (east to west) of 152 feet, a width (north to south) of 212 feet, and a maximum height of 52 inches. This building will be located within the northeast corner of the site.
- *Office Building.* The project will also include the construction and operation of a 1,200 square-foot office building. This office building will have a depth (east to west) of 30 feet, a width (north to south) of 40 feet, and a height of 30 feet. This building will be located within the western portion of the project site and will be ancillary to the mini-warehouse facility.
- *Parking and Access.* Access to the project site will be maintained by two existing driveways located along the east side of Norwalk Boulevard. The northernmost driveway has a curb-to-curb width of 37 feet and five inches and will be unaffected by the project. The southernmost driveway has a curb-to-curb width of 29 feet and seven inches. Access to the loading area will be controlled by two gates. Lastly, a total of 14 parking spaces will be provided within the western portion of the project site.
- *Landscaping.* Approximately 8,800 square feet of landscaping will be provided. Landscaping will be concentrated within the northwest corner of the site and along the site's western boundary.⁸

The conceptual site plan is shown in Exhibit 2-6. Conceptual elevations are provided in Exhibits 2-7 and 2-8. The proposed project is summarized in Table 2-1 below.

Table 2-1
Summary of Proposed Project

Project Element	Total
Site Area	1.54 acres
Mini-Warehouse Building Floor Area	128,896 sq. ft.
Office Building Floor Area	1,200 sq. ft.
Floor Area Ratio (FAR)	1.83 to 1.0
Lot Coverage	46.9%
Maximum Building Height (Office/Mini-Warehouse Building)	30 feet/52 feet
Parking Stalls (Total)	14 parking stalls
Landscaping	8,800 sq.ft.

Source: KSP Studio. *Site Plan*. Plan dated February 12, 2018.

⁸ KSP Studio. *Site Plan*. Plan dated February 12, 2018.



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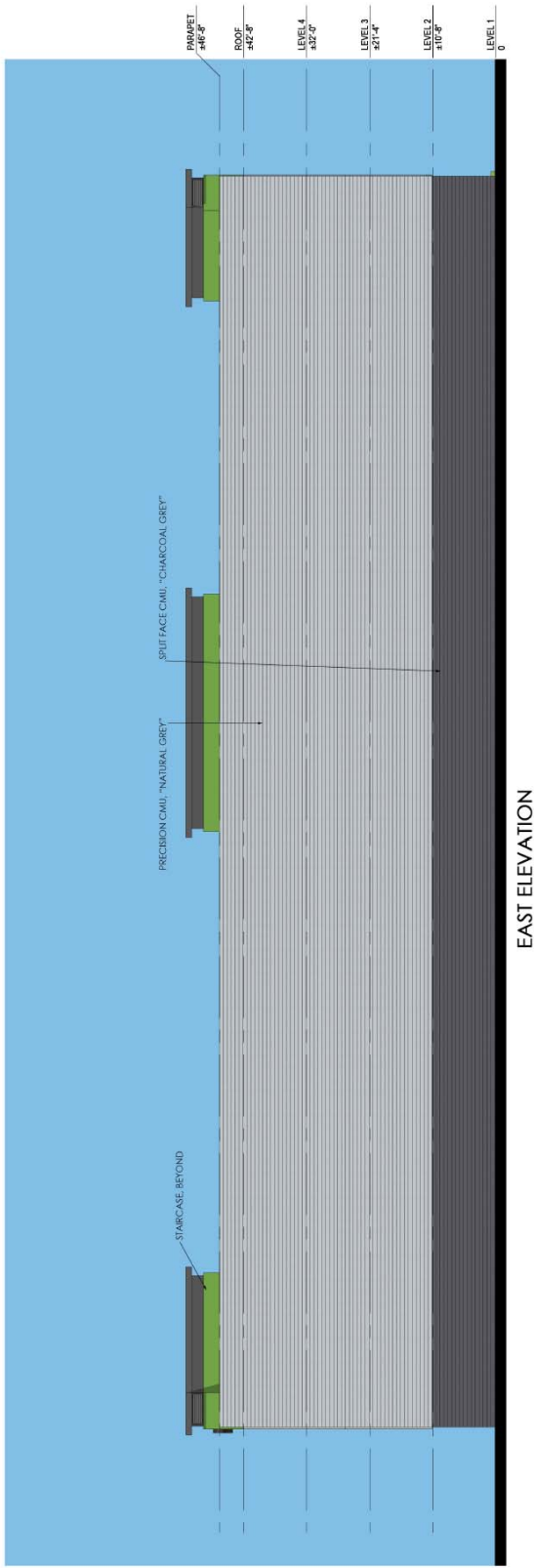
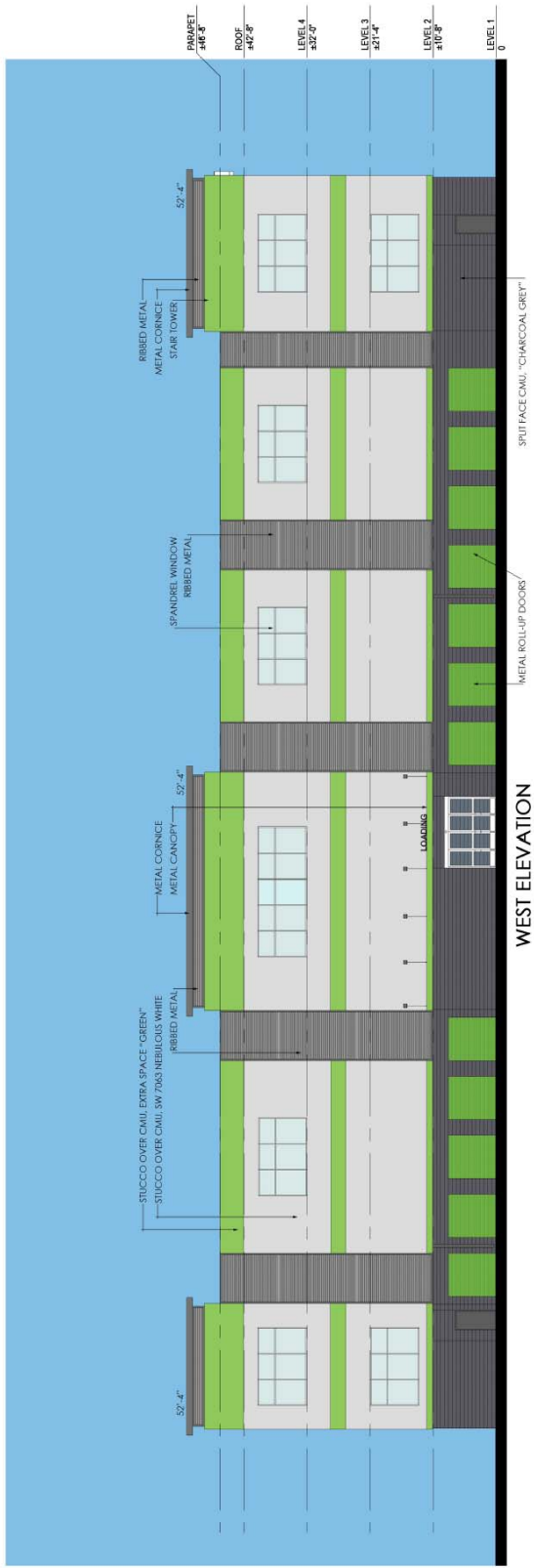


EXHIBIT 2-7
CONCEPTUAL BUILDING ELEVATIONS, EAST AND WEST
SOURCE: KSP STUDIO

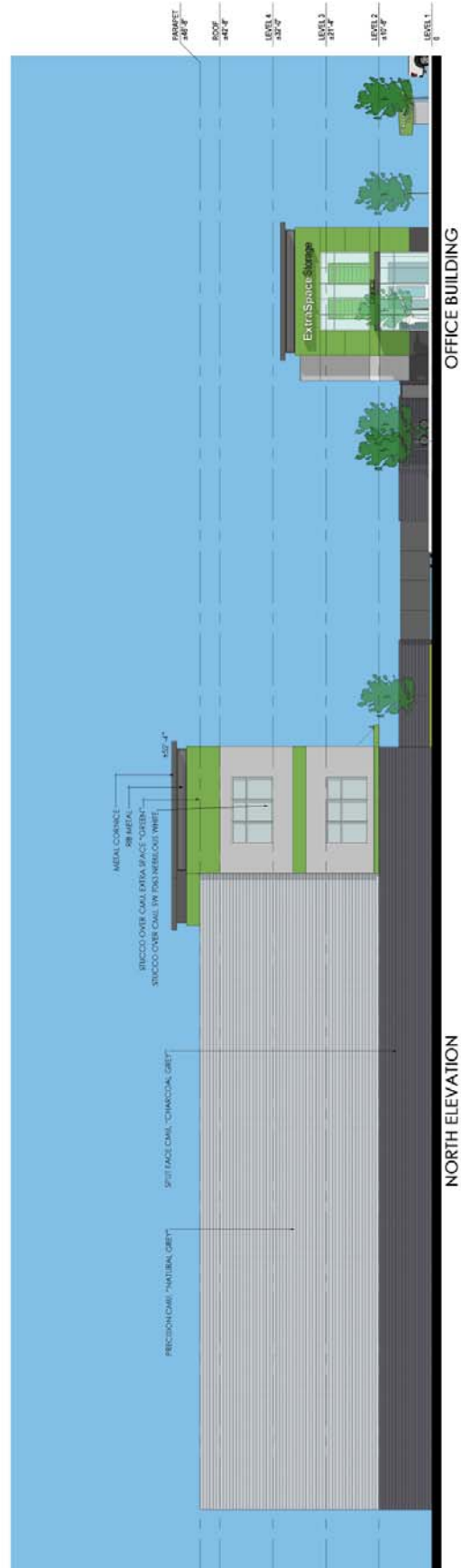


EXHIBIT 2-8
CONCEPTUAL BUILDING ELEVATIONS, NORTH AND SOUTH
SOURCE: KSP STUDIO

2.4.2 CONSTRUCTION CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will take approximately 12 months to complete. The proposed project's construction will consist of the following phases:

- *Site Preparation.* The project site will be prepared for the construction of the new mini-warehouse and office building. This phase will take approximately two months to complete.
- *Grading.* During this phase, the entire site will undergo grading. This phase will take approximately two months to complete.
- *Construction.* The new four-story mini-warehouse facility and 1,200 square-foot office building will be constructed during this phase. This phase will take approximately six months to complete.
- *Paving and Finishing.* This concluding phase will involve the finishing of the new mini-warehouse facility and office building, the paving of the parking areas and hardscape, and the completion of other on-site improvements. This phase will take approximately two months to complete.

2.4.3 OPERATIONAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed mini-warehouse facility will employ two to three people per shift, for a total of two to three employees. The entire facility will be monitored by 24-hour surveillance cameras. In addition, computer coded gate access will control who can enter the facility.

2.5 DISCRETIONARY ACTIONS

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

- *Development Plan Approval (DPA)* No. 936 to allow the construction of a new four-story mini-warehouse facility;
- *Conditional Use Permit (CUP)* No. 787 to allow for self storage uses within the new four-story structure;
- *Tentative Parcel Map (TPM)* No. 82031 to consolidate the parcels into one; and,
- The adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP).



SECTION 3 - ENVIRONMENTAL ANALYSIS

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

Aesthetics (Section 3.1);	Land Use and Planning (Section 3.10);
Agricultural and Forestry Resources (Section 3.2);	Mineral Resources (Section 3.11);
Air Quality (Section 3.3);	Noise (Section 3.12);
Biological Resources (Section 3.4);	Population and Housing (Section 3.13);
Cultural Resources (Section 3.5);	Public Services (Section 3.14);
Geology and Soils (Section 3.6);	Recreation (Section 3.15);
Greenhouse Gas Emissions; (Section 3.7);	Transportation and Circulation (Section 3.16);
Hazards and Hazardous Materials (Section 3.8);	Tribal Cultural Resources (Section 3.17);
Hydrology and Water Quality (Section 3.9);	Utilities (Section 3.18); and,
	Mandatory Findings of Significance (Section 3.19).

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

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

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

3.1 AESTHETICS

3.1.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is presently vacant and undeveloped. Once complete, the proposed mini-warehouse facility will have a maximum height of 52 feet. Once complete, the proposed project will not result in a loss of scenic views. Views of the San Gabriel Mountains are currently limited due to the existing streetscape and development. In addition, the uses located directly south of the project site are not uses that are sensitive to a loss in views. Views of the Puente Hills are not available looking east from Norwalk Boulevard. The existing development located north and east of the project site restrict views of the Puente Hills. This conclusion is supported by the field survey that was conducted for the project. Since the project will not affect any scenic view sheds, no impacts will occur.

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

According to the California Department of Transportation (Caltrans), Norwalk Boulevard is not a designated scenic highway.⁹ There are no historic rock outcroppings located within the project site and the trees and vegetation present on-site consist of species most commonly found in an urban environment.¹⁰ Lastly, the site is vacant and undeveloped and there are no buildings located on-site that would qualify for historic preservation. As a result, no impacts will occur.

⁹ California Department of Transportation. *Official Designated Scenic Highways*.
http://www.dot.ca.gov/hq/LandArch/scenic_highways/.

¹⁰ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on January 17, 2018.

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

As indicated previously, the project site is currently vacant and undeveloped. The site also exhibits blight. Once complete, the proposed project will improve the visual appearance of the site and the surrounding areas by introducing new development characterized by modern architecture, articulated facades, neutral exterior colors, and new drought tolerant landscaping. The office building will feature ribbed metal façade treatments and will consist of green, white, light grey, and charcoal grey stucco. This office building will be topped with a metal cornice. The mini-warehouse facility's west facing elevation will feature the most articulation. The first ten feet of the west elevation exterior will consist of split face charcoal grey concrete. Above the concrete exterior base, the concrete wall will be covered over in green and light grey stucco. This side of the mini-warehouse facility will also include ribbed metal façade treatments and metal roll up doors. The north, south, and east facing elevations will consist of charcoal grey and light grey concrete walls. Finally, a minimal amount of stucco will be provided on these sides. More landscaping or articulation may be required by the City as part of the final design. Exhibit 3-1 illustrates the massing of the new building as well as those in the immediate area surrounding the project site. As a result, no impacts are expected to result.

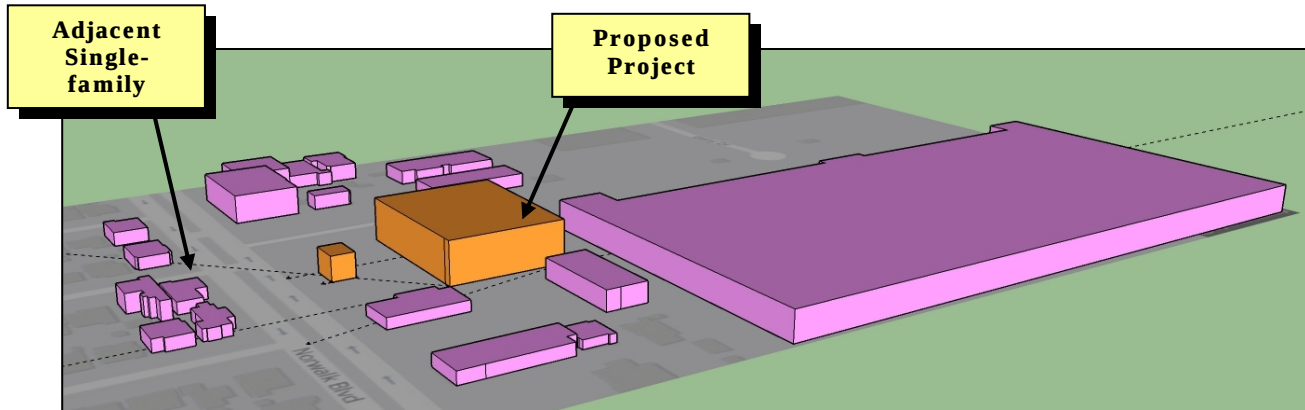
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Future sources of lighting in the area will include new security lighting, interior lighting, commercial signage, vehicular lights, and street lighting. Light sensitive land uses in the immediate area include the single-family residential neighborhood located 108 feet to the west along the west side of Norwalk Boulevard. Because light sensitive receptors are found in the vicinity of the project site, the following mitigation is required in order to minimize the potential impacts to the greatest extent possible:

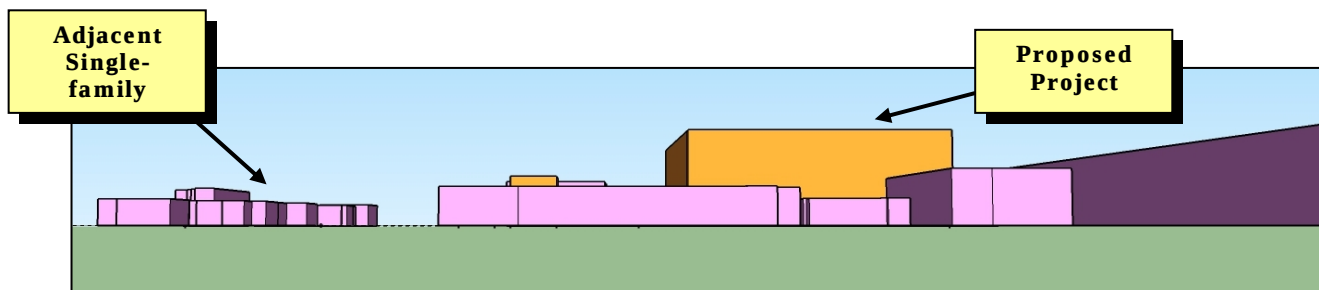
- The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area and on the two building's exterior including light standards and wall packs as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. The proposed project will not restrict scenic views along the local streets, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in light and glare impacts; therefore, no cumulative impacts will occur.



Aerial view of the project in comparison to the existing uses



Side view of the project in comparison to the existing uses looking north

EXHIBIT 3-1

COMPARISON OF BUILDING HEIGHT AND MASS

SOURCE: SKETCHUP

3.1.4 MITIGATION MEASURES

The following mitigation is required to minimize future light and glare impacts:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area and on the two building's exterior including light standards and wall packs as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance*.¹¹ The project site is presently vacant and undeveloped. Since the implementation of the proposed project will not

¹¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

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

The eastern portion of the project site is currently zoned as M-2 (*Heavy Manufacturing*). Agricultural uses are permitted within the M-2 zone but are not exclusive to the M-2 zoning designation; therefore, no conflict in zoning for agricultural uses will occur. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.¹² As a result, no impacts will occur from the proposed project's implementation.

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

The City of Santa Fe Springs and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The City of Santa Fe Springs General Plan and the Santa Fe Springs Zoning Ordinance do not provide for any forest land preservation.¹³ As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

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

No forest lands are located within or in the vicinity of the project site. As a result, no loss or conversion of forest lands to urban uses will result from the proposed project's implementation and no impacts will occur.

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

The project will not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 CUMULATIVE IMPACTS

The potential impacts related to agriculture and forestry are site-specific. According to the City, there are four related projects located within one and one-half mile from the project site. These four related

¹² California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.

¹³ City of Santa Fe Springs Municipal Code. Title XV, Land Usage. Chapter 155, Code 155.211 Principal Permitted Uses.

projects are as follows: 128 units located at 13300 Lakeland Road; a new business park development consisting of four new buildings totaling 318,121 square feet on the northwest corner of Telegraph Road and Santa Fe Springs Road; a 22,994 square-foot warehouse located at 10370 Slusher Drive; and an 86-room hotel located at the southwest corner of Norwalk Boulevard and Telegraph Road. The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agriculture or forestry resources will occur.

3.2.4 MITIGATION MEASURES

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

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

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

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

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

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.

- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen dioxide is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

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

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

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

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project area is located within the South Coast Air Basin, which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).¹⁴ The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects

¹⁴ South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.

associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour PM_{2.5} Federal health standard and a proposed plan of action to reduce ground-level Ozone. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:¹⁵

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

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

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.¹⁶ According to the State of California Employment Development Department, the City's current unemployment rate is 5.8 percent, which means there are up to 500 residents actively seeking work.¹⁷ The proposed mini-warehouse facility will employ two to three people per shift, for a total of four to six employees. The number of new jobs that will be created is well within SCAG's employment projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

¹⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

¹⁶ Southern California Association of Governments. *Demographics & Growth Forecast. Regional Transportation Plan 2016-2040*. April 2016.

¹⁷ State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*. <http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Website accessed November 1, 2017.

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

The project's construction period is expected to last approximately 12 months (refer to Section 2.4.2) and would include the site preparation, grading, erection of the new mini-warehouse facility and office buildings, and the finishing of the project (e.g. painting and paving of parking area). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod version 2016.3.2). The assumptions regarding the construction phases and the length of construction followed those identified herein in Section 2.4.2. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds.

The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, water active grading of the site and unpaved surfaces at least three times daily, daily clean-up of mud and dirt carried onto paved streets from the site and use of low VOC paint.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation (on-site)	1.89	23.62	12.74	0.02	1.18	0.90
Site Preparation (off-site)	0.04	0.03	0.40	--	0.09	0.02
Total Site Preparation	1.93	23.65	13.14	0.02	1.27	0.92
Grading (on-site)	2.15	24.28	10.38	0.02	7.33	4.40
Grading (off-site)	0.05	0.03	0.50	--	0.11	0.03
Total Grading	2.20	24.31	10.88	0.02	7.44	4.43
Building Construction (on-site)	2.91	20.70	15.71	0.02	1.25	1.20
Building Construction (off-site)	0.36	2.62	3.21	0.01	0.73	0.21
Total Building Construction	3.27	23.32	18.92	0.03	1.98	1.41
Paving (on-site)	1.26	12.56	11.85	0.01	0.73	0.67
Paving (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Paving	1.33	12.61	12.52	0.01	0.89	0.71
Architectural Coatings (on-site)	27.20	1.83	1.83	--	0.12	0.12
Architectural Coatings (off-site)	0.04	0.03	0.44	--	0.11	0.03
Total Architectural Coatings	27.24	1.85	2.27	--	0.23	0.25
Maximum Daily Emissions	27.25	24.32	18.93	0.03	7.44	4.43
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod version 2016.3.2.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod version 2016.3.2 computer model. Table 3-2 depicts the operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	2.66	--	0.01	--	--	--
Energy (lbs/day)	--	0.03	0.02	--	--	--
Mobile (lbs/day)	0.46	2.44	6.86	0.02	1.90	0.52
Total (lbs/day)	3.13	2.47	6.90	0.02	1.90	0.52
Daily Thresholds	55	55	55o	15o	15o	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod version 2016.3.2.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant impact. Since the project area is located in a non-attainment area for Ozone and particulates, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.¹⁸ The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, less than significant impacts will occur.

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

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

¹⁸ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less Than Significant Impact.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area. Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels and more effective vehicle emission controls have dramatically reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions.

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.¹⁹ These population groups are generally more sensitive to poor air quality. Sensitive receptors near the project site include the single-family residential neighborhood located 108 feet to the west of the project site along the west side of Norwalk Boulevard.²⁰ The location of the aforementioned sensitive receptors is shown in Exhibit 3-2.

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

The use of the “look-up tables” is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 50 meters, since the nearest sensitive receptor (the single-family residential neighborhood) is located 33 meters (108 feet) west of the project site. As indicated in the table, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables.

¹⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2004.

²⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on January 17, 2018.

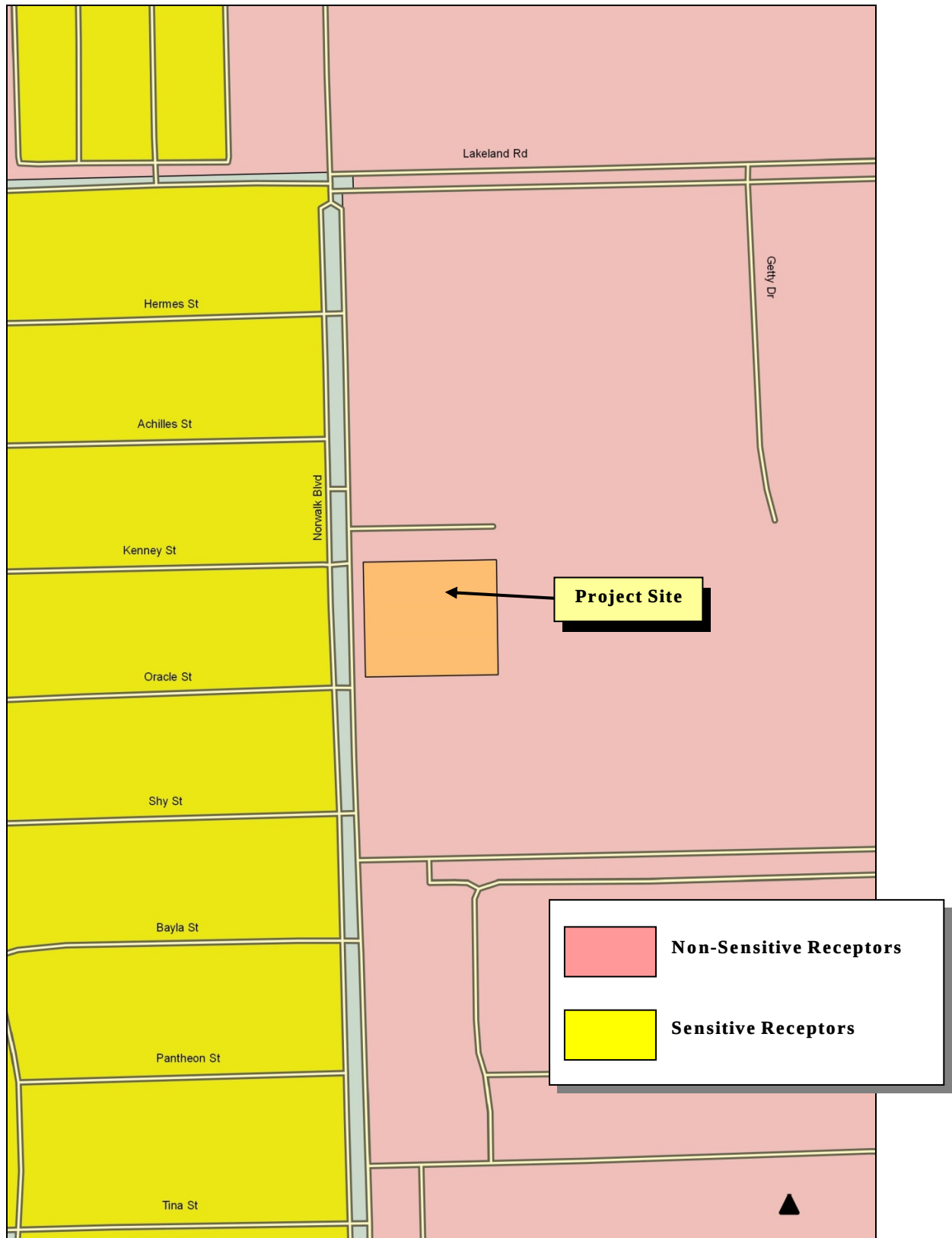


EXHIBIT 3-2
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

**Table 3-3
Local Significance Thresholds Exceedance SRA 5
for 2-Acre sites (the site is 1.54 acres)**

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO _x	24.32	Construction	114	111	121	145	205
CO	18.93	Construction	861	1,082	1,496	2,625	7,500
PM ₁₀	7.44	Construction	7	21	39	74	182
PM _{2.5}	4.43	Construction	4	6	10	22	92

Source: CalEEMod version 2016.3.2.

The emissions generated by the construction of the proposed project will not exceed the LSTs identified above. Further analysis of the CalEEMod worksheets indicated that the primary source of construction PM emissions is fugitive dust. Adherence to additional mandatory Rule 403 regulations will reduce fugitive dust emissions to levels that are less than significant. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55 percent.

Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls. As a result, the potential impacts are considered to be less than significant.

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

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.²¹ The proposed project involves the construction and operation of a mini-warehouse facility. Given the nature of the proposed use, no impacts related to odors are anticipated with the proposed project. In addition, the project site is not located in the vicinity of any odor generating use. As a result, no impacts related to odors are anticipated with the proposed project.

3.3.3 CUMULATIVE IMPACTS

According to the City, there are four related projects located within one and one-half mile from the project site. These four related projects are as follows: 128 units located at 13300 Lakeland Road; a new business

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

park development consisting of four new buildings totaling 318,121 square feet on the northwest corner of Telegraph Road and Santa Fe Springs Road; a 22,994 square-foot warehouse located at 10370 Slusher Drive; and an 86-room hotel located at the southwest corner of Norwalk Boulevard and Telegraph Road. The combined operational emissions from the five projects (including the proposed project) will still be below the thresholds of significance established by the SCAQMD (the CalEEMod worksheets for the cumulative emissions are provided in the Appendix). Furthermore, the addition of the project trips as well as the trips from the aforementioned related projects will not result in the degradation of any intersection's level of service and no carbon "hot-spots" will be created as a result of the project's implementation and subsequent occupation.

3.3.4 MITIGATION MEASURES

The analysis indicated that no significant impacts on air quality would occur as part of the proposed project's implementation and no mitigation is required.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

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

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or the impedance of the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is currently vacant and undeveloped. The site is covered over in ruderal vegetation, dirt, gravel, and concrete. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).²² These species include the coastal California Gnatcatcher, the Least Bell's Vireo, the Bank Swallow, the Santa Ana Sucker, the Western Yellow-Billed Cuckoo, and California Orcutt Grass. The proposed project will not have an impact on the aforementioned species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. As a result, no impacts on any candidate, sensitive, or special status species will result.

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

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.²³ In addition, there are no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

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

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.²⁴ As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

²² California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>.

²³ United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>

²⁴ Ibid.

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

The project site is located in the midst of an urban area and no natural open space remains. In addition, the project site does not connect two areas of natural open space. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicular traffic travelling along the adjacent roadways also limits the site's utility as a migration resting area. Since the site lacks suitable habitat, the site's ability to function as a migration corridor is restricted and no impacts will result from the implementation of the proposed project.

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

Title IX (General Regulations) Chapter 96 Codes 130-140 of the City of Santa Fe Springs municipal code serves as the City's "Tree Ordinance."²⁵ The tree ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). There are no street trees located along the project site's Norwalk Boulevard frontage. However, the project will require the removal of approximately nine trees and all of the ruderal vegetation present on-site. The Applicant intends to provide 8,800 square feet of drought-tolerant landscaping to replace the vegetation lost during the site preparation phase. As a result, no impacts will occur.

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

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately three miles northeast from the project site.²⁶ The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

3.4.3 CUMULATIVE IMPACTS

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

²⁵ Santa Fe Springs, City of, Municipal Code. Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees.

²⁶ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

3.4.4 MITIGATION MEASURES

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

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe).²⁷ Other structures and sites of historic significance within the City of Santa Fe Springs are outlined in Table 3-4. The sites and structures listed in Table 3-4 are not located within or adjacent to the project site.

Table 3-4
Historic Resources in Santa Fe Springs

Resource Name	Location	Description
Clarke Estate	10211 Pioneer Boulevard	Site is on the National Register of Historic Places and the list of California Historical Resources.
Hawkins-Nimocks Estate (Ontiveros Adobe)	12100 Telegraph Road	Site is on the National Register of Historic Places and the list of California Historical Resources.

²⁷ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed December 4, 2017.

Table 3-4
Historic Resources in Santa Fe Springs

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

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

The project site is currently vacant and undeveloped and there are no structures located on-site. The project site is not listed on the National or State Historic Register.²⁸ The proposed project will be limited to the project site and will not affect any existing resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. As a result, no impacts are associated with the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less Than Significant Impact with Mitigation.

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years.²⁹ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.³⁰ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two village sites were located in the Los Nietos area: *Naxaaw'na* and *Sehat*. The sites of *Naxaaw'na* and *Sehat* are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.³¹ Although the project site is located in the midst of an urban area, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation

²⁸ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed December 4, 2017.

²⁹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

³⁰ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/component/k2/item/453-tongva-village-site>.

³¹ McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

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

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

According to the State of California Geological Survey, the site's geology is classified as "Alluvium" (Qal). Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.³² Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. In addition, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. Therefore, the proposed project is not anticipated to disturb any paleontological resources and no impacts will occur.

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

There are no dedicated cemeteries located within the vicinity of the project site.³³ Olive Grove Cemetery is located approximately 1.57 miles to the northeast of the project site.³⁴ Just before the turn of the century, a colony of German Baptists known as Dunkers settled in the area and founded the Olive Grove Cemetery. In 1972, the colony moved to Modesto, leaving behind their church and the neighboring graveyard.³⁵ The church no longer exists but the cemetery remains. The proposed project will be restricted to the project site and will not affect any dedicated cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the previous development. Notwithstanding, in the event of an accidental discovery, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. As a result, the proposed construction activities are not anticipated to impact any interred human remains.

³² United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html

³³ Google Earth. Website accessed February 6, 2018.

³⁴ Ibid.

³⁵ Los Angeles Times. *Pioneer Cemeteries: These old resting places have a natural ambiance often missing in modern manicured parks.* November 21, 1994.

3.5.3 CUMULATIVE IMPACTS

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

3.5.4 MITIGATION MEASURES

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

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

3.6 GEOLOGY AND SOILS

3.6.1 THRESHOLDS OF SIGNIFICANCE

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

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides;
- Substantial soil erosion or the loss of topsoil;
- Locating a project on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in Table 18-1-B of the California Building Code, creating substantial risks to life or property; or,
- Locating a project on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The City of Santa Fe Springs is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents, including those who reside in the City of Santa Fe Springs. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.³⁶ The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.³⁷ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.³⁸ Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately five miles northeast of the site.³⁹ The potential impacts in regards to ground shaking and fault rupture are less than significant since the risk is no greater in and around the project site than for the rest of the area. In addition, the project must be in compliance with Title 24 of the California Code of Regulations, which identifies building standards for seismic-related construction requirements that have been promulgated by the State of California.

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

³⁶ California Department of Conservation. *What is the Alquist-Priolo Act.*
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

³⁷ Ibid.

³⁸ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

³⁹ Google Earth. Site accessed February 6, 2018.

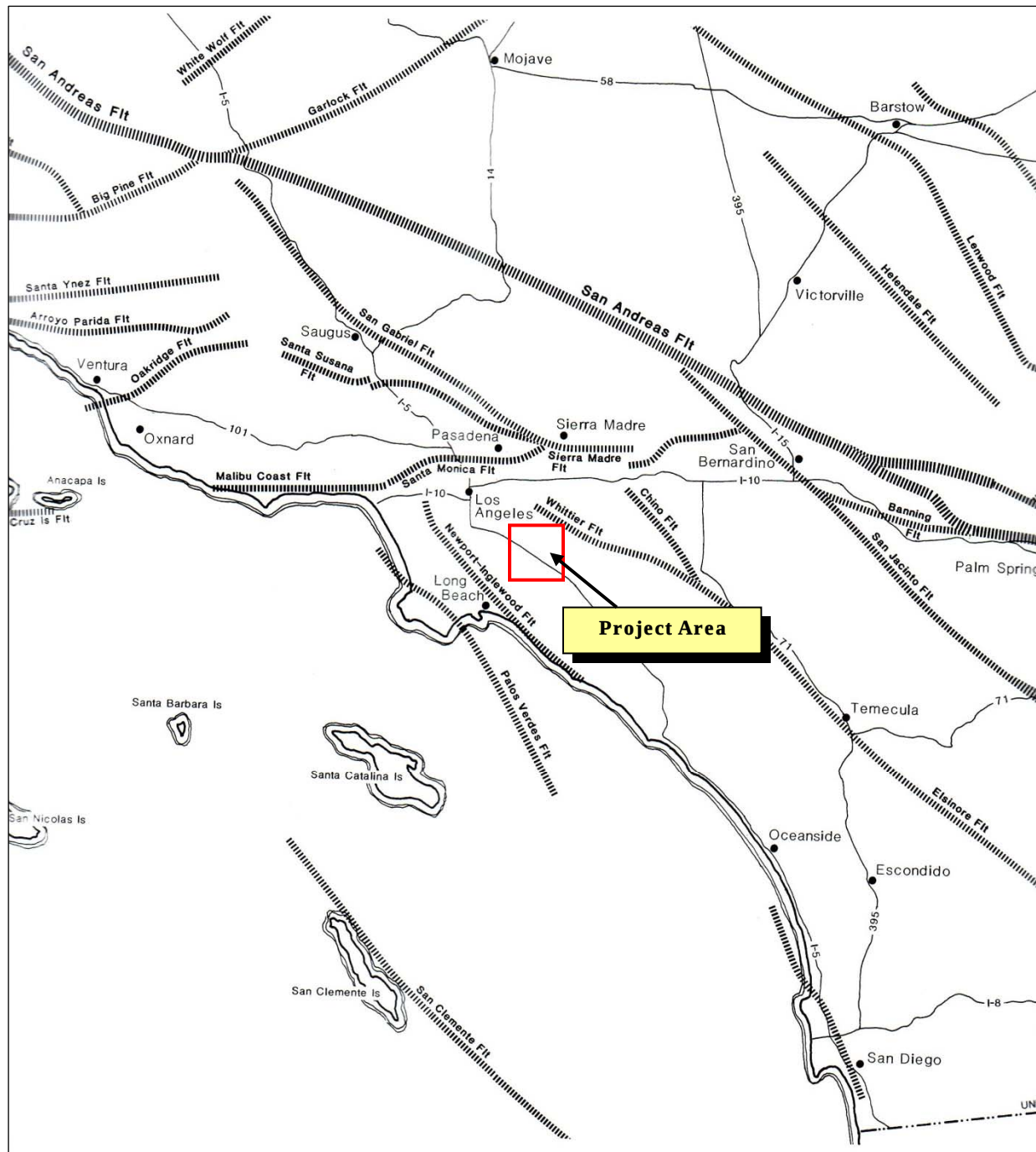


EXHIBIT 3-3
FAULTS IN THE SOUTHERN CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

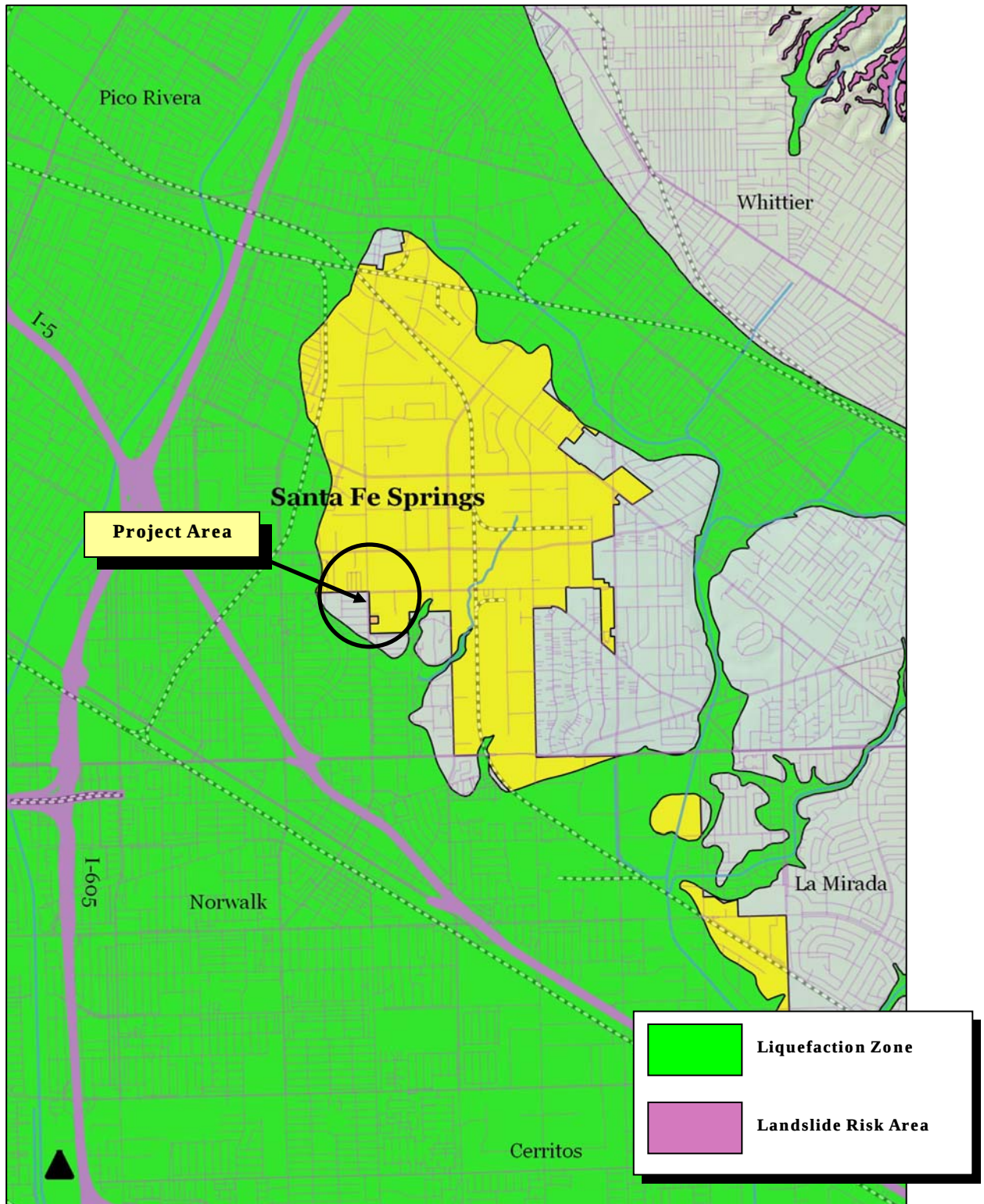


EXHIBIT 3-4
SEISMIC HAZARDS MAP
SOURCE: CALIFORNIA GEOLOGICAL SURVEY AND QUANTUM GIS

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

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by Urban Land-Thums-Piervue complex soils.⁴⁰ Urban Land-Thums-Piervue complex soils have a slight risk for erosion; however, construction activities and the placement of "permanent vegetative cover" will reduce the soil's erosion risk.⁴¹

In addition, Urban Land-Thums-Piervue complex soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the project site and surrounding areas.⁴² The site is, and will continue to be level and no slope failure or landslide impacts are anticipated to occur. Furthermore, the project Applicant will prepare a WQMP pursuant to Title 5 –Public Works, Chapter 52 of the City's Municipal Code. This WQMP will identify Best Management Practices (BMPs) that will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. As a result, the impacts will be less than significant.

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

The project site is underlain by Urban Land-Thums-Piervue complex soils Urban Land-Thums-Piervue complex soils are well-drained, have a slight erosion risk, and are primarily used for urban development.⁴³ The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-4). Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed project because the site is not located in an area that is subject to liquefaction (refer to Exhibit 3-4). Therefore, lateral spreading caused by liquefaction will not affect the project. The Urban Land-Thums-Piervue soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building will be constructed with the strict adherence to the most pertinent State and City building codes.

⁴⁰ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁴¹ United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Revised 1969. And United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁴² United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Revised 1969. And United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁴³ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

The soils that underlie the project site may be prone to subsidence due to their shrink swell characteristics. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁴⁴ No groundwater will be drained to accommodate the construction of the proposed project. In addition, the Applicant will be required by the City to adhere to the design recommendations provided by the project's civil engineer. These design recommendations will address potential hazards related to clay-based soils. As a result, the potential impacts are anticipated to be less than significant.

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

The underlying soils consist of Urban Land-Thums-Pierview soils, which exhibit certain shrink swell characteristics. The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.⁴⁵ Up to 45 percent of Thums soils consist of clay and clay loam, while clay and clay loam comprises up to 35 percent of Pierview soils.⁴⁶ If soils consist of expansive clay, damage to foundations and structures may occur. Foundation damage will be prevented by complying with the design recommendations provided by the project's civil engineer. As a result, the potential impacts are considered to be less than significant.

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

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

3.6.3 CUMULATIVE IMPACTS

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

3.6.4 MITIGATION MEASURES

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

⁴⁴ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>

⁴⁵ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

⁴⁶ UC Davis. *SoilWeb: Soil Survey Browser.* <https://casoilresource.lawr.ucdavis.edu/gmap/>. And UC Davis. *SoilWeb: Soil Survey Browser.* <https://casoilresource.lawr.ucdavis.edu/gmap/>

3.7 GREENHOUSE GAS EMISSIONS

3.7.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.7.2 ENVIRONMENTAL ANALYSIS

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

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The SCAQMD has established a draft threshold of significance of 10,000 metric tons of CO₂E (MTCO₂E) per year for new development. Table 3-5 summarizes annual greenhouse gas (CO₂E) emissions from the proposed project. Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-5, the CO₂E total for the project is 2,470 pounds per day or 1.12 MTCO₂E per day. This translates into an annual emission of 408 MTCO₂E, which is below the aforementioned thresholds. The GHG emissions estimates reflect what a warehouse of the same location and description would generate once fully operational. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type. It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁴⁷ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

⁴⁷California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council’s member agencies.

Table 3-5
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	0.02	--	--	0.03
Long-term Energy Emissions	36.49	--	--	36.71
Long-term Mobile Emissions	2,430.32	0.11	--	2,433.25
Total Long-term Emissions	2,466.84	0.11	--	2,470.00

Source: CalEEMod version 2016.3.2.

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

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

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.
- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.
- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.
- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any other variance from the adopted plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC). As a result, no impacts will occur.

3.7.3 CUMULATIVE IMPACTS

According to the City, there are four related projects located within one and one-half mile from the project site. These four related projects are as follows: 128 units located at 13300 Lakeland Road; a new business park development consisting of four new buildings totaling 318,121 square feet on the northwest corner of Telegraph Road and Santa Fe Springs Road; a 22,994 square-foot warehouse located at 10370 Slusher Drive; and an 86-room hotel located at the southwest corner of Norwalk Boulevard and Telegraph Road.

The cumulative GHG emissions from the five projects (including the proposed project) will still be below the thresholds of significance established by the SCAQMD (the CalEEMod worksheets for the cumulative emissions are provided in the Appendix). As indicated in the worksheets, the total combined GHG emissions from the five projects will be 24,311 pounds per day or 11.02 MTCO₂E per day. This translates into a generation of approximately 4,022 MTCO₂E per year, which is below the single established draft threshold of 10,000 MTCO₂E for new development. It is important to note that these four related projects are classified as “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Typically, vehicle emissions constitute the largest portion of CO₂E emissions. The location of these four related projects in the City of Santa Fe Springs will reduce overall VMT since these projects will be located closer to major population, employment, and entertainment centers. In contrast, the overall VMT would increase if these projects were located in undeveloped portions of San Bernardino and Riverside Counties. Furthermore, these four related projects will be equipped with water and energy efficient fixtures. If these projects were proposed farther east, their collective cumulative emissions would be greater. As a result, no significant cumulative impacts will result from the proposed project's implementation.

3.7.4 MITIGATION MEASURES

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

3.8 HAZARDS AND HAZARDOUS MATERIALS

3.8.1 THRESHOLDS OF SIGNIFICANCE

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

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Locating a project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, resulting in a significant hazard to the public or the environment;

- A safety hazard for people residing or working in the project area for a project within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- A safety hazard for people residing or working in the project area for a project in the vicinity of a private airstrip;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).⁴⁸ A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.⁴⁹ However, the project site is identified on the Leaking Underground Storage Tank database (LUST).⁵⁰ According to the LUST, a case began for the project site back in 1998. The potential contaminants of concern included benzene deposits within the underlying soils. The State Water Resources Control Board issued a closure letter on October 31, 2014. Therefore, it is highly unlikely that construction activities will facilitate a release of benzene since the site

⁴⁸ CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

⁴⁹ CalEPA. Envirostor. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z1=18&ms=640.480&mt=m&findaddress=True&city=santafesprings

⁵⁰ California State Water Resources Control Board. GeoTracker. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=santafesprings,ca>

has been remediated. A Phase II was prepared for the project by Leighton Consulting, Inc. The Phase II acknowledged the presence of the previous 3,000-gallon underground storage tank as well as the presence of a second 3,000-gallon underground storage tank located southeast of the site within the adjacent property. The previous 3,000-gallon underground storage tank was removed in 1998 due to a benzene leak. Other volatile organic compounds that were found in the underlying soils included toluene, ethylbenzene, and xylenes; though concentrations were trace enough to preclude additional mitigation.⁵¹ To remediate gasoline impacts in soil, soil vapor extraction (SVE) was conducted between January 2007 and October 2012. A total of 150,744 pounds (24,117 gallons) of Total Petroleum Hydrocarbons was reportedly removed. The SVE system involved extracting vapors from twelve vapor extraction (VE) wells, including seven wells in the vicinity of the former UST.⁵²

The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was identified on the RCRA database as a small quantity generator.⁵³ Nevertheless, the site is not currently under EPA oversight and records of correspondence between the property owner and the EPA date back to the year 2000.

Furthermore, the project site is located outside of a methane risk zone.⁵⁴ According to the Department of Oil, Gas, and Geothermal Resources, there are two plugged and abandoned oil wells located on-site. Well #42 of Industrial Oil Syndicate No. 4 (also referred to as Well 767) was drilled in 1923 to a depth of 4,387 feet bgs. No oil or gas bearing formations were encountered in the borehole and the borehole was subsequently plugged and abandoned in 1924. Well #1 of Gilbert Petroleum (also referred to as Well 451) was drilled in 1922 to a depth of 5,314 feet bgs.⁵⁵ None of these two wells were emitting concentrations of methane that would exceed thresholds of significance.⁵⁶ Due to the nature of the proposed project (a mini-warehouse facility and ancillary office), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. As a result, the potential impacts are considered to be less than significant.

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

The nearest schools to the project site include Lakeland Elementary School, located 945 feet to the west. As stated in Section 3.8.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. In addition, all storage tenants are required to sign a lease/rental

⁵¹ Leighton Consulting, Inc. *Phase II Environmental Site Assessment*. January 25, 2017.

⁵² TRC. *Risk Evaluation*. Letter dated November 27, 2017.

⁵³ United States Environmental Protection Agency. *Multisystem Search*. Site accessed February 7, 2018.

⁵⁴ City of Santa Fe Springs. *Methane Zone Map*. <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=3424>

⁵⁵ Leighton Consulting, Inc. *Phase II Environmental Site Assessment*. January 25, 2017.

⁵⁶ Terra-Petra Environmental Engineering. *Oil Well Leak Test Results*. Letter dated December 11, 2017.

agreement which specifically outlines the terms and conditions imposed by the management on all prospective tenants. The storage of any hazardous materials and chemicals is explicitly prohibited in the lease/rental agreement. Strict adherence to the lease/rental agreement will ensure that no hazardous materials are being transported, used, stored, or disposed on-site. Therefore, the proposed project will not create a significant hazard to any local school and no impacts are anticipated.

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

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. The Cortese list contains hazardous waste and substance sites including public drinking water wells with detectable levels of contamination, sites with known underground storage tanks (USTs) having a reportable release, solid waste disposal facilities from which there is a known migration, hazardous substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program.⁵⁷ A search of the Envirostor Hazardous Waste and Substances Site “Cortese” List database identified five Cortese sites within the City: Neville Chemical Company (located at 12800 Imperial Highway), Waste Disposal, Inc. (located at 12731 Los Nietos Road), Angeles Chemical Company, Inc. (located at 8915 Sorensen Avenue), McKesson Chemical Company (located at 9005 Sorensen Avenue), and Cal-Tron Plating, Inc. (located at 11919 East Rivera Road).⁵⁸ The nearest of these Cortese sites to the project site is Neville Chemical Company, located approximately 1.12 miles to the southeast at 12800 Imperial Highway. These sites will not represent an environmental concern to the project site due to their distance from the project site. Furthermore, the construction activities will be restricted to the designated project site and will not affect any of the aforementioned sites.

In addition there are two plugged and abandoned oil wells located on-site. Well #42 of Industrial Oil Syndicate No. 4 (also referred to as Well 767) was drilled in 1923 to a depth of 4,387 feet bgs. No oil or gas bearing formations were encountered in the borehole and the borehole was subsequently plugged and abandoned in 1924. Well #1 of Gilbert Petroleum (also referred to as Well 451) was drilled in 1922 to a depth of 5,314 feet bgs.⁵⁹ None of these two wells were emitting concentrations of methane that would exceed thresholds of significance.⁶⁰ The project site is located outside of a methane risk zone; however, the properties that abut the site to the north and the east are located within the methane risk zone. Leighton Consulting, Inc., preparers of the Phase II report, conducted soil gas probing for methane.

⁵⁷ California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List*. http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

⁵⁸ Ibid.

⁵⁹ Leighton Consulting, Inc. *Phase II Environmental Site Assessment*. January 25, 2017.

⁶⁰ Terra-Petra Environmental Engineering. *Oil Well Leak Test Results*. Letter dated December 11, 2017.

Methane was not present in any of the soil gas probes.⁶¹ As a result, no impacts will occur upon the implementation of the proposed project.

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

The project site is not located within two miles of a public airport or public use airport. Fullerton Airport is located 6.39 miles southeast of the project site while the Joint Forces Training Base is located 9.24 miles to the southeast.⁶² The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the aforementioned airports. Essentially, the proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people working in the project area. As a result, no impacts are anticipated.

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

The project site is not located within two miles of an operational private airport or airstrip.⁶³ As a result, the proposed use will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts are anticipated to occur.

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

At no time will Norwalk Boulevard be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan and no impacts are associated with the proposed project's implementation.

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

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

⁶¹ Leighton Consulting, Inc. *Phase II Environmental Site Assessment*. January 25, 2017.

⁶² Toll-Free Airline. *Los Angeles County Public and Private Airports, California*.
<http://www.tollfreeairline.com/california/losangeles.htm>.

⁶³ Ibid.

3.8.3 CUMULATIVE IMPACTS

The potential impacts related to hazards and hazardous materials are site-specific. According to the City, there are four related projects located within one and one-half mile from the project site. These four related projects are as follows: 128 units located at 13300 Lakeland Road; a new business park development consisting of four new buildings totaling 318,121 square feet on the northwest corner of Telegraph Road and Santa Fe Springs Road; a 22,994 square-foot warehouse located at 10370 Slusher Drive; and an 86-room hotel located at the southwest corner of Norwalk Boulevard and Telegraph Road. The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

3.8.4 MITIGATION MEASURES

The analysis of hazards and hazardous materials indicated that no mitigation measures would be required.

3.9 HYDROLOGY AND WATER QUALITY

3.9.1 THRESHOLDS OF SIGNIFICANCE

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

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or a substantial increase in the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;
- The creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or the provision of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;

- The placement of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- The placement of structures within a 100-year flood hazard area which would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or,
- Inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements? • Less Than Significant Impact.

Title 5 –Public Works, Chapter 52– Stormwater Management and Discharge Control of the City of Santa Fe Springs Municipal Code regulates the discharge of stormwater within the City. According to the aforementioned chapter, the project Applicant shall submit a Standard Urban Stormwater Mitigation Plan (SUSMP) in order to minimize the leaching of hazardous compounds from the crushed base into the local groundwater supply. A typical Standard Urban Stormwater Mitigation Plan (SUSMP) includes measures designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. The SUSMP will also implement set *Low Impact Development* standards and practices for stormwater pollution mitigation and provides documentation to demonstrate compliance with the municipal National Pollutant Discharge Elimination System (NPDES) permit on the plans and permit application submitted to the City.

The implementation of the proposed project will not result in a violation in water quality standards or discharge requirements because the project Applicant will be required to implement the construction and operational Best Management Practices (BMPs) identified in the mandatory SUSMP. These construction BMPs may include, but are not limited to, the limiting of grading during rain showers; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining and covering stockpiles of soil on-site; and containing runoff, spills, and equipment on-site. The operational BMPs have not yet been identified. However, these operational BMPs will promote stormwater filtration and potential contaminants of concern such as debris, oil, leaves, trash, etc will be removed. The possibility of stormwater infiltration will be examined and the feasibility of stormwater percolation will be determined. Application of the construction and operational BMPs identified in the mandatory SUSMP will reduce potential stormwater impacts to levels that are less than significant.

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

Grading-related activities will not deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. Based on a well that was installed within 0.25 of a mile northeast of the site, groundwater was found to be 70 to 110 feet in the shallow aquifer.⁶⁴ Furthermore, the BMPs proposed in the SUSMP will promote stormwater filtration which will remove potential contaminants of concern from surface runoff. These BMPs will prevent the percolation of contaminated runoff into underlying groundwater reserves. The project will be required to install Xeriscape landscaping and water efficient appliances to reduce the burden placed on the City's water resources (refer to Section 3.18). Furthermore, the project Applicant will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

- C. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* • *Less than Significant Impact.*

The Applicant will prepare a SUSMP that will identify both construction and post-construction (operational) BMPs. These construction BMPs may include, but are not limited to, the limiting of grading during rain showers; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining and covering stockpiles of soil on-site; and containing runoff, spills, and equipment on-site. The construction BMPs identified in the SUSMP will prevent the discharge of stormwater and sediment into the adjacent roadways. The operational BMPs have not yet been identified. However, these operational BMPs will promote stormwater filtration and potential contaminants of concern such as debris, oil, leaves, trash, etc. will be removed. The possibility of stormwater infiltration will be examined and the feasibility of stormwater percolation will be determined given the site's history as an oil field. The SUSMP may recommend alternative BMPs to control the discharge of stormwater runoff should on-site infiltration be determined to be infeasible. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site.

Additionally, the project site is located two miles to the west of the channelized La Canada Verde Creek.⁶⁵ The proposed project will be restricted to the designated site and will not alter the course of the aforementioned creek. No other bodies of water are located in and around the project site. As a result, the impacts are considered to be less than significant.

⁶⁴ TRC. *Phase I Environmental Site Assessment*. Report dated October 2017.

⁶⁵ Google Earth. Website accessed February 7, 2018.

- D. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? • No Impact.*

Presently, surface runoff drains in a southerly direction towards the southwest portion of the project site.⁶⁶ This surface runoff is ultimately discharged off-site into catch basins and concrete curbs and gutters located along Norwalk Boulevard.⁶⁷ The project will include the installation and implementation of construction and operational BMPs designed to reduce the amount of stormwater runoff discharged into the streets over the present conditions. These storm water appurtenances will alter the site's drainage to allow more water to be contained on-site. The operational BMPs will allow the excess runoff to percolate into the ground or discharge into local storm drains in a controlled manner. Therefore, the risk of off-site flooding will be minimal given the reduced water runoff. As indicated previously, the proposed project will be restricted to the designated site and will not alter the course of the channelized La Canada Verde Creek located two miles to the east of the site. In addition, the proposed project will be properly drained and is not expected to result in on-or off-site flooding. As a result, no impacts are anticipated.

- E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? • Less Than Significant Impact.*

Once constructed, the project will not introduce polluted runoff into the existing storm drain system since the project Applicant will be required to install operational BMPs that will filter out potential contaminants from stormwater runoff. Other operational BMPs identified in the SUSMP plan may further reduce the amount of stormwater runoff discharged into the streets. These BMPs may promote infiltration of runoff into the groundwater table or a controlled release of runoff into the local storm drains. During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining and covering stockpiles of soil on-site; and containing runoff, spills, and equipment on-site. Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

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

As previously mentioned in Sections 3.9.2.A and 3.9.2.E, adherence to the requirements in Chapter 52 (Stormwater Management and Discharge Control) of the City of Santa Fe Springs Municipal Code will reduce potential water quality impacts to levels that are less than significant. As a result, no other impacts are anticipated.

⁶⁶ TRC. *Phase I Environmental Site Assessment*. Report dated October 2017.

⁶⁷ KSP Studio. *Site Plan*. Plan dated February 12, 2018.

- G. *Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.*

As stated in the City of Santa Fe Springs Natural Hazards Mitigation Plan, “The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood.” According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.⁶⁸ This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁶⁹ As a result, no impacts related to flood flows are associated with the proposed project’s implementation.

- H. *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? • No Impact.*

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁷⁰ According to the Los Angeles County Department of Public Works, the project site is not located within a designated 100-year flood hazard area, as defined by FEMA. As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows since the site is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project’s implementation.

- I. *Would the project expose people or structures to a significant risk of flooding, including flooding as a result of the failure of a levee or dam? • Less than Significant Impact.*

The Santa Fe Springs General Plan and the City’s Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. Nevertheless, in the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City’s impacted area.⁷¹ The project site is located along the east side of Norwalk Boulevard. Potential flood waters will not pose a significant impact since the project will be a mini-warehouse facility. As a result, less than significant impacts are expected.

⁶⁸ Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>

⁶⁹ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁷⁰ Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed February 9, 2017.

⁷¹ City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁷² Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. As a result, no impacts are expected.

3.9.3 CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant impacts with the adoption of the appropriate mitigation measures. As a result, no cumulative impacts are anticipated.

3.9.4 MITIGATION MEASURES

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

3.10 LAND USE AND PLANNING

3.10.1 THRESHOLDS OF SIGNIFICANCE

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

- The physical division of an established community, or in and incompatible land use;
- A conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

⁷² Google Earth. Website accessed February 9, 2018.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community, or otherwise result in an incompatible land use?* • *No Impact.*

The 1.54-acre site is surrounded by industrial uses. Surrounding land uses in the vicinity of the project site are listed below:⁷³

- *North of the Project Site.* A parking lot abuts the site to the north. UTC Aerospace Systems, an aerospace company, abuts the parking lot to the north.
- *South of the Project Site.* Water Well Supply, a supplier of well drilling components, abuts the site to the south.
- *East of the Project Site.* A warehouse occupied by Performance Team, a logistics company, borders the site to the east.
- *West of the Project Site.* Norwalk Boulevard extends along the west side of project site. The City of Norwalk's corporate boundaries extend along the west side of the street, opposite the project site. Single-family residential is located along the west side of Norwalk Boulevard.

The proposed project will be restricted to the project site and will not divide or disrupt the single-family neighborhood located along the west side of Norwalk Boulevard. In addition, the proposed project will not result in an incompatible land use since the project site is currently zoned as *General Commercial* (C-4) and *Heavy Manufacturing* (M-2) (refer to Exhibit 3-5 for the zoning map). The project site's General Plan land use designations are *Commercial* and *Industrial* (refer to Exhibit 3-6 for the General Plan land use map). Furthermore, the project site is bound by industrial uses to the north, south, and east. The project's implementation will not require the approval of a Zone Change or General Plan Amendment. As a result, no impacts are anticipated.

B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* • *Less than Significant Impact.*

The project site is currently zoned as *General Commercial* (C-4) and *Heavy Manufacturing* (M-2) (refer to Exhibit 3-5 for the zoning map). The project site's General Plan land use designation is *Commercial* and *Industrial* (refer to Exhibit 3-6 for the General Plan land use map). The project's implementation will require a Development Plan Approval (DPA) No. 936 to construct a new mini-warehouse facility, a Conditional Use Permit (CUP) No. 787 to permit the operation of a mini-warehouse facility, and a Tentative Parcel Map (TPM) No. 82031 to consolidate the seven existing parcels into one. Table 3-6 depicts the proposed project's conformity with the City's M-2 zoning standards.

⁷³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on January 17, 2018.

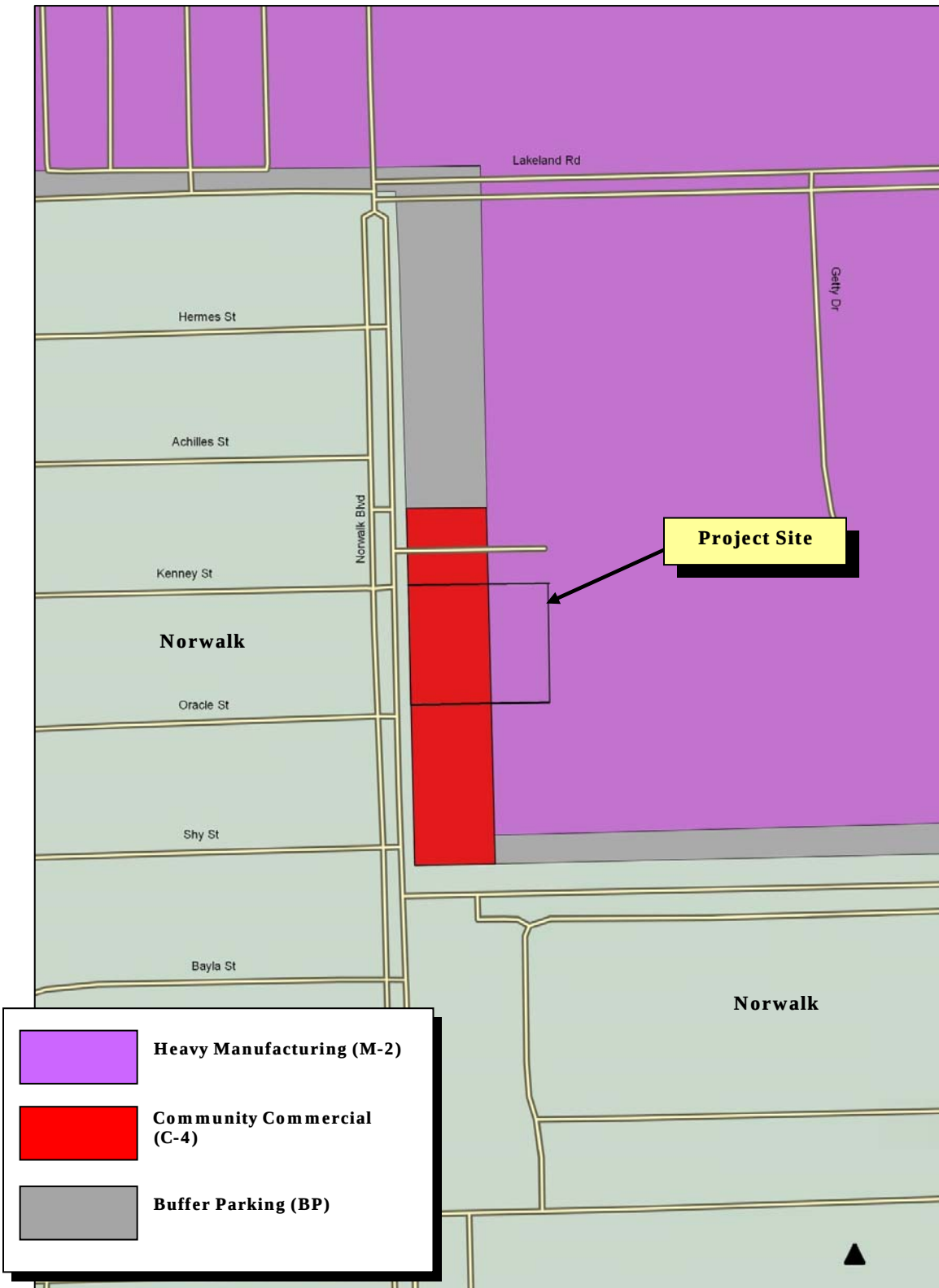


EXHIBIT 3-5
CITY OF SANTA FE SPRINGS ZONING MAP
SOURCE: QUANTUM GIS

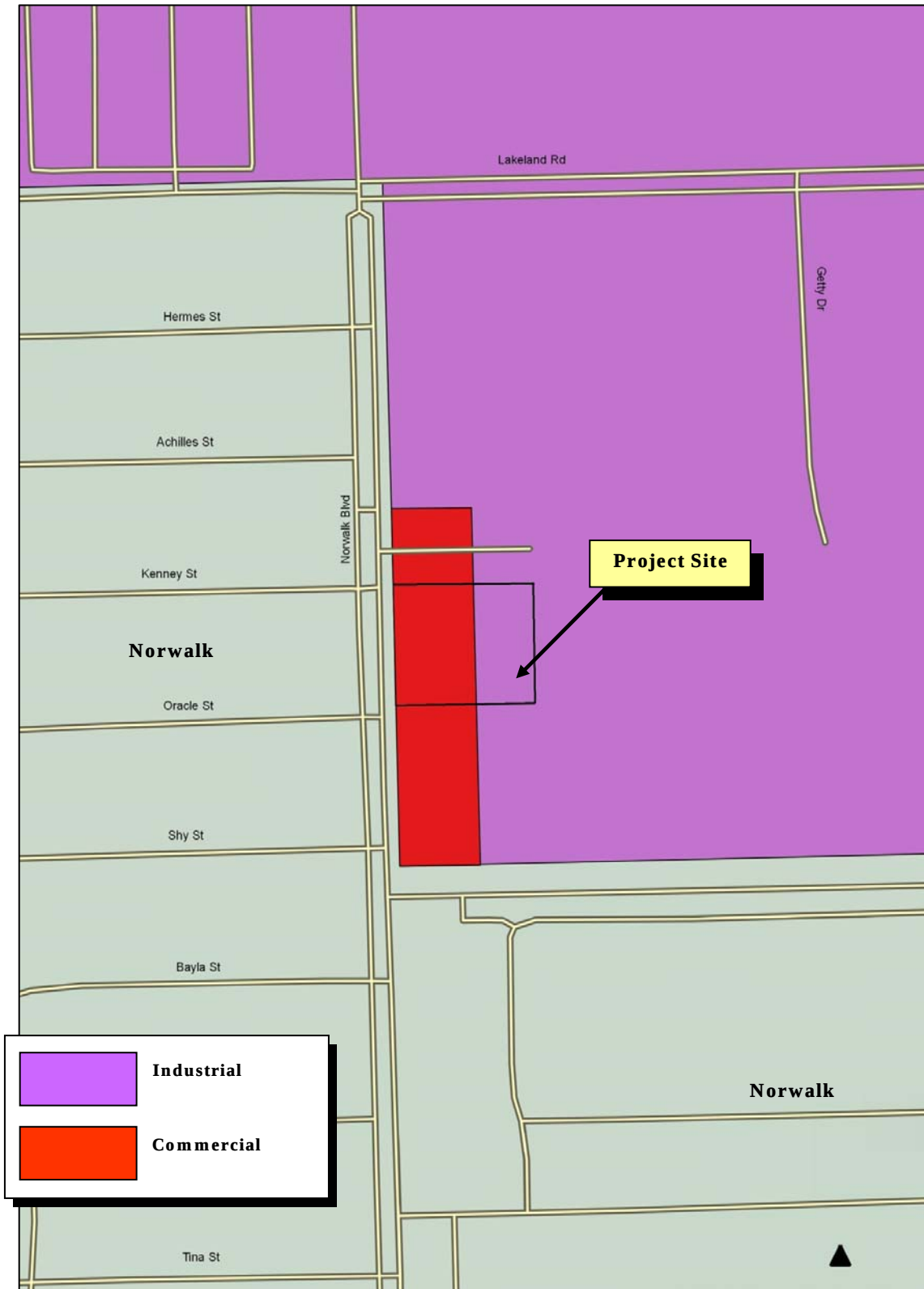


EXHIBIT 3-6
CITY OF SANTA FE SPRINGS GENERAL PLAN MAP
SOURCE: QUANTUM GIS

Table 3-6
The Project Conformity with the City's Zoning Standards

Description	City Requirements	Project Element	Conforms?
Maximum Building Height	N/A	Up to 52 feet	Yes
Maximum Lot Coverage	N/A	42%	Yes
Parking Required	13 spaces	14 spaces	Yes
Landscaping Required	6% of the parking area	8,800 sq. ft.	Yes

Source: City of Santa Fe Springs Municipal Code

The approval of the aforementioned discretionary actions will ensure that potential land use impacts remain at levels that are considered to be less than significant. In addition, the project site is located approximately 21 miles inland from the Pacific Ocean and is not subject to a local coastal program.⁷⁴ Therefore, less than significant impacts will occur upon implementation of the proposed project.

C. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately three miles northeast from the project site.⁷⁵ The construction and operation of the proposed project will be restricted to the project site and will not affect the Puente Hills SEA. Therefore, no impacts will result.

3.10.3 CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. Furthermore, the analysis determined that the proposed project will not result in any impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.

3.10.4 MITIGATION MEASURES

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

⁷⁴ Google Earth. Website accessed February 9, 2018.

⁷⁵ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

3.11 MINERAL RESOURCES

3.11.1 THRESHOLDS OF SIGNIFICANCE

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

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* • No Impact.

Oil drilling activities in the City of Santa Fe Springs began in October of 1907 when Union Oil Company of California spudded its first oil well in the City.⁷⁶ According to the Department of Oil, Gas, and Geothermal Resources, there are two plugged and abandoned oil wells located on-site. Well #42 of Industrial Oil Syndicate No. 4 (also referred to as Well 767) was drilled in 1923 to a depth of 4,387 feet below ground surface (bgs). No oil or gas bearing formations were encountered in the borehole and the borehole was subsequently plugged and abandoned in 1924. Well #1 of Gilbert Petroleum (also referred to as Well 451) was drilled in 1922 to a depth of 5,314 feet bgs.⁷⁷ These wells are plugged and abandoned and have not been in use since the 1920's.

Furthermore, according to SMARA study area maps prepared by the California Geological Survey, the City of Santa Fe Springs is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).⁷⁸ However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the project site is not located in an area where there are significant aggregate resources present.⁷⁹ In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

⁷⁶ Summary of Operations, California Oil Fields. *History of Development*. Document dated May 1923.
ftp://ftp.consrv.ca.gov/pub/oil/Summary_of_Operations/1923/Vol08No11.pdf

⁷⁷ Leighton Consulting, Inc. *Phase II Environmental Site Assessment*. January 25, 2017.

⁷⁸ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*.
ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

⁷⁹ Ibid.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? • No Impact.

As mentioned earlier, there are two wells located on-site. Well #42 of Industrial Oil Syndicate No. 4 (also referred to as Well 767) was drilled in 1923 to a depth of 4,387 feet bgs. Well #1 of Gilbert Petroleum (also referred to as Well 451) was drilled in 1922 to a depth of 5,314 feet bgs.⁸⁰ The proposed project will not affect any active oil drilling operations since the two wells that are present on-site have been plugged and abandoned. Additionally, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.11.3 CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

3.11.4 MITIGATION MEASURES

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

3.12 NOISE

3.12.1 THRESHOLDS OF SIGNIFICANCE

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

- The exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- The exposure of people to, or the generation of, excessive groundborne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- The exposure of people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; or,

⁸⁰ Leighton Consulting, Inc. *Phase II Environmental Site Assessment*. January 25, 2017.

- The exposure of people residing or working in the project area to excessive noise levels for a project within the vicinity of a private airstrip.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • *Less Than Significant Impact.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁸¹ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-7.

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. An increase of between 3.0 dB and 5.0 dB is the ambient noise level considered to represent the threshold for human sensitivity. The City of Santa Fe Springs Municipal Code has established the following noise control standards for development within the M-1 or M-2 zone and the C-1 or C-4 zone:⁸²

- *M-1 or M-2 Zone:* 70 dBA between 7:00 AM to 10:00 PM and 70 dBA between 10:00 PM to 7:00 AM.
- *C-1 or C-4 Zone:* 80 dBA between 7:00 AM to 10:00 PM and 75 dBA between 10:00 PM to 7:00 AM.

City noise standards are not to be exceeded by five dBA for a cumulative period of 15 minutes in any hour, by ten dBA for a cumulative period of five minutes in any hour, by 15 dBA for a cumulative period of one minute in any hour, or by 20 dBA for any period of time (less than one minute in an hour). In addition, the City has also set the following additional provisions applicable to certain special noise sources:⁸³

- *Construction of buildings and projects.* It shall be unlawful for any person within a residential zone, or within a radius of 500 feet there from, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 PM of one day and 7:00 AM of the next day.

⁸¹ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

⁸² Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424.*

⁸³ Ibid.

Noise Levels – in dBA

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

EXHIBIT 3-7 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

- *Maintenance.* It shall be unlawful for any person, including city and utility crews, to perform maintenance of real property, other than emergency work, between 7:00 PM on one day and 7:00 AM of the following day, if such maintenance activity produces noise above the ambient level at any lot line of property within a residential zone.

Future sources of noise generated on-site will include noise from vehicles traveling to and from the project and noise emanating from back-up alarms, the metal roll up doors, and other equipment. The operation of the proposed project will not expose future employees to excessive noise levels because the project is not considered to be a noise sensitive land use.

The closest noise sensitive land uses include the single-family units located 108 feet west of the site's property line along the west side of Norwalk Boulevard. The mini-warehouse facility will be set back 144 feet from the western property line. As indicated previously, metal roll up doors will be provided along the west side of the mini-warehouse facility. An 84-foot wide parking, loading, and maneuvering area will be located west of the mini-warehouse facility. This area will be secured by a gate and six-foot tall concrete wall. Noise emanating from the roll up doors and from vehicles and patrons located within the parking/loading area will be attenuated by the aforementioned concrete wall. In addition, noise generated within the parking/loading area will be subject to spreading loss. The distance between the project site and the single-family neighborhood will naturally aid the reduction of noise levels since noise decreases in intensity as sound waves travel further from the source. Noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Therefore, operational noise is expected to decrease by 12 dBA based on the principles of spreading loss. As a result, the proposed project will not expose sensitive receptors and employees to excessive noise levels due to the two factors described above and the impacts are anticipated to be less than significant.

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

The nearest land use that may potentially be impacted by ground-borne vibration and noise (primarily from the use of heavy construction equipment) is the single-family residential neighborhood located 108 feet west of the project site.⁸⁴ As noted in Subsection 3.12.2.D, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves further away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Therefore, the highest noise level to reach the aforementioned neighborhood is approximately 77 dBA. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase.

⁸⁴ Google Earth. Website accessed February 12, 2018

Once operational, the proposed project will not generate excessive ground-borne noise because the loading area for the mini-warehouse facility will be screened from public view by an eight-foot tall concrete block wall. Ground-borne noise created within this loading area will be attenuated since the wall will block the line-of-sight between the loading areas and the residential development located to the west. The future tenant will also be required to adhere to all pertinent City noise control regulations. In addition, the cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater).⁸⁵ Therefore, the potential impacts are considered to be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less Than Significant Impact.

The proposed project's traffic generation will lead to an increase in the ambient traffic noise levels along Norwalk Boulevard, though the anticipated increase will not be significant enough to result in a perceptible increase of the ambient noise levels. A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. The proposed project will result in an increase of 376 ADT, which represents an increase in traffic volumes of far less than the double. The proposed project's traffic generation will not result in a doubling of traffic volumes. As a result, the potential noise impacts are considered to be less than significant.

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? • Less Than Significant Impact with Mitigation.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-8. The noise levels are those that would be expected at a distance of 50 feet from the noise source. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman. In the study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. As indicated previously, the nearest noise sensitive receptor is the residential neighborhood located 108 feet west of the project site. Therefore, the highest noise level to reach the residential neighborhood to the north is approximately 77 dBA.

Construction (site improvement) activities will be in compliance with City noise standards. The City has a provision that does not allow any person within 500 feet of a residential zone to operate any equipment or perform any outside construction or repair work on buildings between the hours of 7:00 PM of one day and 7:00 AM of the next day.⁸⁶ As previously mentioned, a residential neighborhood is located approximately 108 feet west of the project site.

⁸⁵ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975

⁸⁶ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.425.*

Typical noise levels 50 ft. from source

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

EXHIBIT 3-8 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

Therefore, the abovementioned provision related to construction will apply to the proposed project. Mitigation measures are required which will further reduce construction noise:

- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- The Applicant must adhere to the noise standards outlined by the City of Norwalk. In order to comply with the City of Norwalk's noise standards, construction noise must be limited to the hours of 7:00 AM to 6:00 PM, or sunset, whichever is later.
- The Applicant must notify residents within 200 feet of the project site's western property line regarding construction times and local contact information. This notice must be placed along the west side of the project site and must include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director. Lastly, the project Applicant will be required to furnish the City of Norwalk with the contractor's contact information so that the City of Norwalk can refer their residents with noise complaints to the appropriate party.

Furthermore, the proposed on-site improvements will not require extensive excavation and therefore will not cause extensive noise. Adherence to the mitigation outlined above will reduce potential impacts to levels that are less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of a public airport or public use airport. Fullerton Airport is located 6.39 miles southeast of the project site while the Joint Forces Training Base is located 9.24 miles to the southeast.⁸⁷ The project site is not located within the 65 CNEL boundaries of any of the aforementioned airports. As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of an operational private airport or airstrip.⁸⁸ As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

⁸⁷ Toll-Free Airline. *Los Angeles County Public and Private Airports, California.*
<http://www.tollfreeairline.com/california/losangeles.htm>.

⁸⁸ Ibid.

3.12.3 CUMULATIVE IMPACTS

The additional 376 daily trips that will be generated once the project is operational will not be sufficient enough to cause a perceptible increase in roadway traffic noise. In addition, the related projects are not located in the immediate vicinity of the proposed project. As a result, the related projects are separated from one another, which will eliminate the creation of any concentration of activities that would result in an increase in cumulative noise levels.

3.12.4 MITIGATION MEASURES

The following measures will further ensure that on-site construction activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure No. 3 (Noise). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 4 (Noise). The Applicant must adhere to the noise standards outlined by the City of Norwalk. In order to comply with the City of Norwalk's noise standards, construction noise must be limited to the hours of 7:00 AM to 6:00 PM, or sunset, whichever is later.

Mitigation Measure No. 5 (Noise). The Applicant must notify residents within 200 feet of the project site's western property line regarding construction times and local contact information. This notice must be placed along the west side of the project site and must include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director. Lastly, the project Applicant will be required to furnish the City of Norwalk with the contractor's contact information so that the City of Norwalk can refer their residents with noise complaints to the appropriate party.

3.13 POPULATION AND HOUSING

3.13.1 THRESHOLDS OF SIGNIFICANCE

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

- A substantial population growth in an area, either directly or indirectly;
- The displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or,

- The displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?* • *No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. The proposed project is an infill development that will utilize existing infrastructure such as storm drains, sewer lines, and roads. In addition, the proposed development would not result in any direct growth-inducing impacts related to potential population growth. Any potential population growth will be indirect and will result from permanent employment growth. According to the State of California Employment Development Department, the City's current unemployment rate is 5.8 percent, which means there are up to 500 residents actively seeking work.⁸⁹ Up to three new jobs may be created by the project. The projected number of new jobs is well within SCAG's employment projections for the City of Santa Fe Springs (refer to Section 3.3.2.A). As a result, no impacts are anticipated to occur.

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

The project site is currently vacant and undeveloped and there are no residential units located on-site. Therefore, no housing units will be displaced as a result of the proposed project no impacts will occur.

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

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

3.13.3 CUMULATIVE IMPACTS

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.⁹⁰ The number of jobs that will be created by the project and related projects has been accounted for by the SCAG. These projects will utilize existing infrastructure including sewer and water lines, roadways, and storm drains. In addition, there will be no citywide loss in housing. As a result, no cumulative impacts will occur.

⁸⁹ State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*. <http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Website accessed February 12, 2018.

⁹⁰ Southern California Association of Governments. *Demographics & Growth Forecast. Regional Transportation Plan 2016-2040*. April 2016.

3.13.4 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation and no mitigation measures are required.

3.14 PUBLIC SERVICES

3.14.1 THRESHOLDS OF SIGNIFICANCE

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

- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to *other governmental services*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services?* • *Less Than Significant Impact.*

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention, and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection

Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road).

The first response station to the site is Station No. 3, located 0.78 miles to the east. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services? • Less Than Significant Impact.

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.⁹¹

The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. To ensure the proposed project elements adhere to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that the development adheres to the Department requirements. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to school services? • No Impact.

The proposed project will not involve any development and/or uses that could potentially affect school enrollments. However, the project may indirectly lead to an increase in student enrollment if future employees relocate to the City. Nevertheless, the project Applicant will be required to pay mandatory

⁹¹ City of Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.

development fees to the local school districts as is required under State law. As a result, no impacts on schools will result.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • Less Than Significant Impact.

The proposed project will not involve any development and/or uses that could potentially other governmental services. However, the project may indirectly lead to an increase in population if future employees relocate to the City. Any impacts to other governmental services such as libraries, parks, and recreation may be partially offset by the increase in the taxes and an increase in the assessed valuation of the property. Therefore, the potential impacts are considered to be less than significant.

3.14.3 CUMULATIVE IMPACTS

The related projects as well as the proposed project will lead to an increase in demand for police and fire services. This increase in demand may significantly impact both departments; however, the payment of development fees will ensure both departments have adequate resources to accommodate the additional demand. As a result, no cumulative impacts are anticipated.

3.14.4 MITIGATION MEASURES

The analysis of public service impacts indicated that no significant impacts are anticipated. To ensure the proposed project meets the City's fire and police department standards, the proposed project is required by the City to undergo review by the City's fire department and police department.

3.15 RECREATION

3.15.1 THRESHOLDS OF SIGNIFICANCE

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

- An increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The inclusion of recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No Impact.

The closest park to the project site is Little Lake Park, located 0.37 miles to the northwest. Due to the nature of the proposed project, no significant increase in the usage of City parks and recreational facilities is anticipated to occur. The proposed development will not result in any direct recreational services impacts related to potential population growth. Any potential population growth will be indirect and will result from permanent employment growth. In addition, the proposed project will be restricted to the project site and the project will not physically alter or affect the aforementioned park. Therefore, no impacts will result.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The proposed project does not include recreational facilities or the construction or expansion of recreational facilities. In addition, the proposed project will not result in any development that would potentially significantly increase the demand for recreational facilities and services. As a result, no impacts are anticipated.

3.15.3 CUMULATIVE IMPACTS

The implementation of the proposed project will not result in an increase in demand for parks and recreational services. The project will be involved in self storage services and will not lead to a direct increase in population. The new residential related projects may lead to an increase in demand for parks and community services. The payment of all pertinent park development or Quimby act fees will reduce potential cumulative impacts to levels that are less than significant.

3.15.4 MITIGATION MEASURES

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

3.16 TRANSPORTATION AND CIRCULATION

3.16.1 THRESHOLDS OF SIGNIFICANCE

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

- A conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;

- A conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;
- A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- A substantially increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or a decrease in the performance or safety of such facilities.

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system due to the proposed operation of Norwalk Boulevard Storage Building in the City of Santa Fe Springs, California. The proposed project will be located on the east side of Norwalk Boulevard between Kenney Street and Oracle Street at 11212 Norwalk Boulevard on a vacant parcel of land. The proposed project consists of construction of a storage building with a total floor area of 128,896 square feet in four levels, and a separate building with a floor area of 1,200 square feet for ancillary office uses. The following are the key objectives of the study:

- Documentation of existing 2017 traffic conditions in the vicinity of the site;
- Determination of Project Opening Year (2019) traffic conditions and level of service (LOS) without and with the project;
- Determination of project related impacts to the circulation system; and,
- Identification of mitigation measures to reduce any significant impacts to a level of insignificance.⁹²

The traffic impact analysis (TIA) provides data regarding existing operational characteristics of traffic in the general vicinity of the project, as well as an analysis of the proposed project's impacts to these existing and anticipated future traffic conditions. The TIA identifies and quantifies the impacts at key intersections and attempts to address the most appropriate and reasonable mitigation strategies at any impacted intersections which are identified to be operating at a deficient level of service. In addition, this analysis investigates existing 2017 and anticipated future 2019 opening year traffic operating conditions. The study has been prepared per City of Santa Fe Springs' latest Traffic Impact Study Guidelines.

The trip generation estimate is based on the 9th edition of Institute of Transportation Engineers (ITE)'s "Trip Generation" manual. Research and interviews have been conducted with local and regional agencies in order to identify and characterize the most probable trip distribution patterns within the study area. Project impacts are identified for the future year 2019 conditions. At those intersections operating

⁹² Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

deficiently (e.g., at a level worse than LOS D) and significantly impacted by the proposed project, a mitigation measure is identified and applied, and a before-and-after mitigation analysis conducted.⁹³

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS), which are defined as LOS A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity); the conditions that motorists experience deteriorate rapidly as traffic approaches the absolute capacity. Under such conditions, congestion as well as delay is experienced. There is generally instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity is exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume reduces. A complete description of the meaning of level of service can be found in the Highway Research Board's Special Report 209 titled *Highway Capacity Manual*. The manual establishes the definitions for levels of service A through F. Brief descriptions of the six levels of service, as extracted from the manual, are listed in Table 3-7.

**Table 3-7
Level of Service Definitions**

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily, and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally, drivers have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to congestion. In the extreme case, both speed and volume can drop to zero.

LOS D is the minimum threshold at all key intersections in the urbanized areas. The traffic study guidelines require that traffic mitigation measures be identified to provide for operations at the minimum threshold levels. For the study area intersections, the Intersection Capacity Utilization (ICU) procedure has been utilized to determine intersection levels of service. Levels of service are presented for the entire intersection, consistent with the local and regional agency policies. The thresholds of level of service for signalized and unsignalized intersections are shown in Table 3-8.

⁹³ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

**Table 3-8
Level of Service Criteria**

Level of Service	Two-Way or All-Way Stop Controlled Intersection Average Delay per Vehicle (sec)	Signalized Intersection Average Delay per Vehicle (sec)	Volume to Capacity (V/C) Ratio
A	0 – 10	< or = 10	0 – 0.60
B	> 10 – 15	> 10 - 20	> 0.60 – 0.70
C	> 15 – 25	> 20 - 35	> 0.70 - 0.80
D	> 25 – 35	> 35 - 55	> 0.80 – 0.90
E	> 35 – 50	> 55 - 80	> 0.90 – 1.00
F	> 50	> 80 or a V/C ratio equal to or greater than 1.0	> 1.00

While the level of service concept and analysis methodology provides an indication of the performance of the entire intersection, the single letter grade A through F cannot describe specific operational deficiencies at intersections. Progression, queue formation, and left-turn storage are examples of the operational issues that affect the performance of an intersection, but do not factor into the strict calculation of level of service. However, it provides a volume to capacity (V/C) ratio that is more meaningful when identifying a project's impact and developing mitigation measures. Therefore, this V/C ratio information is included in describing an intersection's operational performance under various scenarios.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less Than Significant Impact.

The project would provide two full-access driveways on Norwalk Boulevard. The following paragraphs provide a brief description of the existing roadways which comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

- *Norwalk Boulevard.* Norwalk Boulevard is a major north-south arterial street with two travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands as well as double-yellow painted stripes along the center. The street is approximately 76 feet wide and posted with a speed limit of 40 miles per hour. Most of the key intersections along Norwalk Boulevard are signalized. Parking is permitted along the sides of the street. The average daily volume on Norwalk Boulevard is approximately 19,950 vehicles per day (assuming PM peak hour volume counted on Norwalk Boulevard represents approximately ten percent of its average daily traffic volume).

- *Florence Avenue.* Florence Avenue is a major east-west arterial street with two travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands along the center. The street is approximately 82 feet wide and posted with a speed limit of 40 miles per hour. Most intersections of Florence Avenue are signalized. Parking is not permitted along the sides of the street. The average daily volume on Florence Avenue is approximately 27,000 vehicles per day (assuming PM peak hour volume counted on Florence Avenue represents approximately ten percent of its average daily traffic volume).⁹⁴

Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of December 2017 and March 2018. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM on a typical weekday (Tuesday, Wednesday, or Thursday) in a non-holiday school week. It was determined that the following six key intersections would be analyzed in the study:

- Norwalk Boulevard and Lakeland Road (Signalized) – in the City of Santa Fe Springs;
- Norwalk Boulevard and Crewe Street (Signalized) – in the City of Norwalk;
- Norwalk Boulevard and Imperial Highway (Signalized) – in the City of Norwalk;
- Norwalk Boulevard and Florence Avenue (Signalized) – in the City of Santa Fe Springs.
- Bloomfield Avenue and Florence Avenue (Signalized) – in the City of Santa Fe Springs
- Pioneer Boulevard and Florence Avenue (Signalized) – in the City of Santa Fe Springs.⁹⁵

Existing lane configurations at the key intersections are shown in Exhibit 3-9. Existing turning movement counts for AM and PM peak hour conditions are shown in Exhibit 3-10. Year 2017 existing traffic conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. Table 3-9 presents existing condition intersection level of service (LOS) analysis summary.

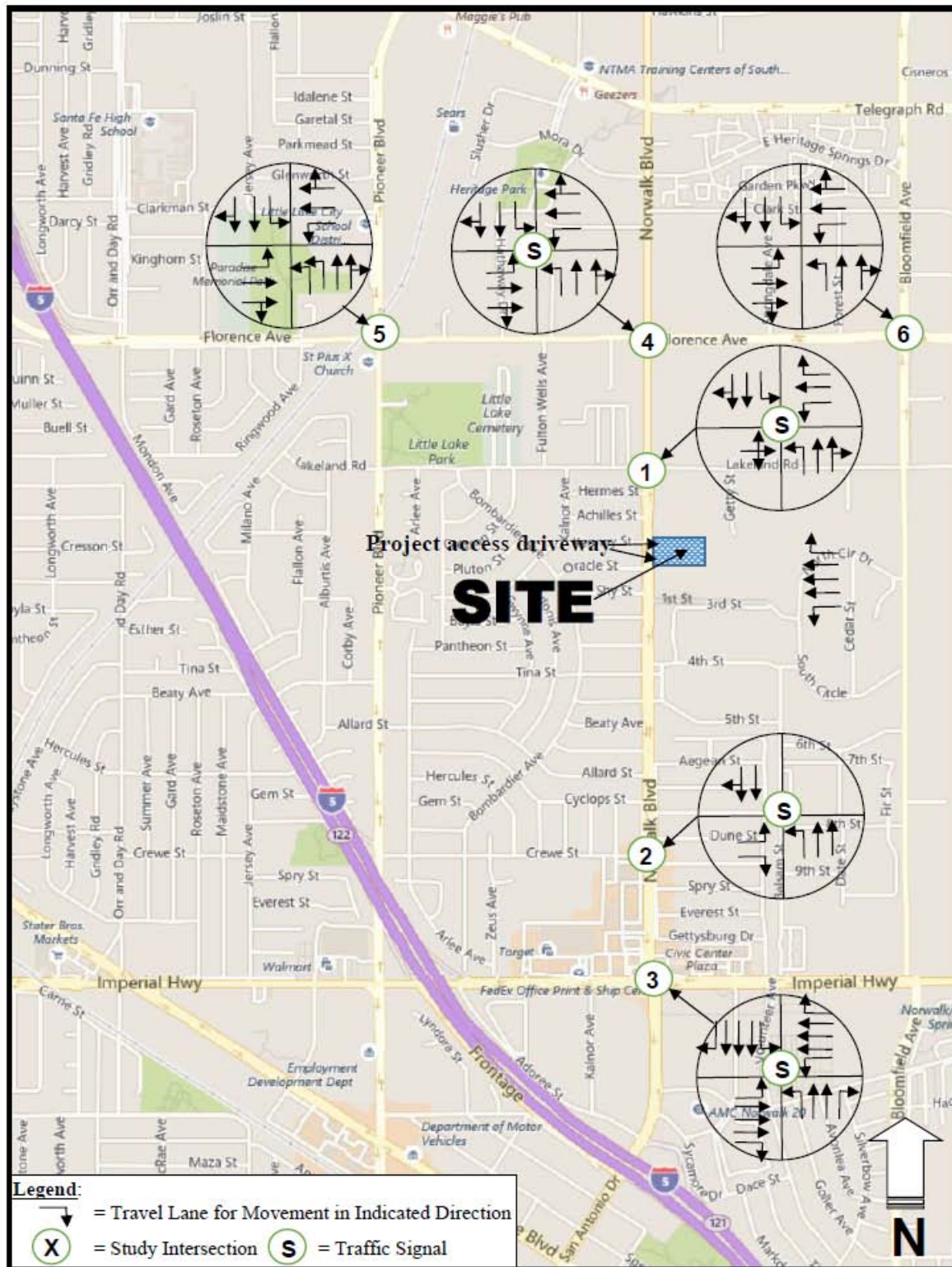
Table 3-9
Existing Conditions (2017) Level of Service Summary

Intersection	Peak Hour	Existing 2017 Conditions	
		LOS	V/C Ratio or [Delay]
1. Norwalk Boulevard and Lakeland Road	AM	B	0.642
	PM	B	0.641
2. Norwalk Boulevard and Crewe Street	AM	A	0.531
	PM	B	0.636
3. Norwalk Boulevard and Imperial Highway	AM	C	0.745
	PM	B	0.695
4. Norwalk Boulevard and Florence Avenue	AM	D	0.887
	PM	E	0.969
5. Florence Avenue and Pioneer Boulevard	AM	E	0.920
	PM	E	0.908
6. Florence Avenue and Bloomfield Avenue	AM	D	0.820
	PM	C	0.795

Source: Crown City Traffic Engineers.

⁹⁴ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

⁹⁵ Ibid.



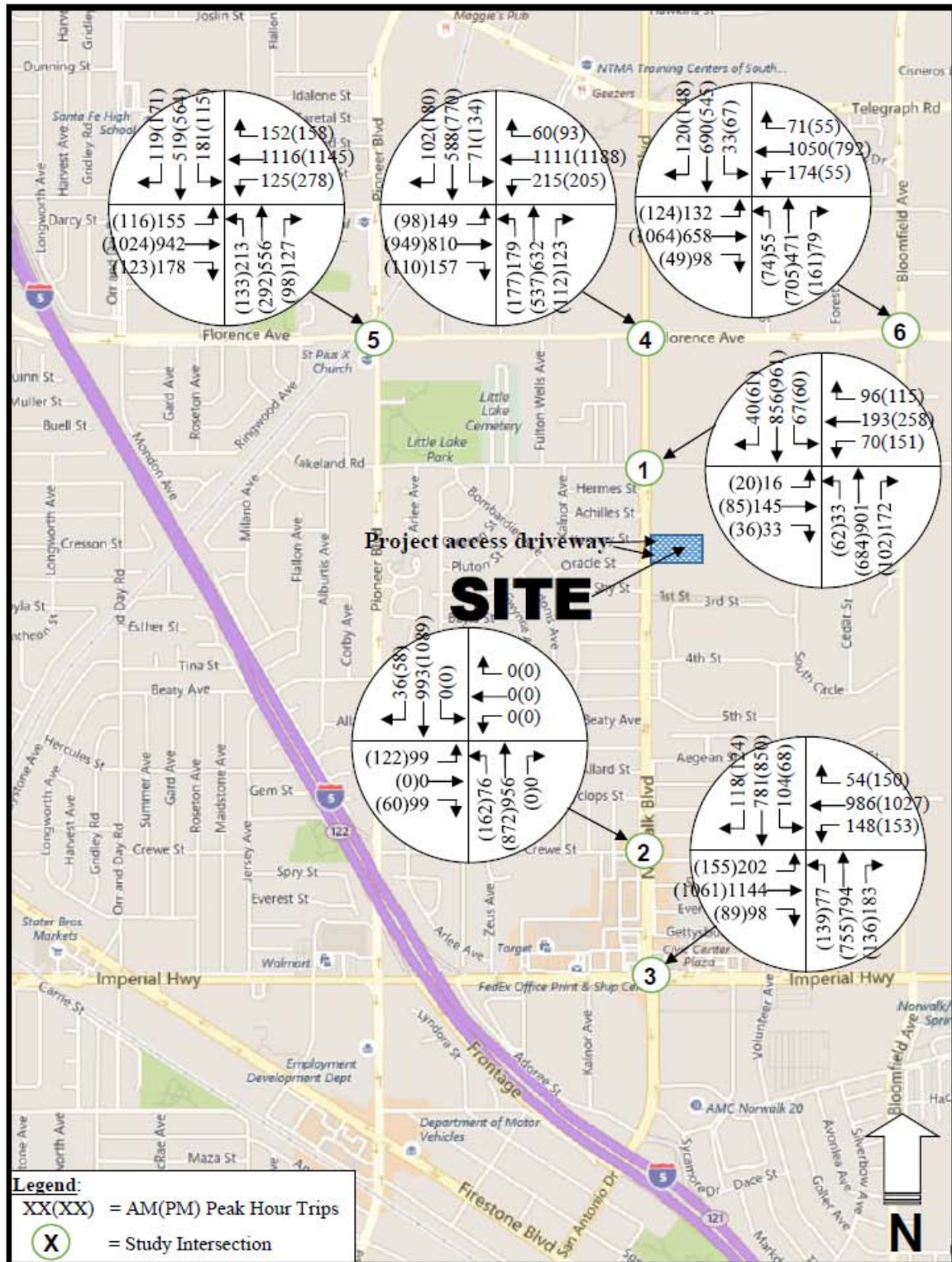


EXHIBIT 3-10
EXISTING 2017 TRAFFIC VOLUMES AT KEY INTERSECTIONS
 Source: Crown City Engineers

Based on the results of this analysis, four of the six study intersections are operating at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours, as shown in Table 3-9. The intersection of Norwalk Boulevard and Florence Avenue is operating at a deficient level of service (i.e., LOS E) during the AM peak hour. The intersection of Florence Avenue and Pioneer Boulevard is operating at a deficient level of service (i.e., LOS E) during both the AM and PM peak hours.⁹⁶ A 1.0 percent per year annual traffic growth rate was applied to existing traffic volumes to create a 2019 base condition (i.e., a factor of 1.02 was applied to 2017 volumes to obtain 2019 base traffic volumes due). This annual traffic growth rate accounts for the population growth within the study area and traffic from any other minor projects to be developed in the study area. Per City's records, there are four other related projects located within the one and one-half mile radius of the project that will contribute to cumulative traffic volumes with the development of this project. The locations of these related projects are shown in Exhibit 3-11.

Trip generation estimates for these related projects were developed by using nationally recognized and recommended rates contained in "Trip Generation" manual, 9th edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. For warehouse uses, vehicle trips were calculated in terms of passenger car equivalents (PCE) by using vehicle mix percentages provided for warehouse uses in the City of Fontana's "Truck Trip Generation Study," August 2003. A truck trip is generally equivalent to two or three passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks. It is estimated that the related projects will generate approximately 3,080 trips per average day (1,540 inbound and 1,540 outbound). The average weekday net new peak hour trips will be approximately 242 trips during the AM peak hour (144 inbound and 98 outbound), and 323 trips during the PM peak hour (112 inbound and 154 outbound).⁹⁷ Exhibit 3-11 also shows related projects' trips distributed at the study intersections.

The projected peak hour traffic volumes from these projects were added to existing traffic volumes with ambient growth at the study intersections to represent a 2019 pre-project traffic condition for the AM and PM peak hours. Exhibit 3-12 shows future 2019 pre-project traffic volumes at the study intersections. This pre-project traffic condition was evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2019 pre-project conditions (without project) are shown in Table 3-10.

⁹⁶ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

⁹⁷ Ibid.

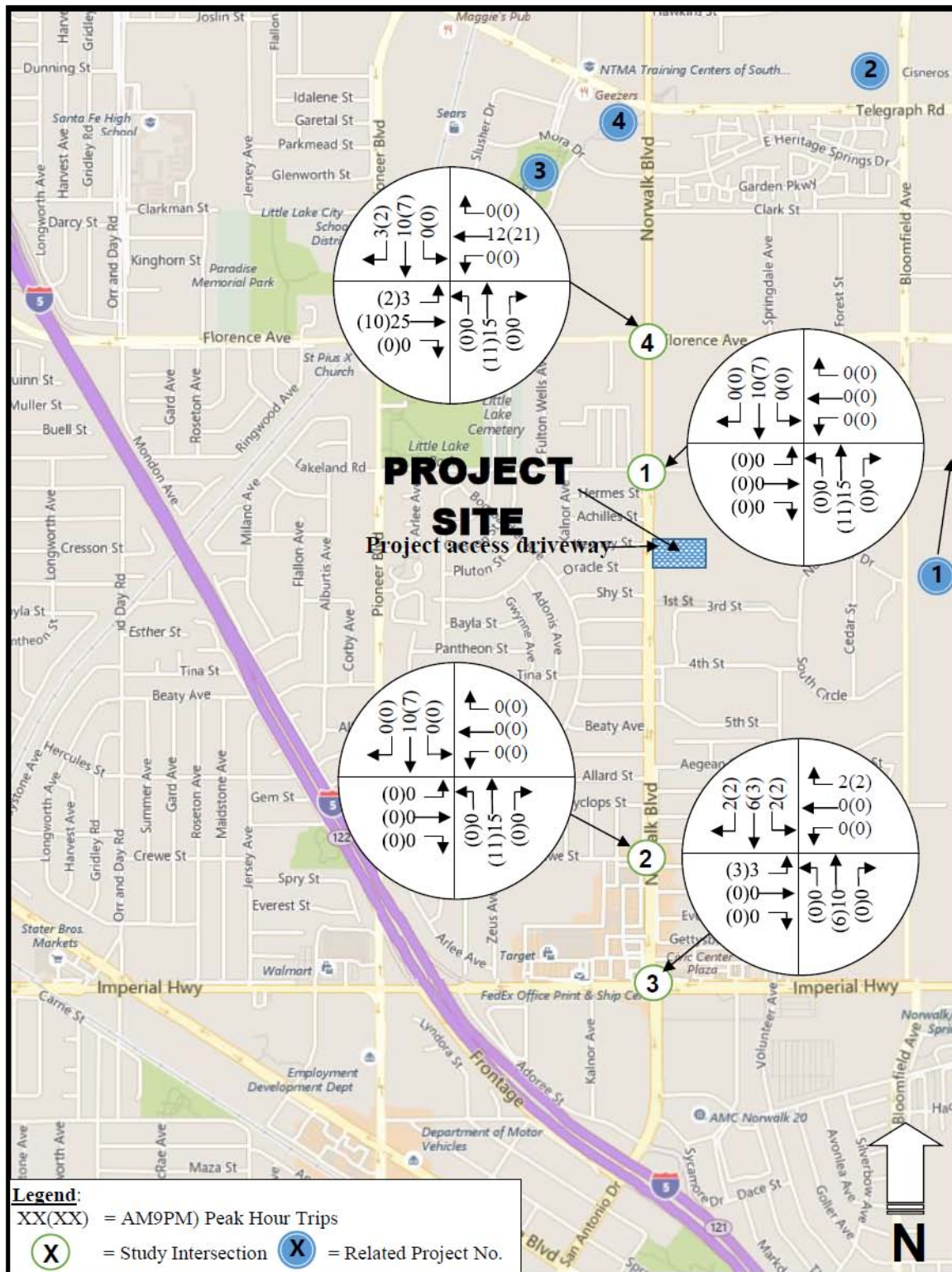


EXHIBIT 3-11
LOCATION OF RELATED PROJECTS AND TRIP DISTRIBUTION
Source: Crown City Engineers

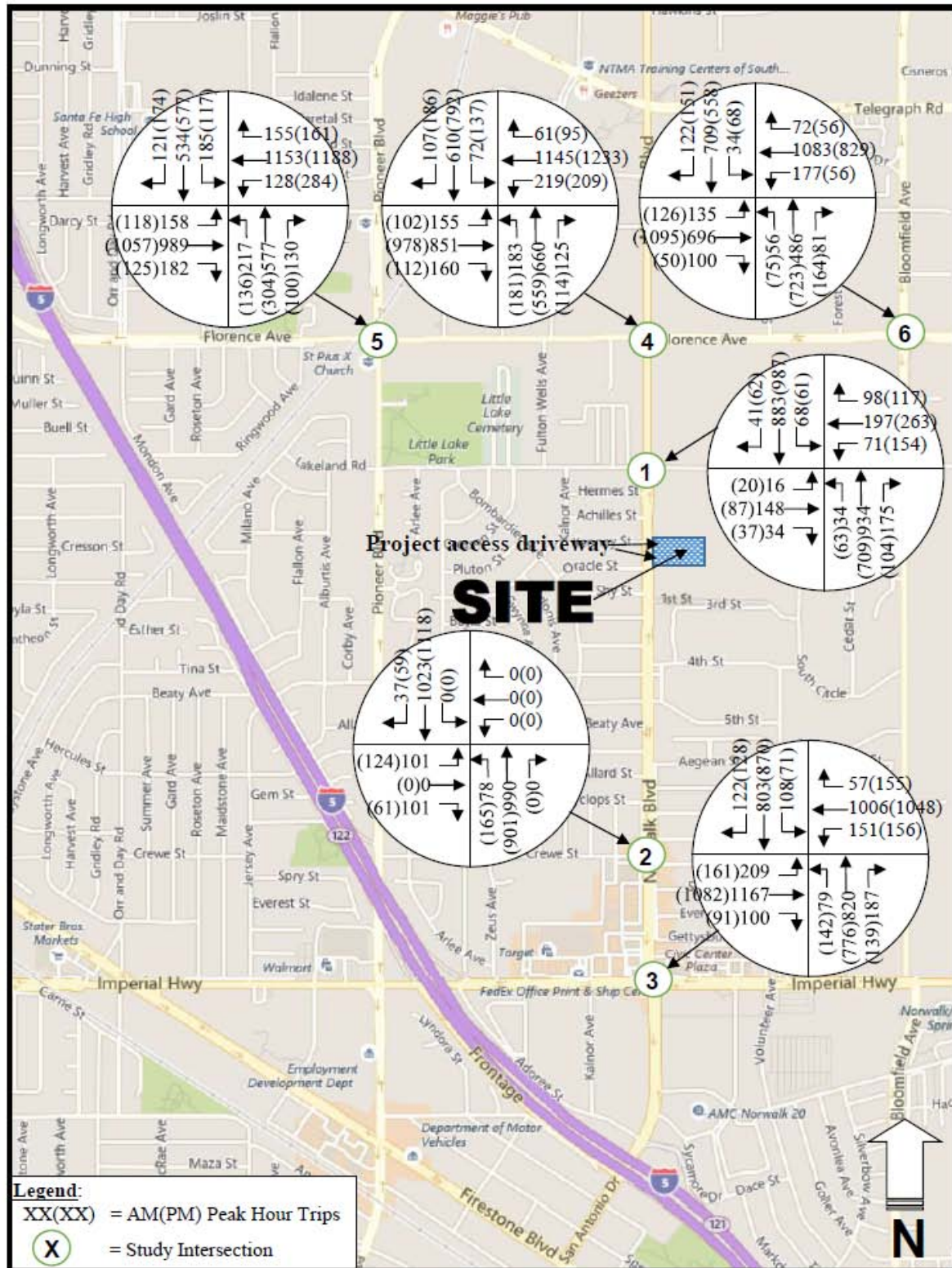


EXHIBIT 3-12
FUTURE 2019 PRE-PROJECT TRAFFIC VOLUMES AT KEY INTERSECTIONS
 Source: Crown City Engineers

**Table 3-10
2019 Pre-Project Future Conditions Level of Service Summary**

Intersection	Peak Hour	Future 2019 Conditions Without Project	
		LOS	V/C
1. Norwalk Boulevard and Lakeland Road	AM PM	B B	0.658 0.654
2. Norwalk Boulevard and Crewe Street	AM PM	A B	0.543 0.649
3. Norwalk Boulevard and Imperial Highway	AM PM	C C	0.764 0.710
4. Norwalk Boulevard and Florence Avenue	AM PM	E E	0.912 0.997
5. Florence Avenue and Pioneer Bl	AM PM	E E	0.944 0.929
6. Florence Avenue and Bloomfield Ave	AM PM	D D	0.840 0.813

As the results indicate, four of the six study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours. The intersection of Norwalk Boulevard and Florence Avenue will be operating at a deficient level of service (i.e., LOS E) during the AM peak hour. The intersection of Florence Avenue and Pioneer Boulevard will be operating at a deficient level of service (i.e., LOS E) during both the AM and PM peak hours.

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in “Trip Generation” manual, 9th edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. The vehicle mix percentages provided for heavy warehouse use in the City of Fontana’s “Truck Trip Generation Study,” August 2003, were used to determine the number of various types of truck trips to be generated. A truck trip is generally equivalent to two or three passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.

Table 3-11 shows a summary of trip generation estimates for the project. It is estimated that the project will generate approximately 376 net one-way PCE trips per average day (188 inbound and 188 outbound). The average weekday net new peak hour PCE trips will be approximately 23 trips during the AM peak hour (14 inbound and 9 outbound), and 39 trips during the PM peak hour (21 inbound and 18 outbound).⁹⁸

⁹⁸ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

Table 3-11
Project Trip Generation

Trip Generation Rates										
ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Mini-Warehouse	151	KSF	2.50	59%	41%	0.15	51%	49%	0.26	
Project Trip Generation										
Project Land Use	Size	Unit	Daily	AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Mini-Warehouse	130,096	KSF	326	12	8	20	17	17	34	
Car			276	10	7	17	15	14	29	
2-Axle Trucks			50	2	1	3	3	2	5	
Project Trips – Passenger Car Equivalents (PCE)										
Vehicle Mix	Trip %	Daily Total	PCE Factor	Daily Total PCE	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Car	85%	338	1.00	276	10	7	17	15	14	29
Truck (PCE 2)	15%	16	2.00	100	4	2	6	6	4	10
Total Trips in PCE				376	14	9	23	21	18	39

Source: Crown City Engineers

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics. Exhibit 3-13 depicts the regional trip distribution percentages to and from the site. Exhibit 3-14 depicts project traffic volumes at key circulation locations during the AM and PM peak hours.

The 2018 cumulative post-project traffic volumes were estimated by adding project related traffic volumes to the 2019 pre-project traffic volumes with one percent per year ambient growth and related project traffic. Exhibit 3-15 shows Year 2019 post-project cumulative volumes for AM and PM peak hours.

Year 2018 post-project cumulative (i.e., existing plus ambient traffic plus related project plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2018 post-project cumulative conditions (with project) are summarized in Table 3-12. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.⁹⁹

⁹⁹ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

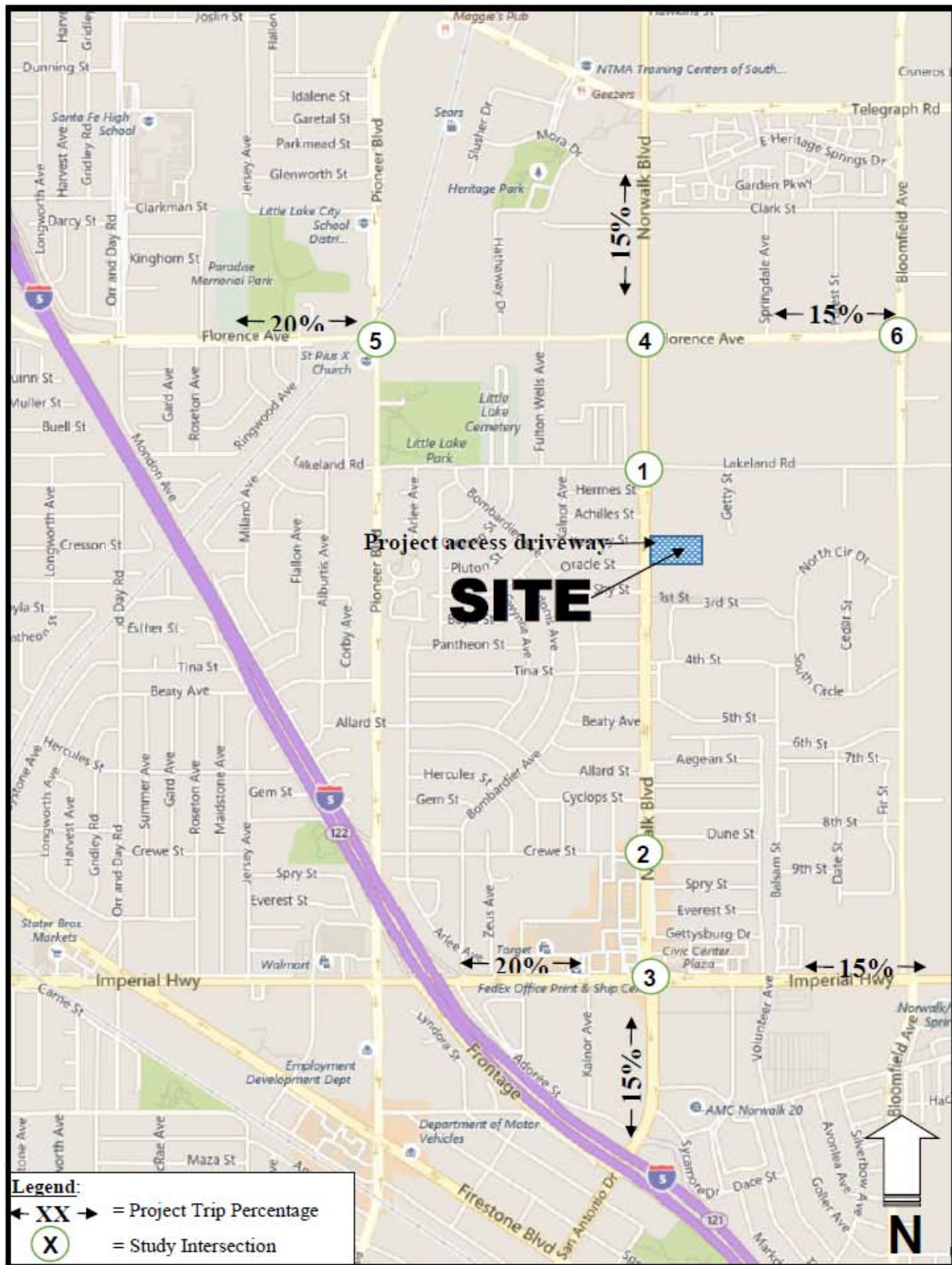


EXHIBIT 3-13
PERCENTAGES OF PROJECT RELATED TRIP DISTRIBUTION
Source: Crown City Engineers

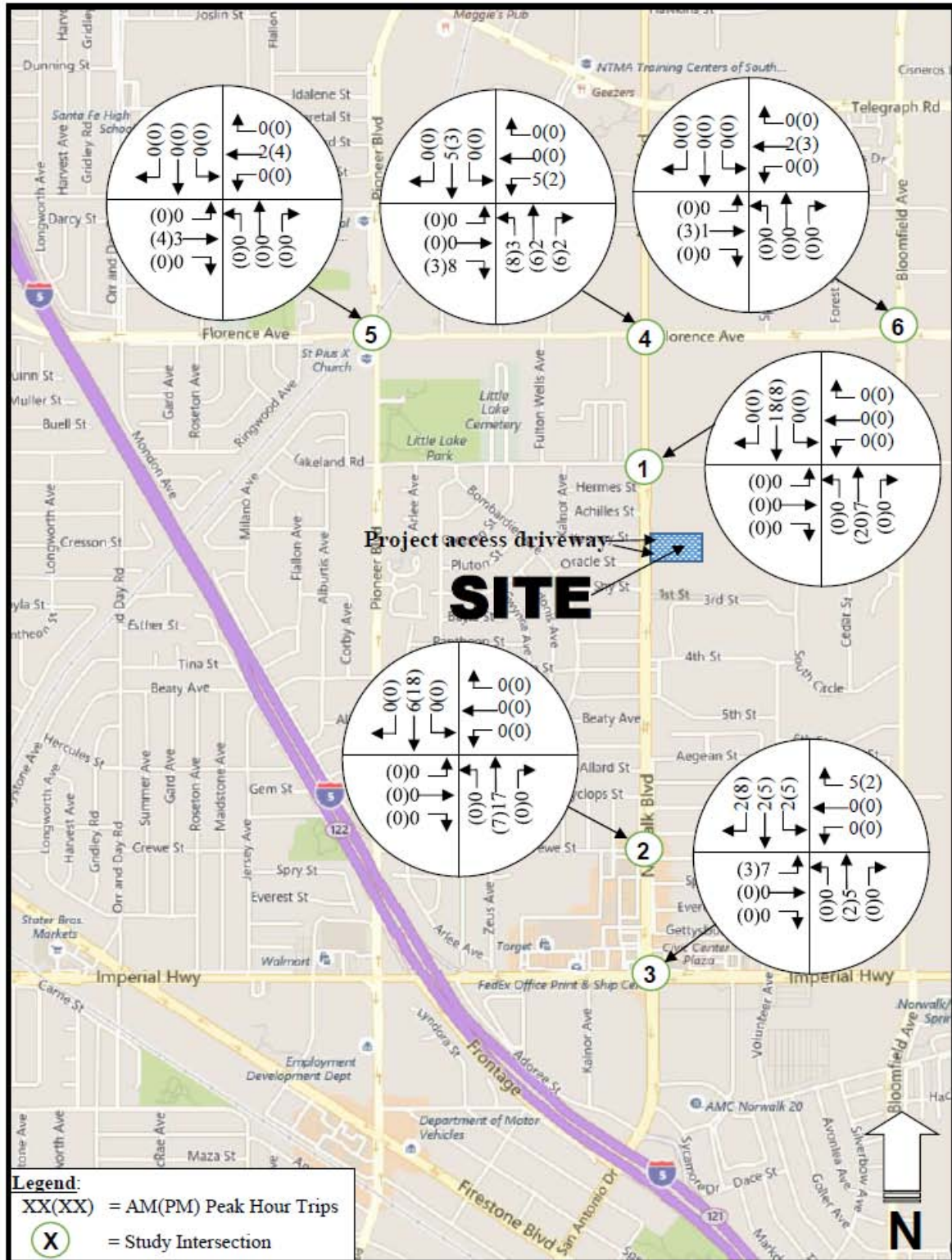


EXHIBIT 3-14
DISTRIBUTION OF PROJECT TRIPS
 Source: Crown City Engineers

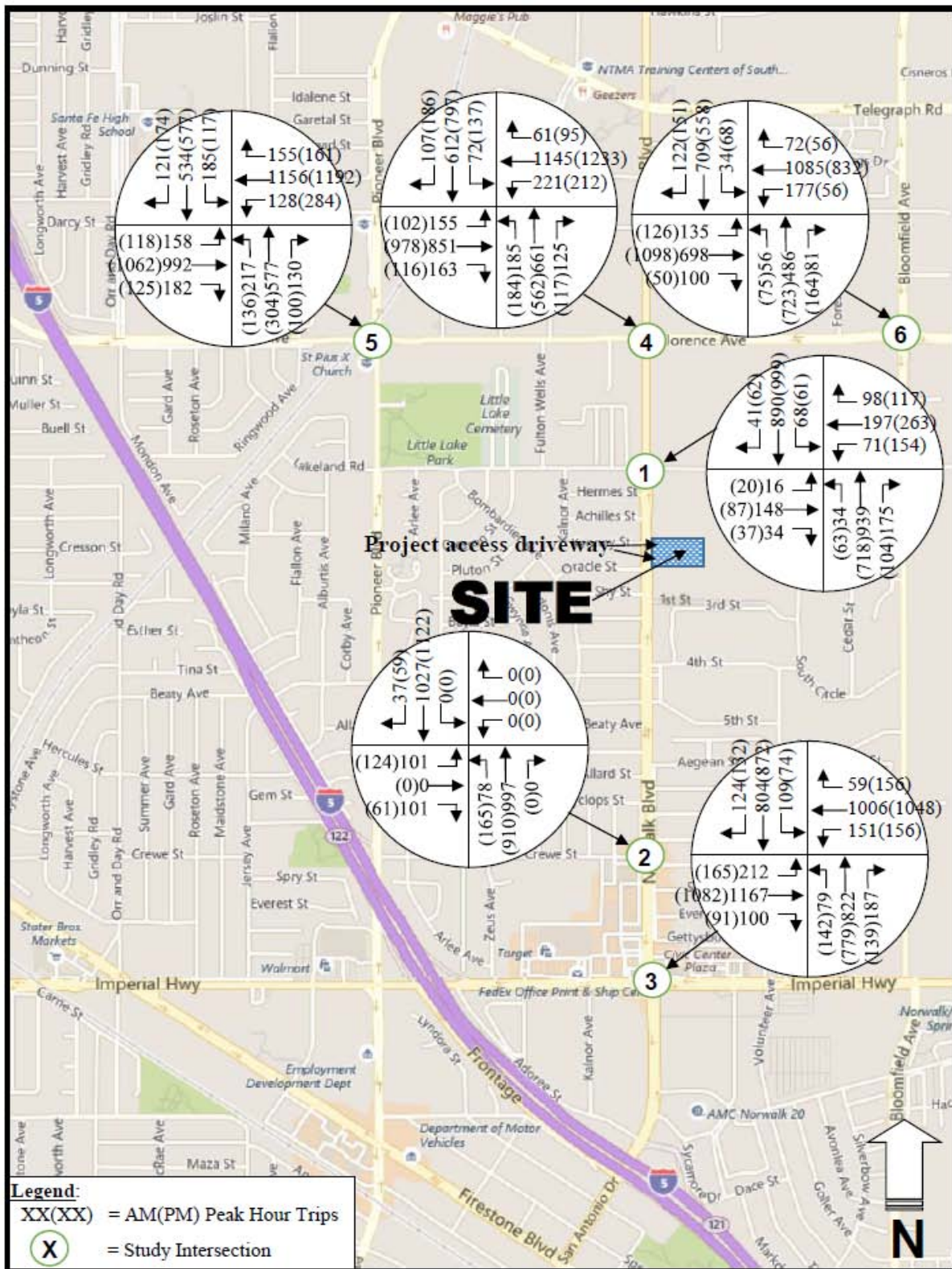


EXHIBIT 3-15
FUTURE 2019 POST-PROJECT CUMULATIVE TRAFFIC VOLUMES
Source: Crown City Engineers

Table 3-12
Future 2019 Level of Service Summary with Project

Intersection	Peak Hour	Future 2019 Conditions With Project	
		LOS	V/C
1. Norwalk Boulevard and Lakeland Road	AM PM	B B	0.660 0.656
2. Norwalk Boulevard and Crewe Street	AM PM	A B	0.545 0.655
3. Norwalk Boulevard and Imperial Highway	AM PM	C C	0.771 0.714
4. Norwalk Boulevard and Florence Avenue	AM PM	E E	0.915 1.003
5. Florence Avenue and Pioneer Bl	AM PM	E E	0.945 0.930
6. Florence Avenue and Bloomfield Ave	AM PM	D D	0.841 0.814

The results indicate that, four of the six study intersections will continue to operate at an acceptable level of service (LOS) D or better (i.e., within the range of acceptable thresholds of LOS A through D) during the AM and PM peak hours under future cumulative traffic conditions with the project. The intersection of Norwalk Boulevard and Florence Avenue will be operating at a deficient level of service (i.e., LOS E) during the AM peak hour. The intersection of Florence Avenue and Pioneer Boulevard will be operating at a deficient level of service (i.e., LOS E) during both the AM and PM peak hours.¹⁰⁰

As stated above, four of the six study intersections will continue to operate at an acceptable level of service (LOS) D or better (i.e., within the range of acceptable thresholds of LOS A through D) during the AM and PM peak hours under future cumulative traffic conditions with the project. The intersection of Norwalk Boulevard and Florence Avenue will be operating at a deficient level of service (i.e., LOS E) during the AM peak hour. The intersection of Florence Avenue and Pioneer Boulevard will be operating at a deficient level of service (i.e., LOS E) during both the AM and PM peak hours. However, the project's traffic contribution in terms of volume to capacity ratio will be deemed insignificant at these intersections.

The project's off-site traffic impact would not be considered significant at any of these intersections based on volume to capacity ratio and level of service expected after the project. A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is considered deficient and unacceptable. A project's traffic impact is determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.¹⁰¹ The LOS, V/C ratio (or ICU) for the study intersections under 2019 cumulative conditions (with project as well as without project) are summarized in Table 3-13 to compare the project's traffic impact at

¹⁰⁰ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

¹⁰¹ Ibid.

key intersections. As the results indicate, the increase in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts. Therefore, the project is not expected to significantly impact traffic conditions at any of the key intersections in the vicinity.

Table 3-13
Future 2019 Level of Service Summary with and without Project

Intersection	Peak Hour	Future 2019 Conditions				Increase in V/C Ratio by Project
		Without Project		With Project		
		LOS	V/C	LOS	V/C	
1. Norwalk Boulevard and Lakeland Road	AM PM	B B	0.658 0.654	B B	0.660 0.656	0.002 0.002
2. Norwalk Boulevard and Crewe Street	AM PM	A B	0.543 0.649	A B	0.545 0.655	0.002 0.006
3. Norwalk Boulevard and Imperial Highway	AM PM	C C	0.764 0.710	C C	0.771 0.714	0.007 0.004
4. Norwalk Boulevard and Florence Avenue	AM PM	E E	0.912 0.997	E E	0.915 1.003	0.003 0.006
5. Florence Avenue and Pioneer Boulevard	AM PM	E E	0.944 0.929	E E	0.945 0.930	0.001 0.001
6. Florence Avenue and Bloomfield Avenue	AM PM	D D	0.840 0.813	D D	0.841 0.814	0.001 0.001

Source: Crown City Traffic Engineers.

Since the project's traffic impacts would not be significant at any of the off-site intersections, no off-site mitigation measures would be necessary for the development of this project.¹⁰² As a result, the potential impacts are considered to be less than significant.

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? • No Impact.

The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The purpose of the CMP is to link land use, transportation and air quality decisions to develop a partnership among transportation decision-makers in devising appropriate transportation solutions that include all modes of travel and to propose transportation projects that are eligible to compete for State gas tax funds. The CMP also serves to consistently track trends during peak traffic hours at major intersections in the County and identify areas in great need of improvements where traffic congestion is worsening. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility.

¹⁰² Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.

The nearest CMP-monitored roadway is Imperial Highway, located 0.81 miles to the south of the project site. As shown in Exhibit 3-14, the project will not add more than 50 peak hour trips to the intersection of Norwalk Boulevard and Imperial Highway. As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? • No Impact.

The proposed project will not result in any changes in air traffic patterns. As a result, no impacts will occur with the implementation of the proposed project.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact with Mitigation.

The project will provide two full-access driveways along the east side of Norwalk Boulevard. Exhibit 3-16 shows total project traffic at the driveways. A maximum of nine vehicles (passenger car equivalent) will enter the site during the peak hour through the northerly driveway on Norwalk Boulevard from the north by making a left-turn movement. A maximum of 18 vehicles (passenger car equivalent) will exit the site during the peak hour through this driveway to travel south by making a left-turn movement. Similarly, a maximum of 17 vehicles (passenger car equivalent) will enter the site during the peak hour from the south by making a right-turn movement through the southerly driveway. A maximum of ten vehicles (passenger car equivalent) will exit the site during the peak hour through each driveway to travel north by making a right-turn movement.¹⁰³ Adequate sight distance is available from the driveway along the north and south directions on Norwalk Boulevard. However, the following mitigation is recommended to ensure safe egress at the southern driveway:

- The southern driveway on Norwalk Boulevard should be restricted to only allow right-turn out movements due to the raised median island on Norwalk Boulevard.

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

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

The proposed project will not affect emergency access to the project site or to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, no impacts will result upon the proposed project's implementation.

¹⁰³ Crown City Engineers, Inc. *Traffic Impact Study for Norwalk Boulevard Warehouse*. March 19, 2018.



EXHIBIT 3-16
FUTURE 2019 POST-PROJECT CUMULATIVE TRAFFIC VOLUMES
Source: Crown City Engineers

- F. *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?* •
No Impact.

The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because the proposed use is not a bicycle or pedestrian friendly use (self storage uses typically require vehicles to transport items for storage). In addition, there are no bicycle lanes or pedestrian facilities located along Norwalk Boulevard. The lack of the aforementioned amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

3.16.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in a significant increase in traffic generation in the area. As a result, no cumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The following mitigation is required to ensure safe egress at the southern driveway:

~~*Mitigation Measure No. 5 (Transportation and Circulation).*~~ *Mitigation Measure No. 6 (Transportation and Circulation).* The southern driveway on Norwalk Boulevard should be restricted to only allow right-turn out movements due to the raised median island on Norwalk Boulevard.

3.17 TRIBAL CULTURAL RESOURCES

3.17.1 THRESHOLDS OF SIGNIFICANCE

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

- A substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? • Less Than Significant Impact.*

A Tribal Resource is defined in the State of California Public Resources Code Section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The project site is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the removal of the existing foundations and the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in Section 3.5.2.B herein. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. • Less Than Significant Impact.

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrieleño-Kizh and it was determined that the site may be situated in an area of high archaeological significance. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in Section 3.5.2.B herein. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

3.17.3 CUMULATIVE IMPACTS

The impacts to tribal cultural resources are typically site-specific. The analysis determined that the potential impacts related to tribal cultural resources are considered to be less than significant. As a result, no significant cumulative impacts will occur as part of the implementation of the proposed project.

3.17.4 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the mitigation measure provided in Section 3.5.2.B. As a result, no mitigation is required.

3.18 UTILITIES

3.18.1 THRESHOLDS OF SIGNIFICANCE

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

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Insufficient water supplies available to serve the project from existing entitlements and resources, or in new or expanded entitlements;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Insufficient permitted capacity by the landfill provider to accommodate the project's solid waste disposal needs; or
- Non-compliance with federal, state, and local statutes and regulations related to solid waste.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less Than Significant Impact.

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge.

The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. In addition, the Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 21.1 mgd. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.

Table 3-14 indicates the future wastewater generation in gallons per day. According to Table 3-14, the proposed project is expected to generate approximately ~~24 gallons~~ 3,252 gallons of sewage per day, which is well within the daily average totals for the Los Coyotes WRP.

Table 3-14
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Mini-Warehouse Facility (The square footage reflects the square footage of the office) Mini Warehouse Facility	1,200 sq. ft. 130,096 sq.ft.	20 gallons/1,000 sq. ft./day 25 gallons/1,000 sq. ft./day	24 gals/day 3,252 gals/day
Total			24 gals/day 3,252 gals/day

Source: City of Los Angeles CEQA Thresholds Guide-Los Angeles County Sanitation District

The proposed project will connect to an existing sewer line located along Norwalk Boulevard. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project and as a result, the impacts are expected to be less than significant.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated in the previous section, the proposed project will generate approximately ~~2,379~~ 3,252 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Table 3-15 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 2,855 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand.

Table 3-15
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Mini-Warehouse Facility (Warehousing)	118,960 sq. ft.	24 gallons/1,000 sq. ft./day	2,855 gals/day
Total Consumption			2,855 gals/day

Source: City of Los Angeles CEQA Thresholds Guide

Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

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

The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. As a result, the potential impacts will be less than significant.

- D. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less Than Significant Impact.*

As previously mentioned, water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California.

According to the City's Urban Water Management Plan, the City of Santa Fe Springs Water System has approximately 6,015 service connections through a pipeline network of approximately 108 miles. The large industrial makeup of the City creates high daytime water demands and low nighttime water demands. The City's potable water system is supplied by one water well, two MWD connections, and two four-million gallon reservoirs each with its own booster pumping station.¹⁰⁴ As previously indicated, Table 3-15 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 2,855 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand. As a result, the impacts are considered to be less than significant.

- E. *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

As indicated previously, the project will result in an increase of ~~2,379~~ 3,252 gallons of wastewater a day.

¹⁰⁴ City of Santa Fe Springs, Urban Water Management Plan (2010-2014). Department of Public Works, Utilities Services Division. June 2011.

The project will connect to an existing sewer located along Norwalk Boulevard. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements, no new or expanded sewage, and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

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

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is currently only accepting clean dirt.¹⁰⁵ The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills.

Waste may also be transported to the Olinda Alpha landfill (the Puente Landfill is now closed). The Olinda Alpha landfill accepts up to 8,000 tons of solid waste on a daily basis and processes an average of 5,322 tons of waste per day.¹⁰⁶ In addition, the Los Angeles County Sanitation District selected the Mesquite Regional Landfill in Imperial County as the new target destination for the County's waste (as an alternative to the closed Puente Hills landfill). The Mesquite Regional Landfill in Imperial County has a 100-year capacity at 8,000 tons per day. Additionally, the nearby Puente Hills Transfer Station/Materials Recovery Facility (MRF) is able to accept 4,440 tons per day of solid waste. Waste may also be transferred to the Downey Area Recycling and Transfer Facility, the South Gate Transfer Station, the Commerce Refuse-to-Energy Facility, and the Southeast Resource and recovery facility.

The proposed project is anticipated to generate approximately seven pounds per day of solid waste (refer to Table 3-16 shown below). This amount is not significant and will be accommodated by the aforementioned landfills and transfer stations. As a result, the potential impacts are considered to be less than significant.

Table 3-16
Solid Waste Generation (pounds/day)

Use	Unit	Factor	Generation
Mini-Warehouse Facility (The square footage reflects the square footage of the office)	1,200 sq. ft.	6 lbs/1,000 sq. ft./day	7 gals/day
Total Generation			7 lbs/day

Source: Blodgett Baylosis Environmental Planning.

¹⁰⁵ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

¹⁰⁶ Solid Waste Association of North America (SWANA). *SWANA 2014 Landfill Management Excellence Award for Olinda Alpha Landfill*. Site access on October 11, 2016.

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

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

3.18.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts on local utilities. The ability of the existing sewer lines, water lines, and other utilities to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

3.18.4 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- *The approval and subsequent implementation of the proposed project will not have the potential to degrade the quality of the environment.* The proposed project will not have the potential to degrade the quality of the environment since the project's air quality emissions will be below the thresholds of significance outlined by the SCAQMD. No impacts to protected species or habitat will result with the implementation of the proposed project. Furthermore, the best management practices identified in the preliminary SUSMP will filter out contaminants of concern present in stormwater runoff. The addition of project trips will not negatively impact any local intersection. Lastly, the project will include energy and water efficient appliances and fixtures.
- *The approval and subsequent implementation of the proposed project will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.* The proposed project is an infill development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC). Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas.

- *The approval and subsequent implementation of the proposed project will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.* According to the City, there are four related projects located within one and one-half mile from the project site. These four related projects are as follows: 128 units located at 13300 Lakeland Road; a new business park development consisting of four new buildings totaling 318,121 square feet on the northwest corner of Telegraph Road and Santa Fe Springs Road; a 22,994 square-foot warehouse located at 10370 Slusher Drive; and an 86-room hotel located at the southwest corner of Norwalk Boulevard and Telegraph Road. The cumulative air quality emissions will be below the thresholds of significance established by the SCAQMD. In addition, the cumulative GHG emissions from the five projects (including the proposed project) will still be below the thresholds of significance established by the SCAQMD. Furthermore, the addition of the project trips as well as the trips from the aforementioned related projects will not result in the degradation of any intersection's level of service and no carbon "hot-spots" will be created as a result of the project's implementation and subsequent occupation.
- *The approval and subsequent implementation of the proposed project will not have environmental effects that will adversely affect humans, either directly or indirectly.* Future customers will be prohibited from storing hazardous materials.



SECTION 4 - CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

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

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.



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SECTION 5 - REFERENCES

5.1 PREPARERS

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Liesl Sullano, Project Planner
Bryan Hamilton, Project Planner

5.2 REFERENCES

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

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

APPENDIX B – UTILITIES CALCULATIONS

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APPENDIX A - AIR QUALITY WORKSHEETS

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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	117.94	1000sqft	2.71	117,940.00	0
General Office Building	1.02	1000sqft	0.02	1,020.00	0
Parking Lot	14.00	Space	0.13	5,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2020

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	41.00
tblConstructionPhase	NumDays	220.00	109.00
tblConstructionPhase	NumDays	6.00	22.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	3.00	21.00
tblConstructionPhase	PhaseEndDate	6/12/2019	3/31/2019
tblConstructionPhase	PhaseEndDate	5/15/2019	12/31/2018
tblConstructionPhase	PhaseEndDate	7/11/2018	7/31/2018
tblConstructionPhase	PhaseEndDate	5/29/2019	1/31/2019
tblConstructionPhase	PhaseEndDate	7/3/2018	6/30/2018
tblConstructionPhase	PhaseStartDate	5/30/2019	2/1/2019
tblConstructionPhase	PhaseStartDate	7/12/2018	8/1/2018
tblConstructionPhase	PhaseStartDate	7/4/2018	7/1/2018
tblConstructionPhase	PhaseStartDate	5/16/2019	1/1/2019
tblConstructionPhase	PhaseStartDate	6/29/2018	6/1/2018
tblGrading	AcresOfGrading	11.00	3.00
tblGrading	AcresOfGrading	31.50	4.50

2.0 Emissions Summary

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2.2 Overall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	2.6612	1.3000e-004	0.0137	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0291	0.0291	8.0000e-005		0.0311
Energy	3.3500e-003	0.0304	0.0256	1.8000e-004		2.3100e-003	2.3100e-003		2.3100e-003	2.3100e-003		36.4951	36.4951	7.0000e-004	6.7000e-004	36.7120
Mobile	0.4674	2.4493	6.8661	0.0239	1.8927	0.0232	1.9059	0.5038	0.0219	0.5256		2.430.324	2.430.324	0.1173		2.433.258
Total	3.1319	2.4796	6.9073	0.0241	1.8927	0.0256	1.9063	0.5038	0.0242	0.5280		2.466.849	2.466.849	0.1181	6.7000e-004	2,470.001

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	2.6612	1.3000e-004	0.0137	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0291	0.0291	8.0000e-005		0.0311
Energy	3.3500e-003	0.0304	0.0256	1.8000e-004		2.3100e-003	2.3100e-003		2.3100e-003	2.3100e-003		36.4951	36.4951	7.0000e-004	6.7000e-004	36.7120
Mobile	0.4669	2.4458	6.8550	0.0239	1.8786	0.0232	1.9018	0.5027	0.0218	0.5245		2,425.283	2,425.283	0.1171		2,428.211
Total	3.1316	2.4763	6.8942	0.0241	1.8786	0.0256	1.9042	0.5027	0.0242	0.5268		2,461.808	2,461.808	0.1179	6.7000e-004	2,464.964

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBo-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.02	0.14	0.19	0.21	0.22	0.20	0.22	0.22	0.17	0.22	0.00	0.20	0.20	0.19	0.00	0.20

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2018	6/30/2018	5	21	
2	Grading	Grading	7/1/2018	7/31/2018	5	22	
3	Building Construction	Building Construction	8/1/2018	12/31/2018	5	108	
4	Paving	Paving	1/1/2019	1/31/2019	5	23	
5	Architectural Coating	Architectural Coating	2/1/2019	3/31/2019	5	41	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0.13

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 178,440; Non-Residential Outdoor: 59,480; Striped Parking Area: 336
(Architectural Coating - sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	88	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMI

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	52.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.2273	0.0000	0.2273	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	1.8995	23.6201	12.7461	0.0245		0.9540	0.9540		0.8777	0.8777		2,468.413	2,468.413	0.7685		2,487.624
												1	1			4
Total	1.8995	23.6201	12.7461	0.0245	0.2273	0.9540	1.1813	0.0245	0.8777	0.9022		2,468.413	2,468.413	0.7685		2,487.624
												1	1			4

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3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244		97.5481	97.5481	3.3300e-003		97.6313
Total	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244		97.5481	97.5481	3.3300e-003		97.6313

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.0886	0.0000	0.0886	9.5700e-003	0.0000	9.5700e-003			0.0000			0.0000
Off-Road	1.8995	23.6201	12.7461	0.0245		0.9540	0.9540		0.8777	0.8777	0.0000	2.468.413	2,468.413	0.7685		2,487.624
Total	1.8995	23.6201	12.7461	0.0245	0.0886	0.9540	1.0426	9.5700e-003	0.8777	0.8873	0.0000	2,468.413	2,468.413	0.7685		2,487.624

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3.2 Site Preparation - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244	97.5481	97.5481	97.5481	3.3300e-003		97.6313
Total	0.0431	0.0309	0.4014	9.8000e-004	0.0894	7.1000e-004	0.0901	0.0237	6.6000e-004	0.0244	97.5481	97.5481	97.5481	3.3300e-003		97.6313

3.3 Grading - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.1667	0.0000	6.1667	3.3258	0.0000	3.3258			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3604	0.0206		1.1683	1.1683		1.0748	1.0748	2,077.4666	2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3604	0.0206	6.1667	1.1683	7.3350	3.3258	1.0748	4.4007	2,077.4666	2,077.4666	2,077.4666	0.6467		2,093.6352

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3.3 Grading - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0539	0.0386	0.5018	1.2300e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0381
Total	0.0539	0.0386	0.5018	1.2300e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0381

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					2.4050	0.0000	2.4050	1.2971	0.0000	1.2971			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748	0.0000	2.077466	2.077466	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	2.4050	1.1683	3.5733	1.2971	1.0748	2.3719	0.0000	2.077466	2,077.4666	0.6467		2,093.6352

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3.3 Grading - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0539	0.0386	0.5018	1.2300e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0381
Total	0.0539	0.0386	0.5018	1.2300e-003	0.1118	8.9000e-004	0.1127	0.0296	8.2000e-004	0.0305		121.9352	121.9352	4.1600e-003		122.0381

3.4 Building Construction - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051		2,329,775 ⁹	2,329,775 ⁹	0.5019		2,342,323 ²
Total	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051		2,329,775⁹	2,329,775⁹	0.5019		2,342,323²

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3.4 Building Construction - 2018
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0851	2.4237	0.6036	5.2400e-003	0.1280	0.0177	0.1457	0.0369	0.0169	0.0538		557.3161	557.3161	0.0379		558.2643
Worker	0.2802	0.2009	2.6091	6.3700e-003	0.5812	4.6300e-003	0.5859	0.1542	4.2700e-003	0.1584		634.0629	634.0629	0.0216		634.6034
Total	0.3653	2.6246	3.2127	0.0116	0.7093	0.0223	0.7316	0.1910	0.0212	0.2122		1,191.378₉	1,191.378₉	0.0596		1,192.867₇

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051	0.0000	2,329.775 ₉	2,329.775 ₉	0.5019		2,342.323 ₂
Total	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051	0.0000	2,329.775₉	2,329.775₉	0.5019		2,342.323₂

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3.4 Building Construction - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0851	2.4237	0.6036	5.2400e-003	0.1280	0.0177	0.1457	0.0369	0.0169	0.0538		557.3161	557.3161	0.0379		558.2643
Worker	0.2802	0.2009	2.6091	6.3700e-003	0.5812	4.6300e-003	0.5859	0.1542	4.2700e-003	0.1584		634.0629	634.0629	0.0216		634.6034
Total	0.3653	2.6246	3.2127	0.0116	0.7093	0.0223	0.7316	0.1910	0.0212	0.2122		1,191.3789	1,191.3789	0.0596		1,192.8677

3.5 Paving - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.2453	12.5885	11.8607	0.0178		0.7301	0.7301		0.6728	0.6728		1,746.2432	1,746.2432	0.5418		1,759.7870
Paving	0.0148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2601	12.5885	11.8607	0.0178		0.7301	0.7301		0.6728	0.6728		1,746.2432	1,746.2432	0.5418		1,759.7870

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3.5 Paving - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0735	0.0511	0.5740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2889
Total	0.0735	0.0511	0.5740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2889

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2453	12.5685	11.8507	0.0178		0.7301	0.7301		0.6728	0.6728	0.0000	1,746.2432	1,746.2432	0.5418		1,759,7870
Paving	0.0148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2601	12.5685	11.8507	0.0178		0.7301	0.7301		0.6728	0.6728	0.0000	1,746.2432	1,746.2432	0.5418		1,759,7870

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3.5 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2869
Total	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2869

3.6 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Archit. Coating	26.9346					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	27.2010	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

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3.6 Architectural Coating - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912
Total	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	26.9346						0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	27.2010	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

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Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.4669	2.4458	6.8550	0.0239	1.8786	0.0232	1.9018	0.5027	0.0218	0.5245		2,425,283 g	2,425,283 g	0.1171		2,428,211 g
Unmitigated	0.4674	2.4463	6.8581	0.0239	1.8827	0.0233	1.9059	0.5038	0.0219	0.5256		2,430,324 g	2,430,324 g	0.1173		2,433,258 g

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
General Office Building	11.25	2.51	1.07	27,536	27,536	27,476	27,476
Parking Lot	0.00	0.00	0.00				
Unrefrigerated Warehouse-No Rail	198.14	198.14	198.14	848,169	848,169	847,320	847,320
Total	209.39	200.65	199.21	876,704	876,704	874,796	874,796

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	Pass-by	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4	4	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3	3	3

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Parking Lot	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Unrefrigerated Warehouse-No Rail	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Natural Gas Mitigated	3.3500e-003	0.0304	0.0256	1.8000e-004	2.3100e-003	2.3100e-003	2.3100e-003	2.3100e-003	2.3100e-003	2.3100e-003	36.4951	36.4951	7.0000e-004	7.0000e-004	6.7000e-004	36.7120
Natural Gas Unmitigated	3.3500e-003	0.0304	0.0256	1.8000e-004	2.3100e-003	2.3100e-003	2.3100e-003	2.3100e-003	2.3100e-003	2.3100e-003	36.4951	36.4951	7.0000e-004	7.0000e-004	6.7000e-004	36.7120

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5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
General Office Building	29.091	3.100e-004	2.850e-003	2.400e-003	2.000e-006		2.200e-004	2.200e-004		2.200e-004	2.200e-004		3.4225	3.4225	7.000e-005	6.000e-005	3.4428
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	281.117	3.030e-003	0.0276	0.0232	1.700e-004		2.090e-003	2.090e-003		2.090e-003	2.090e-003		33.0726	33.0726	6.300e-004	6.100e-004	33.2692
Total		3.340e-003	0.0304	0.0256	1.900e-004		2.310e-003	2.310e-003		2.310e-003	2.310e-003		36.4951	36.4951	7.000e-004	6.700e-004	36.7120

Mitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
General Office Building	0.029091	3.100e-004	2.850e-003	2.400e-003	2.000e-006		2.200e-004	2.200e-004		2.200e-004	2.200e-004		3.4225	3.4225	7.000e-005	6.000e-005	3.4428
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.281117	3.030e-003	0.0276	0.0232	1.700e-004		2.090e-003	2.090e-003		2.090e-003	2.090e-003		33.0726	33.0726	6.300e-004	6.100e-004	33.2692
Total		3.340e-003	0.0304	0.0256	1.900e-004		2.310e-003	2.310e-003		2.310e-003	2.310e-003		36.4951	36.4951	7.000e-004	6.700e-004	36.7120

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6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	2.6612	1.3000e-004	0.0137	0.0000	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	0.0291	0.0291	0.0291	8.0000e-005		0.0311
Unmitigated	2.6612	1.3000e-004	0.0137	0.0000	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	0.0291	0.0291	0.0291	8.0000e-005		0.0311

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6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.3026					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3574					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0137	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0291	0.0291	8.0000e-005		0.0311
Total	2.6612	1.3000e-004	0.0137	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0291	0.0291	8.0000e-005		0.0311

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.3026					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3574					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0137	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0291	0.0291	8.0000e-005		0.0311
Total	2.6612	1.3000e-004	0.0137	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0291	0.0291	8.0000e-005		0.0311

7.0 Water Detail

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7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

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INTRODUCTION TO UTILITY SCREENING TABLES

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

Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used in the calculation of utilities use. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

Tables 2 Summary of Project Impacts

consumption/generation rates. This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this area of the worksheet.

Tables 3 through 7 Calculation of Project Impacts

Table 3 through 7 indicate the results of the analysis.

Table 3 Electrical Consumption - This table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

Table 4 Natural Gas Consumption - This table calculates the projected natural gas usage for new development. Default generation rates provided in the shaded areas may be changed.

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

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

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

Table 1: Norwalk Blvd Self-Storage

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Variable	Factor
Residential Uses	Variable	Total Units
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home Park	No. of Units	0
Office Uses	Variable	Total Floor Area
Office	Square Feet	1,200
Medical Office Building	Square Feet	0
Office Park	Square Feet	0
Bank/Financial Services	Square Feet	0
Commercial Uses	Variable	Total Floor Area
Specialty Retail Commercial	Square Feet	0
Convenience Store	Square Feet	0
Movie Theater	Square Feet	0
Shopping Center	Square Feet	0
Sit-Down Restaurant	Square Feet	0
Fast-Food Restaurant	Square Feet	0
Manufacturing Uses	Variable	Total Floor Area
Industrial Park	Square Feet	0
Manufacturing	Square Feet	0
General Light Industry	Square Feet	0
Warehouse	Square Feet	0
Public/Institutional	Variable	Total Floor Area
Public/Institutional	Square Feet	0
Open Space	Square Feet	0

Table 2: Projected Utility Consumption/Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	1,633
Natural Gas Consumption	cubic feet/day	1,538
Water Consumption	gallons/day	2,855
Sewage Generation	gallons/day	24
Solid Waste Generation	pounds/day	7

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	No. of Units	kWh/Unit/Year	kWh/Unit/Day
Single-Family Residential	0	7,554.00	0.0
Medium Density Residential	0	4,644.00	0.0
Multiple-Family Residential	0	4,644.00	0.0
Mobile Home Park	0	4,644.00	0.0
Office Uses	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Office	1,200	20.80	68.4
Medical Office Building	0	14.20	0.0
Office Park	0	20.80	0.0
Bank/Financial Services	0	20.80	0.0
Commercial Uses	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Specialty Retail Commercial	0	16.00	0.0
Convenience Store	0	16.00	0.0
Movie Theater	0	16.00	0.0
Shopping Center	0	35.90	0
Sit-Down Restaurant	0	49.10	0.0
Fast-Food Restaurant	0	49.10	0.0
Manufacturing Uses	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Industrial Park	0	4.80	0.0
Manufacturing	0	4.80	0.0
General Light Industry	0	4.80	0.0
Warehouse	118,960	4.80	1,564.4
Public/Institutional	Square Feet	kWh/Sq. Ft./Year	kWh/Sq. Ft./Day
Public/Institutional	0	4.80	0.0
Open Space	0	0.00	0.0

Total Daily Electrical Consumption (kWh/day) 1,632.8

Source: Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	No. of Units	Cu. Ft./Mo./Unit	Cu. Ft./Day
Single-Family Residential	0	6,665.00	0.0
Medium Density Residential	0	4,011.50	0.0
Multiple-Family Residential	0	4,011.50	0.0
Mobile Home Park	0	4,011.50	0.0
Office Uses	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft./Day
Office	1,200	2.00	6.6
Medical Office Building	0	2.00	0.0
Office Park	0	2.00	0.0
Bank/Financial Services	0	2.00	0.0
Commercial Uses	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft./Day
Specialty Retail Commercial	0	2.90	0.0
Convenience Store	0	2.90	0.0
Movie Theater	0	2.90	0.0
Shopping Center	0	2.90	0.0
Sit-Down Restaurant	0	2.90	0.0
Fast-Food Restaurant	0	2.90	0.0
Manufacturing Uses	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft./Day
Industrial Park	0	4.70	0.0
Manufacturing	0	4.70	0.0
General Light Industry	0	4.70	0.0
Warehouse	118,960	4.70	1,531.8
Public/Institutional Use	Square Feet	Cu. Ft./Mo./Sq. Ft.	Cu. Ft./Day
Public/Institutional	0	2.90	0.0
Open Space	0	2.90	0.0

Total Daily Natural Gas Consumption (cubic feet/day) 1,538.4

Source: South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	No. of Units	Gals./Day/Unit	Gals./Day
Single-Family Residential	0	250.00	0.0
Medium Density Residential	0	250.00	0.0
Multiple-Family Residential	0	250.00	0.0
Mobile Home Park	0	250.00	0.0
Office Uses	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Office	0	0.14	0.0
Medical Office Building	0	0.14	0.0
Office Park	0	0.14	0.0
Bank/Financial Services	0	0.14	0.0
Commercial Uses	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Specialty Retail Commercial	0	0.10	0.0
Convenience Store	0	0.10	0.0
Movie Theater	0	0.10	0.0
Shopping Center	0	0.10	0.0
Sit-Down Restaurant	0	0.11	0.0
Fast-Food Restaurant	0	0.11	0.0
Manufacturing Uses	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Industrial Park	0	20.00	0.0
Manufacturing	0	20.00	0.0
General Light Industry	0	20.00	0.0
Warehouse	118,960	24.00	2,855.0
Public/Institutional Use	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Public/Institutional	0	0.10	0.0
Open Space	0	0.10	0.0
Total Daily Water Consumption (gallons/day)			2,855.0
Source: Derived from Orange County Sanitation District rates.			

Table 6: Sewage Generation

Project Component	Units of Measure	Consumption Factors	Projected Consumption
Residential Uses	No. of Units	Gals./Day/Unit	Gals./Day
Single-Family Residential	0	180.00	0.0
Medium Density Residential	0	180.00	0.0
Multiple-Family Residential	0	180.00	0.0
Mobile Home Park	0	180.00	0.0
Office Uses	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Office	1,200	20.00	24.0
Medical Office Building	0	0.11	0.0
Office Park	0	0.11	0.0
Bank/Financial Services	0	0.11	0.0
Commercial Uses	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Specialty Retail Commercial	0	0.08	0.0
Convenience Store	0	0.08	0.0
Movie Theater	0	0.08	0.0
Shopping Center	0	0.08	0.0
Sit-Down Restaurant	0	0.08	0.0
Fast-Food Restaurant	0	0.08	0.0
Manufacturing Uses	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Industrial Park	0	16.00	0.0
Manufacturing	0	16.00	0.0
General Light Industry	0	16.00	0.0
Warehouse	0	20.00	0.0
Public/Institutional Use	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Public/Institutional	0	0.08	0.0
Open Space	0	0.08	0.0
Total Daily Sewage Generation (gallons/day)			24
Source: Orange County Sanitation Districts. 1994			

Table 7: Solid Waste Generation

Project Component	Units of Measure	Generation Factors	Projected Generation
Residential Uses			
	No. of Units	Lbs./Day/Unit	Lbs./Day
Single-Family Residential	0	4.00	0.0
Medium Density Residential	0	4.00	0.0
Multiple-Family Residential	0	4.00	0.0
Mobile Home Park	0	4.00	0.0
Office Uses			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Office	1,200	6.00	7.2
Medical Office Building	0	6.00	0.0
Office Park	0	6.00	0.0
Bank/Financial Services	0	6.00	0.0
Commercial Uses			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Specialty Retail Commercial	0	42.00	0.0
Convenience Store	0	42.00	0.0
Movie Theater	0	6.00	0.0
Shopping Center	0	6.00	0.0
Sit-Down Restaurant	0	6.00	0.0
Fast-Food Restaurant	0	42.00	0.0
Manufacturing Uses			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Industrial Park	0	6.00	0.0
Manufacturing	0	6.00	0.0
General Light Industry	0	6.00	0.0
Warehouse	0	6.00	0.0
Public/Institutional Use			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Public/Institutional	0	4.00	0.0
Open Space	0	3.00	0.0
Total Daily Solid Waste Generation			7
Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981			

MITIGATION MONITORING AND REPORTING PROGRAM

**NORWALK BOULEVARD MINI-WAREHOUSE
FACILITY
11212 NORWALK BOULEVARD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
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HACIENDA HEIGHTS, CALIFORNIA 91745**

APRIL 18, 2018

SFSP 053

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1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application that will permit the construction and operation of a mini-warehouse facility in the City of Santa Fe Springs. The project site's legal address is 11212 Norwalk Boulevard. The site is located to the east of Norwalk Boulevard, and between 2nd Street and Lakeland Road. The project site is currently vacant and undeveloped. The proposed project will involve the construction of a new four-story mini-warehouse facility and an office. The proposed new four-story mini-warehouse facility will have a total floor area of 128,896 square feet, with approximately 32,224 square feet of floor area per level. The office portion of the proposed project will have a total floor area of 1,200 square feet. The project's total floor area will be 130,096 square feet. The proposed project will provide a total of 14 parking spaces, which will exceed the off-street requirements of 13 parking spaces. Access to the site will be maintained through two existing driveway aprons located along the project site's western boundary. The first driveway apron has a curb-to-curb width of 37 feet and 5 inches and will extend along the northern portion of the site. The second driveway apron has a curb-to-curb width of 29 feet and 7 inches and will extend along the southern portion of the site. Finally, the proposed project will have a total land area of 8,800 square feet dedicated to landscaping.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

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

3. FINDINGS RELATED TO MITIGATION MONITORING

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

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

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

4. MITIGATION MEASURES

The following mitigation is required to minimize future light and glare impacts:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area and on the two building's exterior including light standards and wall packs as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

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

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

The following measures will further ensure that on-site construction activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure No. 3 (Noise). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 4 (Noise). The Applicant must notify residents within 200 feet of the project site's western property line regarding construction times and local contact information. This notice must be placed along the west side of the project site and must include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.

The following mitigation is required to ensure safe egress at the southern driveway:

Mitigation Measure No. 5 (Transportation and Circulation). The southern driveway on Norwalk Boulevard should be restricted to only allow right-turn out movements due to the raised median island on Norwalk Boulevard.

5. MITIGATION MONITORING

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

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area and on the two building's exterior including light standards and wall packs as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	Planning Department, Police Services Department, and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the issuance of building permits.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.	Planning Department • (Applicant is responsible for implementation)	<i>Prior to the start of any construction related activities.</i> • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s).	Date: Name & Title:
Mitigation Measure No. 3 (Noise). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.	Planning Department and Code Enforcement • (Applicant is responsible for implementation)	<i>During project's construction.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Noise). The Applicant must notify residents within 200 feet of the project site's western property line regarding construction times and local contact information. This notice must be placed along the west side of the project site and must include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.	Planning Department • (Applicant is responsible for implementation)	<i>Prior to the start of construction.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (Transportation and Circulation). The southern driveway on Norwalk Boulevard should be restricted to only allow right-turn out movements due to the raised median island on Norwalk Boulevard.	City Engineer and Director of Public Works • (Applicant is responsible for implementation)	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 936

Conditional Use Permit Case No. 787

DPA Case No. 936: A request for approval to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; and *CUP Case No. 787:* A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 11212 Norwalk Boulevard (APN: 8025-001-014), within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones. (JSF Management, LLC)

RECOMMENDATIONS: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and

RECOMMENDATIONS (Cont.)

- Approve Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787, subject to the conditions of approval as contained with the attached Resolution (81-2018); and
- Find that Conditional Use Permit Case No. 787 shall be subject to a compliance review in two year, on or before May 14, 2020.
- Adopt Resolution No. 81-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property, located at 11212 Norwalk Blvd., is comprised of one parcel (APN: 8025-001-014) that was previously lot tied. The property measures 67,260 sq. ft. (1.54 acres), and located along the east side of Norwalk Blvd. The site is zoned M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones.

The applicant, JSF Management, LLC, is proposing to construct a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building on the subject property.

RELATED ENTITLEMENTS

The Planning Commission should note that the subject Development Plan Approval and Conditional Use Permit are two of three entitlements that are being proposed for the development on the subject site. The applicant is also proposing to consolidate seven (7) existing lots into a single parcel to develop the subject property as one parcel. Therefore, in addition to the subject entitlements, the proposed project also requires approval of Tentative Parcel Map 82031.

Tentative Parcel Map (TPM Case No. 82031)

Request for approval to consolidate seven (7) existing lots into one parcel measuring +/- 67,260 sq. ft. (1.54 acres) on property located at 11212 Norwalk Blvd., within M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones. As mention previously, the seven (7) existing lots were previously consolidated through a lot tie, which is not recognized by the Subdivision Map Act, therefore, the applicant is seeking for approval to consolidate all seven (7) existing lots via Tentative Parcel Map 82031.

Further details of the above-mentioned entitlement, including but not limited to the required findings and conditions of approval, is provided in a separate staff report.

PROJECT DESCRIPTION**DEVELOPMENT PLAN APPROVAL (DPA 936)**

As stated previously, the applicant is requesting approval of Development Approval (DPA) Case No. 936: to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility and a new 1,200 sq. ft. office building on the subject property. In accordance with the City's Zoning Regulation, a Development Plan Approval is required to give proper attention to the siting of a new structure, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Site Plan

The proposed development will consist of a four (4) story mini-warehouse facility and a detached single-story office building. The proposed office building will be setback a minimum of 24' from the street facing property lines along Norwalk Blvd. It should be noted that the proposed office building is located within C-4, Community Commercial, Zone while the proposed mini-warehouse facility is located within the M-2, Heavy Manufacturing, Zone. As a result, the proposed office building meets the minimum setback requirements for properties within the C-4. The proposed mini-warehouse facility will be setback a minimum of 140' from the street facing the property line along Norwalk Blvd. As a result, the proposed mini-warehouse facility meets the minimum setback requirements for properties within the M-2.

The proposed development will provide two driveways along Norwalk Blvd. for ingress and egress. It should be noted that the southerly driveway is a shared driveway with the property to the south.

Floor Plan

The floor plan indicates that the proposed single-story office building will have 1,200 sq. ft. of building area with the main entrance located along the north side of the building.

The proposed mini-warehouse facility will have four (4) stories of storage area totaling 128,896 sq. ft. with one (1) entrances located along the west portion of the building. All four (4) floors will have one (1) elevator, a lobby and a mini-storage area totaling 32,224 sq. ft. each.

Elevations

The elevations for the proposed office building reflects a contemporary design. The entry to the office building (north elevation) is provided with extensive glazing, canopy, and decorative roofing. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building. The height of the proposed office building will be 30 feet.

The elevation for the proposed mini-warehouse facility also reflects a contemporary design. There will be one main entrance to the mini-warehouse facility along the west elevation. The west elevation was provided with window treatments, various materials, and height variation that will match the design of the proposed office building. The north and south elevation were also provided with window treatment, various materials, and height variation that mimic the design of the west elevation. The maximum height of the proposed mini-warehouse facility will be 52 feet and 4 inches.

Landscaping Requirements

The minimum landscape requirements for the proposed development, based on the overall street frontage of approximately 228', is 5,700 sq. ft. According to the submitted plan, the applicant will be providing a total of 8,800 sq. ft. of landscaping throughout the subject property, with a minimum 827 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum landscaping requirement set forth in the City's Zoning Regulation. As required by the City Code, the applicant will landscape at least 6% of the parking area.

Parking Requirements

Per the City's Zoning Regulation, the subject property is required to provide a total of 13 parking stalls.

- Proposed Development – 130,096 sq. ft. of mini-warehouse: 1 stall per 10,000 sq. ft. = 13 stalls.

A total of 14 parking stalls will be provided for the entire site: 11 standard stalls, 2 accessible stalls, and 1 electric vehicle stall. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulations.

Loading Doors

The proposed building will have 12 loading doors, along the west elevation. It should be noted that the loading doors are placed strategically away from public view with screen wall and gate.

Trash Enclosures

According to the site plan, one (1) 18'-8" x 8'-8" (161.79 sq. ft.) trash enclosure will be constructed along the northern portion of the property. The size of the trash enclosure might change should the Building Department find it to be deficient.

CONDITIONAL USE PERMIT (CUP 787)

Concurrent with DPA 936, the applicant, is requesting approval of a Conditional Use Permit (CUP) to allow for the establishment, operation, and maintenance of a mini-warehouse facility use within the M-2, Heavy Manufacturing, Zone. It should be noted that the proposed mini-warehouse facility is located within the M-2 Zone portion of the site.

In accordance with Section 155.637(A) of the City's Zoning Regulations, a mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid CUP has first been issued.

STREETS AND HIGHWAYS

The subject site has frontage on Norwalk Blvd. Norwalk Blvd is designated as a "Major Highway" within the Circulation Element of the City's General Plan.

SUROUNING ZONING, GENERAL PLAN 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	C-4, Community Commercial & M-2, Heavy Manufacturing, Zones	Commercial & Industrial	<u>Industrial Use</u> (11204 Norwalk Blvd)
South	C-4, Community Commercial & M-2, Heavy Manufacturing, Zones	Industrial	<u>Industrial Use</u> (11234 Norwalk Blvd)
East	M-2, Heavy Manufacturing, Zones	Industrial	<u>Industrial Use</u> (11204 Norwalk Blvd)
West	Residential (City of Norwalk)	Residential	<u>Residential Use</u> (12172 Kenney St.)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval, Conditional Use Permit and related Environmental Documents was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 3, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 3, 2018, and published in a newspaper of general circulation (Whittier Daily News) on May 3, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

ENVIRONMENTAL DOCUMENTS

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

judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett Baylosis Environmental Planning. 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. 82031.

STAFF REMARKS

Based on the findings set forth in the attached resolution, staff finds that the applicant's requests meets the criteria set forth in Section 155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; 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 81-2018, which incorporates said findings as well as the conditions of approval related the subject proposal (see Exhibit A of Resolution 81-2018).

AUTHORITY OF PLANNING COMMISSION:

Develop Plan Approval

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

Conditional Use Permit

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

CONDITIONS OF APPROVAL

Conditions of approval for DPA 936 and CUP 78587 is attached to Resolution 81-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. Roof Plan
5. Color Elevation
6. Color Rendering
7. Development Plan Permit Application
8. Conditional Use Permit Application
9. Public Hearing Notice
10. Radius Map for Public Hearing Notice
11. Copy of IS/MND – (provided to Planning Commission on May 8, 2018)
12. Resolution 81-2018
 - A. Exhibit A – Conditions of Approval

Q:\Planning\Staff\Jimmy\13461 Rosecrans Ave\DPA 927 & CUP 782 - 13461 Rosecrans Ave - Draft Staff Report.docx

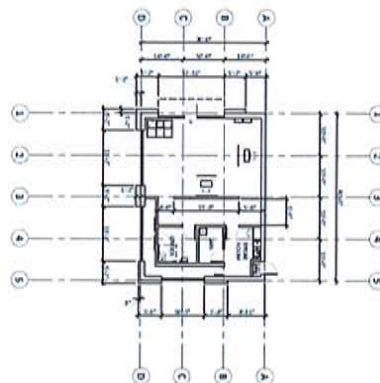
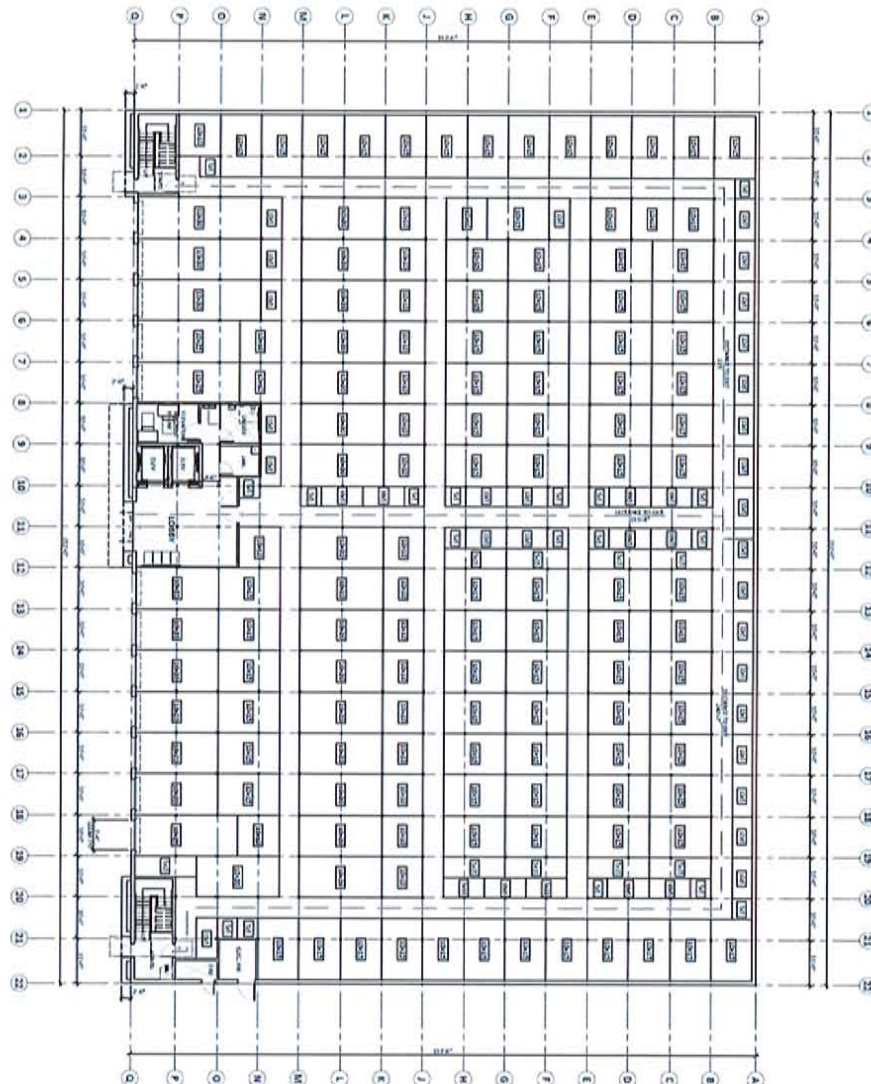


Development Plan Approval Case No. 936
Conditional Use Permit Case No. 787
11212 Norwalk Boulevard
Johnson Development Associate, Inc.

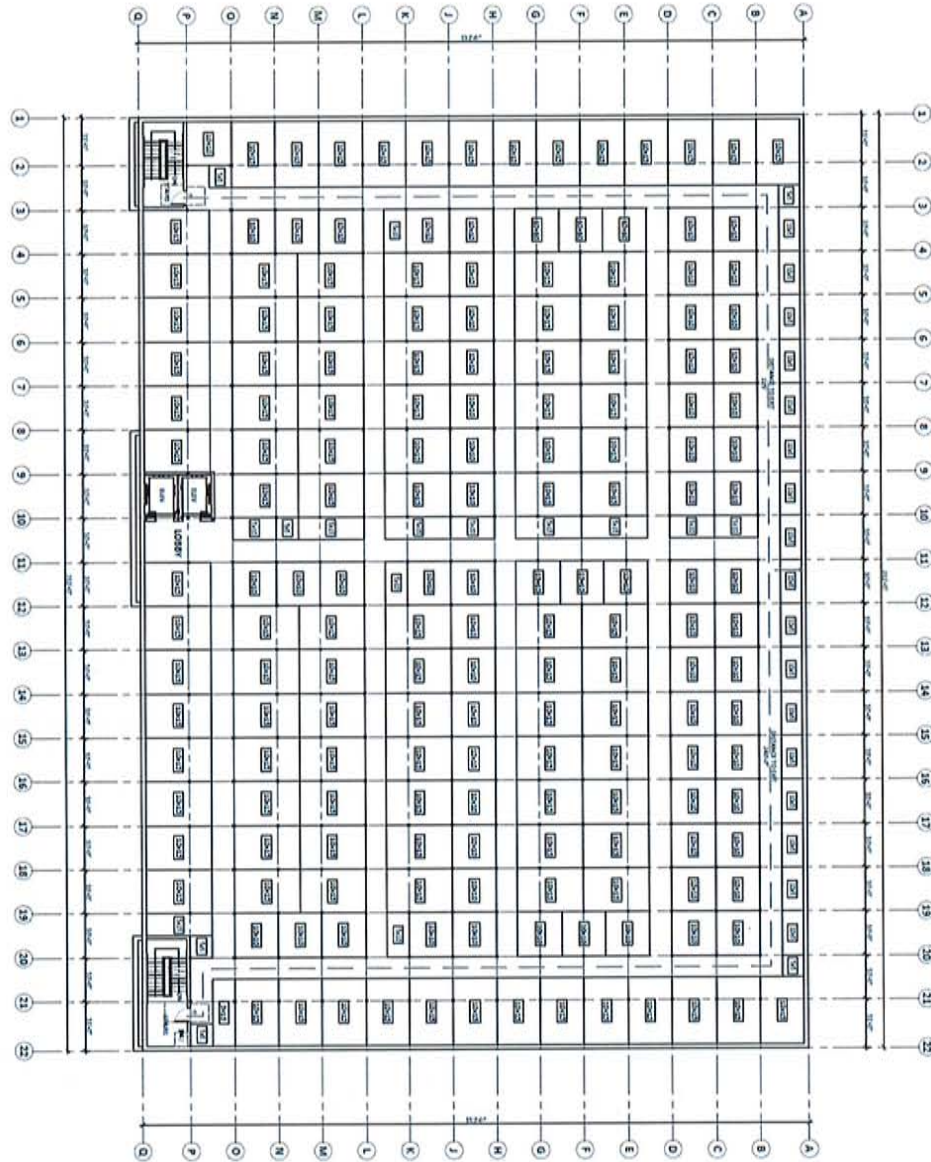
The site plan illustrates the proposed storage building, a large rectangular structure with a footprint of 32,224 square feet, consisting of 4 levels at 128,896 square feet. The building is situated on a lot bounded by Norwalk Blvd to the west and a street to the east. Key features include:

- Building Footprint:** A large rectangular building with a footprint of 32,224 SF, 4 levels at 128,896 SF.
- Office Building:** An existing office building (OFFICE BLDG) with a footprint of 1,500 SF, located to the west of the main building.
- Parking:** Numerous parking spaces are shown, including a designated area for a "TRASH 182 S.F." and a "LOBBY" area.
- Access and Egress:** The plan shows various access points, including a "KEYPAD WITH KNOCK KEY SWITCH FOR FIRE DEPT. ACCESS" and a "KEYPAD WITH KNOCK KEY SWITCH FOR FIRE BICYCLE RACKS". It also indicates "ACCESSIBLE PATH OF TRAVEL" and "EGRESS/BIPOSS BASEMENT".
- Infrastructure:** The plan includes details for "NET PROPERTY LINE LOCATION", "STREET & UTILITY EASEMENT", "GROSS PROPERTY LINE LOCATION", "EXISTING SIDEWALK TO REMAIN", "PUBLIC UTILITY BASEMENT", and "EXISTING CURB CUT AND LOCATION TO REMAIN".
- Other Features:** A "DETENTION BASIN" is located near the office building, and a "LOBBY" is situated near the main building. The plan also shows "ELEC. CABINET", "ELEC. PANEL", and "ELEC. PANEL" locations.

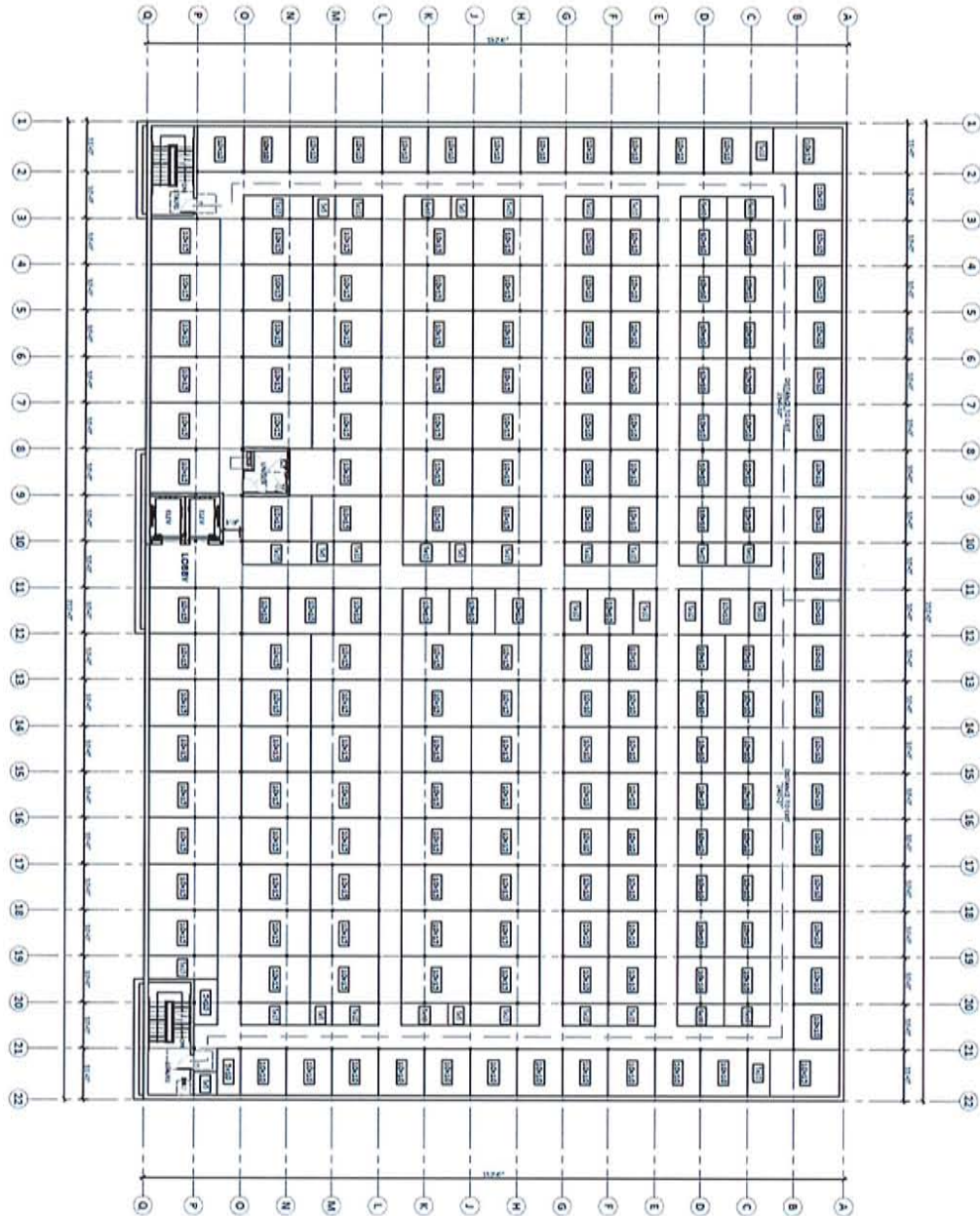
Floor Plan (First Floor)



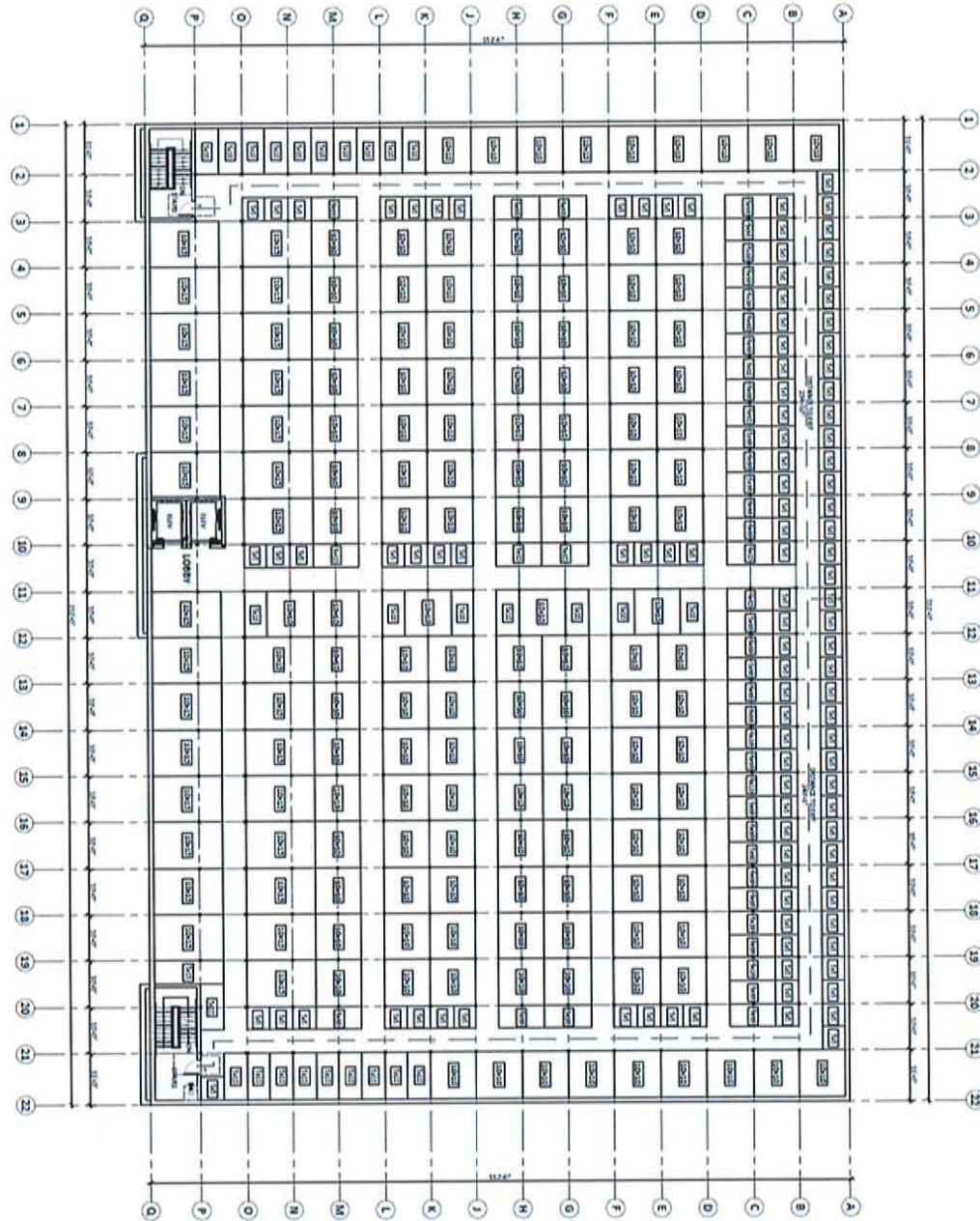
Floor Plan (Second Floor)



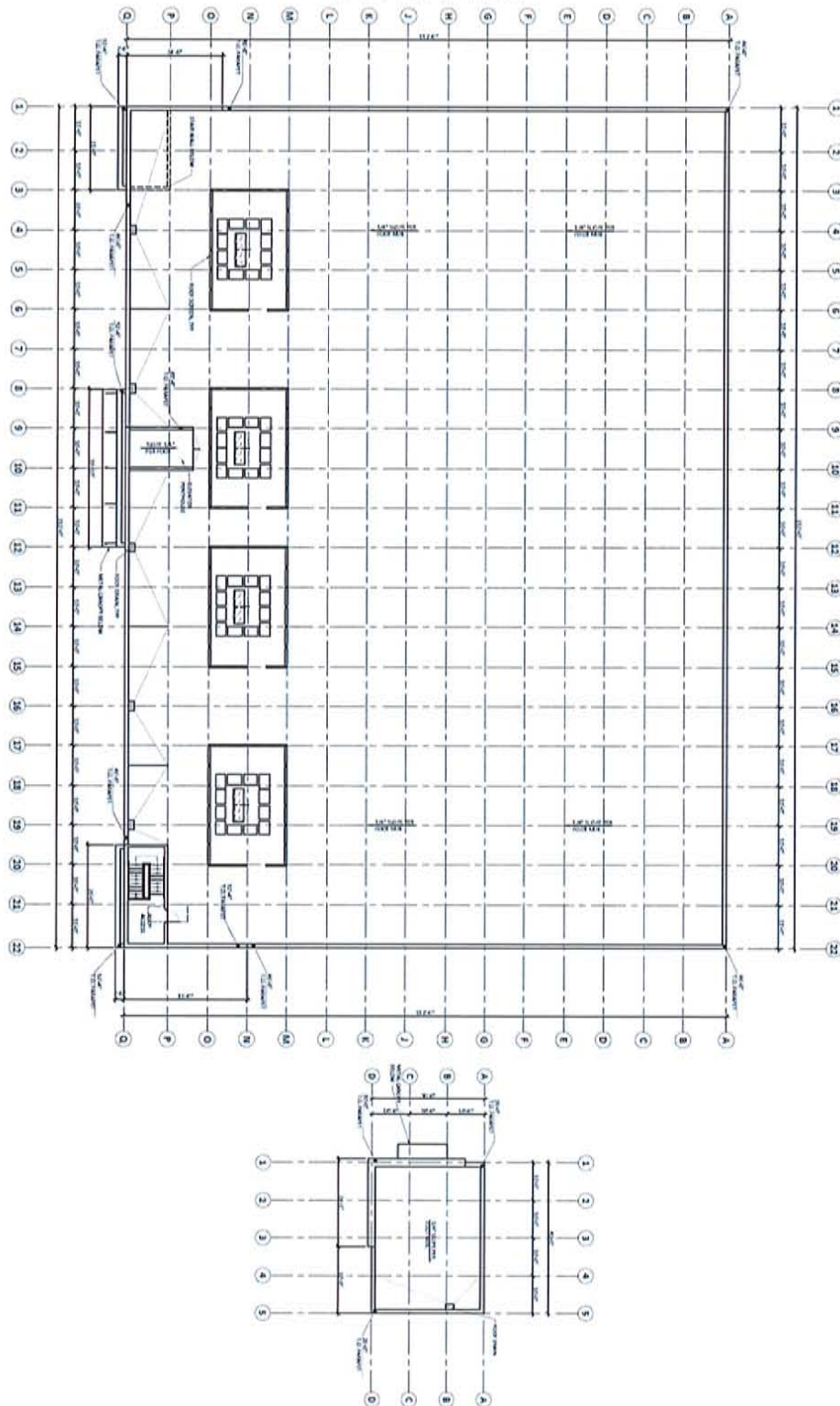
Floor Plan (Third Floor)



Floor Plan (Fourth Floor)



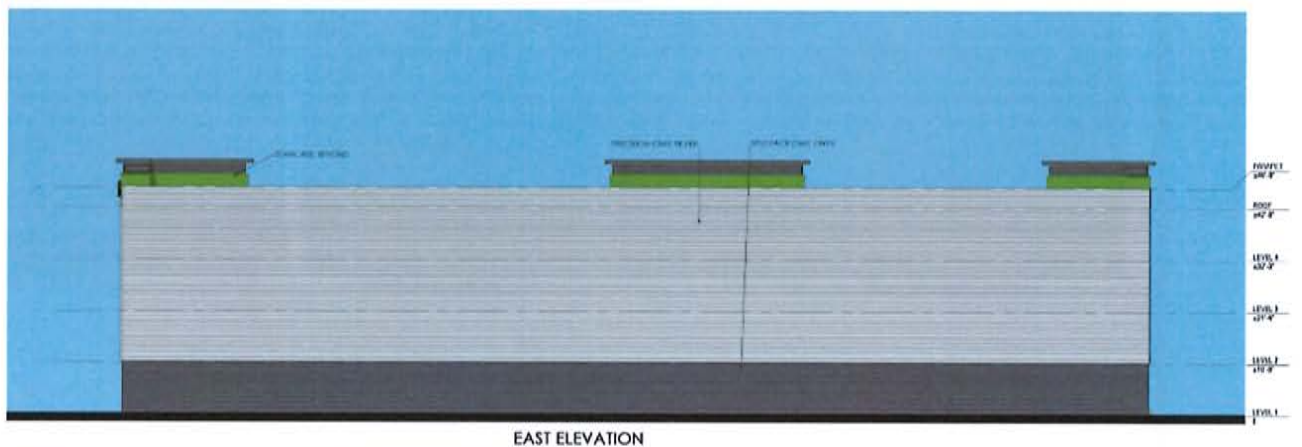
Roof Plan



Elevation



Elevation (Cont.)



Color Rendering



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:

11212 Norwalk Boulevard, Santa Fe Springs.

Approximately 800' from the nearest street intersection of Lakeland Road and Norwalk Boulevard.

RECORD OWNER OF THE PROPERTY:

Name: Geary Five, LLC Phone No: 562-946-1414

Mailing Address: 10107 Norwalk Blvd, Santa Fe Springs, CA 90670

Fax No: N/A E-mail: scott@cascadepump.com

THE APPLICATION IS BEING FILED BY:

- ☐ Record owner of the property
- ☒ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent: Engineer/Architect: _____ Attorney: _____
 Purchaser: X Lessee: _____
 Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

The Project includes the new construction of a four-story, approximately 128,896 square-foot mini-warehouse building for storage of household goods and approximately 1,200 square feet of office space in a separate one-story building and a total of 14 on-site surface parking spaces. See Attachment B.

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

Signed: Scott Summerfield

Signature

Print name

(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Name (please print): Scott Summerfield (on behalf of Geary Five, LLC)
 Mailing Address: 10107 Norwalk Blvd, Santa Fe Springs, CA 90670
 Phone No: 562-946-1414
 Fax No: _____ E-mail: scott@cascadepump.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

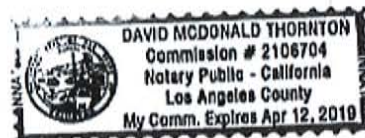
Signed: [Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On Jan 18, 2018 before me, DAVID M. THORNTON Notary Public, personally appeared SCOTT SUMMERFIELD, 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: DPA 936
 DATE FILED: 1/18/2018
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? Yes

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):

11212 Norwalk Boulevard, Santa Fe Springs.

Approximately 800' from the nearest street intersection of Lakeland Road and Norwalk Boulevard.

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)

See attached.

Record Owner of the property: Geary Five, LLC

Name: Scott Summerfield Phone No: 562-946-1414

Mailing Address: 10107 Norwalk Blvd, Santa Fe Springs, CA Date of Purchase: 3/17/2015

Fax No: N/A E-mail: scott@cascadepump.com

Is this application being filed by the Record Owner? No

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

Representative authorized by the Record Owner to file this application:

Name: JSF Management, LLC Phone No: 310-367-9805

Mailing Address: 2296 East Maple Drive, El Segundo, CA 90245

Fax No: N/A E-mail: jrocci@johnsondevelopment.net

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

See attached Preliminary Title Report and ALTA survey.

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 Project includes the new construction of a four-story, approximately 128,896 square-foot mini-warehouse building for storage of household goods. Other improvements include approximately 1,200 square feet of office space in a separate one-story building and a total of 14 on-site surface parking spaces.

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.
See "Attachment A" for complete Justification Statement.
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.
See "Attachment A" for complete Justification Statement.
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?
See "Attachment A" for complete Justification Statement.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
See "Attachment A" for complete Justification Statement.
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.
See "Attachment A" for complete Justification Statement.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
See "Attachment A" for complete Justification Statement.

Conditional Use Permit Application (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Name (please print): Scott Summerfield (on behalf of Geary Five, LLC)
 Mailing Address: 10107 Norwalk Blvd, Santa Fe Springs, CA 90670
 Phone No: 562-946-1414
 Fax No: _____ E-mail: scott@cascadepump.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, Scott Summerfield, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

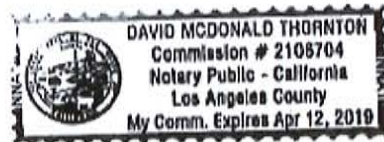
Signed: [Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On 1st 10th, 2018 before me, DAVID M THORNTON Notary Public, personally appeared SCOTT SUMMERFIELD 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? _____

Conditional Use Permit Application (Cont.)

ATTACHMENT A CONDITIONAL USE PERMIT FINDINGS

APPLICANT'S REQUEST

JSF Management, LLC (the "Applicant"), requests approval of a Conditional Use Permit ("CUP") pursuant to Santa Fe Springs Municipal Code ("SFSMC") § 155.637 in order to permit the new construction of a four-story, approximately 128,896 square-foot building for storage of household goods and approximately 1,200 square feet of office space in a separate stand-alone one-story building and a total of 14 on-site surface parking spaces (the "Project"). The Project is proposed to be located at a currently vacant site at 11212 Norwalk Boulevard, in the City of Santa Fe Springs (the "Project Site").

PROJECT SITE BACKGROUND

The Project Site is located on the west side of Norwalk Boulevard, south of Lakeland Road, and north of 2nd Street in the City of Santa Fe Springs. The City of Norwalk boundary lies immediately adjacent to the west of the Property across Norwalk Boulevard and two parcels south of the Property. The Project Site has two zoning designations: a depth of 140 feet from Norwalk Boulevard is located in the Community Commercial (C-4) zone and the remaining lot area to the east is located in the Heavy Manufacturing (M-2) zone.

The Project Site is comprised of one parcel, APN 8025-001-014, which includes Lots 4, 5, and 7; portions of Lots 1, 3, and 6; and a vacated area of what was previously known as Atchison Avenue. In addition to the CUP application, the Applicant is requesting a Tentative Parcel Map and Development Plan Approval.

JUSTIFICATION STATEMENT

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

The proposed mini-warehouse use for self-storage at this location, along a designated Major Highway and within a Manufacturing Zone, is desirable from both a zoning and economic perspective. The mini-warehouse use as proposed is permitted under the Project Site's M-2 zoning. The City has contemplated and recently approved amendments to siting requirements for mini-warehouse uses (under Ordinance No. 1089) specifically to encourage the proposed use at sites such as the Project Site.

Further, mini-warehouse uses are among the fastest growing use types in the country as the industry faces unprecedented demand. Based on the Applicant's national and regional data analysis, the area is under-served with self-storage facilities.

During the City's consideration of the recently approved amendments to the mini-warehouse conditional use permit process, staff acknowledged that "due to changes to the housing market many residents are utilizing mini-warehouse facilities to store their belonging[sic]."¹ In addition, demand for these uses is only likely to increase – according to the Southern California Association of Governments, the City has experienced a 12.5% population

¹ City of Santa Fe Springs Planning Commission and City Council Meeting Staff Reports, dated August 14, 2017 and September 28, 2017, respectively.

JSF Management, LLC
11212 Norwalk Boulevard
January 12, 2018

Conditional Use Permit Application (Cont.)

Attachment A: Conditional Use Permit Findings

growth rate since the year 2000, almost double the rate in Los Angeles County as a whole, and housing production has seen a significant increase in the last three years. By proposing a new mini-warehouse use for self-storage in a location that is both appropriately zoned and conveniently located along a major thoroughfare which provides easy vehicular access, the Project is meeting a long-term need that will only continue to intensify as the City's population grows.

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 Project Site is currently vacant and has been unimproved for many years.² By permitting the proposed mini-warehouse use, the City will activate a long dormant stretch of a major thoroughfare with a use that is compatible with the zoning and surrounding uses, will provide attractive landscaping and a secure and well-lit facility that will benefit the community at large.

In its consideration of the recent amendments to the mini-warehouse conditional use permit process, the City acknowledged that these types of uses are not significantly impactful to other uses in commercial or residential zones within 1,000 feet. As part of the approved amendments to the conditional use permit process, the City eliminated the restriction on mini-warehouse uses within 1,000 feet of a residential or commercial zone for this very reason.

The Project includes several measures to ensure its compatibility with surrounding uses and properties. The Project will have security features including security cameras and controlled access. The Project's hours of operation will be consistent with surrounding commercial uses and access will not be permitted between the hours of 10:00 PM and 6:00 AM. The Project will also benefit the surrounding neighborhood by providing 14 on-site parking spaces for its users, thus avoiding imposing a burden on existing off-site parking, particularly during peak demand periods.

Based on the Project's location, on-site amenities and security features, the Project will enhance the built environment and will not be detrimental to residents in the vicinity, nor will it compromise the general welfare of the community of Santa Fe Springs.

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 Project will be built and operated in a way that limits any harmful construction impacts to adjoining properties. During construction, the Project will comply with any City-imposed limits on hours of construction, and comply with air district rules that minimize dust and odors from grading and construction vehicles. In terms of operation, the Project's design is proposed to include several features that will minimize impacts to adjoining properties. A trash collection area will be gated and screened. Lighting will be positioned downward and will be shielded to reduce off-site light spillage to neighboring properties. The Project will include

² Satellite imagery maintained by Google shows the Project Site as vacant since at least March 2003.

Conditional Use Permit Application (Cont.)

Attachment A: Conditional Use Permit Findings

landscaping and appropriate screening from the public right-of-way, and will limit its hours of operation to avoid noise during the night and early morning hours.

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

The proposed mini-warehouse use for self-storage will not hinder development or redevelopment of adjoining properties and is wholly consistent with the types of uses permitted in the vicinity. Surrounding uses include a surface parking lot to the north, a one-story contractor's office to the south, a warehouse to the east, and a residential neighborhood in the City of Norwalk located to the west across Norwalk Boulevard. The surrounding zoning includes the C-4 zone that extends along the frontage of Norwalk Boulevard, a Buffer Parking zone along Norwalk Boulevard, and the M-2 zone that extends east of Norwalk Boulevard. The proposed mini-warehouse use for self-storage is sited on the interior portion of the Project Site entirely within the M-2 zone. The interior property line currently abuts a service lane for vehicles for the adjacent warehouse use. The proposed office use in the Project Site's C-4 zone is appropriately scaled consistent with surrounding properties and will be sited in a way that does not negatively impact adjacent properties should they one day be redeveloped.

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 Project will not impose traffic burdens or cause traffic hazards on adjoining streets. Mini-warehouse uses have minimal traffic generation, less than office or other industrial uses. A traffic study was conducted to confirm that the proposed use will not negatively affect the surrounding level of service. The Project's design includes bicycle racks adjacent to the proposed office building to encourage multimodal transportation for visitors. Norwalk Boulevard, the Project Site's only street frontage, is well-equipped to accommodate any trips generated by the proposed use, as it is a designated Major Highway on the City's Arterial Highway System Map, the highest capacity designation in the General Plan Circulation Element.

Both the Planning Commission and the City Council considered the impacts of locating mini-warehouse uses within 1,000 feet of residential and commercial areas when they approved the elimination of the siting restriction for issuance of mini-warehouse conditional use permits. As stated in both staff reports, dated August 14, 2017 and September 28, 2017, respectively, "the proposed amendment will reduce the travel times and distance between the resident and mini-warehouse facilities."

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

JSF Management, LLC
2296 East Maple Avenue
El Segundo, CA 90245

JSF Management, LLC
11212 Norwalk Boulevard
January 12, 2018

Conditional Use Permit Application (Cont.)

Attachment A: Conditional Use Permit Findings

COMMISSION'S CONSIDERATION

In addition to the above justifications, the City requires applicants to justify the granting of a conditional use permit by demonstrating the following:

1. That the proposed use will not adversely affect the Zoning Map or the General Plan of the City

The Project has been designed specifically to comply with the City's Zoning Map and General Plan. Based on discussions with Planning staff to determine the exact boundary of the Project Site's split zoning, the Applicant has sited the mini-warehouse use to be located completely within the M-2 zone and the associated office use to be in the adjacent C-4 zone.

SFSMC REQUIRED FINDINGS³

Pursuant to SFSMC § 155.716, the following is set forth for consideration by the Planning Commission:

1. That the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

The Project Site is currently vacant and has been unimproved for many years.⁴ By permitting the proposed mini-warehouse use, the City will activate a long dormant stretch of a major thoroughfare with landscaping and a secure and well-lit facility that will benefit the community at large.

In its consideration of the recent amendments to the mini-warehouse conditional use permit process, the City acknowledged that these types of uses are not significantly impactful to other uses in commercial or residential zones within 1,000 feet. As part of the approved amendments to the conditional use permit process, the City eliminated the restriction on mini-warehouse uses within 1,000 feet of a residential or commercial zone for this very reason.

The Project includes several measures to ensure its compatibility with surrounding uses and properties. The Project will have security features including security cameras and controlled access. The Project's hours of operation will be consistent with surrounding commercial uses and access will not be permitted between the hours of 10:00 PM and 6:00 AM. On-site lighting will be designed to avoid off-site light spillage. Adequate on-site parking will be provided to avoid placing a burden on off-site parking. Landscaping will be provided along frontage of the site to enhance views of the site. Based on the Project's location, on-site amenities and security features, the Project will enhance the built environment and will not be detrimental to residents in the vicinity, nor will it compromise the general welfare of the community of Santa Fe Springs.

2. The Commission shall give due consideration to the appearance of any proposed structure.

As shown in the enclosed architectural plans, the Project design has been carefully

³ The information in this section also addresses the four required findings on Page 1 of the CUP Information sheet.

⁴ Satellite imagery maintained by Google shows the Project Site as vacant since at least March 2003.

Conditional Use Permit Application (Cont.)

Attachment A: Conditional Use Permit Findings

contemplated to respect the character of the streetscape and improve the visual character of this portion of Norwalk Boulevard. Extensive landscaping is proposed along the frontage of Norwalk Boulevard consisting of a grass lawn with undulating earth berms and minimum 24" box trees in compliance with the City's Landscape Guidelines. All told, the proposed landscaping throughout the Project Site will total approximately 9,608 square feet. The site planning for the Project also respects the visual appearance of the surrounding area. By concentrating landscaping and the one-story office building closer to the public right-of-way, the Project design maintains a connection between the streetscape and the more active uses, while the proposed four-story mini-warehouse use and surface parking are programmed on the interior of the lot where their impacts to the surrounding neighborhood are minimized.

JSP Management, LLC
11212 Norwalk Boulevard
January 12, 2018

Page 5 of 5

Public Notices

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 936;
CONDITIONAL USE PERMIT CASE NO. 787; & TENTATIVE PARCEL MAP 82031**

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 (TPM 82031) – Request for consolidation of six (6) lots into a single parcel.

DEVELOPMENT PLAN APPROVAL (DPA 936) – Request for approval to allow for the construction of a new 128,896 square feet mini-warehouse along with a new 1,200 square feet office at 11212 Norwalk Boulevard.

CONDITIONAL USE PERMIT (CUP 787) – Request for approval to allow for the establishment, operation, and maintenance of a mini-storage facility within the M-2, Heavy Manufacturing, Zone.

APPLICANT /PROJECT LOCATION: Johnson Development Associates/ 11212 Norwalk Blvd. (APN: 8025-001-014)

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 an 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 (Cortese List) as set forth in Government Code Section 65962.5. The applicant has since retained Blodgett Baylosis Environmental Planning 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, May 14, 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.

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

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 800 FEET**

NOTICE IS HEREBY GIVEN that public hearings will be conducted at regular meetings by the Planning Commission on Monday, May 14, 2018 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

**Development Plan Approval Case No. 936, Conditional Use Permit Case No. 787;
& Tentative Parcel Map 82031**
For property located at: 11212 Norwalk Blvd.

DPA Case No. 936: A request for approval to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; CUP Case No. 787: A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use, and TPM 82031: A request for consolidation of six (6) lots into a single parcel at 11212 Norwalk Boulevard, within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone, (Unincorporated Development Area).

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 an 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 (Cortese List) as set forth in Government Code Section 65962.5. The applicant has since retained Blodgett Baylosis Environmental Planning 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 Planning and Development Department at, or prior to the Public Hearing. Any person interested in this matter may contact Jimmy Wong at (562) 868-0511, Ext. 7451, or jimmywong@santafesprings.org.



[illegible]

IS/MND Email Comments – City of Norwalk

Jimmy Wong

From: Beth Chow <bchow@norwalkca.gov>
Sent: Wednesday, May 09, 2018 4:00 PM
To: Jimmy Wong
Cc: Joanne Itagaki; Bill Zimmerman
Subject: NOI/MND for 1121 Norwalk Blvd. - Mini Storage Project

Mr. Wong,

Thank you for the Notice of Intent/Mitigated Negative Declaration for the above referenced project located in the City of Santa Fe Springs. We have reviewed the Draft Mitigated Negative Declaration & Initial Study and have the following comments to offer:

PROJECT LOCATION

Page 17 and Page 21, according to City of Norwalk records, the City's jurisdictional boundaries begin 8' from the east curb face along Norwalk Boulevard.

NOSIE

1. Page 76-77, the construction noise is anticipated to be 89 dBA measured from 50 feet from the construction site and 77 dBA from the easterly residential uses across Norwalk Boulevard, which is generally above the noise standards permissible in the [City of Norwalk](#). We suggest to modify the mitigation measure in Subsection 3.12.2.D (page 77) to comply with Norwalk Municipal Code Section 9.04.150 regarding construction noise. The most sensitive receptors for noise are from the residential neighborhood to the east, within Norwalk. Construction noise should be limited to the hours of 7AM to 6PM, or sunset, whichever is later. This mitigation measure should be included in 3.12.4 of the mitigation measures for noise. Further, while this mitigation measure was noted in Subsection 3.12.2.D, it was not formalized as Mitigate Measure No. X as listed on page 80.
2. Mitigation Measure No. 4, page 80 includes details on how to deal with noise complaints, City of Norwalk requests that the City be furnished with the contractor's contact information so that we can refer City residents with noise complaints to the appropriate party.

TRANSPORTATION AND CIRCULATION SECTION

1. The traffic impact analysis (TIA) uses the 9th Edition of the ITE "Trip Generation" manual. ITE released the 10th Edition in September of 2017. What are the impacts to the number of trips if the 10th Edition is used for the analysis?
2. The TIA only looked at impacts with regards to other projects in Santa Fe Springs. However, there are upcoming projects within the vicinity of the subject site that could also affect traffic patterns. For example, the northwest corner of Imperial Hwy. and Bloomfield Ave. was recently entitled for a commercial development on a 5 acre site.

UTILITIES

1. Table 3-14 is based on City of Los Angeles CEQA Thresholds Guide, however the Los Angeles County Sanitation District, District No. 2 has their own wastewater generation table and is the wastewater treatment provider for the project site. Further, the table only includes the office component of the warehouse, and not the warehouse itself, which would also be connected to the sewer system. Modify table and analytics as necessary.

IS/MND Email Comments – City of Norwalk (Cont.)

2. The City of Norwalk requests that any drainage plans and mitigation plan for drainage be sent for review by Norwalk's Engineering Division as drainage from the site may be discharged into Norwalk's system. Contact Engineering for any additional information (562) 929-5723.

These comments are based Draft IS/MND dated April 20, 2018. Should you have any questions regarding these comments, please contact Beth Chow, Senior Planner of the Planning Division at (562) 929-5953.

Best Regards,



Beth Chow

Senior Planner
Community Development Department
562-929-5953

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 81-2018

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 936 &
CONDITIONAL USE PERMIT CASE NO. 787**

WHEREAS, a request was filed for a Development Plan Approval Case No. 936 to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building, within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone; and

WHEREAS, a request was filed for a Conditional Use Permit Case No. 787 to allow for the establishment, operation, and maintenance of a mini-warehouse facility use at within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone; and

WHEREAS, the subject property is located at 11212 Norwalk Blvd, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8025-001-014, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Geary Five, LLC , 10107 Norwalk Blvd, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Development Plan Approval Case No. 936 & Conditional Use Permit Case No. 787 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 an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 3, 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 May 3, 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 May 14, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 936 & Conditional Use Permit Case No. 787.

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 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 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. MITIGATION 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 and Reporting 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 monitoring and reporting 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. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 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 Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

A) *That the proposed development is in conformance with the overall objectives of this chapter:*

1. The proposed mini-warehouse facility is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Regulations "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses." The proposed mini-warehouse facility is consistent with the purpose of the M-2 Zone since the proposed development is industrial in nature. The project involves the construction of a new industrial building on a site that is currently vacant, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.
2. The proposed office building is located within the C-4, Community Commercial, Zone. Pursuant to Section 155.150 of the Zoning Regulations "The purpose of the Community Commercial Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses." The project involves the construction of a new and attractive office building that will be setback 20' from the street facing property line along Norwalk Blvd., it will create a buffer between commercial zones and adjoining areas where separation of uses may be desirable.

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 subject parcel has been vacant for years. The proposed project/buildings will be a significant improvement to the subject site. The proposed buildings have been designed with variation in the provided setback, height, materials, and color.

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. The design of the proposed buildings provide quality architectural design (demonstrated by glazing, pop-outs, materials, and color). These architectural design elements break up the mass of the building. Therefore, as designed, the new buildings are suitable for all of its intended users, and the distinctive design of the building represents the architectural principles of proportion. In addition, both buildings are design with similar architectural features in order to create harmony and consistency.

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

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 existing landscape areas meet the minimum requirements set forth in the City's Zoning Regulation with the majority of the landscaping provided in the front setback area and where it is mostly visible from the street. Additionally, the proposed trash enclosure has been strategically placed on the north side of the property and will not be accessible or directly visible to the public.

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

1. As stated previously, the proposed buildings are contemporary in design. The architect used variations in the provide setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area.

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

1. Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." Staff finds that the new buildings will be an enhancement to the overall area. Staff believes that proper attention has been given to the location, size, and design of the proposed buildings.

SECTION IV. 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.*
 1. 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.*
 1. The proposed amendment to existing Conditional Use Permit will not involve any construction of structure.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 81-2018 to approve a Development Plan Approval Case No. 936 & Conditional Use Permit Case No. 787 to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Blvd; to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 11212 Norwalk Boulevard; and adopt the proposed 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 May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
DPA 936 & CUP 787 – Johnson Development Associates, Inc.
11212 Norwalk Blvd.
Conditions of Approval

DEVELOPMENT PLAN APPROVAL (DPA 936)

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. That the applicant shall pay a flat fee of \$ 5,381 to reconstruct/resurface the existing street frontage to City limit for Norwalk Boulevard.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Norwalk Boulevard street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. In addition, the applicant shall remove and construct two driveways per City Standard R-6.4C. Furthermore, said meandering sidewalk and Driveways 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 \$ 400 to install (2) new signs.
4. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
5. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
6. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
7. 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.
8. All buildings shall be connected to the sanitary sewers.
9. 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.

10. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. That the applicant shall connect the landscape irrigation system to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
12. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
15. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

18. 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.
19. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
20. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
21. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562-868-0511 x3710)

22. That the applicant shall comply with the Alternate Design Proposal provided by Response Fire Protection in lieu of the required fire department access roads.
23. 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.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
25. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
26. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department

27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 1,313 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 129,000 square feet and Type IIA construction. If a larger fire-flow calculation area is used or the construction type is changed, 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.
29. 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.
30. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
31. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562-868-0511 x3715)

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

environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.

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

- 34. 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.
- 35. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
- 36. 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.
- 37. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

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

- 38. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be

submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

39. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
40. 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.
41. 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.
42. 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.
43. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

WASTE MANAGEMENT:

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

44. 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.
45. 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.
46. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562-868-0511 x7451)

47. That the approval of Development Plan Approval Case No. 936 is contingent upon approval of Tentative Parcel Map Case No. 82031.
48. That the owner/developer shall apply for an Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
49. That the owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to issuance of a building permit.
50. That if the subject property is deemed to be located within the methane zone by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the methane zone on the first page of the building plan. Said indication shall be clearly printed with a minimum front size of 12 point.
51. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee counter at (562) 908-4288, extension 2727.
52. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 936 and Conditional Use

Permit Case No. 787. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

53. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
54. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. That the owner/developer must provide on-site bicycle racks or other secure bicycle parking that accommodate a minimum six (6) bicycles.
56. That the applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organization; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclist, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
57. That the owner/developer understands and agrees that compliance with condition of approval number 55 and 56 must be obtained prior to issuance of a certificate of occupancy.
58. That the proposed wrought iron gate facing the west elevation shall be minimum 8 feet in height. The owner/developer shall provide a screening for said wrought iron gate, subject to the approval of the Director of Planning or his/her designee.

59. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
60. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC). Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
61. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There must be a minimum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
62. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
63. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
64. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

65. 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).*
66. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
67. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
68. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal point. 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.
69. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning 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.)
70. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
71. 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 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

72. That all 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 shall be determined by the City Building Department.
73. All outdoor trash enclosures shall provide a solid roof cover.
74. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Blvd., use street(s) as a staging area, or to backup onto the street from the subject property.
75. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
76. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
77. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on pavement, wheel stop or on a clearly visible sign.
78. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within

the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
79. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
80. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

81. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia 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.
82. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
83. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
84. 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.
85. That the applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the 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.
86. That unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
87. 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.

88. That the owner/developer understands and agrees if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
89. That the applicant shall clarify on the construction drawings that all roof drains facing the west elevation shall be install along the interior of the proposed pop-out. Any exposed roof drains should be painted to match the color of the building.
90. That all lighting, fences, walls, and poles shall 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.

CONDITIONAL USE PERMIT (CUP 787)

WASTE MANAGEMENT:

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

1. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

2. That Conditional Use Permit Case No. 787 allows for a mini-warehouse use within a 128,896 square feet concrete tilt-up building located at 11212 Norwalk Boulevard. Approval of Conditional Use Permit case No. 787 is contingent upon approval of Development Plan Approval Case No. 936 and Tentative Parcel Map Case No. 82031.
3. That the property owner shall ensure the operator of the mini-warehouse facility complies with City of Santa Fe Springs Municipal Section 155.637.
4. That no parking of vehicles shall be allowed in front of the loading door along the south elevation.
5. That all loading and unloading activities shall occur within the designated loading area only.
6. That no portion of the required on-site parking area shall be used for outdoor storage of any type or for special activities.

7. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building.
8. That the applicant shall maintain the area in a clean and orderly manner at all times.
9. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
10. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
11. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, Extension 7527, or through the City's website (www.santafesprings.org).
12. The Conditional Use Permit Case No. 787 shall be subject to a compliance review in two years, on or before May 14, 2020. Approximately three (3) months before May 14, 2020, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
13. That the applicant, Johnson Development Associates Inc., agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officer or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. 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 service, 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.
15. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.



PUBLIC HEARING – Continued from the April 9, 2018 Planning Commission Meeting
CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration
Conditional Use Permit 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.

On April 9, 2018, the Planning Commission continued the item to May 14, 2018 Planning Commission Meeting. Prior to the April 9, 2018 Planning Commission Meeting staff received a comment letter from the Native American Heritage Commission regarding the proposed Supplemental Mitigated Negative Declaration. Since then staff have provided a response letter to the Native American Heritage Commission regarding their comments to the proposed Supplemental Mitigated Negative Declaration.

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	Industrial Use (15505 Cornet Street/ National Menu Cover)
South	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (13253 Alondra Blvd/ Menke Marking Devices)
East	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (15500 Cornet Street/ Method Race Wheel)
West	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Use (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 environmental 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, County of

Los Angeles Fire Department, and Native American Heritage Commission.

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.
4. Letter from Native American Heritage Commission states that the proposed Supplemental MND did not include section 3.17, Tribal Cultural Resources and there were no documentation of the lead agency contacting the local tribal for comments.

SCAQMD and Cal Recycle comments were addressed within the Mitigation and Monitoring Program. Native American Heritage Commission comment was addressed via revising the proposed Supplemental MND to include section 3.17, Tribal Cultural Resources, as part of the CEQA document. Staff found that the proposed Conditional Use Permit will have no impact to the tribal cultural resources. In addition, staff also provide the Native America Heritage Commission evidence that the lead agency have contacted the local tribe and the local tribe did not provide any comments within the 20 days comment period. 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.



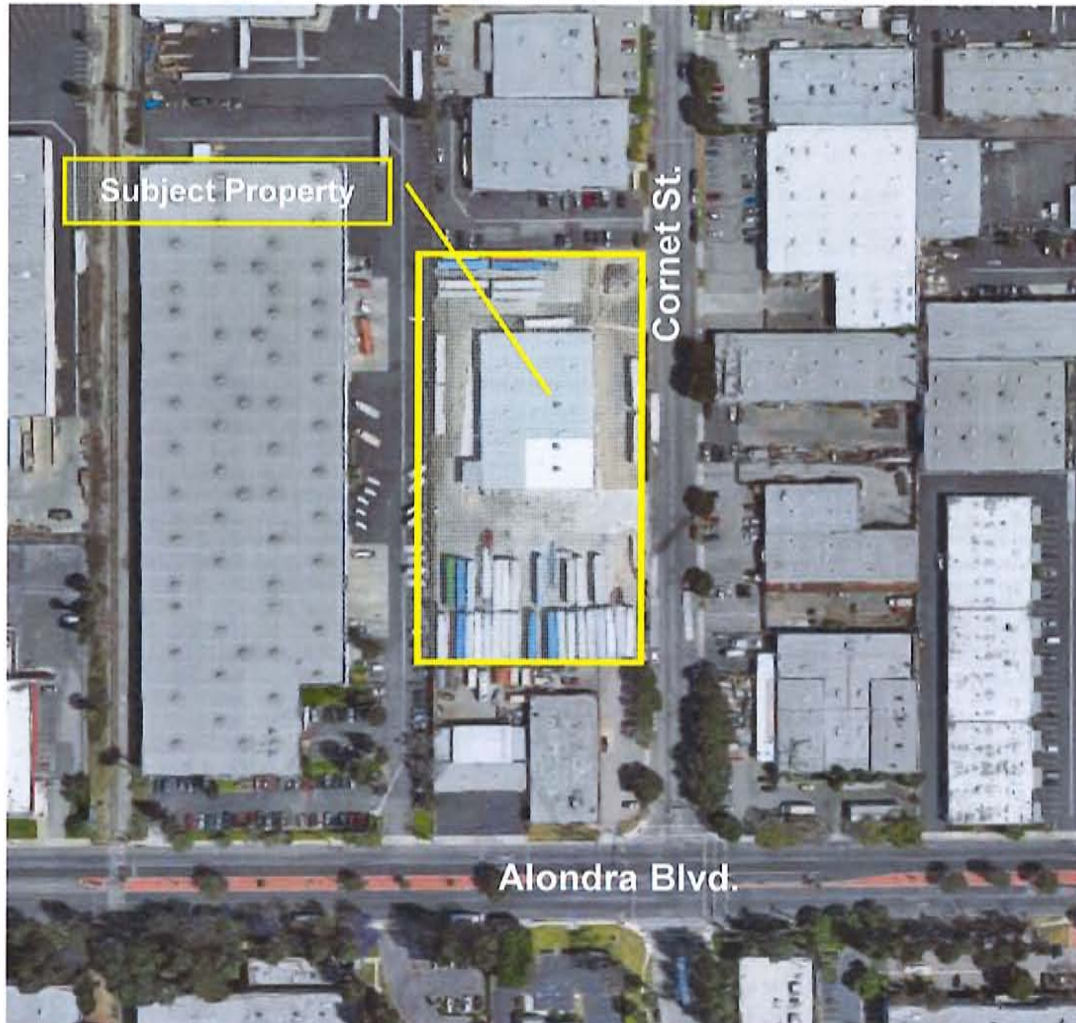
Wayne M. Morrell
Director of Planning

Attachments:

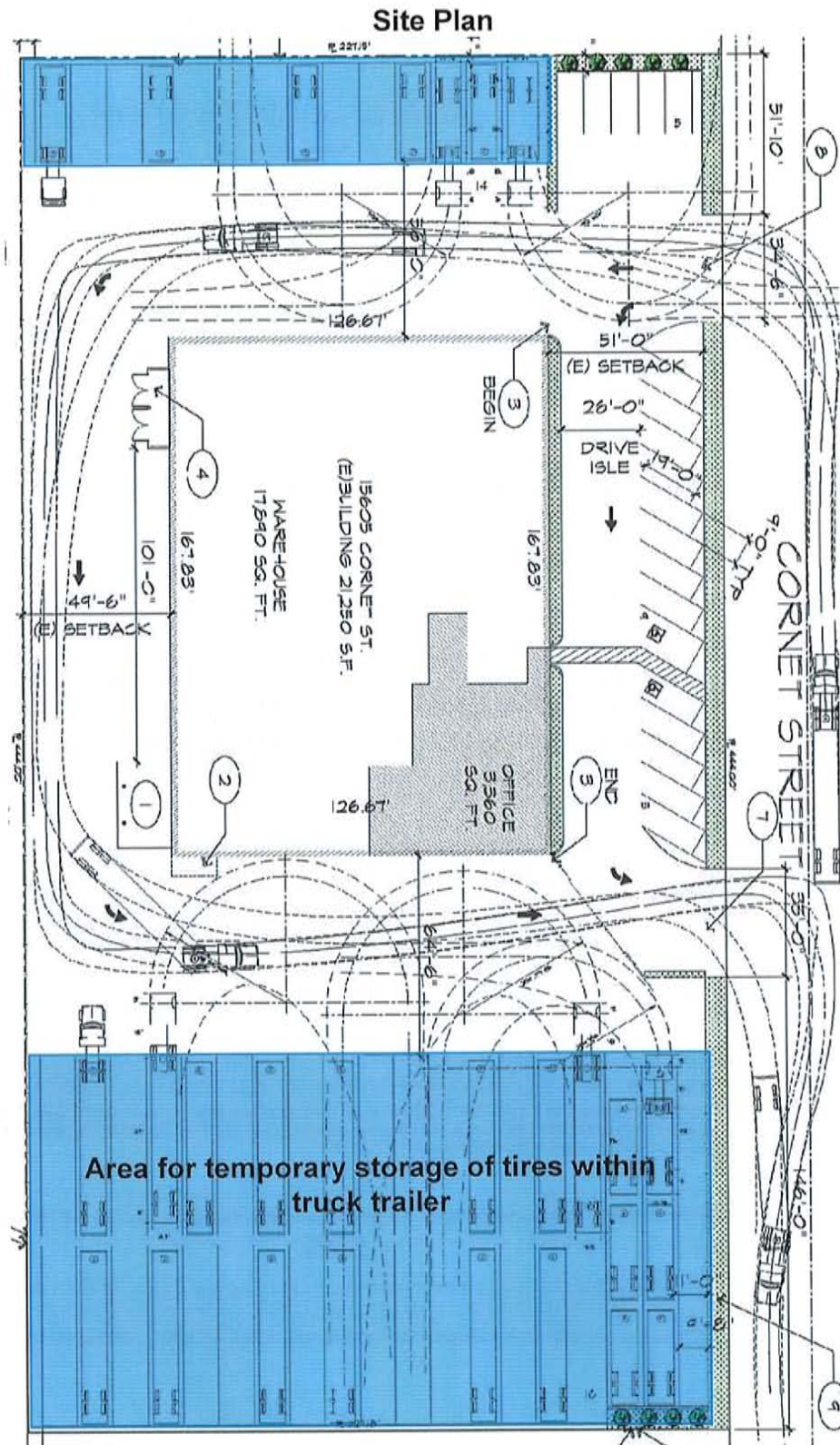
1. Aerial Photograph
2. Site Plan
3. Conditional Use Permit Application (DPA 771-1)
4. Public Hearing Notice & Postcard
5. Radius Map for Public Hearing Notice
6. Resolution 75-2018
 - a. Exhibit A - Conditions of Approval
7. Mitigation and Monitoring Program
8. CEQA Document Corresponded Letter
 - a.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

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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):

15805 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: 7005-003-061

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 Lakin 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@lankinstill.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 Llampallas 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 (Cortese 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.

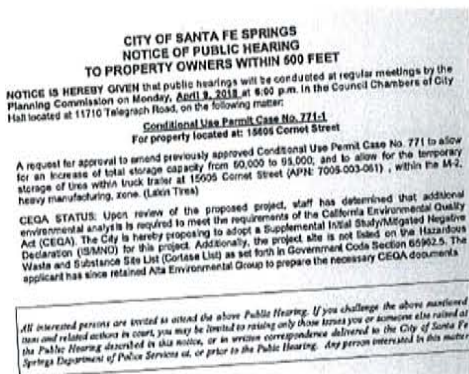
ALL INTERESTED PERSONS are invited to attend the Public Hearings and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or 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, Jimmywang@santafesprings.org.

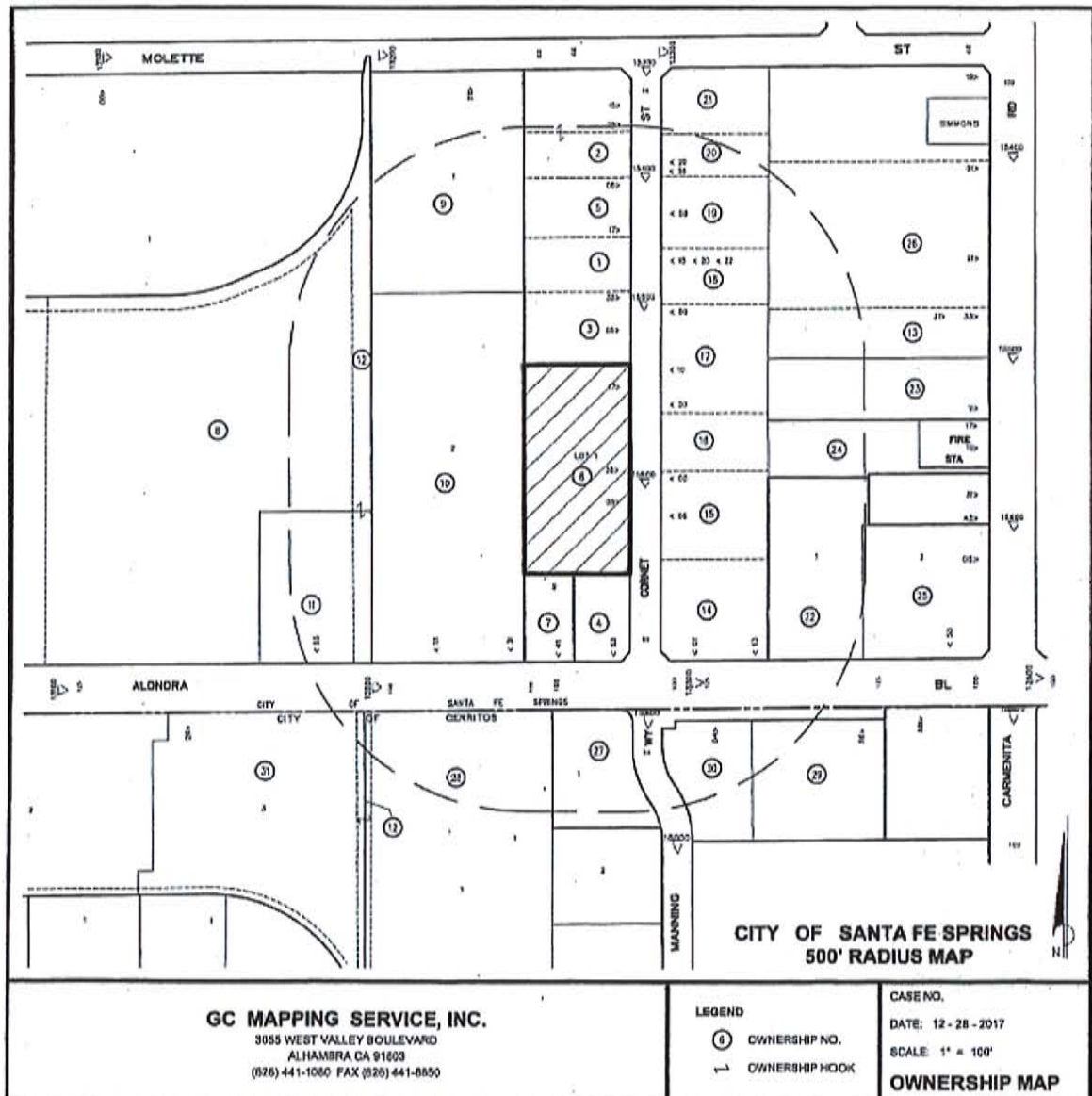
Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Published: March 29, 2018
Whittier Daily News

Ad#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.)

2/14/2018 10:10 AM

cc: Jimmy Wong

2

March 14, 2018

1/2 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**10011 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

MAR 14 2018

STATE CLEARINGHOUSE

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

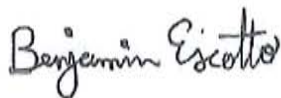
CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the Final Supplemental MND and in carrying out their responsibilities in the CEQA process.

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 916.341.8138 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
LOS ANGELES, CALIFORNIA 90063-3204
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FOURTH DISTRICT

KATHRYN BARGER
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
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COVINA
CUDAHY
DIAMOND BAR
DUARTE

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

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INGLEWOOD
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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

CEQA Document Corresponded Letter – D

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION
Environmental and Cultural Department
1650 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-6471

Edmund G. Brown Jr., Governor



Received

April 3, 2018

APR 09 2018

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

Planning Department

Also sent via e-mail: planning@santafesprings.org

Re: SCH# 2018031011, Supplemental Initial Study/ Mitigated Negative Declaration for the Lakin Tire Project, City of Santa Fe Springs; Los Angeles County, California

Dear Mr. Wong:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration (MND) prepared for the project referenced above. The review included the Introduction and Project Description; and the Supplemental Initial Study Checklist, section 3.5, Cultural Resources, prepared by Alta Environmental for the City of Santa Fe Springs. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
2. There is no documentation of government-to-government consultation by the lead agency for this project under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation.

Please contact me at gayle.tolton@nahc.ca.gov or call (916) 373-3714 if you have any questions.

Sincerely,

Gayle Tolton, B.S., M.A., Ph.D.
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

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 5Mbps 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



PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

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:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78240 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Tentative Parcel Map 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 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 a tentative or final map; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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 Tentative Parcel Map No. 78240, subject to the conditions of approval as contained within the attached Resolution (No. 70-2018).
- Adopt Resolution No. 70-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject TPM (along with five other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed

128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

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 development 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. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. 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. 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*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school

year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. 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. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. 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.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

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. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be taken away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
3. Resolution
 - a. Exhibit A – Conditions of Approval



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

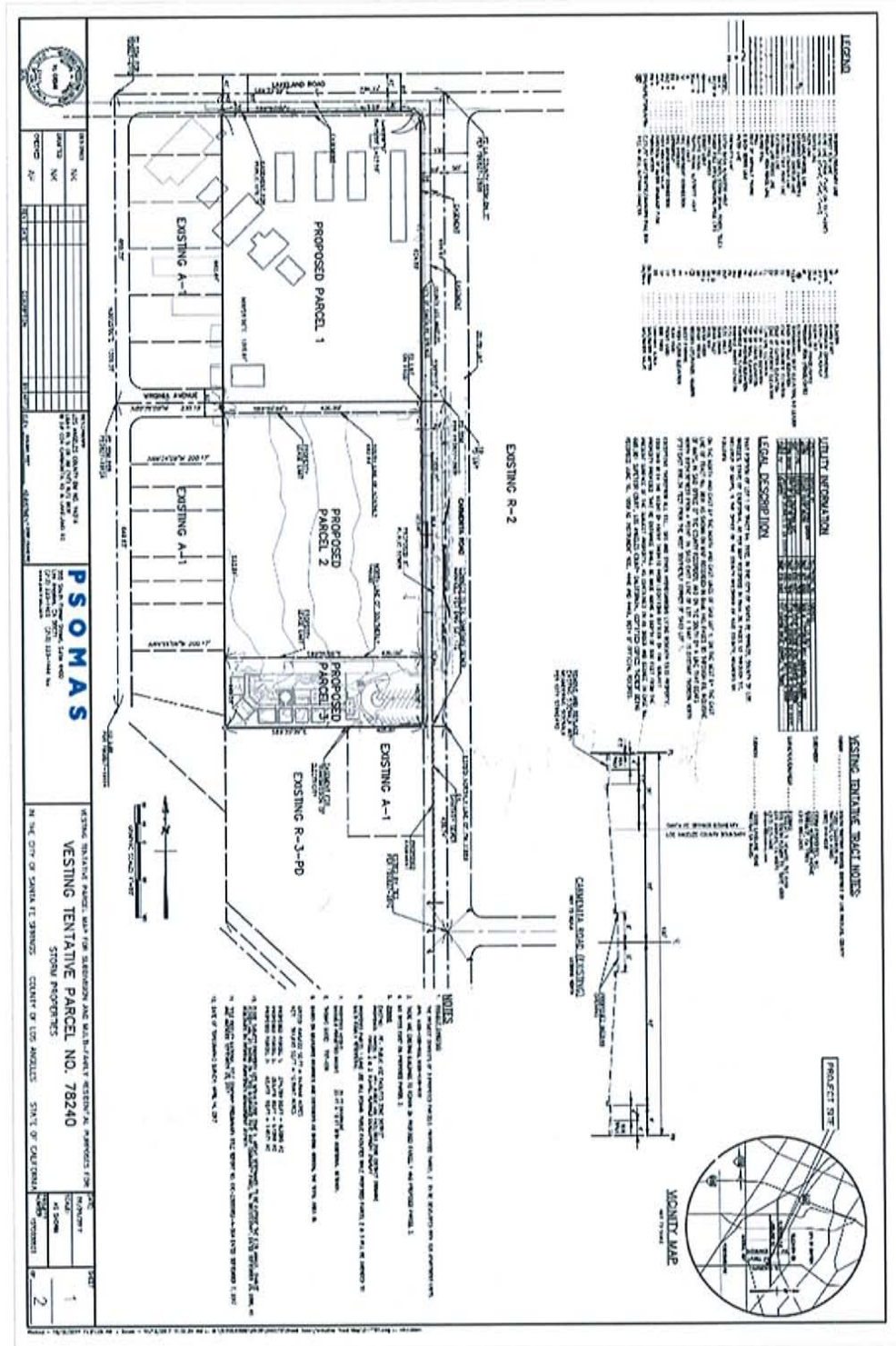
DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



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 |

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> Address: <u>1919 S. State College Blvd</u> <u>Anaheim, CA 92806</u> E-Mail: _____ Contact Person: <u>Katrina Regan</u> Phone Number: <u>714-634-5067</u>	Water Agency: <u>Golden State Water</u> Address: <u>1920 W. Corporate Way</u> <u>Anaheim, CA 92801</u> E-mail: _____ Contact Person: _____ Phone Number: <u>562-907-9200</u>
Sewer Agency: <u>LA County Sanitation District</u> Address: <u>1955 Workman Mill Road</u> <u>Whittier, CA 90601</u> E-Mail: _____ Contact Person: <u>Adriana Raza</u> Phone Number: <u>562-908-4288 ext. 2717</u>	Electric Agency: <u>Southern California Edison</u> Address: _____ <u>Santa Ana, CA 92711</u> E-Mail: _____ Contact Person: <u>Daniel Knight</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: jspelke@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: _____

A handwritten signature in black ink, appearing to read "Mark Keriakous", is written over a horizontal line.

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.

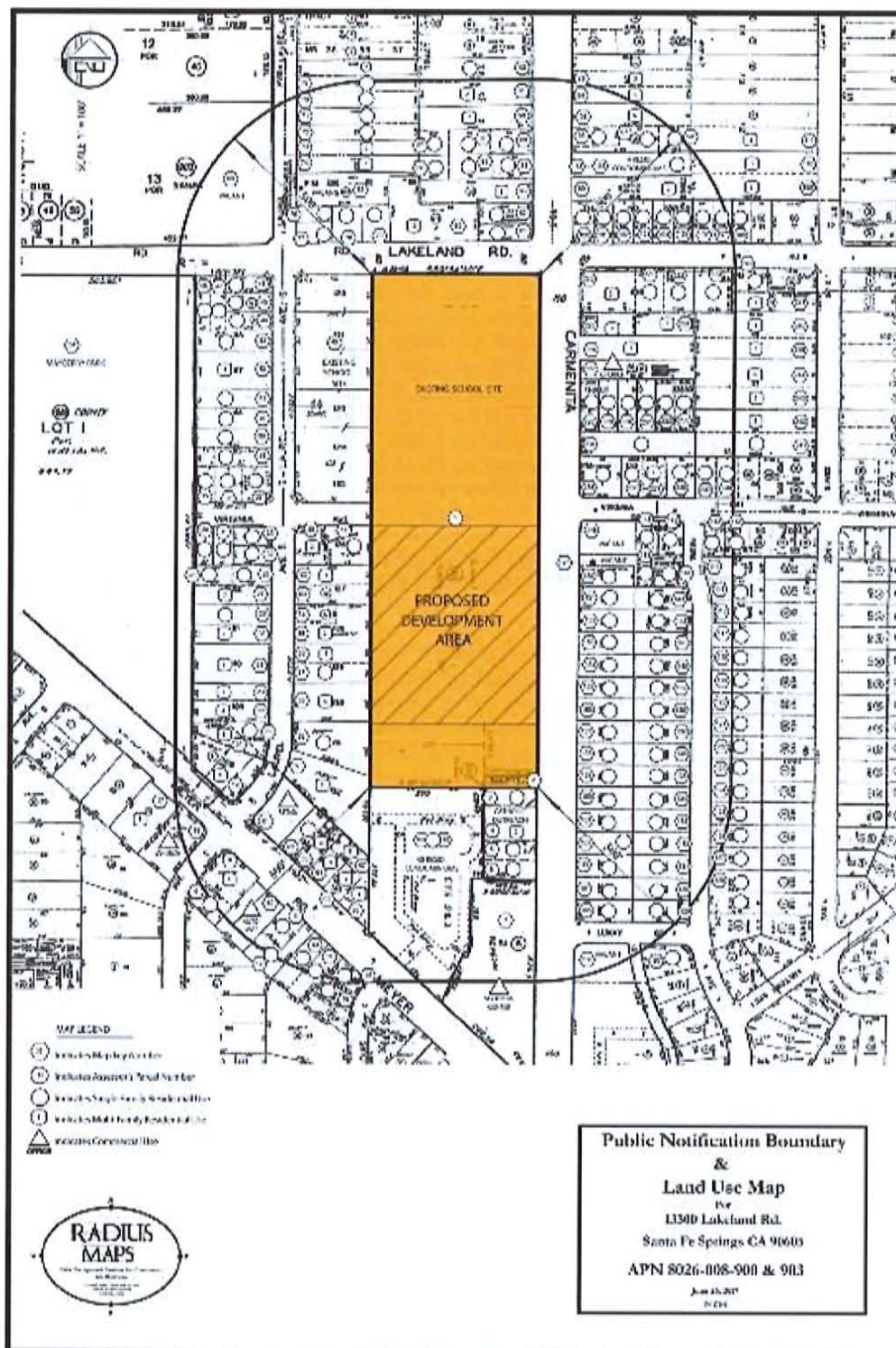
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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



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 (TPM) No. 78240. At said meeting, it was determined that the TPM and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional 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€ 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 May, 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 (Continued from Planning Commission Meeting of April 9, 2018)

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:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed General Plan Amendment 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
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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
- 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
- Approve General Plan Amendment Case No. 27, subject to the conditions of approval as contained within the attached Resolution (No. 71-2018).
- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject GPA (along with five other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed

128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

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 development 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. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. 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. 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*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school

year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. 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. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. 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.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

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. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be take away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
3. Resolution
 - a. Exhibit A – Conditions of Approval