



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
March 8, 2021
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****REGARDING CORONAVIRUS COVID-19****

On March 4, 2020, Governor Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The Governor has issued Executive Orders that temporarily suspend requirements of the Brown Act, including allowing the Planning Commission to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public.

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on “Join A Meeting” or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

PUBLIC COMMENTS may be submitted in writing to the Planning Secretary Teresa Cavallo at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission Meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

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 February 8, 2021 Planning Commission Meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15303, Class 3
Conditional Use Permit (CUP) Case No. 815

A request for approval to establish, operate and maintain a temporary satellite tractor, trailer, and tanker storage yard on property located at 11708 Pike Street (APN: 8002-013-002), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 817

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing roof mounted radome telecommunication facility (43'-4" facility height) and related unmanned equipment room at 10747 Norwalk Boulevard (APN: 8009-025-071), within the M-2, Heavy Manufacturing, Zone.
(Synergy: A Division of Advantage Engineering)

8. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 (g) & Section 15305 (a)
Zone Variance Case No. 89

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the 10 feet setback area on property located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone. (Spectrum Lighting Service)

9. CONSENT ITEM

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 ITEMConditional Use Permit Case No. 500-8

A compliance review to allow the continued operation and maintenance of a combined outpatient counseling center and substance abuse recovery residence at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing, Buffer Parking Zone (Los Angeles Center for Alcohol and Drug Abuse - LACADA)

B. CONSENT ITEMDevelopment Plan Approval Case No. 914-3

A request for a time extension of Development Plan Approval (DPA) Case No. 914 to allow the construction of a 201,467 sq. ft. concrete tilt-up industrial building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone. (Rexford Industrial)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

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 Planning Department. 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.

I, Teresa Cavallo, 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; city's website at www.santafesprings.com; City Hall (Entrance Window), 11710 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo
Planning Secretary

March 4, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

March 8, 2021

APPROVAL OF MINUTES

Minutes of the February 10, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the February 10, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the February 10, 2021 Planning Commission Meeting



APPROVED:

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

February 10, 2021

1. CALL TO ORDER

Vice Chair Jimenez called the meeting to order at 6:08 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jimenez called upon Commissioner Carbajal to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff: Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Chairperson Arnold

4. ORAL COMMUNICATIONS

A member of the audience commented that Item No. 7 was a good benefit for the community.

5. MINUTES

Minutes of the Joint Meeting of the City Council and Planning Commission Meeting

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve the minutes as submitted, with the following vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

PUBLIC HEARING

6. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 487-5

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 487-5, 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 Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 487-5 be subject to a reconsideration in ten (10) years, on or before February 10th, 2031, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 487-5, subject to the conditions of approval as contained within Resolution No. 180-2021; and
- Adopt Resolution No. 180-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 6. Present via zoom was Representative Robert Karam with American Tower.

Vice Chair Jimenez called upon the Planning Commissioners for questions or comments.

There being no questions from the Planning Commissioners Vice Chair Jimenez opened the Public Hearing at 6:19 p.m. and requested if anyone from the audience would like to speak on Item No. 6

There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez closed the Public Hearing at 6:21 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve Conditional Use Permit (CUP) Case No. 487-5, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None

Absent: Arnold

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 816

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 816, 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 Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 816 be subject to a compliance review in one (1) year, on or before February 10, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Conditional Use Permit Case No. 816, subject to the conditions of approval as contained within Resolution No. 181-2021; and
- Adopt Resolution No. 181-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 7.

Vice Chair Jimenez called upon the Planning Commissioners for questions or comments.

Commissioner Rounds inquired if the business would be using the parking lot located behind the building and if there was an entrance in the back of the building. Associate Planner Jimmy Wong indicated that the business will only have a front entrance only and will be using the rear parking lot.

Commissioner Rounds also inquired about security issues in that area and the need for a CUP.

A discussion ensued regarding City Code, security issues, and Telegraph corridor.

There being no further questions from the Planning Commissioners Vice Chair Jimenez opened the Public Hearing at 6:41 p.m. and requested if anyone from the audience would like to speak on Item No. 7

There being no one from the audience wishing to speak, Vice Chair Jimenez closed the Public Hearing at 6:42 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve Conditional Use Permit (CUP) Case No. 816, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

8. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 662-3

A request for approval to allow the continued operation and maintenance of a college and theological seminary with accessory church activities on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone.

The subject site is located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049) within the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

B. CONSENT ITEM

Conditional Use Permit Case No. 771-4

A request to allow the continued operation and maintenance of a tire recycling facility and the open storage of trailers on the subject property located at 15605 Cornet Street (APN: 7005-033-061), within the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

Vice Chair Jimenez requested a motion regarding Consent Items Nos. 8A and 8B.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Consent Items Nos. 8A and 8B, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

9. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal welcomed Planning Commissioners Hernandez and Rounds

Commissioner Rounds commented that he looks forward to being active and noted that everything that is built within the City goes through the Planning Commission.

Commissioner Hernandez thanked everyone and for taking him onto the Commission. Commissioner Hernandez hopes to learn quickly and will look to everyone to guide him.

Vice Chair Jimenez welcomed Rounds and Hernandez to the Planning Commission.

Staff:

Staff welcomed Commissioners Rounds and Hernandez to the Planning Commission.

Associate Planner Jimmy Wong wished everyone a Happy Lunar New Year.

10. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 6:49 p.m. to the next regular Planning Commission meeting scheduled for March 8, at 6:00 p.m.

ATTEST:

Chair

Wayne M. Morrell
Director of Planning

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15303, Class 3

Conditional Use Permit (CUP) Case No. 815

A request for approval to establish, operate and maintain a temporary satellite tractor, trailer, and tanker storage yard on property located at 11708 Pike Street (APN: 8002-013-002), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 815, 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 Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 815, subject to the conditions of approval as contained within Resolution No. 182-2021; and
- Adopt Resolution No. 182-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------|---|
| A. Applicant: | Brenntag Pacific, Inc.
10747 Patterson Place
Santa Fe Springs, CA 90670 |
| B. Property Owner: | Douglas Marrs
1350 W 17 th Street
San Pedro, CA 90732 |
| C. Existing Zone: | M-2 (Heavy Manufacturing) |
| D. General Plan: | Industrial |

- E. CEQA Status: Categorically Exempt (Class 3)
- F. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The subject property, comprised of a single parcel (APN: 8002-013-002) totaling approximately 1.06 acres, has an address of 11708 Pike Street, and is located on the south side of Pike Street within the M-2, Heavy Manufacturing, Zone. Surrounding properties on all four (4) sides are also zoned M-2 and consist of various industrial uses.

The 1.06-acre property is currently developed with an approximately 3,200 sq. ft. non-conforming metal building. The building was constructed in 1966, per public records, and was recently utilized by a truck and auto repair use.

The applicant, Brenntag Pacific, Inc., is proposing to rent the subject property for the storage of tractors, trailers, and tankers associated with their primary location in Santa Fe Springs at 10747 Patterson Place. At the May 11, 2020 Planning Commission meeting, the Planning Commission approved Brenntag Pacific's request for 19 new steel tanks, a new pipe bridge, and a new utility bridge. As a result of the construction activities at 10747 Patterson Place, the applicant has rented the property at 11708 Pike Street to temporarily relocate a portion of their truck trailers and tankers. Pursuant to Section 155.243 (I)(7) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required before commencement of such operations.

CONDITIONAL USE PERMIT (CUP 815)

Company Background

Brenntag has been in the chemical and ingredient distribution industry since 1912. Formerly known as SOCO-Lynch Corporation, Brenntag obtained a Conditional Use Permit (CUP 537) to operate and maintain a chemical distribution facility in February 1997. CUP 537 allowed a maximum chemical volume of 897,000 gallons. Their primary business location at 10747 Patterson Place is currently developed with a ±128,178 sq. ft. concrete tilt-up industrial building, rail spurs, and a tank farm. Chemicals are imported and exported by rail car and tanker trucks.

Details of Proposed Use

As aforementioned, Brenntag is requesting to use the subject property to store tractors, trailers, and tankers. The trailers will hold packaged goods (e.g. drums and totes) while tankers will hold bulk liquids. Both the trailers and tankers will be loaded at 10747 Patterson Place. The six (6) to eight (8) trailers will be picked up from the subject property, loaded at 10747 Patterson Place, delivered to the subject property during evening hours, and then delivered to the scheduled clients by the assigned

driver during regular business hours on the following day. Each trailer will store approximately 5,400 gallons of various chemicals inside UL-approved drums and totes overnight. A total of 13 tractors (1 per driver) will be stored on the subject property in 13 of the 16 standard parking stalls. Drivers who haul tankers will pick up their tractor from the subject property in the morning and then pick up the loaded tanker from 10747 Patterson Place. They will then return the empty tanker to the subject property after their scheduled deliveries on the same day. It should be noted that the subject property will be monitored 24/7 through their proposed security system.

Although, there are 32 trailer parking stalls shown on the provided site plan, only 18 deliveries of trailers and tankers will be made each day by the 13 delivery drivers. Approximately five (5) of the drivers will make up to two (2) deliveries per day with the other eight (8) drivers only making one (1) delivery per day. In addition to the 13 delivery drivers, the subject property will have one (1) employee designated as the dispatcher. The dispatcher will operate from the existing office trailer.

As mentioned previously, the proposed use is only intended to be temporary while construction activities occur at 10747 Patterson Place. As a result, the applicant has signed a two (2) year lease with the property owner. However, the applicant has made it known that they have an option to renew their lease following the initial two (2) year period, should they either need to or otherwise choose to stay longer. It has therefore been conditioned (Condition of Approval #29) that, should the applicant wish to remain after a two (2) year period, they shall present permanent office improvements and more sufficient screening materials to the Planning Commission for their consideration to continue operating from the subject property. Neither would be considered acceptable for a permanent operation.

Proposed Improvements

The applicant proposes to remove the existing non-conforming metal building and make minor improvements to the parking area. As mentioned previously, there is an existing 500 sq. ft. temporary office trailer on the subject property that the applicant will be using for their operations. The office trailer will be used for dispatching and a break area for the drivers. In addition to the existing office trailer, the applicant will install an approximately 100 sq. ft. temporary restroom structure for the employees.

Improvements to the parking area will include: new striping of parking stalls, lighting, and security features (e.g. cameras and speakers). It should be noted that the speakers will only be used to communicate with trespassers or unidentified persons and will also be conditioned to comply with the City's Noise Ordinance.

Proposed Hours of Operation and Employees

The proposed hours of operations will be 5:00 am - 6:00 pm, Monday – Friday. As proposed, this facility will be operated by a total of 14 employees: 1 dispatcher in the office trailer; and 13 truck drivers.

Parking

A total of 48 parking stalls will be provided for the subject property: 16 standard stalls (12' x 23') and 32 truck trailer parking stalls (12' x 50'). Based on the office trailer square footage (500 sq. ft.), the subject property is required to provide a total of 1 parking stall. It should be noted that the standard stalls are larger than typically provided in order to accommodate both the driver's personal vehicle and truck tractors (8' x 23').

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 1 stall

The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's Zoning Ordinance.

STREETS AND HIGHWAYS

The subject site is located on the south side of Pike Street. Pike Street is designated as a local industrial street, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are listed on the following page:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Metal Tubing Manufacturer/Distributor</u> (9351 Norwalk Blvd./Tube Service Co.)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Pharmaceutical Distribution</u> (9501 Norwalk Blvd./McKesson Corp. Distribution)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Cabinet Manufacturer</u> (9427 Norwalk Blvd./True Design)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Aerospace Manufacturer</u> (11654 Pike Street/Santa Fe Enterprises)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 25, 2021. The legal notice was also posted at the City's Town Center kiosk on February 25, 2021, and published in a newspaper of general circulation (Whittier Daily News) February 25, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public. The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (I)(7) of the City's Zoning Ordinance, states that the storage of truck trailers and truck tractors shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Development Plan Approval
155.243 (I)(7)	<u>Section 155.243</u> (I) Trucking, transit and transportation facilities of the following kinds: (7) Truck, truck trailer or truck tractor storage.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). The proposed project would result in the restriping of the existing pavement located onsite, an approximately 500 sq. ft. existing temporary office trailer and a new 100 sq. ft. temporary restroom structure. 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.

AUTHORITY OF PLANNING COMMISSION

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

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the City's Zoning Ordinance, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

- A) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (182-2021), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 815 are attached to Resolution 182-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Proposed Site Plan
5. Resolution 182-2021
 - a. Exhibit A – Conditions of Approval
6. CEQA Exemption Determination

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 815



NORTH

11708 Pike Street
(Brenntag Pacific, Inc.)

Attachment 2: 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
CONDITIONAL USE PERMIT CASE NO. 815**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

CONDITIONAL USE PERMIT CASE NO. 815 – A request for approval to establish, operate and maintain a temporary truck trailer and tractor storage yard on property located at 11708 Pike Street, within the M-2, Heavy Manufacturing, Zone.

PROJECT SITE: 11708 Pike Street (APN: 8002-013-003).

APPLICANT: Brenntag Pacific, Inc.

THE HEARING will be held on **Monday, March 8, 2021 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

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Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 3, Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

John M. Mora Mayor • Annette Rodriguez, Mayor Pro Tem

City Council

Jay Sarno • Juanita Trujillo • Joe Angel Zamora

City Manager

Raymond R. Cruz

Attachment 2: Public Hearing Notice (Cont.)

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to participate in the Planning Commission hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to Planning Secretary Teresa Cavallo at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

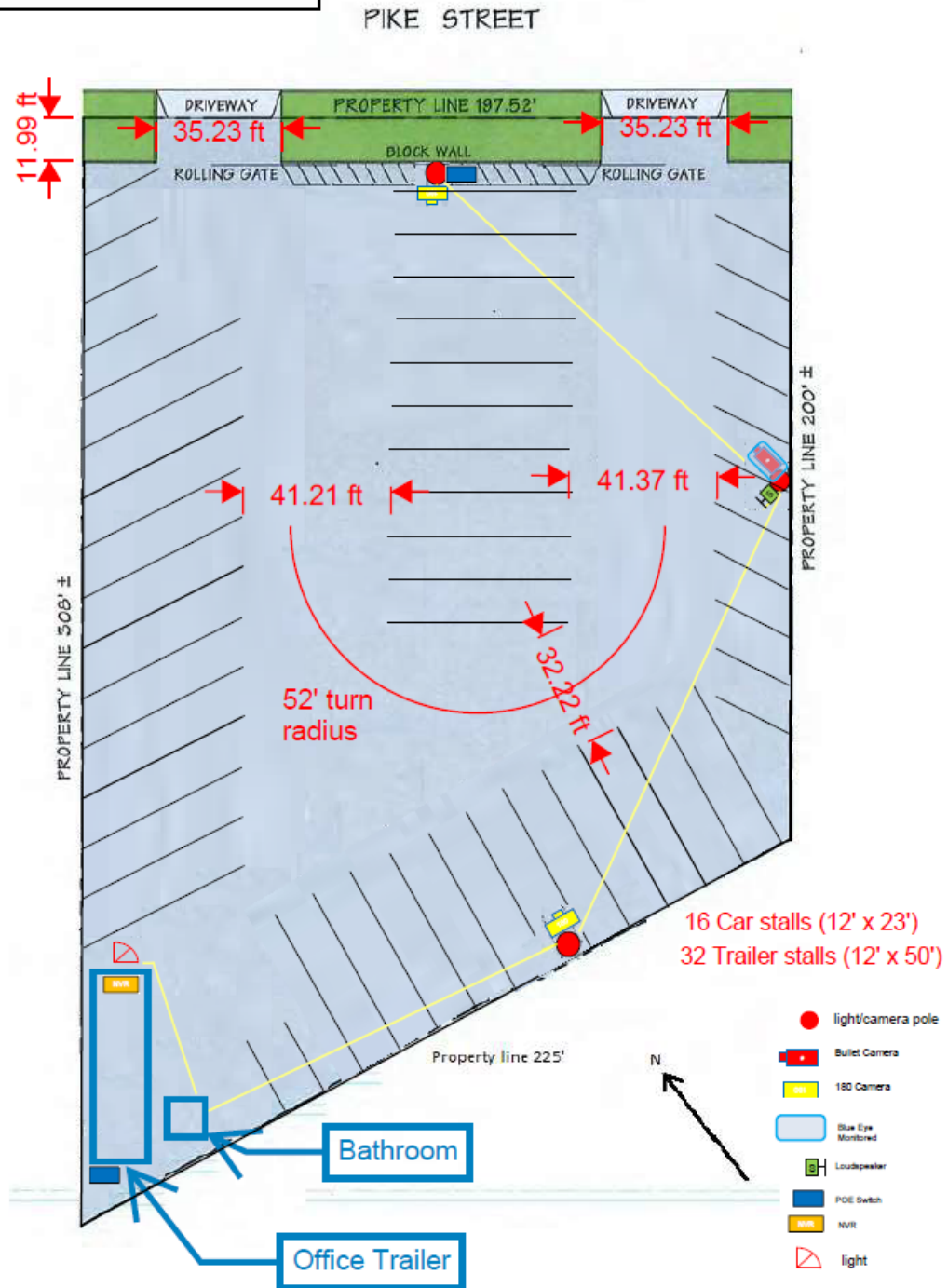
FURTHER INFORMATION on this item may be obtained by e-mail: VinceVelasco@santafesprings.org.

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

John M. Mora Mayor • Annette Rodriguez, Mayor Pro Tem
City Council
Jay Sarno • Juanita Trujillo • Joe Angel Zamora
City Manager
Raymond R. Cruz

Attachment 4: Proposed Site Plan

11708 Pike St
Santa Fe Springs, CA 92706



**Attachment 5: Resolution 182-2021
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 182-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 815**

WHEREAS, a request for a Conditional Use Permit (CUP Case No. 815) to establish, operate and maintain a temporary satellite tractor, trailer, and tanker storage yard on property located at 11708 Pike Street, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the south side of Pike Street, with Accessor's Parcel Number of 8002-013-002, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Conditional Use Permit (CUP Case No. 815) is Brenntag Pacific, Inc., 10747 Patterson Place, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is Douglas Marrs, 1350 W 17th Street, San Pedro, CA 90732; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 815, 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 the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 25, 2021, 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 February 25, 2021 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 Planning Commission Meeting on March 8, 2021 concerning the Conditional Use Permit Case No. 815.

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

Pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the storage of truck trailers and truck tractors. The proposed project would result in the restriping of the existing pavement located onsite, an approximately 400 sq. ft. temporary trailer and 100 sq. ft. restroom structure. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City's Zoning Ordinance, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject property is located within the M-2, Heavy Manufacturing, Zone and also has a General Plan land use designation of Industrial. A storage yard of tractors, trailers, and tankers, provided that a CUP is granted, would be consistent with the current zoning and General Plan land use designation. It should be noted that the City's Zoning Ordinance limits trucking uses to properties that don't exceed two (2) acres in size and are not located on a Major or Secondary Arterial. The subject property meets both of these standards.

The primary concerns would be to ensure that on-site circulation can be achieved and not create queuing issues onto the adjacent public street. First, the majority of parking stalls will be used for the storage of vehicles. With 13 drivers, a total of 18 deliveries of trailers and tankers will depart and return per day. There will be five (5) of the 13 drivers who will make up to two (2) deliveries per day. Including the on-site dispatcher, a total of 14 employees will occupy the subject property per day. As proposed, the subject property will have a total of 48 parking stalls: 32 trailer stalls; and 16 standard stalls. Therefore, there will be a surplus of two (2) standard size parking stalls provided. Second, the trailers are a shorter length than the 50' trailer parking stall. The trailers are typically 45'-48' in length and the tankers are typically 30'-45' in length. Thus, creating a larger area for maneuvering. Third, the applicant has provided a 52' turn radius, which is a typical circulation requirement for fire trucks. Lastly, the requirements set forth by the City's Planning, Fire, and Building Departments will help ensure the subject use operates in a safe and orderly manner and thus, will not be detrimental to the subject property or neighboring properties.

An additional area of potential concern is the on-site storage of chemicals. First, the maximum amount of chemicals that will be stored is approximately 43,200 gallons (5,400 gallons among 8 trailers). Within the M-2 Zone, chemical storage under 100,000 gallons is a permitted use. Since the chemicals will be stored in drums and totes within the trailers, this would be considered an accessory use. Second, the drums and totes that will hold the chemicals, are UL-approved to ensure maximum safety. In addition, the City's Fire Department will regularly inspect the property to ensure that proper storage of the chemicals continually occurs. Lastly, the chemicals will only be stored on the subject property overnight, between dusk and dawn. When the assigned driver arrives in the morning hours, the chemicals will be delivered to the respective client. It should be noted that the subject property will be monitored 27/4 through their proposed security system.

The Planning Commission therefore finds that, if the applicant operates in strict compliance with the conditions of approval, the proposed storage yard of truck trailers and truck tractors will be harmonious with adjoining properties and surrounding land uses.

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

The applicant will be demolishing an existing 3,200 sq. ft. non-conforming metal structure. The only structures that will remain will be an existing 500 sq. ft. temporary office trailer and a 100 sq. ft. restroom structure in the southwest corner of the property. The parked trailers will restrict visibility of the temporary structures from the public street. An existing 5-foot block wall with sliding gates are located approximately 12' from the front property line. The Applicant initially proposed to increase the existing fencing height to 10' and provide additional screening of the on-site operations. However, the existing fencing is non-conforming and the new fencing, unless it was setback in accordance with the City's Zoning Ordinance, could not be allowed without approval to deviate from the Code.

The subject CUP request is intended to only be a temporary use for a period of two (2) years. As a safeguard, pursuant to Condition of Approval #29, the applicant will be required to present plans before the Planning Commission for a permanent office structure and sufficient screening, should they decide to continue operating after the two (2) year approval. Since the subject property is surrounded by various industrial uses, the proposed activities will not adversely impact the surrounding area. The Planning Commission, therefore, finds that the proposed temporary use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 182-2021 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15303, Class 3 (New Construction or Conversion of Small Structures), and to approve the Conditional Use Permit Case No. 815 to establish, operate and maintain a temporary satellite tractor, trailer, and tanker storage yard on property located at 11708 Pike Street, within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of March, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval
Conditional Use Permit (CUP) Case No. 815
11708 Pike Street (APN: 8002-013-002)

CONDITIONS OF APPROVAL:

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

STREETS

1. That applicant shall remove and replace Northerly driveway approach, curb, & gutter per city standard plan R-6.4D along Pike Street.
2. 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 \$600.00 to install (3) new signs.

MISCELLANEOUS

3. 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.
4. 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.

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

5. That the Applicant acknowledges and accepts that the subject parcel is strictly for the parking of trailers and diesel trucks, and shall not be used to store inoperative vehicles, or other items and/or equipment.
6. That the Applicant shall not allow the queuing of trailers on the street and acknowledges that trailers left on the street unhitched will be cited pursuant to the City Codes.
7. That the Applicant shall maintain the parking areas and the surrounding landscaping areas in compliance with Section 155.493 of the Zoning Code and Section 95.03 of the Property Maintenance Ordinance.

8. That outhouses, portable toilets, or the like shall not be located or otherwise placed on the subject site at any time.
9. If the applicant remains a tenant after the two-year temporary period, the parking areas shall be restored (i.e. pot-holes, asphalt/concrete cracking and other similar deterioration).
10. That the Applicant shall post the number address on the property with a minimum of 18" font. The letters shall be visible from the public street and white in color.
11. That the Applicant shall receive written approval by the Director of Police Services and all other applicable Departments for the location and installation of any guard shelter(s).
12. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
13. The installation of razor or barbed wire on the any part of walls, fences or other structures shall require review and approval prior to.
14. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Chad Van Meeteren 562.868-0511 x3811)

15. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
16. That if on-site fire hydrants are required by the Department of Fire-Rescue, 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.
17. 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 California 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.

18. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations, if already or planned to be installed on site. Include on plan all entrance gates that will be installed.
19. 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.
20. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868-0511 x3812)

21. 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.
22. That the applicant may need to obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) located at <https://smarts.waterboards.ca.gov>

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

23. 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. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
25. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

26. 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 indicate the subject property is located within the Methane Zone on the first page

of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.

27. This approval shall allow the applicant, Brenntag Pacific, Inc., to establish, operate and maintain a temporary truck trailer and tractor storage yard on property located at 11708 Pike Street.
28. This approval shall not be transferred to another applicant and must remain solely under the operation of Brenntag Pacific, Inc.
29. The subject approval is for a period of up to two (2) years, subject to a compliance review after one (1) year. This includes the temporary office trailer. In order for the applicant to continue operating past the two (2) year period, they shall submit revised plans to identify a permanent office structure with built-in restrooms and provide sufficient screening materials to conceal all on-site activities from the public street. Approval of the permanent improvements shall be made by the Planning Commission prior to March 8, 2023. If materials are not submitted, the applicant understands that the subject CUP will be revoked.
30. The temporary truck trailer and tractor storage use shall otherwise be substantially in accordance with the plot plan and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee.
31. The applicant shall obtain a demolition permit prior to the removal of any structure(s). The applicant shall also obtain the necessary approvals and permits to re-surface or otherwise, re-pave the subject property.
32. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
33. The applicant shall obtain all necessary permits from and comply with all applicable requirements of the Local Enforcement Agency, Regional Water Quality Control Board, and all other applicable local, State, and Federal agencies prior to occupying the site.
34. All tankers shall remain empty while they are stored on the subject site.
35. The subject property shall have a maximum of 14 employees at any given time. Should the applicant wish to increase the number of employees, they shall submit a revised site plan and obtain approval from the Director of Planning to ensure the subject property maintains a sufficient number of standard parking stalls.
36. The applicant understands that trailers and tractors shall not be parked or otherwise stored on the subject property until the CUP has been improved and

striped substantially in accordance with the site plan submitted by the applicant and on file with the case.

37. All trucks shall only be parked in designated stalls that are large enough to accommodate the dimensions of such vehicles. Said vehicles shall not be parked in a manner whereby they will impact existing driveways, parking areas, or on-site circulation.
38. The on-site loudspeakers shall be subject the City's Noise Ordinance.
39. In the event the need arises for the reconfiguration of on-site circulation as determined by the Director of Planning, the applicant shall submit a revised site plan to the Planning Department for review and approval.
40. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on Pike Street and that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
41. The applicant shall not allow vehicles to queue on Pike Street, use said street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
42. No portion of the off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
43. The location and type of lighting proposed for the subject site shall be reviewed and approved by the Planning Department and the Police Services Department prior to installation.
44. 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. To ensure that staging does not occur on the public street, the applicant shall leave the security gates open during operating hours otherwise, provide each driver with remote access to said gates.
45. The applicant shall ensure that the site and continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
46. The Department of Planning and Development shall first review and approve all sign proposals for the subject temporary truck trailer and tractor storage yard. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be

properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

47. Prior to occupancy, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
48. 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.
49. The Conditional Use Permit Case No. 815, shall be subject to a compliance review in one (1) year, on or before March 8, 2022, to verify continued compliance with the established conditions and also analyze the current parking demands to ensure adequate parking for employees and related trucks, trailers and tractors, still remains available. Regardless of the above date, the applicant understands that at any point that the city finds and determines that parking related to the truck trailer and tractor storage yard use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures:
 - a. Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
 - b. Provide carpool incentives for the employees.
 - c. Hold a local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
 - d. Purchase and provide bus passes for workers to promote the use public transit.
 - e. Initiate vanpool program as an alternative means for employees and contractors to commute to work.
 - f. Reduction of workforce (employees and/or contractors).
 - g. Reduction of truck trailer/tractor stalls.
50. The applicant, Brenntag Pacific, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP) or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the

owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

51. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.
52. That it is hereby declare to be the intent that if any provision of this Approval is violated, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

Attachment 6: CEQA Exemption Determination

**Class 3 New Construction or Conversion of Small Structures Checklist
Pike Street Trailer Parking Lot**

February 2, 2021

Prepared for:

City of Santa Fe Springs
Planning and Development Department
Planning Division



Prepared by:

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planning+environmental

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CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT – PLANNING DIVISION
CLASS 3 CATEGORICAL EXEMPTION
NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

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Appendices

Appendix A – *Phase I Environmental Site Assessment Report*, Lineback Funkhouser, Inc.,
September 18, 2020

Appendix B – *Environmental Screening Memo*, Blodgett Baylosis Environmental Planning,
January 13, 2021



CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT – PLANNING DIVISION
CLASS 3 CATEGORICAL EXEMPTION
NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

PROJECT DETAILS:

PROJECT NAME:	Pike Street Trailer Parking Lot
PROJECT APPLICANT:	BRENNTAG PACIFIC Attn: Mike Griswold 10747 Patterson Place Santa Fe Springs, CA 90670
PROJECT ADDRESS:	11708 Pike Street Santa Fe Springs, CA 90670
APN(s):	8002-013-003

PROJECT LOCATION:

The Project Site is located south of Pike Street and west of Norwalk Boulevard in the City of Santa Fe Springs, CA.

SURROUNDING LAND USES AND SETTING:

The 1.06-acre Project Site is surrounded by industrial warehouse and/or manufacturing uses to the north, east and west, and a distribution warehouse use to the south. The nearest sensitive land uses are single-family homes located approximately 800 feet to the west of the Project Site. The Project Site is improved with pavement, an existing block wall with rolling gates, light pole, and an approximately 400 square foot office trailer and 100 square foot restroom structure. Access to the Project Site is provided via two existing driveways fronting Pike Street and located at the northeastern and northwestern corners of the site.

PROJECT DESCRIPTION:

The Applicant proposes to restripe an existing paved lot to accommodate 32 truck trailer spaces and 16 car spaces and install two light poles (**Figure 1** – Site Plan). A 52-foot turn radius is proposed for the interior circulation of the proposed parking lot compliant with the City's fire requirements. The proposed trailer lot would house box vans and tanker trucks; however, all tanker trucks present on site would be empty. No loading of vehicles would occur onsite. The proposed office trailer would provide space for employees, as well as a break room for truck trailer drivers. The Proposed Project's anticipated employment is 14 persons and hours of operation would be 8:00 a.m. to 5:00 p.m. Monday through Friday. Ground disturbing activities proposed would include approximately trenching to a depth of approximately 18-inches to install wiring for the proposed two light poles. No grading or other ground disturbing would occur.

No improvements within the public right-of-way (ROW) would be included as a part of the Proposed Project.



**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT – PLANNING DIVISION
CLASS 3 CATEGORICAL EXEMPTION
NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES**

EXISTING GENERAL PLAN DESIGNATION:

Industrial

EXISTING ZONING:

Heavy Manufacturing (M-2)

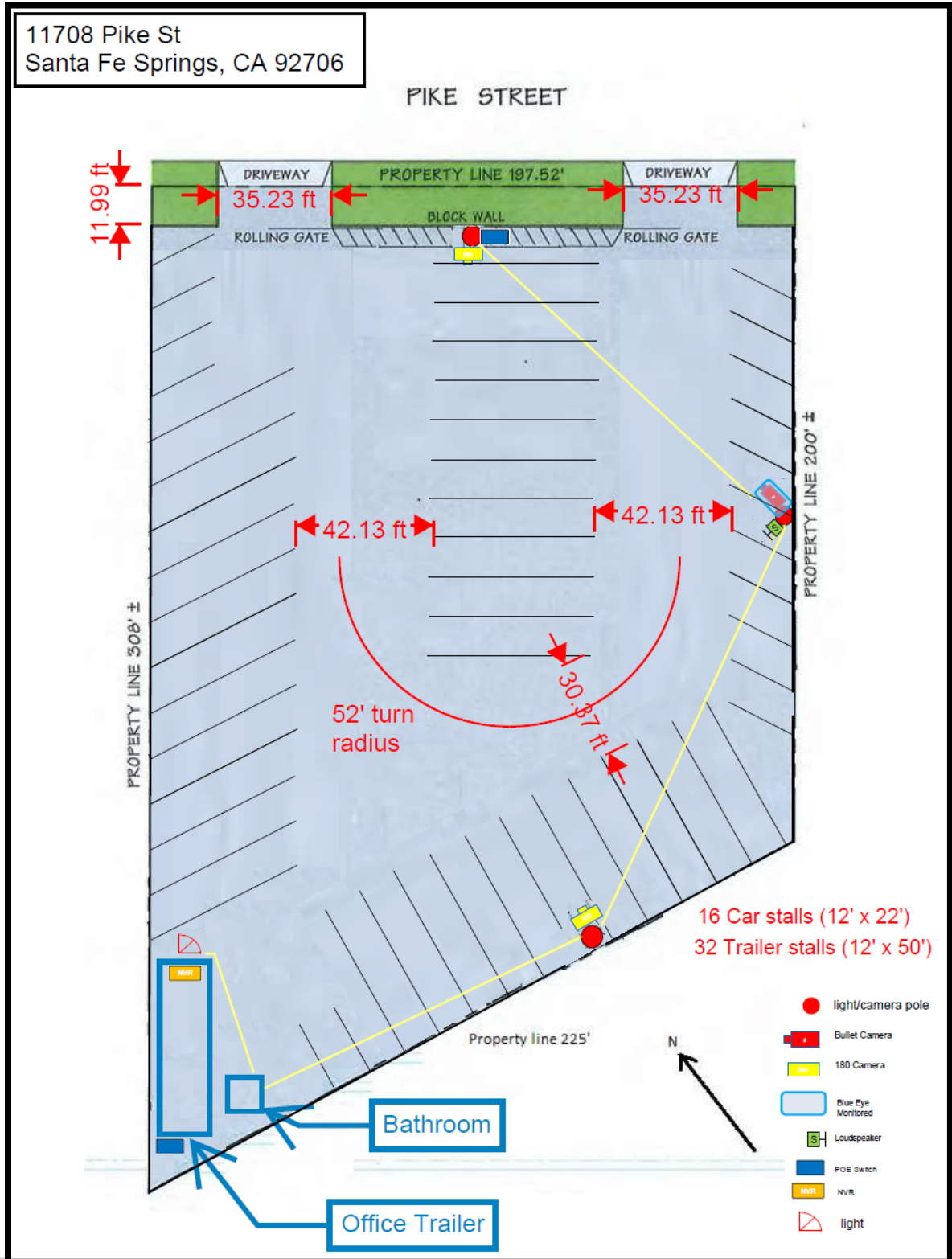
PROPOSED GENERAL PLAN DESIGNATION:

No Change - Industrial

PROPOSED ZONING:

No Change – Heavy Manufacturing (M-2)

Figure 1: Site Plan



INFORMATION DEMONSTRATING THAT THE PROJECT SATISFIES THE CONDITIONS DESCRIBED IN SECTION 15303 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS:

A Phase I Environmental Site Assessment Report was prepared for the Proposed Project and is provided in Appendix A – *Phase I Environmental Site Assessment Report*, Lineback Funkhouser, Inc., (September 2020).

The Proposed Project consists of striping an existing paved parking area to accommodate 32 trailers and 16 cars, along with installation of two light poles. The Proposed Project is a small facility that requires the installation of two light poles and pavement striping. The existing trailer onsite would be used for general office space and break room area. The remainder of the site would be used for parking of trailers and cars.

The Project Site was formerly used as a truck and auto repair service. The Phase I report (Appendix A) indicates that the Project Site previously housed two underground storage tanks (USTs). However, records also indicate that the USTs were removed in June 1986, although no sampling was conducted after removal and no documentation of No Further Action is provided from state or county government. However, it should be noted that the Project Site is not listed on any Cortese List data resource, including those for leaking underground storage tank sites. Appendix A recommends a Phase II Environmental Site Assessment occur; however, the Proposed Project would not result in any major ground disturbing activities and no construction of buildings or structures would occur. Limited ground disturbance would occur for the installation of the two proposed light poles. Trenching for the light installation would be limited to approximately 18-inch-deep trenches for wiring installation. The Proposed Project would involve restriping existing asphalt pavement onsite to the layout detailed in Figure 1 to establish a new small parking facility, consistent with Article 19, Categorical Exemptions Section 15303.

The Proposed Project would not result in other adverse environmental impacts, such as those associated with air quality, noise, traffic, geology, or cultural resources.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS:

None of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the Project, as detailed below. Specifically, there will be no cumulatively significant impacts due to successive projects of the same type in the same place because no other such projects have been proposed and space is limited in the vicinity of the Project Site. Further, there is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances because the Project site is already developed. The Project site is not located within an officially designated state scenic highway and does not involve activities on a hazardous waste site included on any list compiled pursuant to Government Code section 65962.5. Finally, the Project does not involve activities which may cause a substantial adverse change in the significance of a historical resource. The findings set forth in this Notice reflect the independent judgment and analysis of the City.

- (a) Class 3 exemptions are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant.

The Project Site is located within a developed portion of the City and was previously developed with an auto repair and service use. According to the City's Environmental Screening Memo (Appendix B) the Project Site is listed as a Resource Conservation and Recovery Act (RCRA) and CAEnviroview site. The U.S. Environmental Protection Agency (EPA) lists the Project Site as an RCRA site; however, records indicate there are no violations for the site and that it is not a "corrective action" site¹. CAEnviroview is comprised of the following five system databases: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI). The Project Site is not listed within the CERS, EnviroStor, GeoTracker, or TRI inventories. A Phase I ESA (Appendix A) was conducted for the Project Site, and determined that two USTs existed, but were removed in 1986. While no NFA letter was documented, the Proposed Project would not result in any major ground disturbing activities. The Proposed Project would occupy the site without the need to grade or construct any buildings. Limited trenching would occur, up to approximately 18-inches deep at the location of the two proposed light poles. Appendix B details that the Project Site does not contain any cultural resources. The Project Site was previously developed and does not contain any sensitive habitat and is not adjacent to any sensitive habitat. The nearest sensitive use are single-family residences located approximately 800-feet to the west. Therefore, the Project Site is not in a sensitive environment that could result in significant environmental impacts.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

¹ <https://echo.epa.gov/detailed-facility-report?fid=110066003595>, Accessed February 1, 2021

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CLASS 3 CATEGORICAL EXEMPTION
NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

The Proposed Project would result restriping of the existing pavement located onsite. An approximate 400 square foot temporary trailer and 100 square foot restroom structure exist onsite and would be used for ancillary office purposes. No additional projects are proposed in the vicinity of the Project Site. The surrounding area is developed and built out with existing industrial, manufacturing and warehouse uses in operation. Therefore, potential impacts from successive projects of the same type in the same place would not occur.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

As detailed in (a) above, the Project Site was previously used for auto repair and servicing; however, the Project Site is not listed on any Cortese List Data Resource². The Proposed Project would not include any major ground disturbing activities, nor the construction of any buildings. Restriping of the Project Site for the purposes of parking trailers containing dry goods or empty tanks would be the primary use for the site. Minor trenching of approximately 18-inches deep would occur for the installation of the two proposed light poles; however, no grading would be required. No unusual circumstances for the Project Site exist which would have a significant effect on the environment as a result of the Proposed Project. Appendix A recommends that a Phase II ESA be conducted, which would involve sampling around the area of the former USTs. However, the Project Site is predominantly paved with asphalt paving and the Proposed Project would not result in significant removal or replacement of existing pavement. Appendix A states this recommendation may not be applicable to the Proposed Project. Therefore, a significant effect due to unusual circumstances would not occur as a result of the Proposed Project.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The Project Site is not located within an area designated as a scenic highway³. The nearest officially designated scenic highway to the Project Site is SR-91, located over 15-miles to the southeast of the Project Site. Therefore, the Proposed Project would not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

² <https://calepa.ca.gov/SiteCleanup/CorteseList/> Accessed February 1, 2021

³ <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> Accessed February 1, 2021



CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT – PLANNING DIVISION
CLASS 3 CATEGORICAL EXEMPTION
NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

As detailed in (a) and (c) above, the Project Site is not located on any list compiled pursuant to 65962.5. The Project Site is listed as an RCRA site; however, it is not in violation and not subject to any corrective actions required by the RCRA.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project Site does not contain any historical resources, and no historical resources are located within the vicinity of the Project Site which would be adversely impacted by the Proposed Project. Therefore, no adverse changes to a historical resource would occur.

DETERMINATION:

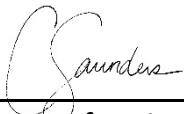
The Proposed Project is a project within the meaning of State CEQA Guidelines section 15303, would not cause a significant effect on the environment, and is not subject to the exceptions set forth in State CEQA Guidelines Section 15300.2. The Proposed Project is therefore categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.

Signature of Lead Agency

Date

Printed Name, Title

Phone Number



Signature of Environmental Consultant

February 1, 2021
Date

Printed Name, Title
Christine Saunders, Director, Environmental Services
Sagecrest Planning+Environmental

Phone Number
714-783-1863 x 706

Appendix A

Environmental Site Assessment

Phase I

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT



**Commercial Property
11708 Pike Street
Santa Fe Springs, Los Angeles County, California**

September 18, 2020

Prepared by:



Linebach & Funkhouser, Inc.
ENVIRONMENTAL COMPLIANCE & CONSULTING



Linebach ■ Funkhouser, Inc.
ENVIRONMENTAL COMPLIANCE & CONSULTING

September 18, 2020

Mr. Shawn Wiram
Director of Safety, Health & Environment
Brenntag North America, Inc.
3111 Post Road
Indianapolis, IN 46226

Re: *Phase I Environmental Site Assessment Report*
Commercial Property
11708 Pike Street
Santa Fe Springs, Los Angeles County, California
Linebach Funkhouser Project No. 249-20

Dear Mr. Wiram:

Linebach Funkhouser, Inc. (LFI) has completed the enclosed *Phase I Environmental Site Assessment Report* for the above-referenced property. The assessment activities included a site reconnaissance, interviews with persons knowledgeable about the site, a review of available literature, maps, historical information, and a review of the local, state and federal regulatory agency files regarding the site. The attached report documents the conditions encountered during the assessment and presents our summary and recommendations relative to the site.

We appreciate the opportunity to provide our services to you. Please contact us if you have any questions or comments regarding this submittal, or if we can be of additional service to you.

Sincerely,

Andrew W. Bergman, GIT
Staff Geologist

Charles D. Linebach, CHMM
Principal

Enclosure

EXECUTIVE SUMMARY

Linebach Funkhouser, Inc. (LFI) has completed a Phase I Environmental Site Assessment (ESA) of the commercial property located at 11708 Pike Street in Santa Fe Springs, Los Angeles County, California. This ESA was prepared in accordance with the scope and limitations of ASTM's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13), recognized by the U.S. Environmental Protection Agency (USEPA) as compliant with *Standards and Practices for All Appropriate Inquiries* (AAI) promulgated at 40 CFR Part 312. Results of the assessment, including a site reconnaissance, a review of historical information, a review of federal, state and local records, as well as interviews with persons knowledgeable about the site, are summarized as follows:

Report Section	Environmental Related Item	Description	REC
SITE/AREA DESCRIPTION			
2.6	Current Use of Property	Truck and auto maintenance and parking area.	NO
2.7	Current Use of Adjoining Properties	North – Pike Street, Tube Service, large warehouse, International Paper, assorted commercial and industrial developments.	NO
		South – McKesson Corporation Distribution Center, Cable Moore Inc., Hansen Steel Services, assorted commercial and industrial developments.	
		East – True Design Cabinet Manufacturing, WTW Wheel Store, Norwalk Blvd, assorted commercial and industrial developments.	
		West – Santa Fe Enterprises, Celestial Freight Solutions, large railroad corridor, single-family residential neighborhood.	
SITE HISTORY AND HISTORICAL RECORDS REVIEW			
3.1	Past Uses of Property	Undeveloped prior to current use.	NO
3.2	Past Uses of Adjoining Properties	Generally undeveloped prior to current developments.	NO
ENVIRONMENTAL RECORDS REVIEW			
4.1	Subject Property	CA HIST UST x2.	YES
	Adjoining Properties	2 listings.	NO
4.2	Listings within Established Search Radii	2 listings.	NO
4.3	Vapor Encroachment Screen	Does not exist.	NO
SITE RECONNAISSANCE			
5.2	Haz. Substances/Waste and Petroleum Products	Numerous 55-gallon drums and small-quantity containers of new and used oil, paint, cleaning products, and petroleum products.	NO

Report Section	Environmental Related Item	Description	REC
5.3	Storage Tanks (UST/AST)	Two USTs removed in June of 1986; no sampling conducted after removal and no NFA letter from state or county government.	YES
5.5	Polychlorinated Biphenyls (PCBs)	None observed.	NO
5.9	Stained soil/pavement	Minor surface staining in building and around parking lot.	NO
5.11	Waste Generation, Storage, and Disposal	Numerous 55-gallon drums and small-quantity containers of new and used oil, paint, cleaning products, and petroleum products.	NO
5.12	Waste Water	None observed.	NO
INTERVIEWS			
6.1	Site Representative	Mr. Chris Ehrlich, representative for CBRE	NO
6.3	Local Government Officials	California Environmental Protection Agency (CalEPA)	NO
NON-SCOPE CONSIDERATIONS			
7.1	Asbestos Containing Materials (ACMs)	Possible due to age of structure (1966).	NA
7.2	Lead Based Paint (LBP)		
USER PROVIDED INFORMATION			
8.1	Env. Liens / AULs	None provided for review.	NO
9.0	DATA GAPS		NO
10.0	FINDINGS AND OPINIONS		NO
Recognized Environmental Conditions (RECs)		• A 10,000-gallon diesel UST and a 550-gallon waste oil UST were removed in June of 1986. No formal No Further Action letter was issued by county or state government for these two USTs and no closure sampling was conducted.	
Historical Recognized Environmental Conditions (HRECs)		None Identified	
Controlled Recognized Environmental Conditions (CRECs)		None Identified	
De Minimis Conditions		None Identified	

Conclusions and Recommendations

This assessment has revealed evidence of *recognized environmental conditions* as previously referenced. Therefore, LFI recommends the following:

- Conduct Limited Phase II sampling around the former location of the removed USTs to confirm that no residual contamination is present.

However, since Brenntag North America will only be leasing the property and not purchasing the property, this recommendation may not be applicable.

This Executive Summary provides a summation of the results of the Phase I ESA and is not intended to be all-inclusive. The complete report lists the procedures used during our assessment and provides our conclusions and recommendations regarding the site.

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1.0 INTRODUCTION

Linebach Funkhouser, Inc. (LFI) was retained by Brenntag North America, Inc. (the Client), to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 11708 Pike Street, Santa Fe Springs, Los Angeles County, California (the "subject property"). This assessment was completed as part of due diligence activities prior to entering into a property lease agreement.

1.1 Purpose

The purpose of this ESA was to document current and historical information on the subject property and surrounding areas in order to identify *recognized environmental conditions* (RECs), defined in ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The term is not intended to include *de minimis* conditions, defined in ASTM E1527-13 as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.

The term *historical recognized environmental condition* (HREC), is defined by ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a no further action letter or other equivalent closure documentation) or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restriction, activity and use limitations, institutional controls, or engineering controls).

The term *controlled recognized environmental condition* (CREC), is defined by ASTM E1527-13 as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by

regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

1.2 Scope of Work

This ESA was conducted utilizing standard practices consistent with ASTM E1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM E1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this ESA included an evaluation of the following:

- General physical setting characteristics of the subject property and immediate vicinity through a review of one or more referenced sources, including topographic and geologic maps, soils and hydrologic reports.
- Historical usage of the subject property, adjoining properties, and surrounding area through a review of reasonably ascertainable sources such as land title records, fire insurance maps, city directories, aerial photographs, property tax files, prior environmental assessment reports, and interviews.
- Current land use and existing conditions of the subject property including observations and interviews regarding the use, treatment, storage, disposal or generation of hazardous substances, petroleum products and hazardous, regulated, or medical wastes; equipment that is known or likely to contain PCBs; storage tanks and drums; wells, drains and sumps; and pits, ponds or lagoons.
- Current land use of adjoining and surrounding area properties and the likelihood of known or suspected releases of hazardous substances or petroleum products to impact the subject property.
- Environmental regulatory database information and local environmental records within specified minimum search distances.

Unless otherwise identified in the report, the scope-of-work for this ESA did not include a consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E1527-13 including but not limited to: asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands.

1.3 Terms and Conditions

This Phase I ESA was performed on behalf of, and solely for the exclusive use of the Client. No other company, entity, or person shall have any rights with regard to LFI's contract with the Client including but not limited to indemnification by LFI, or any rights of reliance on the findings, conclusions, and recommendations of this or any subsequent reports regarding the subject property.

In accordance with ASTM E1527-13 provisions, this report is presumed to be valid for up to one year prior to the date of acquisition or transaction of the property. This presumption assumes that the following components of the report are updated within 180 days prior to the intended date of acquisition or transaction of the property: interviews, environmental lien search, government records reviews, visual inspection of the property and surrounding properties, and declaration by the environmental professional.

1.4 Assumptions, Limitations and Exceptions

This ESA was prepared in accordance with the scope and limitations of ASTM's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13), recognized by the U.S. Environmental Protection Agency (USEPA) as compliant with *Standards and Practices for All Appropriate Inquiries* (AAI) promulgated at 40 CFR Part 312.

This Phase I Environmental Site Assessment has been prepared to assess the property with respect to hazardous substances defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601), and petroleum products. As such, this assessment is intended to permit the Client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the subject property consistent with good commercial or customary practice" as defined in 42 USC §9601 (35)(B).

LFI conducted this ESA using reasonable efforts to identify recognized environmental conditions on the subject property. Findings within this report are based on the information obtained during the site reconnaissance, the electronic regulatory file review, a review of historical records,

interviews, and from reasonably ascertainable and publicly available information obtained from public agencies and other referenced sources. The presence of recognized environmental conditions on a site may not always be apparent; consequently, the completion of a Phase I ESA cannot provide a guarantee that recognized environmental conditions do not exist in connection with a site.

This report is not definitive and should not be assumed to be a complete or specific determination of all conditions above or below grade. Current subsurface conditions may differ from the conditions indicated by surface observations or historical sources and can be most reliably evaluated through intrusive techniques that were beyond the scope of this ESA. Information in this report is not intended for use as a construction document and should not be used for demolition, renovation, or other construction purposes. LFI makes no representation or warranty that the past or current operations at the site are, or have been, in compliance with applicable federal, state and local laws, regulations and codes.

Environmental Data Resources, Inc. (EDR), an independent environmental data research company, provided the records from the government agency databases referenced in this report. Information regarding surrounding area properties was requested for the specified minimum search distances and was assumed to be correct and complete unless obviously contradicted by LFI's observations or other credible referenced sources reviewed during the ESA. LFI is not a professional title insurance or land surveying firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the site in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

2.0 SITE DESCRIPTION

The location, description, and current uses of the subject property, as well as surrounding properties are presented in the following sections.

2.1 Location and Description

The subject property is located at 11708 Pike Street in Santa Fe Springs, Los Angeles County, California. The property consists of one parcel, identified by the Los Angeles County Property Assessor records as follows:

Parcel / Property Summary			
Address	Parcel ID	Owner	Size
11708 Pike Street	8002013003	Douglas Marrs	1.09 acre

A site location map is provided in **Figure 1** and an aerial photograph depicting the site and surrounding property use is provided in **Figure 2**. Site photographs are included in **Appendix A**. The PVA records are included in **Appendix C**.

2.2 Structures / Improvements

The subject property is currently developed with a commercial warehouse formerly used as an auto and truck maintenance facility. The property is currently developed with a 1-story, 3,200 square foot building that was originally constructed in 1966. The building is constructed of metal siding, and steel beams on a concrete slab. The interior is generally unfinished metal siding walls and concrete floors. The rest of the property consists of an asphalt parking lot and minor landscaping.

2.3 Municipal Services and Utilities

The subject property is serviced by the following municipal services and utilities:

Utility	Provider
Potable Water Supply	Golden State Water Company
Sewage Disposal	City of Santa Fe Springs
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company

2.4 Roads

The property is located southwest of Pike Street. No publicly owned roads are located on the property.

2.5 Topography and Drainage

The site is characterized by generally flat topography and the local topographic gradient is to the southwest. A review of the *Whittier, California* United States Geological Survey (USGS), 7.5-Minute Topographic Quadrangle (2012) indicates a surface elevation for the subject property of approximately 147 feet above the National Geodetic Vertical Datum (NGVD) of 1929 (approximately mean sea level). A copy of the topographic map is provided in **Figure 1** and **Appendix B**. According to the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the dominant soil composition in the vicinity of the subject property is classified as Urban Land (Ua). Urban land consists of areas where the land surface has been primarily covered with commercial and industrial buildings, streets, parking lots, and other forms of impervious surface.

Major hydrogeologic features such as a river or lake generally influence regional groundwater flow direction. Surface and/or bedrock topography may also influence regional groundwater flow direction. Based on information gathered during the site visit, the topography of the land, and information contained in the Environmental Data Resources, Inc. (EDR) report, the direction of surface and groundwater flow is interpreted to be southwest with the local topographic gradient. The nearest downgradient surface water body is San Gabriel River located approximately 1.0-mile southwest of the subject property.

2.6 Current Use of Property

The subject property is currently developed as an auto and truck maintenance facility, as described in Section 2.2.

2.7 Current Use of Adjoining Properties

Nearby property usage could potentially impact the surface and subsurface conditions of a site. Developing a history of past to present uses or occupancies can provide an indication of the

likelihood of environmental concern. In general, the subject property is located in a very high-density area predominantly composed of commercial, industrial, and residential properties. An aerial photograph illustrating the surrounding property-use relative to the subject property is included as **Figure 2**. A general description of surrounding land use is as follows:

Current Use of Adjoining Properties

Direction	Description
North	Pike Street, Tube Service, large warehouse, International Paper, assorted commercial and industrial developments.
South	McKesson Corporation Distribution Center, Cable Moore Inc., Hansen Steel Services, assorted commercial and industrial developments.
East	True Design Cabinet Manufacturing, WTW Wheel Store, Norwalk Blvd, assorted commercial and industrial developments.
West	Santa Fe Enterprises, Celestial Freight Solutions, large railroad corridor, single-family residential neighborhood.

No evidence of potential adverse environmental conditions was observed during the survey of adjacent properties from the subject site.

3.0 SITE HISTORY AND HISTORICAL RECORDS REVIEW

Historical information about the subject property, based on an evaluation of available records reviewed during the Phase I, is included in the following sections.

3.1 Past Uses of Property

LFI attempted to determine the historical use of the subject property dating back to 1940 or the first developed use. The following table summarizes the historical use of the subject property:

Historical Use Summary

Subject Property		
Period	11708 Pike Street	Source(s)
1896 - 1960	The subject property is undeveloped farmland.	Topographic Maps Aerial Photographs
1960 - 1965	The subject property is cleared and regraded with no permanent structures.	Topographic Maps Aerial Photographs

Historical Use Summary

Subject Property		
Period	11708 Pike Street	Source(s)
1966 - Current	The current structure was constructed in 1966 and the property has not been significantly modified since then.	Topographic Maps Aerial Photographs City Directories Site Interview

3.2 Past Uses of Adjoining Properties

The properties surrounding the subject property have primarily been commercial developments since the early 1900s. Prior to that, the surrounding area was primarily undeveloped farmland.

3.3 Topographic Maps

Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water and other features. While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. A search for historical topographic maps of the subject property and surrounding area was conducted by EDR and provided to LFI in a *Historical Topographic Map Report* dated August 26, 2020. Topographic maps were provided for various years between 1896 and 2012. A copy of the EDR *Historical Topographic Map Report* is included in **Appendix B** and summarized as follows:

Historical Topographic Maps

Year	Issues Noted	Observations
1889 - 1942	No	Subject Property: The subject property has no visible structures or labels. Surrounding Properties: The surrounding properties are lightly developed with industrial and commercial developments. A railroad labeled "Southern Pacific Railroad" adjoins the southeast corner of the property.
1943 - 1965	No	Subject Property: The subject property has no visible structures or labels. Surrounding Properties: The surrounding properties are lightly developed with industrial and commercial developments. Pike Street is first visible in the 1943 map.
1972 - 1981	No	Subject Property: The current building is visible on the subject property. Surrounding Properties: The surrounding properties are developed similar to their present-day configuration.
2012 ⁽¹⁾	No	Subject Property: No structures or identifying features are shown. Surrounding Properties: Major roads and highways are shown, no individual structures.

(1) Beginning with the 2010 map updates, the USGS elected to omit building footprints, urban designations, and other points of interest from topographic map updates.

3.4 Aerial Photographs

Aerial photographs are generally of very small scale and only provide a general idea of activity in the area. Aerial photographs are instantaneous records and their usefulness is limited because they do not necessarily reflect the condition of a site before or after the photographs were taken. A search for aerial photographs of the subject property and surrounding area was conducted by EDR and provided to LFI in an *Aerial Photo Decade Package* dated August 26, 2020. Aerial photographs were provided for various years from 1928 to 2016. A copy of the EDR *Aerial Photo Report* is included in **Appendix B** and a summary is presented in the following table:

Aerial Photographs

Year	Issues Noted	Observations
1928 - 1963	No	Subject Property: Property is undeveloped farmland with no structures visible. The property appears to have been regraded in the 1963 photograph. Surrounding Properties: The surrounding properties to the east are developed with industrial properties. The properties to the north and south are generally undeveloped. The properties to the west are developed with railroad tracks and single-family residential.
1977 - 1981	No	Subject Property: Property is developed with the current structure as it appears today. Surrounding Properties: The adjoining properties are beginning to be developed similar to their present-day configuration.
1989 - 2016	No	Subject Property: Property is developed with the current structure as it appears today. Surrounding Properties: Adjoining properties are fully developed similar to their present-day configuration.

3.5 Sanborn Fire Insurance Maps

A search for Sanborn fire insurance maps for the subject property and surrounding area was conducted by EDR and provided to LFI in a *Certified Sanborn Map Report*, dated August 26, 2020. Fire insurance maps were unavailable for the subject property and surrounding areas. A copy of the report is provided in **Appendix B**.

3.6 City Directories

A search of historical city directories for the subject property and surrounding properties was conducted by EDR and provided to LFI in a *City Directory Abstract* dated August 27, 2020. City directories for the subject property and surrounding area were reviewed for various years between 1960 and 2015. Listings for the surrounding area were found to be primarily commercial listings. A copy of the report is provided in **Appendix B** and a summary is presented in the following table:

City Directories

Year	Issues Noted	11708 Pike Street
1994	YES	Donald Bailey, Coast Provision Company, Marrs Transportation.
2004	YES	Coast Provision Company, Quality Truck & Auto Repair.
2006	YES	Alan Hargens, Auto Repair, Transport Quality Trucks.
2009	YES	Alan Transport, Coast Provision Company, Quality Truck & Auto Repair.
2015	YES	Coast Provision Company, Quality Truck & Auto Repair.

4.0 ENVIRONMENTAL RECORDS REVIEW

An electronic database search of files maintained by the U. S. EPA and the California Environmental Protection Agency (CalEPA) was conducted by EDR on August 27, 2020 to evaluate the regulatory history of the subject property and surrounding properties. The search of standard federal, state, and tribal regulatory agency databases was conducted to (1) identify listings for the subject property and adjoining properties and (2) evaluate sites within applicable ASTM E1527-13 and AAI defined search radii that could cause actual or potential environmental impacts to the subject property. A summary of the results of the regulatory agency database search is provided in the following table:

Regulatory Database Search Summary

Regulatory Database	Minimum Search Distance	Property Listed?	# Sites Listed
Federal National Priority List (NPL)	1 Mile	No	2
Federal De-Listed NPL	½ Mile	No	0
Federal CERCLIS	½ Mile	No	1
Federal CERCLIS NFRAP	½ Mile	No	8
Federal RCRA CORRACTS	1 Mile	No	5
Federal RCRA non-CORRACTS TSD	½ Mile	No	1
Federal RCRA Generators	¼ Mile	No	16
Federal Institutional/Engineering Control Registry	½ Mile	No	2
Federal ERNS	¼ Mile	No	0
State/Tribal Haz. Waste Sites (NPL/CERCLIS)	1 Mile	No	39
State/Tribal Landfill or Solid Waste Disposal Sites	½ Mile	No	5
State/Tribal Leaking Storage Tank Lists	½ Mile	No	24
State/Tribal Registered Storage Tank Lists	¼ Mile	YES	4

Regulatory Database Search Summary

Regulatory Database	Minimum Search Distance	Property Listed?	# Sites Listed
State/Tribal Institutional/Engineering Control Registry	½ Mile	No	0
State/Tribal Voluntary Cleanup Sites	½ Mile	No	1
Federal/State Brownfield Sites	½ Mile	No	0

The fact that sites do or do not appear on a list does not necessarily indicate that an environmental concern exists. In addition, sites may not be mapped in a list search due to inaccuracy of owner/operator records, government records, or errors occurring during conversion of the data by informational sources. A copy of the EDR report that includes a detailed description of each database and the results of the database inquiries is provided in **Appendix D**.

4.1 Listings for Subject Site or Adjoining Properties

The EDR database search identified the subject property on ASTM or AAI required databases as follows:

Quality Truck and Auto Repair / Brown Eng. RPR SVC / Coastal Provision Co.

ASTM/AAI Databases: CA HIST UST x2

Non-ASTM/AAI Databases*: RCRA-NonGen/NLR x2, FINDS x2, ECHO x2, CA HWTS x3, CA HAZNET x2, CA LA CO. HMS, CA CERS HAZ WASTE, CA CERS, CA SWEEPS UST

Database Summary:

CA HIST UST – The subject property is identified on the California Historical Underground Storage Tank (UST) database with the facility ID number 00000068313. According to a Hazardous Substance Storage Container Information sheet obtained from the California State Water Resources Control Board (SWRCB) dated June 1, 1988, the subject property formerly operated two USTs. The information sheet and the EDR radius report indicate that there was a 10,000-gallon diesel UST last used in 1984 and a 550-gallon waste oil UST last used in 1985. Both of the USTs were reportedly installed in 1967. A closure application was provided by the property owner that shows the date of UST removal as June 3, 1986. No closure sampling was conducted and no formal *No Further Action* documentation was provided by local or state government. The referenced documentation is provided in **Appendix F**. Based on this information, this listing represents an REC.

CA SWEEPS UST – The California Statewide Environmental Evaluation and Planning System Database is an underground storage tank listing that was updated

and maintained by a company contracted by the SWRCB in the 1990s and is no longer maintained or updated.

RCRA-NonGen/NLR – The site is identified as a former RCRA Generator of hazardous waste and is no longer generating hazardous waste (NonGen) or is no longer registered (NLR) as of October 31, 2002. No significant violations were reported.

CA CERS HAZ WASTE – List of sites in the CalEPA Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA-Large Quantity Generator (LQG) programs.

CA HAZNET – The Facility and Manifest Data database provides data extracted from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control.

CA CERS – The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database and provides an overview of regulated activities across the spectrum of environmental programs for California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials. The full site listing for the subject property is provided in **Appendix F**.

CA HWTS – The California Department of Toxic Substances Control maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

CA HWT – The Registered Hazardous Waste Transporter database that lists the hazardous waste transporters in California.

CA LA CO. HMS – The Los Angeles County Active and Inactive Hazardous Materials Inventory database that lists the facility locations in Los Angeles.

FINDS – Facility Index System, contains both facility information and “pointers” to other databases that contain more detail.

ECHO – The Enforcement & Compliance History Information database provides integrated compliance and enforcement information for approximately 800,000 regulated facilities.

*The databases with more than one listing are due to the different names used for the subject property over the years.

The EDR database search identified two adjoining properties on ASTM or AAI required databases as follows:

1. **Tube Service Company / Estes Express Lines**

Address: 9351 Norwalk Blvd S (0.080 mile)

Relative Elevation: Higher

ASTM/AAI Databases: CA HIST UST x2, CA LUST

Non-ASTM/AAI Databases: CA LA CO. HMS, CA CERS HAZ WASTE, CA CERS x2, CA SWEEPS UST, CA HIST CORTESE x2

Database Summary:

CA HIST UST – This site is identified on the California Historical UST database with the facility ID number 00000041499. According to a Hazardous Substance Storage Container Information sheet obtained from the California SWRCB dated June 1, 1988, the subject property formerly operated one UST. The information sheet and the EDR radius report indicate that there was a 10,000-gallon diesel UST last installed in 1984 and was still in use as of 1988. No further information regarding this former UST was provided from EDR or the California SWRCB, including how the UST was removed and if any sampling was completed. This site is also listed on the Historical Leaking UST (LUST) database due to contamination during a UST removal in 1995, indicating that this UST was likely removed in 1995. The information sheet is provided in **Appendix F**. Based on this information, this listing does not represent a REC for the subject property.

CA HIST LUST – This site is identified on the California Historical Leaking Underground Storage Tank (LUST) database with the global ID number T0603703602. According to information from the SWRCB GeoTracker online database, this site is listed as “completed – case closed” with a closure date of June 11, 1996. According to limited information available, minor petroleum contamination was discovered when a UST was removed in 1995. No remedial action was recorded for this property. The GeoTracker information is provided in **Appendix F**. Based on this information, this listing does not represent a REC for the subject property.

2. **McKesson DC#8147 / LA By-Products / Norwalk Blvd Pit**

Address: 9501 Norwalk Blvd S (0.097 mile)

Relative Elevation: Higher

ASTM/AAI Databases: RCRA-LQG, CA AST, CA SWF/LF x2

Non-ASTM/AAI Databases: CA CERS HAZ WASTE, CA CERS, CA CERS TANKS, RCRA-NonGen/NLR x2, FINDS, ECHO, CA LA CO. LF METHANE

Database Summary:

RCRA-LQG – This site is listed as a Large Quantity Generator (LQG) of hazardous waste. LQGs generate 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month. This facility reportedly handles hazardous waste that includes halogenated

solvents. No violations were identified. This listing does not represent a REC for the subject property.

CA AST – This site is identified on the California Aboveground Petroleum Storage Tank Facilities database. No information regarding ASTs was provided by the EDR radius report or the California SWRCB GeoTracker database. This listing does not represent a REC for the subject property.

CA SWF/LF – This property is listed as a “closed” Solid Waste Facility/Landfill site with an ending date of operation of December 31, 1975. This database contains an inventory of solid waste disposal facilities or landfills that may be active or inactive in California. According to information in the EDR radius report, this former landfill only accepted commercial and residential waste and not industrial waste. This listing does not represent a REC for the subject property.

4.2 Listings within Established Search Radii

The EDR database search identified two additional listings within the established search radii (<0.1 mile) on ASTM or AAI required databases as follows:

1. **Whittier Plating Co. Inc.**

Address: 11642 E Pike St (0.038 mile)

Relative Elevation: Higher

ASTM/AAI Databases: SEMS-ARCHIVE, CORRACTS, RCRA-SQG

Non-ASTM/AAI Databases: CA CERS, FINDS, ECHO, CA LA CO. HMS, CA ENVIROSTOR, CA EMI, CA HAZNET, CA HWP, LA CO. Site Mitigation, CA HWTS

Database Summary:

SEMS-ARCHIVE – This site is identified as “Whittier Plating Co. Inc.” on the Superfund Enterprise Management System (SEMS) Archive, formerly known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) – No Further Remedial Action Planned (NFRAP) database. According to the EPA, sites on the SEMS-Archive database are former potential hazardous waste sites which have been assessed for their inclusion on the National Priorities List (NPL) for cleanup. SEMS-Archive sites are sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the extent of contamination was not serious enough to require NPL consideration. According to information provided by EDR, the property was listed as a “did not qualify for the NPL based on existing information”. Based on this information, this listing does not represent a REC for the subject property.

CORRACTS – The Resource Conservation and Recovery Act (RCRA) Corrective Action Report database identifies hazardous waste handlers and facilities with RCRA corrective action activity. This site is identified as both “Whittier Plating

Co.” and “Whittier Plating Co. Inc.” on the CalEPA Regulated Site Portal and the Department of Toxic Substances Control Envirostor Hazardous Waste online database. No further information was provided from either of these databases or the EDR radius report. Based on this information, this listing does not represent a REC for the subject property.

RCRA-SQG – The site is listed as a Small Quantity Generator (SQG) of hazardous waste. SQGs generate between 100 kg and 1,000 kg of hazardous waste per month. This site was previously a Large Quantity Generator prior to 1981. This site has numerous violations relating to previous site activities. Based on this information, this listing does not represent a REC for the subject property.

2. J.S. Paluch Co. Inc. / Superior Printing Inc. dba Superior Press

Address: 9440 Norwalk Blvd (0.097 mile)

Relative Elevation: Higher

ASTM/AAI Databases: RCRA-SQG

Non-ASTM/AAI Databases: CA CERS, FINDS, ECHO, CA EMI, CA HAZNET, CA HWP, CA HWTS, CA CERS HAZ WASTE, RCRA-NonGen/NLR

Database Summary:

RCRA-SQG – The site is listed as a Small Quantity Generator (SQG) of hazardous waste. SQGs generate between 100 kg and 1,000 kg of hazardous waste per month. No recorded violations were identified for this site. Based on this information, this listing does not represent a REC for the subject property.

118 additional site listings were identified in the EDR report. However, the identified listings do not appear to present an obvious release or impact to the property, based on:

- information contained in the regulatory databases;
- information obtained during our site visit;
- regulatory status of the listed facilities, and;
- distance and/or relative elevation of the listed sites from the subject site (>0.1 mile).

The EDR environmental records search also provides a list of “orphan” sites, which are properties identified on ASTM/AAI required databases but that could not be mapped due to poor or inaccurate address information. EDR’s records search listed three orphan sites. Based on the probable location of these sites, down-gradient, and greater than 0.1-mile distance, these unmapped properties are unlikely to represent an REC to the subject site.

4.3 Vapor Encroachment Screen

LFI conducted a Vapor Encroachment Screen (VES) utilizing the Tier 1 methodology provided in ASTM’s *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate*

Transactions (E2600-15). The Tier 1 methodology in E2600-15 was utilized in order to identify a *Vapor Encroachment Condition* (VEC), which is “the presence or likely presence of chemicals of concern (COC) (i.e. – petroleum hydrocarbons and/or chlorinated solvents) vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property”. Information provided by EDR was reviewed to identify facilities within the Area of Concern (AOC) to evaluate whether contamination at nearby properties could represent a vapor encroachment condition (VEC) on the Site. The AOC for chlorinated solvents is defined in ASTM E2600-15 as the area within 1/3 mile of the property boundaries. For facilities at which the only COCs are petroleum hydrocarbons, the AOC includes the area within 0.1 mile of the property boundaries.

A review of historical use information and regulatory database documentation collected in the course of this Phase I ESA identified two former USTs that were located on the subject property and do not have any closure or sampling documentation. Therefore, our opinion based on the Tier 1 VES is that a VEC exists on the property.

5.0 SITE RECONNAISSANCE

A site reconnaissance was conducted on September 14, 2020 by Mr. Andrew Bergman, Staff Geologist with LFI. Mr. Bergman was accompanied by Mr. Chris Ehrlich, representative for CBRE, during the site reconnaissance.

5.1 Site Reconnaissance Methodologies

The purpose of the reconnaissance was to gather information regarding the environmental conditions at the subject property and surrounding areas. The site reconnaissance consisted of visual observations of the subject property and any existing improvements, adjoining properties as viewed from the subject property, and observations of nearby properties made from public thoroughfares.

At the time of the site reconnaissance, weather conditions were overcast and approximately 75° Fahrenheit. No limiting conditions were present. Photographs taken during the site reconnaissance, depicting site conditions at the time of the visit, are provided in **Appendix A**.

5.2 Hazardous Substances/Waste and Petroleum Products

Numerous 55-gallon drums and small quantity containers were observed around the subject property to contain new and used oil, paint, cleaning products, and other auto maintenance products. All drums and containers appeared to be properly closed with no evidence of leaks or spills. No other obvious indications of generation, use, storage, treatment, or disposal of hazardous substances/wastes or petroleum products were observed during site reconnaissance.

5.3 Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs)

The site reconnaissance included a search for physical features such as fill ports, slumped pavement/ground surface, patched pavement, and evidence of underground piping or pump stations commonly associated with the current or historical presence of storage tanks. The absence of common physical features cannot completely rule out the current or historical existence of storage tanks. Site characteristics such as overgrown vegetation, new pavement, or past renovation/construction/demolition activities may prevent the identification of storage tanks.

5.3.1 Underground Storage Tanks (USTs)

Two USTs were removed in June of 1986. See Section 4.1 for further detail.

5.3.2 Aboveground Storage Tanks (ASTs)

No evidence of current or former ASTs was observed during site reconnaissance.

5.4 Odors

No strong, pungent or noxious odors were noticed during the site reconnaissance.

5.5 Drums and Containers

Numerous 55-gallon drums and small quantity containers were observed around the subject property to contain new and used oil, paint, cleaning products, and other auto maintenance

products. All drums and containers appeared to be properly closed with no evidence of leaks or spills. No obvious indications of drums or containers were observed during the site reconnaissance.

5.6 Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are organic compounds that have been used extensively in electrical capacitors and transformers, lighting ballasts, hydraulic fluids, heat exchange fluids, lubricants, inks, sealants, adhesives and surface coatings since development in 1929. PCB production was banned in the U.S. in 1979 due to health and environmental hazards. Under the Toxic Substances Control Act (TSCA), as outlined in Title 40 of the Code of Federal Regulations (CFR) Part C, 761, the owners of PCB containing equipment are responsible for environmental impairment and liabilities caused by leakage of PCBs to the environment.

Multiple pole-mounted transformers were observed along Pike Street. These transformers are reportedly owned by the utility company. No other equipment with the potential to contain PCBs was observed during the site reconnaissance.

5.7 Drains and Sumps

Numerous storm drains were observed around the parking lot area. These drains reportedly connect to the municipal sewer system.

5.8 Pits, Ponds, and Lagoons

No obvious evidence of pits, ponds or lagoons used for waste treatment or disposal was observed or reported during the site reconnaissance.

5.9 Stained Soil / Pavement

Minor surface staining was observed on the floor of the building interior and around the parking lot. No other obvious stained soil/pavement was observed during the site reconnaissance.

5.10 Stressed Vegetation

No obvious areas of stressed vegetation were observed on the site.

5.11 Waste Generation, Storage, and Disposal

Numerous 55-gallon drums and small quantity containers were observed around the subject property to contain new and used oil, paint, cleaning products, and other auto maintenance products. All drums and containers appeared to be properly closed with no evidence of leaks or spills. No obvious evidence of improper waste generation or storage was observed during the site reconnaissance.

5.12 Waste Water

No obvious evidence of process waste water discharge into a drain, ditch, or stream was observed on the subject property during the site reconnaissance.

5.13 Wells

No obvious evidence of industrial-use or groundwater monitoring wells was observed or reported to be located on the subject property during the site reconnaissance. The EDR report did not identify any wells on the subject property.

5.14 Septic Systems

No septic systems were reported or observed to be on the subject property.

6.0 INTERVIEWS

The following interviews were conducted during the assessment in an effort to obtain information indicating potential RECs in connection with the subject property.

6.1 Property Representative

Mr. Chris Ehrlich, representative for CBRE, was interviewed during the site reconnaissance by Mr. Andrew Bergman on September 14, 2020. At that time, Mr. Ehrlich indicated that he was unaware of any undisclosed environmental concerns associated with the property.

6.2 Occupants

The subject property is occupied by several tenants, represented by Mr. Ehrlich.

6.3 Local Government Officials

The California Environmental Protection Agency (CalEPA) was contacted as part of this environmental site assessment based on current and historical uses of the subject property and nearby sites and pertinent information is summarized within this report.

7.0 NON-SCOPE CONSIDERATIONS

The following sections address environmental issues or conditions on the subject property that are outside the scope of ASTM E1527-13. Substances or materials may be present on the subject property that may lead to contamination of the subject property but are not defined by CERCLA as hazardous substances.

7.1 Asbestos Containing Materials (ACMs)

Asbestos is a general term for a group of fibrous minerals (primarily chrysotile, amosite and crocidolite) that have long been used as fireproof insulation and as a strengthener in pipe insulation, roofing tiles, floor tiles, wall coverings and other materials. Undisturbed asbestos-containing material (ACM) is not dangerous; however, when ACM is broken or torn, as during remodeling or demolition, the fibers can be spread into the air, especially if the material is friable. A friable material, by definition, is one that can be crushed, crumbled, pulverized, or reduced by hand pressure when dry. Due to health hazards, ACM use has been phased out since approximately 1978. The U.S. EPA classifies ACM as any material which contains more than 1% asbestos by Polarized Light Microscopy (PLM) analysis.

An ACM survey was not included in the scope of work for this assessment. Due to the age of site structure (1966), ACM may be present.

7.2 Lead-Based Paint (LBP)

Use of lead in household paint was banned by the U.S. EPA effective January 1, 1978. The U.S. EPA and the U.S. Department of Housing and Urban Development (HUD) define lead-based paint (LBP) as any paint that contains 1.0 mg/cm² or higher of lead by x-ray fluorescence (XRF) analysis or 0.5% (5,000 ppm) lead by weight.

An LBP survey was not included in the scope of work for this assessment. Due to the age of site structure (1966), LBP may be present.

8.0 USER PROVIDED INFORMATION

In accordance with the ASTM E1527-13 and AAI standards, the user of this ESA, Brenntag North America (the Client), may obtain information through other due diligence activities associated with the pending property transaction that could help identify the possibility of potential environmental conditions in connection with the subject property. A copy of the completed AAI Questionnaire was not returned to LFI.

8.1 Environmental Liens or Activity and Use Limitations

The Client has not indicated whether they are aware of any issues regarding environmental liens or use limitations.

8.2 Common/Specialized Knowledge or Experience

The Client has not indicated whether they possess common/specialized knowledge or experience relative to the subject property.

8.3 Reasons for Significantly Lower Purchase Price

The Client has indicated that they will only be leasing the property and not purchasing the property.

9.0 DATA GAPS

No data gaps as defined by ASTM E1527-13, (i.e. considered to have significantly affected the ability to identify recognized environmental conditions in connection with the subject property) were identified during completion of this assessment. The incomplete User Questionnaire does not significantly change the findings of this report and does not affect the professional judgement of LFI.

10.0 FINDINGS AND OPINIONS

The following summarizes known or suspected RECs, HRECs, CRECs, *de minimis* conditions, and non-scope environmental conditions in connection with the subject property based on information collected during the assessment. For each condition, LFI provides an opinion of the impact on the site based on an evaluation of the results of record reviews, site reconnaissance work and interviews performed as part of this assessment. LFI also provides a rationale for concluding that an environmental condition is or is not a REC.

Recognized Environmental Conditions (REC)

This assessment has revealed evidence of RECs in connection with the subject property:

- A 10,000-gallon diesel UST and a 550-gallon waste oil UST were removed in June of 1986. No formal *No Further Action* letter was issued by county or state government for these two USTs and no closure sampling was conducted.

Historical Recognized Environmental Conditions (HREC)

This assessment has revealed no evidence of HRECs in connection with the subject property.

Controlled Recognized Environmental Conditions (CREC)

This assessment has revealed no evidence of CRECs in connection with the subject property.

De Minimis Conditions

No *de minimis* conditions were observed in connection with the subject property

Non-Scope Environmental Conditions

No non-scope environmental conditions were identified in connection with the subject property as presented in Section 7.0.

11.0 CONCLUSIONS AND RECOMMENDATIONS

LFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at the commercial property located at 11708 Pike Street, Santa Fe Springs, California, the subject property. Any exceptions to, or deletions from, this

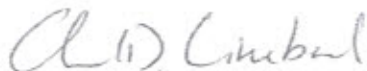
practice were described in this report. This assessment has revealed evidence of *recognized environmental conditions* in connection with the property as identified in Section 10. Therefore, LFI recommends the following:

- Conduct Limited Phase II sampling around the former location of the removed USTs to confirm that no residual contamination is present.

However, since Brenntag North America will only be leasing the property and not purchasing the property, this recommendation may not be applicable.

12.0 CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL

LFI has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.



Environmental Professional

September 18, 2020

Date

13.0 REFERENCES

- California Department of Toxic Substances Control. Envirostor Hazardous Waste Online Database. Accessed September 10, 2020.
- California Environmental Protection Agency. Regulated Site Portal Online Database. Accessed September 3, 2020.
- California State Water Resources Control Board GeoTracker. Historical Hazardous Substance Storage Information Online Database. Access September 9, 2020.
- Environmental Data Resources, Inc. *The EDR Radius Map Report with GeoCheck 11708 Pike Street, Santa Fe Springs, AL 35173. Inquiry Number: 6133577.2s.* July 27, 2020.
- Environmental Data Resources, Inc. *EDR Historical Topographic Map Report 11708 Pike Street, Santa Fe Springs, AL 35173. Inquiry Number: 6133577.4.* July 24, 2020.

Environmental Data Resources, Inc. *EDR Aerial Photo Decade Package 11708 Pike Street, Santa Fe Springs, AL 35173. Inquiry Number: 6133577.9. July 24, 2020.*

Environmental Data Resources, Inc. *Certified Sanborn Map Report 11708 Pike Street, Santa Fe Springs, AL 35173. Inquiry Number: 6133577.3. July 24, 2020.*

Environmental Data Resources, Inc. *EDR City Directory Image Report 11708 Pike Street, Santa Fe Springs, AL 35173. Inquiry Number: 6133577.5. July 24 2020.*

Los Angeles County Property Assessor. Property Records. September 3, 2020.

Appendix B

Environmental Screening Memo

ENVIRONMENTAL SCREENING MEMO

Jurisdiction: Santa Fe Springs, Los Angeles County

Date: January 13, 2021

Project: Brenntag Pacific, 11708 Pike St. (CUP 815)

PROJECT DESCRIPTION

PROJECT LOCATION: 11708 Pike St. (APN 8002-013-002)

SITE AREA: 45,174 sq. ft. 1.06 acres

PROJECT FLOOR AREA: Trailer office and restroom. Balance of site will be used for trailer parking

PROJECT USE/TYPE: M-2 (proposed truck trailer parking). Site will be improved to City Code.

PARKING: Approximately 27 truck trailer spaces and 12 car spaces.

EXISTING LAND USE: Car and Truck Repair Shop (Quality Truck & Auto Repair).

ZONING: M-2 (CUP will be required for the proposed use).

GENERAL PLAN: Heavy Manufacturing

SENSITIVE USES: No sensitive land uses are located adjacent to the project site. Nearest sensitive receptors are located approximately 800 feet to the west.

PRELIMINARY ENVIRONMENTAL SCREENING

POTENTIAL AIR QUALITY IMPACTS: The air quality emissions for the proposed project were calculated using the CalEEMod (V.2013.2.2) computer modeling program. According to the CalEEMod estimates, daily construction and operations emissions will ___ will not ☒ exceed the SCAQMD significance thresholds (refer to Table 1 for construction and operational emissions).

The construction emissions will be limited to the construction and paving of the new truck parking area. The emissions will not exceed thresholds. (Thresholds are shown in Table 1.

Table 1 Estimated Construction and Operational Emissions in lbs/day

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction (architectural coatings)	0.88	9.13	4.57	--	10.33	2.04
Daily Thresholds	75	100	550	150	150	55
Operational Emissions	0.18	--	--	--	--	--
Daily Thresholds	55	55	550	150	150	55

POTENTIAL CULTURAL RESOURCES IMPACTS: The project site is ___ is not ☒ identified on a local, State, or Federally significant cultural resource.

The California Office of Historic Preservation, Landmarks Listed by County was consulted. The site was previously developed. Site is located over a landfill (LA Byproducts). As a result, no AB-52 monitoring is anticipated.

POTENTIAL GEOLOGY AND EARTH IMPACTS: The project site is ☒ is not ___ located within a potential liquefaction zone. The project site is ___ is not ☒ located within a potential Alquist-Priolo Special Study Zone.

The California Office of Historic Preservation, Landmarks Listed by County was consulted. The area's geology was previously analyzed in a number of IS/MNDs prepared for other projects in the area. The California Geological Survey Information Warehouse was reviewed. The proposed use will not be a critical facility. No active fault traces underlie the site.

POTENTIAL HAZARDOUS MATERIALS IMPACTS: The project site is ___ is not ☒ included on a Cortese list. The project site is ☒ is not ___ identified on the EPA's database (Environfacts).

California Environmental Protection Agency, Department of Toxic Substances Control EnviroStor database and United States Environmental Protection Agency Envirofacts database were consulted. The existing business (Quality Auto & Truck Repair) is a RCRA and CaEnviroview site. The LA Byproducts Landfill underlies the project site. Landfill gas will require mitigation. At minimum, a Phase I will be needed.

POTENTIAL NOISE IMPACTS: The project site is ___ is not ☒ located adjacent to any noise sensitive receptor(s). Additional supporting information:

No sensitive receptors are located adjacent to the project site. The nearest residences are located approximately 800 feet to the west. The business will operate Monday through Friday, 8:00 AM through 5:00 PM.

POTENTIAL TRAFFIC IMPACTS: Based on preliminary traffic screening using the trip generation rates derived from the Institute of Traffic Engineers (ITE), Trip Generation (10th Edition). The project site *is* ___ *is not* ✓ anticipated to result in significant traffic volumes.

Employment is projected to be 14 persons. 27 trailers will be picked up in the mornings and will be brought back at the end of the day. The business will operate Monday through Friday, 8:00 AM through 5:00 PM.

PRELIMINARY ENVIRONMENTAL DETERMINATION

Based on the screening results completed for the proposed project, the following determination may be made.¹ The project will require the preparation of one of the following (choose one):

- | | |
|--|---------------------|
| 1. Notice of Exemption | Yes <u>✓</u> No ___ |
| 2. Streamlined Review (§15183.3 of CEQA) | Yes ___ No <u>✓</u> |
| 3. Negative Declaration | Yes ___ No <u>✓</u> |
| 4. Mitigated Negative Declaration | Yes ___ No <u>✓</u> |
| 5. Environmental Impact Report | Yes ___ No <u>✓</u> |

Standard conditions may be required for the cleanup of hazardous materials and for landfill gas controls. These requirements may be implemented as part of any conditions of approval. A Phase I will be required because of the existing use. The existing business will require some cleanup and remediation. The City should require the Applicant to prepare a Categorical Exemption focusing on the site's environmental conditions.



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1 Conditional Use Permit Case No. 817

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing roof mounted radome telecommunication facility (43'-4" facility height) and related unmanned equipment room at 10747 Norwalk Boulevard (APN: 8009-025-071), within the M-2, Heavy Manufacturing, Zone.

(Synergy: A Division of Advantage Engineering)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 817 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 Ordinance and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 817, subject to the conditions of approval as contained within Resolution No. 183-2021 and
- Adopt Resolution No. 183-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------|--|
| A. | Applicant | Synergy: A Division of Advantages Engineering
Attn: Jillianne Newcomer
2500 Red Hill, Suite # 240
Santa Ana, CA92705
JNewcomer@synergy.com |
| B. | Facility Owner: | T-Mobile West
Attn: John Beke
3257 E. Guasti Avenue, Suite. # 200
Ontario, CA 91761 |

- C. Wireless Carrier: T-Mobile West, LLC
Attn: Duan Dao
2008 McGaw Avenue
Irvine, CA 92614
- D. Property Owner: Rexford Industrial Realty LP
Attn: Joseph Lockhard, Daniel & Gloria Lockhart
11620 Wilshire Boulevard , Suite # 100
Los Angeles, CA 90025
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 1)
- G. Staff Contact: Claudia Jimenez, Assistant Planner
claudiajimenez@santafesprings.org

LOCATION/BACKGROUND

The subject roof mounted radome telecommunication facility was first approved in 2004 via a building permit, which allowed the construction of a roof mounted radome telecommunication facility and associated unmanned equipment room. When the subject telecommunication facility was initially approved, wireless telecommunications facilities were only regulated by an adopted set of guidelines, and numerous facilities that had met certain requirements were allowed to be constructed without obtaining a Conditional Use Permit.

On September 28, 2017, the City Council adopted Ordinance No. 1090, which incorporated Chapter 157 (Wireless Telecommunications Facilities) into the City's Municipal Code. Chapter 157 established a comprehensive list of regulations and standards for the permitting, placement, design, installation, operation, and maintenance of wireless telecommunications facilities throughout Santa Fe Springs. Pursuant to §157.04(A), all wireless telecommunications facilities are now required to obtain a Conditional Use Permit.

Synergy, on behalf of T-Mobile West, LLC, is seeking approval for a new Conditional Use Permit (CUP 817), which includes the following improvements:

- Trenching: Trench approximately 40' from property line to proposed vault edge of building (within leased area)
- Vault: Place a 17" x 30" vault next to property line (within leased area)
- Coring: Core a 2" hole in east exterior wall for fiber entry
- Pull Box: Place a 12" x 12" x 6" pull box to cover 2" hole
- Backboard: Use an existing backboard north wall for FBT in MPOE, place DC power on rack for NTE, use existing ground in cell site

- Utilize (E) conduit for (P) fiber relocate (6) (E) Air 21 antennas (2) per sector
- Install (3) (N) LNX-6514DS-A1M 6'H antennas (1) per sector
- Install (3) (N) RRUS11-B12 behind (N) antennas (1) per sector
- Install (N) XMU (for CA) and upgrade power cabinet

Since the existing roof mounted radome telecommunication facility and equipment room does not currently have a valid Conditional Use Permit, as required by §157.04 (A) and §157.10 of the Santa Fe Springs Municipal Code, the applicant is seeking consideration and a 10-year approval of the subject Conditional Use Permit.

STREETS AND HIGHWAYS

The subject property is located on the west side of Norwalk Boulevard, north of Florence Avenue. Norwalk Boulevard and Florence Avenue are designated as "Major Arterial", within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2 (Heavy Manufacturing). The property also has a General Plan Land Use designation of Industrial. The proposed wireless telecommunication facility, provided that a CUP is obtained, is consistent with both the Zoning and General Plan designation of the subject property.

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	M-2, Heavy Manufacturing	Industrial	<u>10629 NORWALK BLVD</u> Contents Restorers- CA
South	M-2, Heavy Manufacturing	Industrial	<u>10801 NORWALK BLVD</u> Silverio Party Rental
East	M-2-PD, Heavy Manufacturing-Planned Development	Industrial	<u>12227 FLORENCE AVE.</u> Calvary Chapel
West	M-2, Heavy Manufacturing	Industrial	<u>12075 FLORENCE AVE</u> Master Cutting and Engineering

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 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 on February 25, 2021 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. The legal notice was also posted at the City's Town Center kiosk on February 25, 2021, and published in a newspaper of general circulation (Whittier Daily News) on February 25, 2021 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ENVIRONMENTAL DOCUMENTS

Staff finds that the subject wireless telecommunications facility project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). The proposed project involves only minor modifications of existing equipment related to an existing wireless telecommunications facility for technology related upgrades and no expansion of the subject facility is proposed. Consequently, no further environmental documents are required. 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.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed use 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.

STAFF CONSIDERATION

Based on the findings set forth in the attached Resolution No. 183-2021 (see Attachment 6, staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Permit Case No. 817, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 817 is attached to Resolution No. 183-2021 as Exhibit A.

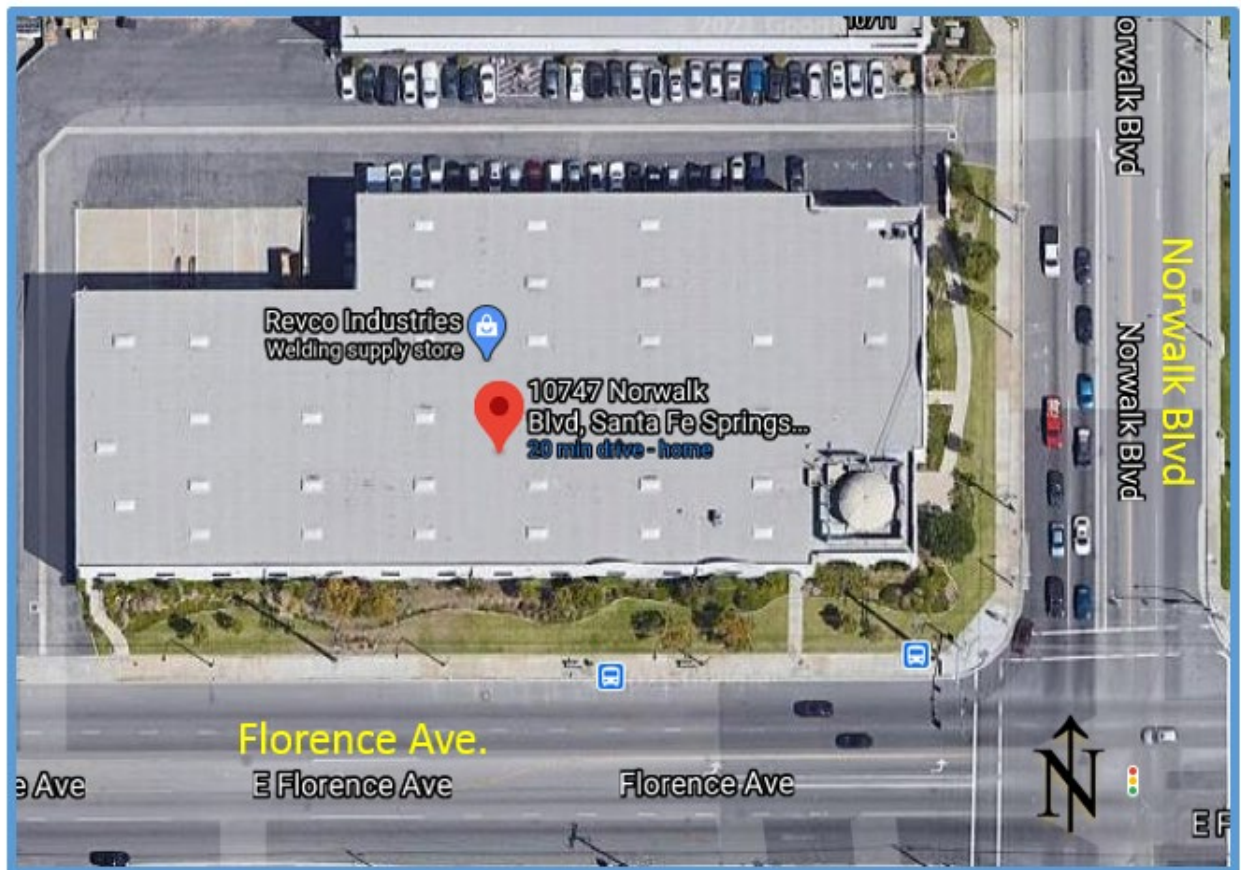


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Site Pictures
5. Photo Sims
6. Resolution No. 183-2021
 - a. Exhibit A – Conditions of Approval
7. Project Plans10747

Attachment 1:
Aerial Photograph



Conditional Use Case No. 817
10747 Norwalk Boulevard
Synergy a Division of Advantage Engineer
on behalf
T-Mobile West, LLC

Attachment 2: **Public Hearing Notice**

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 817

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

CONDITIONAL USE PERMIT CASE NO. 817 – A request for a ten-year approval to allow the ongoing operation and maintenance of an existing Wireless Telecommunication Facility, (43-4" tall roof mounted radome) at 10747 Norwalk Boulevard, within M-2, Heavy Manufacturing, Zone.

PROJECT SITE: 10747 Norwalk Boulevard, is comprised of a single parcel (APN 8009-025-071) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Synergy a Division of Advantages Engineering

THE HEARING will be held on **Monday, March 8, 2021 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15303 (Existing Facility) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (~~Cortese~~ List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to participate in the Planning Commission

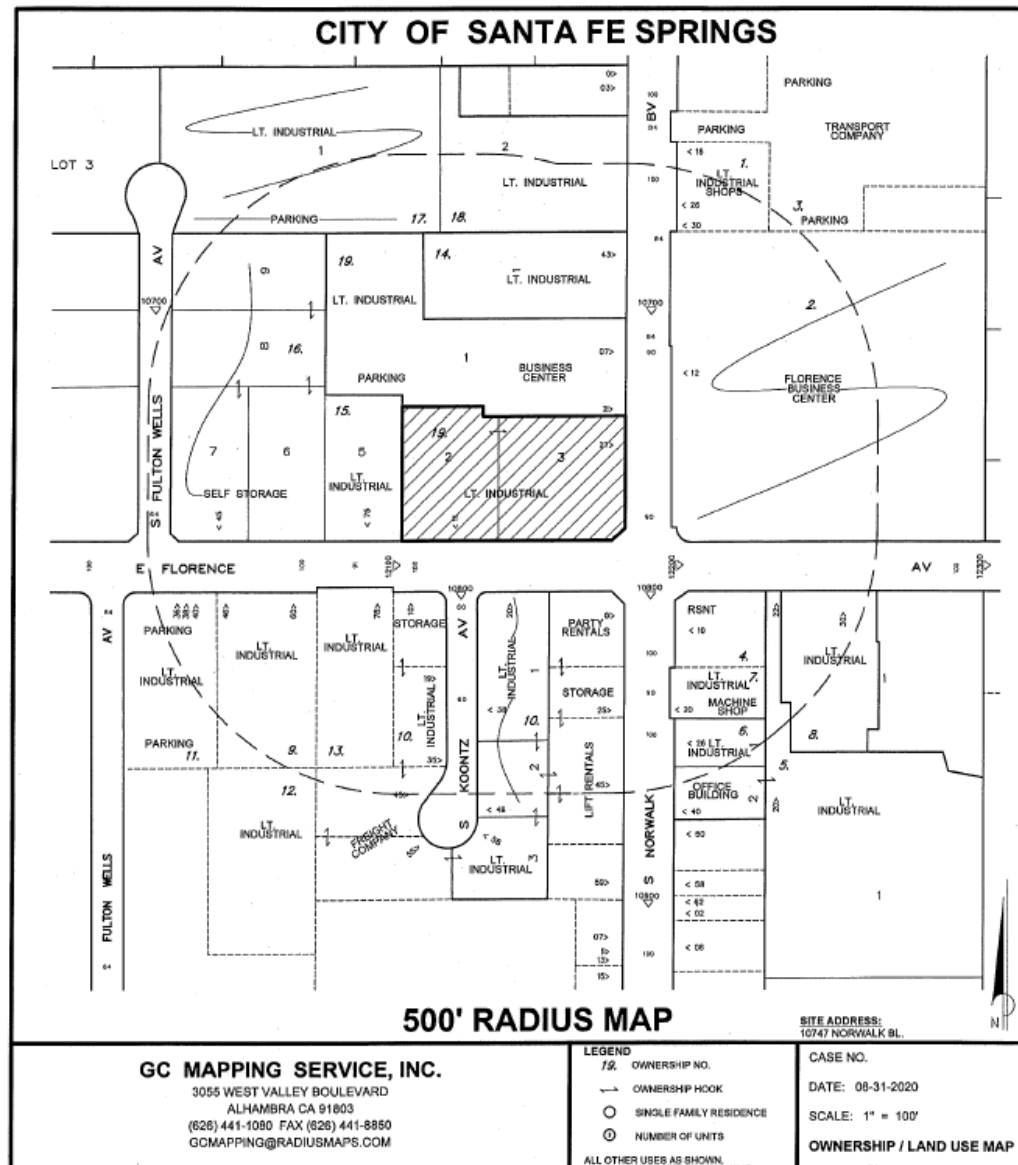
hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to Planning Secretary Teresa Cavallo at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

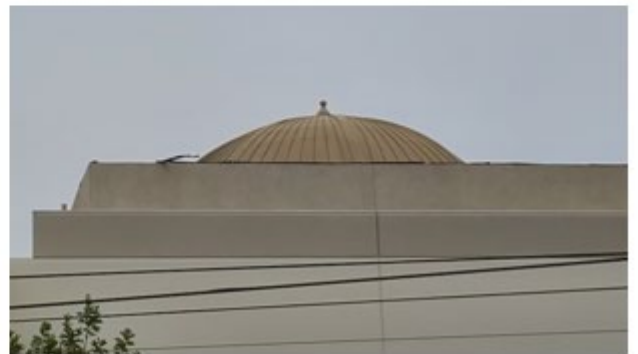
FURTHER INFORMATION on this item may be obtained by e-mail: ClaudiaJimenez@santafesprings.org.

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

Attachment 3:
Radius Map for Public Hearing Notice



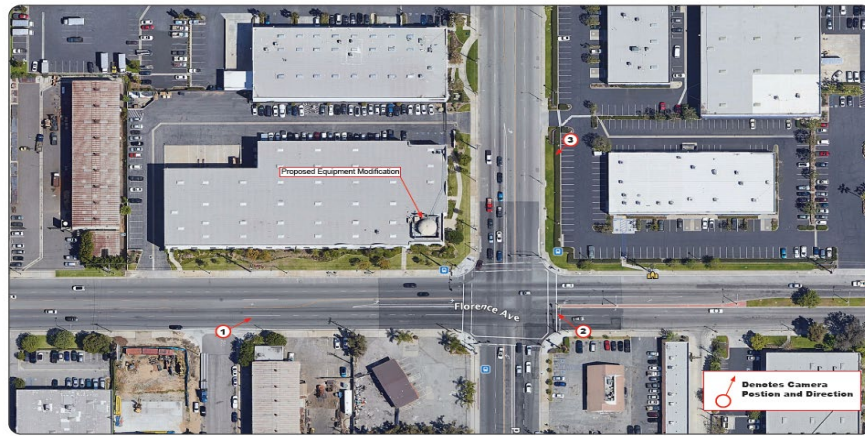
Attachment 4:
Site Pictures



**Attachment 5:
Photo Sims**



LA02787A - CUP Renewal
10747 NORWALK BOULEVARD
SANTA FE SPRINGS, CA 90670



GEODETIC COORDINATES

33° 56' 09.4" N / 118° 04' 22.8" W



Proposed Site Build



Proposed Site Build

Attachment 6:
Resolution No. 183-2021
&
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 183-2021
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 817

WHEREAS, A request was made for a ten-year approval to allow the ongoing operation and maintenance of an existing roof mounted radome telecommunication facility (43'-4" facility height) and related unmanned equipment room at 10747 Norwalk Boulevard, within M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located west of Norwalk Boulevard, with an Accessor's Parcel Number of 8009-025-071, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Rexford, Industrial Reality, LLP 11620 Wilshire Boulevard, Suite #100, Los Angeles, CA 90025; and

WHEREAS, the wireless telecommunications facility owner is Synergy: a Division of Advantage Engineer, 2500 Red Hill, Suite 240, Santa Ana, CA 92618; and

WHEREAS, the wireless telecommunications facility carrier is T-Mobile West, LLC, 999 Yamato Road, Suite 100, Boca Raton, FL 33431; and

WHEREAS, the proposed Conditional Use Permit Case No. 817 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, staff finds that the wireless telecommunications facility Conditional Use Permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). The proposed project involves only minor modifications of existing equipment related to an existing wireless telecommunications facility and no expansion of the subject facility is proposed. Consequently, no further environmental documents are required; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 25, 2021 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. Said notice was also sent by first class mail on February 25, 2021 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 and also posted at the City's Town Center kiosk on February 25, 2021; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, 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, by teleconference, on March 8, 2021. At which time it considered public testimony concerning Conditional Use Permit Case No.817.

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

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, in that the project involves only minor modifications of existing equipment related to an existing wireless telecommunications facility for technology related upgrades and no expansion of the subject facility is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Ordinance, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject roof mounted radome wireless telecommunications facility was initially constructed via a building permit in 2004. When the subject telecommunication facility was initial approved, wireless telecommunications facilities were only regulated by an adopted set of guidelines. Wireless facilities that had met certain requirements set forth within the guidelines were allowed to be constructed without obtaining a Conditional Use Permit. In 2017, Ordinance No.1090 was adopted and required that all existing wireless telecommunication facilities obtain a Conditional Use Permit. Since the existing facility does not have a CUP, the application is simply seeking approval to bring this facility into compliance with the new wireless ordinance. It is not a brand new wireless facility but rather an existing facility that has operated from this since for roughly 17 years now.

The subject unmanned wireless telecommunications facility does not adversely affect the health, peace, comfort, or welfare of persons working or residing in the surrounding area. The wireless telecommunications facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor does it generate additional vehicular traffic outside of the periodic maintenance that occurs as needed. In addition, as identified within the applicant's CUP materials, the radio frequency emissions produced by the subject wireless telecommunications facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- 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 Conditional Use Permit request will allow the ongoing operation and maintenance of an existing wireless telecommunications facility. The subject wireless telecommunications facility is strategically placed behind the roof mounted radome which has been architecturally integrated with the building. As part of the proposed upgrades, the applicant will be replacing the deteriorated weather guard strips abutting the roof mounted radome. The subject wireless facility is there designed and maintained in accordance with Section 157.08 (Design and Development Standards) of the City's Zoning Ordinance. Therefore, the Planning Commission finds that the continued use of the existing roof mounted radome telecommunication facility (43'-4" facility height) and related unmanned equipment room will preserve the general appearance and welfare of the community.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- C) *The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The wireless telecommunication facility has been in operation for nearly 17 years without incident. The wireless telecommunications facility has not adversely affected the immediate vicinity or the city in general. The applicant will only be making minor modifications of existing equipment for technology upgrades and no expansion of the subject facility is proposed. Therefore, if the wireless telecommunications facility continues to operate in strict compliance with the conditions of approval, it will not be detrimental to persons or property in the immediate vicinity, nor will it adversely affect the city in general.

- D) *The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.*

As stated previously, the subject wireless telecommunications facility is disguised as a roof mounted radome. It has been designed so that a passerby would not even realize that the wireless facility exist on the subject property. The wireless telecommunications facility's location and overall design therefore successfully achieves compatibility with the community to the maximum extent reasonably feasible.

- E) The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.

As mentioned previously, the wireless telecommunications facility has been in operation for nearly 17 years without complaints from the surrounding community. Alternate sites were not considered for this request because it would not be feasible to ask T-Mobile West, LLC to relocate a wireless telecommunications facility that has proven to be compatible with the community. Nevertheless, alternative sites would have been evaluated 17 years ago, prior to the initial installation of this wireless telecommunications facility.

- F) The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

The proposed equipment upgrades will allow T-Mobile West, LLC to provide enhanced services, capacity, and data services to the surrounding community. Upgrading the existing wireless telecommunications facility, versus constructing a new facility, is the least intrusive means of providing the increased network coverage and capacity that T-Mobile West, LLC needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 183-2021 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 817 to allow the ongoing operation and maintenance of an existing roof mounted radome telecommunication facility (43'-4" facility height) and related unmanned equipment room on property located at 10747 Norwalk Boulevard, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of March, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 817 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562-409-1850 x3335)

1. Synergy a Division of Advantage Engineer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach Synergy.
2. Synergy a Division of Advantage Engineer test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications.
3. Synergy a Division of Advantage Engineer shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing Synergy a Division of Advantage Engineer in the City of Santa Fe Springs.
4. Synergy a Division of Advantage Engineer shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief.
5. The subject telecommunication facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Synergy a Division of Advantage Engineer in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
6. The applicant shall allow public safety personnel to access and use the subject telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost.

PLANNING DEPARTMENT:

(Contact: Claudia Jimenez 562-868-0511 x7356)

7. Synergy a Division of Advantage Engineer shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.

8. 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, MuniEnvironmental, at (562) 432-3700 or info@MuniEnvironmental.com.
9. If Applicable, Synergy a Division of Advantage Engineer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No.1054.
10. The signals generated by the subject T-Mobile West, LLC wireless telecommunications facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity.
11. That insofar as is feasible, Synergy a Division of Advantage Engineer, shall cooperate with any subsequent applicants for wireless communications facilities with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time.
12. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure.
13. The subject T-Mobile West, LLC telecommunications facility shall not exceed the height of 43'-4" (*top of roof radome*) as specified on the plans submitted by the applicant and on file with the case.
14. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility (roof radome and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth components, and structural components due to damage caused by any condition, including outdoor exposure and/or inclement weather. Under this condition, if the telecommunications facility components fade in color due to outdoor exposure, Synergy a Division of Advantage Engineer shall replace such components within 90 days from the date that written notice is received by the City.
15. The applicant shall be responsible for replacing the deteriorated weather guard strips abutting the roof mounted radome with 30-days of modification approval.
16. The antenna facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
17. 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 and Development 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.
18. The facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result

of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.

19. Synergy a Division of Advantage Engineer shall ensure that any FCC licensed telecommunications carrier that is buying, leasing or is considering a transfer of ownership of the subject telecommunication facility, shall first submit a letter of notification of intent to the Director of Planning and Development.
20. Upon any transfer or lease of the subject telecommunication facility during the term of Conditional Use Permit Case No. 817, Synergy a Division of Advantage Engineer and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
21. Synergy a Division of Advantage Engineer, and the owner of the premises upon which the subject telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the subject telecommunication facility is discontinued or abandoned.
22. Construction drawings shall not be accepted for Plan Check without referencing Conditional Use Permit No. 817.
23. Synergy a Division of Advantage Engineer and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Synergy a Division of Advantage Engineer and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
24. Synergy a Division of Advantage Engineer 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.**
25. Synergy a Division of Advantage Engineer shall require and verify that all contractors and subcontractors 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 subcontractor 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 the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
26. The subject wireless telecommunications facility shall be substantially in accordance with the plans submitted by the applicant and on file with the case.

27. The maintenance vehicle(s) associated with the subject telecommunication facility shall park in the designated parking stall as shown in the approved site plan on file with the case. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the subject telecommunication facility shall not obstruct or impeded any traffic
28. Synergy a Division of Advantage Engineer shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions with fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity, Synergy a Division of Advantage Engineer, shall submit a copy of the initial report by Federal Communications Commission requirements, to the Department of Planning and Development prior to the subject telecommunication facility being energized by Southern California Edison.
29. Any addition or alteration to the site, structural design, and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.) or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than T-Mobile West, LLC the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans, and specifications may be required to be submitted to the Building Division of the City.
30. Any wireless communications facilities that co-locate on the facility be required to submit written verification and shall include the cumulative radiation and emission of the existing facility.
31. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
32. Conditional Use Permit Case No. **817** shall be valid until **March 8, 2031**. Approximately three (3) months before **March 8, 2031**, Synergy a Division of Advantage Engineer and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
33. Synergy a Division of Advantage Engineer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 814 and related environmental determination, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

34. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 817 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 814 if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
35. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Attachment 7:
Project Plans

CUP RENEWAL



SITE NUMBER: LA02787A
SITE NAME: SC541DSFI
SITE TYPE: ROOFTOP

CITY: SANTA FE SPRINGS
COUNTY: LOS ANGELES
JURISDICTION: CITY OF SANTA FE SPRINGS

PROJECT SUMMARY

SITE ADDRESS:
10747 NORWALK BLVD
SANTA FE SPRINGS, CA 90670

PROPERTY OWNER CONTACT:
REXFORD, INDUSTRIAL REALITY LP
11620 WILSHIRE BLVD STE 1000
LOS ANGELES, CA 90025

APPLICANT:
T-MOBILE WEST LLC
3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761
T-MOBILE PROJECT MANAGER:
SYNERGY PROJECT MANAGER:

JOHAN BEKE
JILLIANNE NEWCOMER

CONSULTING TEAM	
<u>SAC/ZONING/PERMITTING:</u>	<u>ARCHITECTURAL/ENGINEERING:</u>
SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC. 7543 WOODLEY AVENUE VAN NUYS, CA 91406 CONTACT: JILLIANNE NEWCOMER (951) 382-2523 PHONE: JNEWCOMER@SYNERGY.CC EMAIL:	SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC VAN NUYS, CA 91406 CONTACT: LESZEK KRASUSKI, P.E. PHONE: (818) 590-6317 EMAIL: LKRASUSKI@SYNERGY.CC
<u>STRUCTURAL ENGINEERING:</u>	
SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC VAN NUYS, CA 91406 CONTACT: LESZEK KRASUSKI, P.E. PHONE: (818) 590-6317 EMAIL: LKRASUSKI@SYNERGY.CC	

LATITUDE / LONGITUDE	
LAT:	33° 56' 09.4"
LAU:	118° 04' 22.8"
LAT:	33.93594100
LONG:	-118.07299500

UTILITY PURVEYOR	
POWER:	TELCO:
COMPANY: TBD	COMPANY: TBD

PROJECT DESCRIPTION

THE PROJECT DETAILS:
T-MOBILE IS REQUESTING A CUP CASE No. 817 FOR THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY. MODIFICATIONS ARE BEING PROPOSED AND CONSIST OF THE FOLLOWING:

CUP RENEWAL:
TRENCHING: TRENCH APPROXIMATELY 40' FROM PROPERTY LINE TO PROPOSED VAULT TO EDGE OF BUILDING.
VAULT: PLACE A 17"x30" VAULT NEXT TO PROPERTY LINE.
CORING: CORE A 2" HOLE IN EAST EXTERIOR WALL FOR FIBER ENTRY.
PULL BOX: PLACE A 12"x12"x6" PULL BOX TO COVER 2" HOLE
BACKBOARD: USE AN EXISTING BACKBOARD NORTH WALL FOR FBT IN MPOE
POWER: PLACE DC POWER ON RACK FOR NTE.
GROUND USE EXISTING GROUND IN CELL SITE.
UTILIZED (E) 75' OF (E) CONDUIT FOR (P) FIBER
RELOCATE (6) (E) AIR21 ANTENNAS, (2) PER SECTOR
INSTALL (3) (N) LNX-6514DS-A1M 6'H ANTENNA, (1) PER SECTOR
INSTALL (3) (N) RRUS11-B12 BEHIND (N) ANTENNAS, (1) PER SECTOR
INSTALL (N) XMU (FOR CA)
UPGRADE POWER IN CABINET.
ALL EQUIPMENT IS BE MOUNTED WITHIN THE EXISTING 24'-0" RADOME
REPLACE WEATHER GUARD AROUND LEASED AREA

APPROVAL		
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.		
<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LANDLORD:	_____	_____
ZONING MGR:	_____	_____
DEVELOP. MGR:	_____	_____
CONST. MGR:	_____	_____
PROJECT MGR:	_____	_____
SR. RF ENGINEER:	_____	_____
RF ENGINEER:	_____	_____
OPERATIONS:	_____	_____
SAC REP.:	_____	_____
UTILITIES:	_____	_____
REAL ESTATE MGR:	_____	_____

[illegible]

ACCESSIBILITY REQUIREMENTS
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2019, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (MACHINERY SPACES)

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2019
2. CALIFORNIA BUILDING CODES 2019
3. CALIFORNIA ELECTRICAL CODES 2019
4. CALIFORNIA MECHANICAL CODES 2019
5. CALIFORNIA PLUMBING CODES 2019
6. ANSI / EIA-222 H
7. LOCAL BUILDING CODES 2020 LOS ANGELES BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2019 EDITION
10. ASCE 7-16
11. ACI 318-14
12. STEEL CONSTRUCTION MANUAL 14TH EDITION

GENERAL LOCATION MAP

The map displays the project area in Santa Fe, New Mexico. The project area is marked with a red pin and a black arrow pointing to it from the text "PROJECT AREA". The map shows the intersection of E Florence Ave and Santa Ana Ave. Key landmarks include Santa Fe High School, Villages At Heritage Sggs, and the Santa Fe River. The map is titled "GENERAL LOCATION MAP" and includes a north arrow.

VICINITY MAP

Continental Block Treading, Inc.

Semper Solaris - Los Angeles Solar Roofing

OxyHealth

Reveal Industries Walking supply store

Extreme Tronics Aircraft

California Business Center

Freestyle Supplies Photo Shop

Calvary Chapel Santa Fe Springs

California Alternative Healing Center Health and beauty shop

PROJECT AREA

Normandie Blvd

Florence Ave

Paramount Blvd

East Normandie Blvd

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 3257 E. GUASTI RD., ONTARIO, CA 91761:

GET ON I-10 W FROM E GUASTI RD. HEAD WEST TOWARD E GUASTI RD. TURN LEFT TOWARD E GUASTI RD. TURN RIGHT ONTO E GUASTI RD. USE THE 2ND FROM THE RIGHT LANE TO TURN RIGHT ONTO N ARCHIBALD AVE. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-10 W TOWARD LOS ANGELES. FOLLOW I-10 W AND I-605 S TO TELEGRAPH RD IN SANTA FE SPRINGS. TAKE EXIT 12 FROM I-605 S. MERGE ONTO I-10 W. USE THE RIGHT 2 LANES TO TAKE EXIT 31A TO MERGE ONTO I-605 S. TAKE EXIT 12 FOR TELEGRAPH ROAD. CONTINUE ON TELEGRAPH RD. DRIVE TO NORWALK BLVD. USE THE LEFT 2 LANES TO TURN ONTO TELEGRAPH RD. TURN RIGHT ONTO NORWALK BLVD.

T-Mobile®
Stick Together®

3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

(CUP RENEWAL)
SC541DSFI
LA02787A

10747 NORWALK BLVD,
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

CURRENT ISSUE DATE: 01/28/21

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
	09/01/20	90% ZD, ISSUED FOR REVIEW	VRR
	09/11/20	100% ZD	VRR
	11/13/20	REVISED 100% ZD	PAD
	01/28/21	REVISED 100% ZD	PAD

PLANS PREPARED BY: 

Synergy
a division of  **advantage engineers**

7540 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

Synergy
a division of  **advantage engineers**

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Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: _____ CHK.: _____ APV.: _____

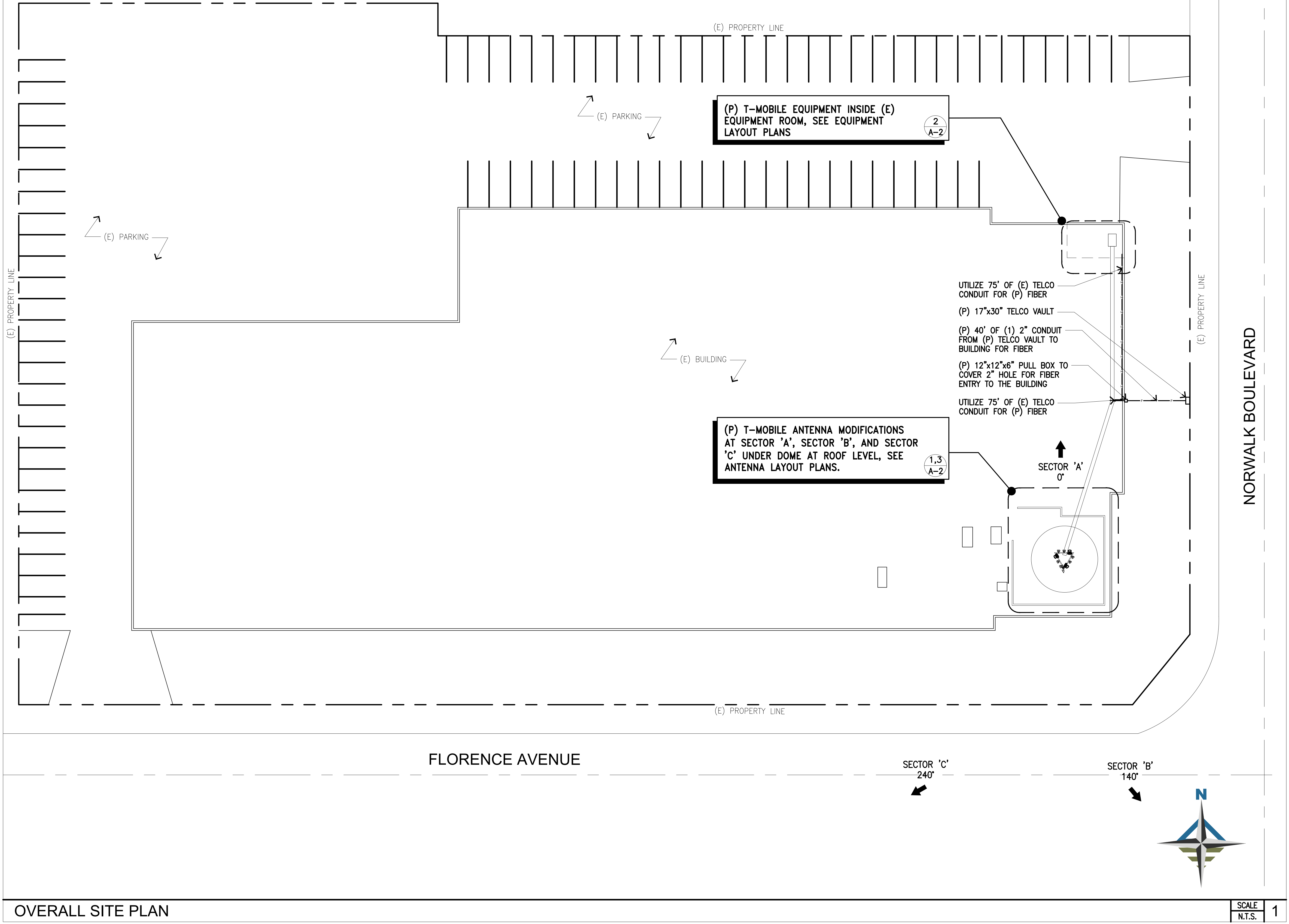
VRR	JN	SW
-----	----	----

LICENSURE:

SHEET TITLE: _____	
TITLE SHEET	

SHEET NUMBER: _____		REVISION: _____	
T-1		D	
		LA02787A	

Jan 28, 2021 - 8:19pm





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3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

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APV.: SW

LICENSURE:

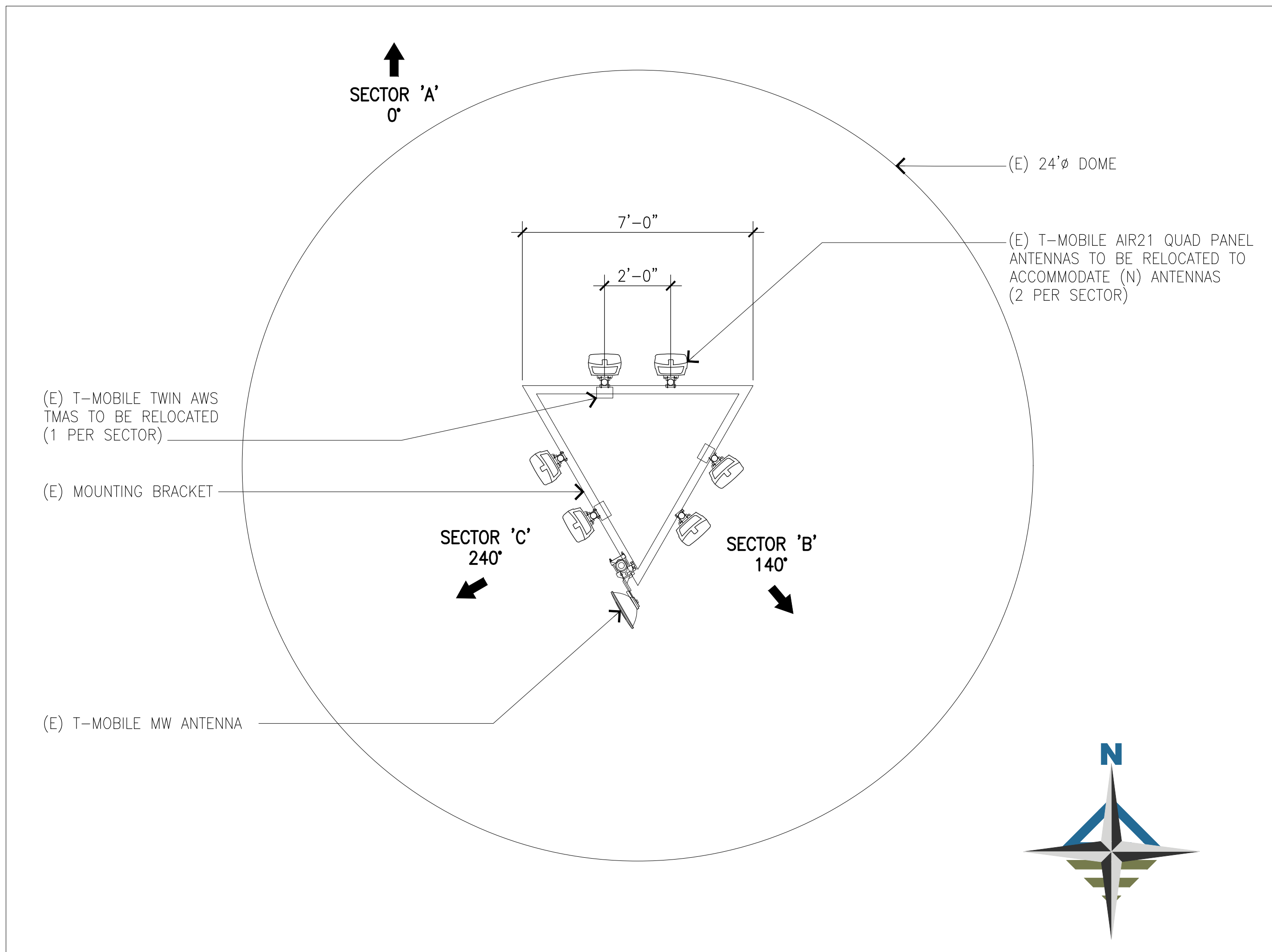
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: A-1

REVISION: D

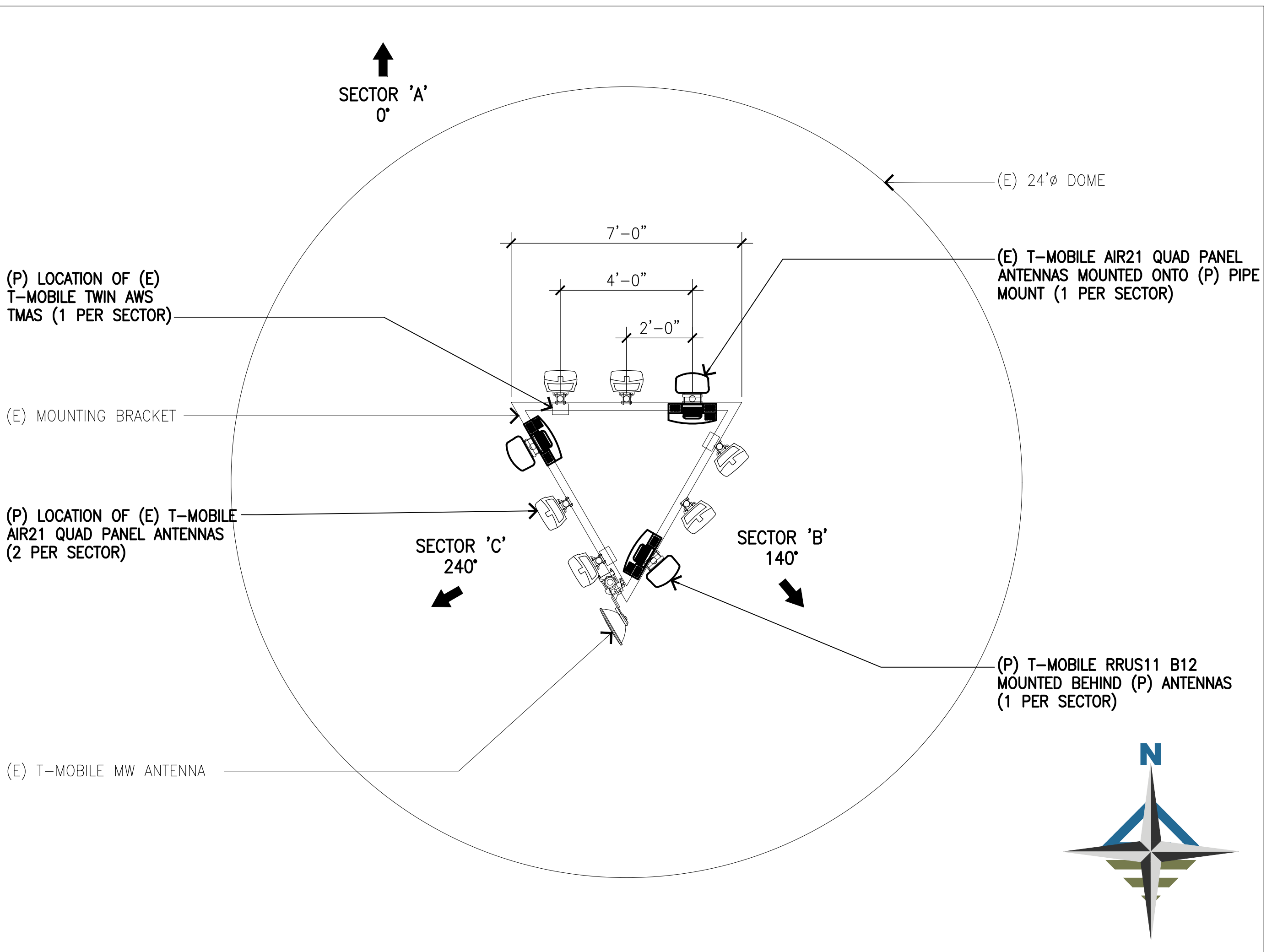
LA02787A



(E) ANTENNA LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 2' 4' 6'

3



(P) ANTENNA LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 2' 4' 6'

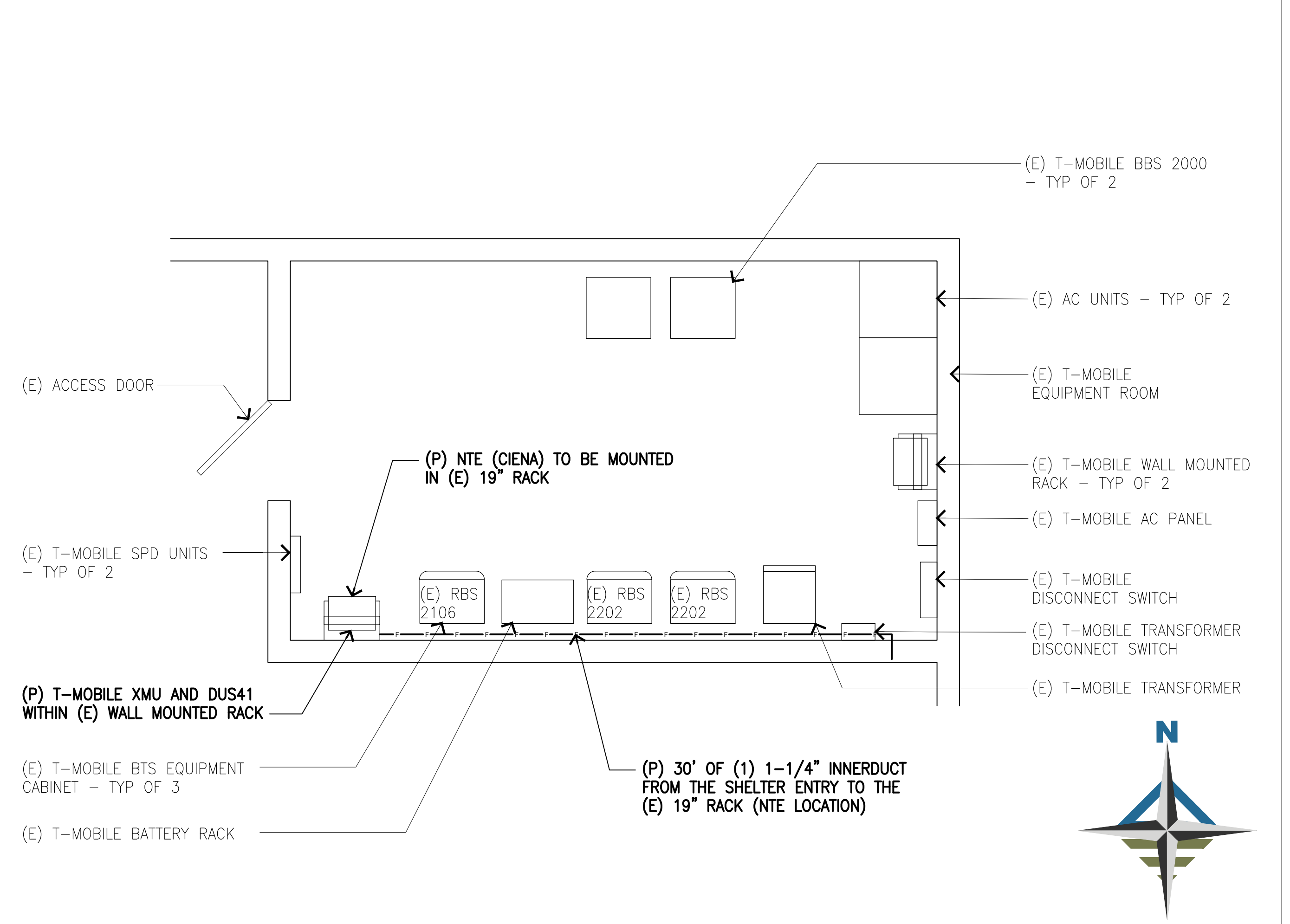
1

EXISTING ANTENNA, TMA, RRUS, CABLE SCHEDULE										
SECTOR		MFR	MODEL	TECHNOLOGY	HEIGHT	WEIGHT	AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE
ALPHA	A1	ERICSSON	AIR21 B4A/B2P	GSM_PCS UMTS_PCS	56"	91.0 LBS	0°	41'	(1) TWIN AWS	(4) 7/8" COAX
	A2	ERICSSON	AIR21 B2A/B4P	LTE UMTS_AWS	56"	91.0 LBS	0°	41'		
	A3	-	-	-	-	-	-	-		
BETA	B1	ERICSSON	AIR21 B4A/B2P	GSM_PCS UMTS_PCS	56"	91.0 LBS	140°	41'	(1) TWIN AWS	(4) 7/8" COAX
	B2	ERICSSON	AIR21 B2A/B4P	LTE UMTS_AWS	56"	91.0 LBS	140°	41'		
	B3	-	-	-	-	-	-	-		
GAMMA	C1	ERICSSON	AIR21 B4A/B2P	GSM_PCS UMTS_PCS	56"	91.0 LBS	240°	41'	(1) TWIN AWS	(4) 7/8" COAX
	C2	ERICSSON	AIR21 B2A/B4P	LTE UMTS_AWS	56"	91.0 LBS	240°	41'		
	C3	-	-	-	-	-	-	-		

FINAL ANTENNA, TMA, RRUS, CABLE SCHEDULE										
SECTOR		MFR	ANTENNA MODEL	TECHNOLOGY	HEIGHT	WEIGHT	AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE
ALPHA	A1	ERICSSON	AIR21 B4A/B2P	GSM_PCS UMTS_PCS	56"	91.0 LBS	0°	41'	(1) TWIN AWS	(4) 7/8" COAX
	A2	ERICSSON	AIR21 B2A/B4P	LTE UMTS_AWS	56"	91.0 LBS	0°	41'		
	A3	ANDREW	LNx-6514DS-A1M	LTE 700	72.7"	31.3 LBS	0°	40'-4"		
BETA	B1	ERICSSON	AIR21 B4A/B2P	GSM_PCS UMTS_PCS	56"	91.0 LBS	140°	41'	(1) TWIN AWS	(4) 7/8" COAX
	B2	ERICSSON	AIR21 B2A/B4P	LTE UMTS_AWS	56"	91.0 LBS	140°	41'		
	B3	ANDREW	LNx-6514DS-A1M	LTE 700	72.7"	31.3 LBS	140°	40'-4"		
GAMMA	C1	ERICSSON	AIR21 B4A/B2P	GSM_PCS UMTS_PCS	56"	91.0 LBS	240°	41'	(1) TWIN AWS	(4) 7/8" COAX
	C2	ERICSSON	AIR21 B2A/B4P	LTE UMTS_AWS	56"	91.0 LBS	240°	41'		
	C3	ANDREW	LNx-6514DS-A1M	LTE 700	72.7"	31.3 LBS	240°	40'-4"		

ANTENNA SCHEDULE

4



(P) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 2' 4' 6'

2

Mobile

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3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

(CUP RENEWAL)
SC541DSFI
LA02787A

10747 NORWALK BLVD,
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

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PLANS PREPARED BY:

Synergy

a division of

advantage engineers

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CONSULTANT:

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DRAWN BY: VRR

CHK.: JN

APV.: SW

LICENSURE:

SHEET TITLE:

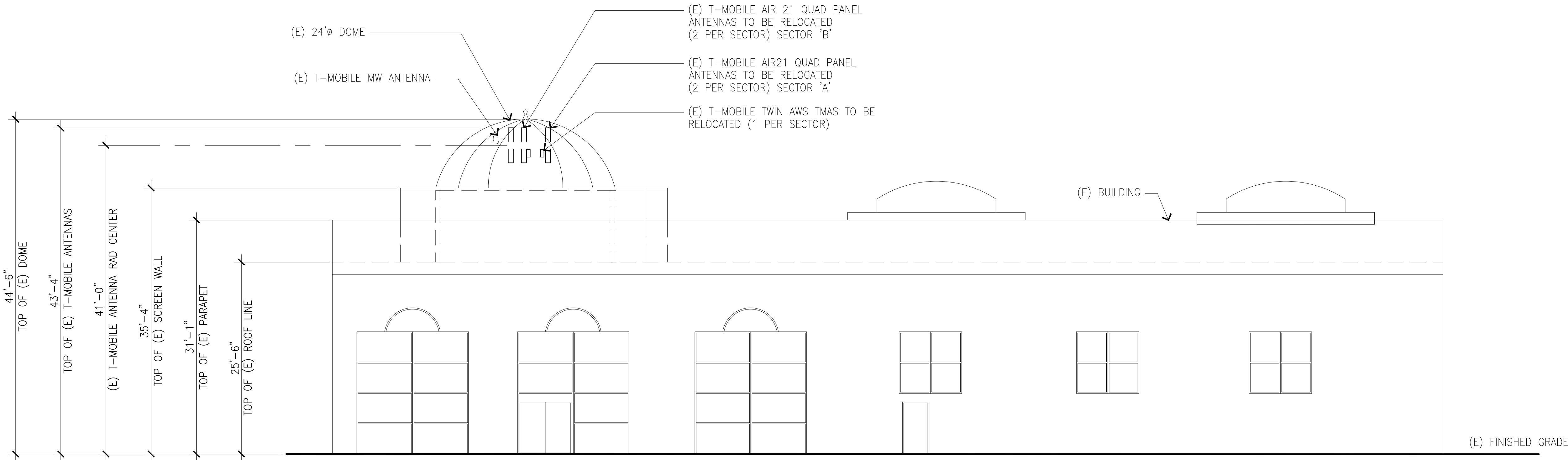
EQUIPMENT LAYOUT PLANS

SHEET NUMBER: A-2

REVISION: D

LA02787A

Jan 28, 2021 -- 8:19pm



(E) EAST ELEVATION

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

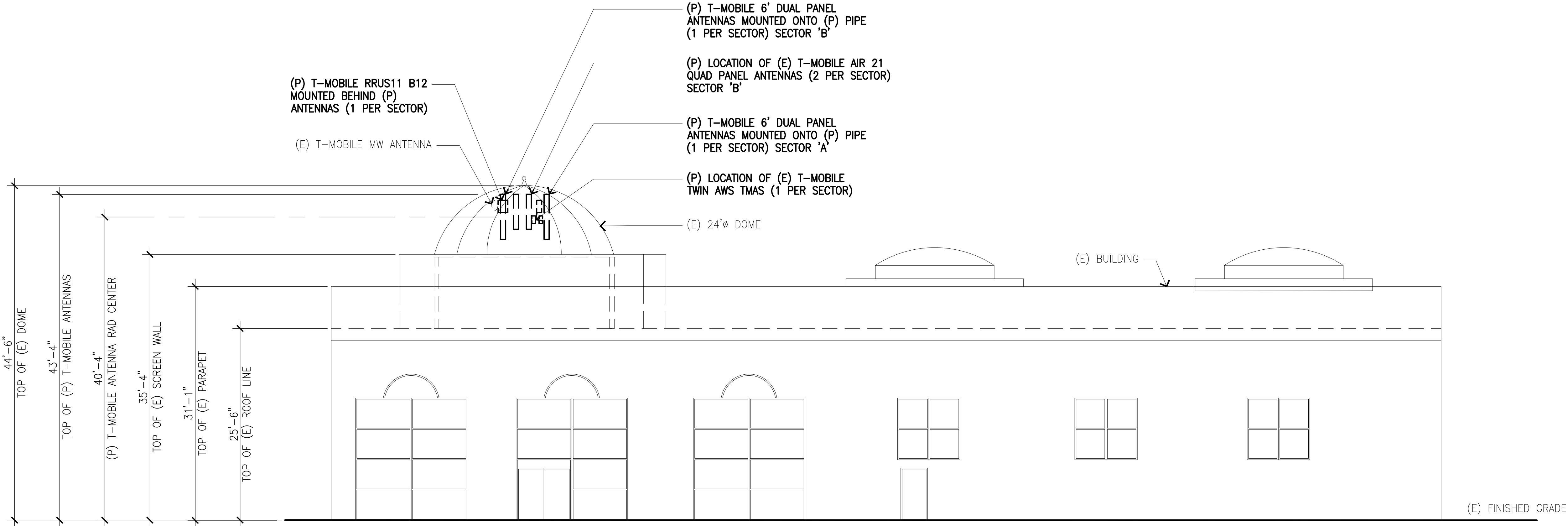
0

4'

8'

16'

1



(P) EAST ELEVATION

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

0

4'

8'

16'

2

T

Mobile

Stick Together

3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

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SC541DSFI
LA02787A
10747 NORWALK BLVD,
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Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: VRR

CHK.: JN

APV.: SW

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: A-3

REVISION: D
LA02787A

PROJECT INFORMATION:

(CUP RENEWAL)
SC541DSFI
LA02787A

10747 NORWALK BLVD,
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

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DRAWN BY: CHK.: APV.:

VRR JN SW

LICENSURE:

SHEET TITLE:

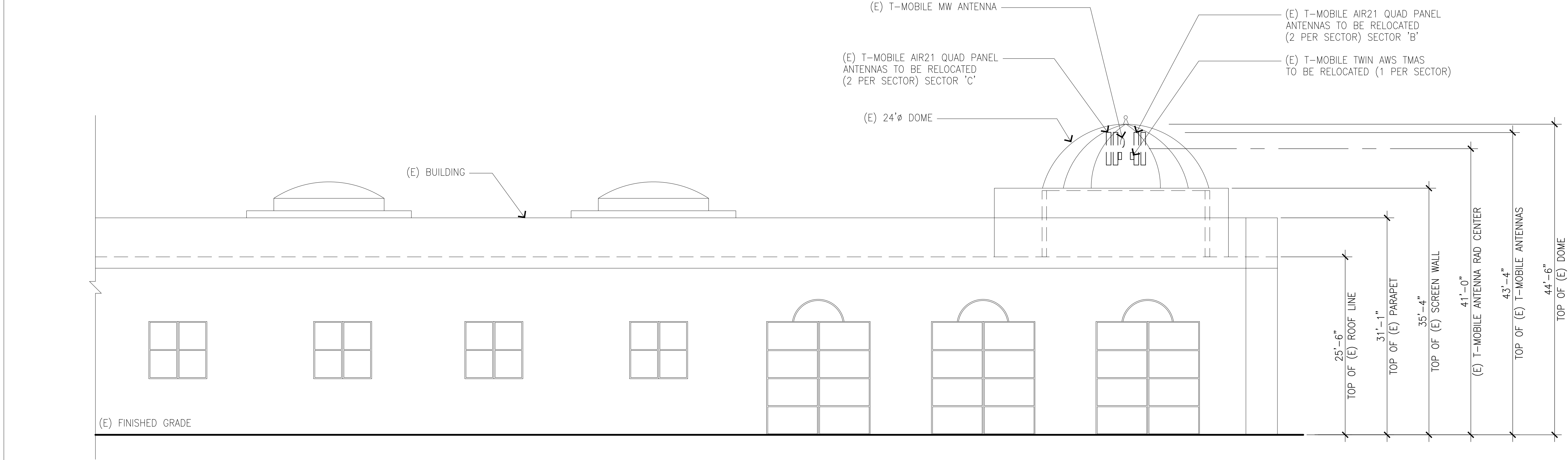
ELEVATIONS

SHEET NUMBER: REVISION:

A-4

D

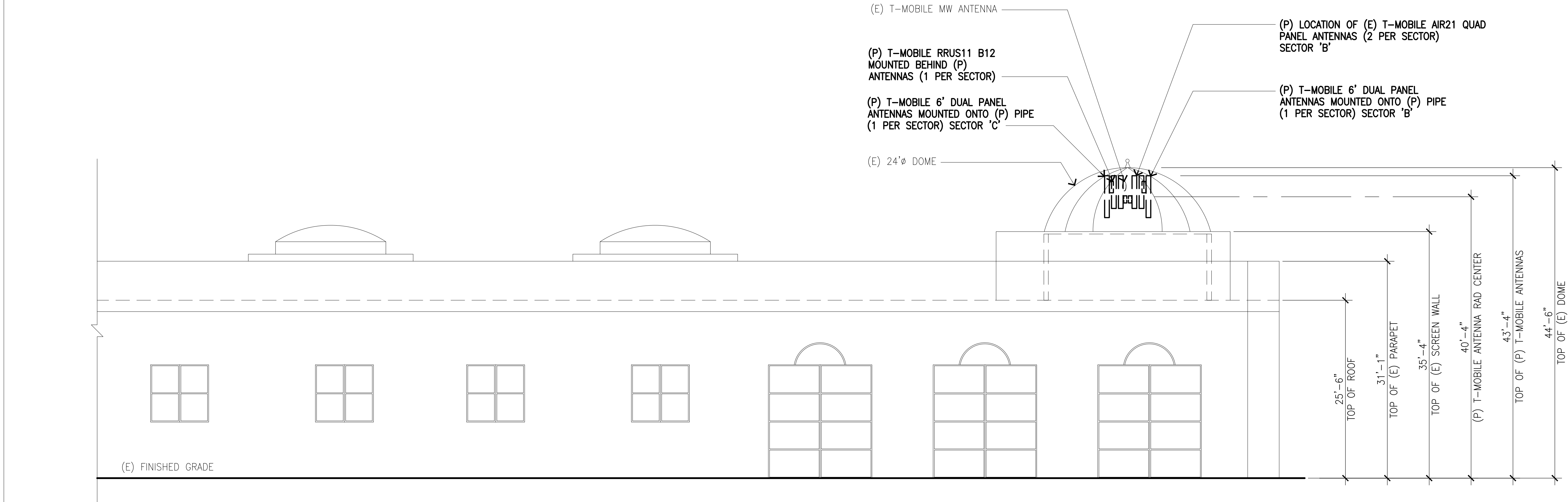
LA02787A



(E) SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 4' 8' 16'

1



(P) SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 4' 8' 16'

2



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 (g) & Section 15305 (a) Zone Variance Case No. 89

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the 10 feet setback area on property located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone. (Spectrum Lighting Service)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Zone Variance Case No. 89, 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 Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's ZV request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15305 (a) and Section 15301 (g) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Zone Variance Case No. 89, subject to the conditions of approval as contained within Resolution No. 184-2021; and
- Adopt Resolution No. 184-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Spectrum Lighting Service
DBA: So Cal Lighting Services
10545 Painter Avenue
Santa Fe Springs, CA 90670
562-946-5112
- B. Property Owner: Tabello Bros Inc.
P.O. Box 3450
La Habra, CA 90632
- C. Location of Proposal: 14156 Rosecrans Avenue
Santa Fe Springs, CA 90670

- D. Existing Zone: C-4-PD
(Community Commercial Planned Development Overlay)
- E. General Plan: Commercial
- F. CEQA Status: CEQA Exemption – Section 15305 (a) & 15301 (g)
- G. Staff Contact: Jimmy Wong, Associate Planner
jimmywong@santafesprings.org

LOCATION

The subject property, located at 14156 Rosecrans Avenue, is comprised of a single parcel (APN: 8069-006-004) measuring 0.38-acre. The property is located on the southwest corner of Rosecrans Avenue and Valley View Avenue and is zoned C-4-PD (Community Commercial - Planned Development Overlay). Properties to the south and west are zoned C-4-PD (Community Commercial Planned Development Overlay). Properties to the north and east are located within the City of La Mirada and are zoned and developed with various commercial uses. The property is occupied by a 5,295 sq. ft. three-unit retail building constructed in 1990. Current occupants are a 7-Eleven convenience store, a Japanese restaurant and a pawn shop.

BACKGROUND

The following entitlements were approved previously by the Planning Commission:

Entitlements	Approval Date	Request
CUP 462	3/26/1990	To allow the construction of a 5,050 sq. ft. retail center
CUP 723	6/13/2011	To allow the establishment, operation and maintenance of a pawn shop
ASCUP 28	4/26/2004	To allow the operation and maintenance of a retail alcoholic beverage sales for off-site consumption.
MOD 1285 & 1286	7/9/2018	To allow a reduction of the amount of required landscaping and to reduce the size of parking stalls in order to create three (3) additional parking stalls

PROJECT DESCRIPTION:
ZONE VARIANCE (ZV 89)

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five feet in height within the 10 feet setback area on property, located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone.

Request:

Pursuant to Section 155.536 of the Zoning Ordinances, sign guidelines established by the Director of Planning and Development shall be considered part of the sign provisions of this chapter as contained herein. Per the existing City sign guideline; "Monument Signs – Monument signs under five (5) feet. Such signs shall be located a minimum distance of ten (10) feet from the front property line and five (5) feet from the on-site driveway of the property. The maximum sign area is 40 sq. ft."

Based on the sign plan provided by the applicant, the proposed five (5) feet high monument sign will be located five (5) feet away from the property line along Rosecrans Avenue, which is less than the ten (10) feet setback required for a five (5) feet high monument sign. Therefore, the applicant is requesting a zone variance to deviate from the setback restriction to allow for the proposed five (5) feet high monument sign to be located within the ten (10) feet setback area.

The subject property currently has a five (5) feet high monument sign located along Valley View Avenue which the applicant is proposing to remove as part of the subject request. The existing monument sign is angled to face Valley View Avenue traveling south bound, and Rosecrans Avenue traveling west bound. According to the operator/manager of the 7-11 store, customers have difficulty locating said business due to low visibility of the existing monument sign. The purpose of the proposed zone variance is to allow a new monument sign that will be more visible to potential customers. The proposed five (5) feet high monument sign will be more visible to potential customers traveling east and west bound on Rosecrans Avenue and south bound on Valley View Avenue. Technically, the applicant can construct a shorter monument sign at the proposed location; however, it is the opinion of both the applicant and staff, that doing so will defeat the purpose of constructing a more visible monument sign.

Proposed Sign Plan:

The proposed monument sign will be an illuminated, V-shaped, sign. The sign will be located five (5) feet away from the street facing property line along Rosecrans Avenue and 20 feet from the driveway along Valley View Avenue. The sign face on each side will be five (5) feet tall and eight (8) feet wide (40 square feet per sign face). Although, the subject Variance is being requested by 7-11, the proposed sign will provide identification to all three tenants in the subject shopping center. Additionally, the proposed monument sign will be constructed with stone veneer siding to provide an

aesthetically pleasing design that match other attractive monument signs within the City. Nevertheless, as a condition of approval, the applicant shall be required to provide new landscaping surrounding the base of the proposed monument sign. The new landscaping will be used as a buffer to cover the base and rear of the V-shape monument sign.

STREETS AND HIGHWAYS

The subject site is located at the southwest corner of Rosecrans Avenue and Valley View Avenue. Both streets are designated as “Major Arterial” within the Circulation Element of the City’s General Plan.

ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial – Planned Development with a General Plan Land Use designation of “Commercial.”

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	City of La Mirada	Commercial	<u>14021 Valley View Ave, La Mirada, CA 90638</u> Chevron Gas Station
South	C-4-PD, Community Commercial Planned Development Overlay	Commercial	<u>14311 Valley View Avenue</u> Commercial
East	City of La Mirada	Commercial	<u>14204 Rosecrans Ave, La Mirada, CA 90638</u> Shell Gas Station
West	C-4-PD, Community Commercial Planned Development Overlay	Commercial	<u>14150 Rosecrans Avenue</u> Vacant

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City’s Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 25, 2021. The legal notice was also posted at City Hall and the City’s Town Center kiosk on February 25, 2021. Said notice was also published in a newspaper of general circulation (Whittier Daily News) February 25, 2021 as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance. Notices were also mailed to local groups associated with the blind, aged, and disabled in accordance with California Government Code Section 65090. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ENVIRONMENTAL DOCUMENTS

After review and analysis, Staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Section 15305 (a): *Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel* & Section 15301 (g): *New copy on existing on and off-premise signs*. The proposed zone variance involves a minor setback variance that result in the construction of a new monument sign that will replace an existing on-premise sign.

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.

AUTHORITY OF PLANNING COMMISSION

The Commission may grant, conditionally grant or deny a variance based on the evidence submitted and its own study and knowledge of the circumstances.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (184-2021), Staff finds that the applicant's request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance, subject to the conditions of approval as provided within Exhibit A of Resolution 184-2021.

CONDITIONS OF APPROVAL

Conditions of approval for Zone Variance Case No.89 is attached to Resolution 184-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Resolution 184-2021
 - a. Exhibit A – Conditions of Approval
4. Project Plans

ATTACHMENT NO. 1
Aerial Photograph
CITY OF SANTA FE SPRINGS
LOCATION AERIAL



ATTACHMENT NO. 2 Public Hearing Notice



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

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

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02/25/2021
US POSTAGE \$000.00⁰



ZIP 90670
041L11257783

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING ZONE VARIANCE CASE NO. 89

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

ZONE VARIANCE CASE NO. 89 – A request for approval to deviate from the City's Zoning Ordinance to allow for a monument sign to be five feet in height within the setback area at 14156 Rosecrans Ave, within C-4, Community Commercial, Zone with PD, Planned Development, Overlay.

PROJECT SITE: 14156 Rosecrans Ave, is comprised of a single parcel (APN: 8069-006-004) within the C-4-PD (Community Commercial with Planned Development Overlay), Zone.

APPLICANT: Spectrum Lighting Service

THE HEARING will be held on **Monday, March 8, 2021 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15305 (a) (minor setback variance not

ATTACHMENT 3

**Resolution 184-2021
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 184-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE VARIANCE CASE NO. 89**

WHEREAS, a request was filed for Zone Variance Case No. 89 to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the 10 feet setback area on property located within the C-4-PD, Community Commercial – Planned Development Overlay, Zone; and

WHEREAS, the subject property is located at 14156 Rosecrans Avenue, with Accessor's Parcel Numbers of 8069-006-004, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Tabbello Bros Inc., P.O. Box 3450, La Habra, CA 90632; and

WHEREAS, the proposed Zone Variance Case No. 89 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 the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15305 (a) & Section 15301 (g); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 25, 2021 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 February 25, 2021 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 public testimony, written comments, or other materials presented at the Planning Commission Meeting on March 8, 2021 concerning the environmental findings and determination surrounding Zone Variance Case No. 89.

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

Pursuant to California Environmental Quality Act (CEQA) Section 15305 (a), minor setback variance not resulting in the creation of any new parcel; and Section 15301 (g), new copy on existing on-premise signs, the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed project involves minor setback variance that result in the construction of a new on-premise monument sign that will replace an existing sign and, therefore, has determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission has made the following findings:

- (A) *That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.*

The exceptional or extraordinary circumstances or conditions applicable to the subject property is that the subject commercial property is located at the corner of two 6-lane major arterials. The high traffic speed and wide streets create a visibility challenge for potential customers to identify businesses within the subject property. The property owner can technically meet the current Zoning Ordinance by constructing a shorter monument sign or otherwise changing the design and orientation of the proposed monument sign to meet the setback requirements; however, doing so will limit the visibility of the proposed monument sign. In addition, the subject property is developed with a narrow landscape setback area which makes it more challenging to locate a monument sign that is sufficiently setback in accordance with the City's Zoning Ordinance. Moreover, the subject property has dedicated two (2) feet of the existing landscape setback for parking overhang, which further limit the area where a monument sign can be constructed.

- (B) *That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.*

There are two (2) different commercial properties (13435 Telegraph Road and 11452 Telegraph Road) that have a five (5) feet high monument sign located within the setback area. It should be noted that both properties were approved with a comprehensive sign program that allows for said monument sign to be located within the setback area. According to the City' Zoning Ordinance, only industrial and commercial property over five (5) acres is permitted to apply for a comprehensive sign program, therefore a zone variance is necessary for the subject property to enjoy the same property right possessed by other properties within the same zone district. In addition, the property to the south, 14317 Valley View (0.62-acre), is developed with a freestanding sign over three and one-half feet in height within the required

setback area. It should be noted that said freestanding sign was constructed in 1988, and per current City's Zoning Ordinance, freestanding sign is only permitted for commercial and industrial property over five (5) acres. Therefore, the subject property is only permitted to construct a monument sign and cannot enjoy the same benefit of constructing an identification structure over three and one-half feet within the setback area. This variance is necessary for the subject property to construct a standalone identification structure over three and one-half feet within the 10 feet setback area.

(C) *That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.*

As mentioned previously this variance will allow the construction of a monument sign closer to the property line and thus provides a more visible identification for businesses within the subject property. The increased visibility will allow potential customers to better locate businesses within the property from one of the two adjacent 6-lane streets. In addition, the proposed monument sign will have a stone veneer and attractive ground cover that is consistent with properties in the vicinity. Lastly, the proposed monument sign will be set a minimum of five (5) feet from the sidewalk and 20 feet from the nearest driveway. The proposed location of the monument sign will not interfere with driver visibility. Granting this variance will not be detrimental to the public welfare or injurious to the property of others in the vicinity.

(D) *That the granting of such variance will not adversely affect the master plan of the City.*

While the Zone Variance would allow the applicant to not adhere to certain development standards within the City's Zoning Ordinance, there is no evidence to suggest that granting the Zone Variance will substantially affect the master plan (General Plan) of the City. The land use designation of the subject property will not change nor will the zoning of the property should the Zone Variance be granted. Additionally, as of the date of this report, staff has not received any input or objections from adjacent property owners nor has anyone provided comments to indicate that the proposed zone variance request is contrary to public interest.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 184-2021 to approve Zone Variance Case No. 89 and allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five feet in height within the 10 feet setback area on property located at 14156 Rosecrans Avenue, within the C-4-PD, Community Commercial – Planned Development Overlay, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of March, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITION OF APPROVAL
ZONE VARIANCE CASE NO. 89

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

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.
2. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
3. 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)

4. Applicant shall install new landscaping around the premise of the monument sign. The applicant shall submit a landscaping plan subject to the approval from the Planning Department.
5. Upon completion of the new landscaping and landscape upgrade, the required 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.
6. The proposed monument sign shall be maintained in a neat, clean, orderly and healthful condition.
7. Any damaged asphalt and landscaping shall be repaired prior to the issuance of the Building Permit
8. The parking lot area shall be slurry-sealed and re-stripped within thirty (30) days from the issuance of the Building Permit Final.

9. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
10. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be 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 the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
11. The proposed monument sign shall otherwise be substantially in accordance with the sign plan submitted by the owner and on file with the case.
12. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
13. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
14. The final sign plan for the proposed monument sign and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
15. That the applicant shall submit a \$75 check made out to "L.A. **County** Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior within two (2) days of Planning Commission approval.
16. Zone Variance Case No. 89 shall only allow for one 5 foot high monument sign to be setback a minimum of 5 feet from the property line along Rosecrans Avenue and Valley View Avenue.

17. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

ATTACHMENT 4

Project Plans

Location:
7- Eleven Store #35988
14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



Scope of Work:
 Newly Proposed
 One (1) Sign Monument

Note: Sign Monument is
 Installed in a V-Shaped
 Configuration

Installation Note:
 Remove and Replace Existing
 Sign Monument with Newly
 Proposed Sign Monument

Proposed

Sign Monument is Set in
 V-Shaped Configuration

Sign Face "A"

(Facing Directly @ Intersection of Rosecrans & Valley View)

(Intersection)

(This End Towards
 Rosecrans Ave.)

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



So Cal
LIGHTING SERVICES
 10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
 Date: 07/03/2019
 Client: 7-Eleven
 Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
 Designer: MB
 Sheet #: 1 of 11
 Revised: (12) 01/21/21 mb

View Note:

V-Shaped Sign Monument, Side "A" Faces Directly into Intersection. Side "A" Faces Perpendicular to Rosecrans Avenue (Not Shown Here)

Sign Face "A" & "B"

Proposed Sign ① Total: 45.0 Sq. Ft.



So Cal
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10545 Painter Avenue Santa Fe Springs, CA, 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 2 of 11
Revised: (12) 01/21/21 mb

View Note:

V-Shaped Sign Monument, Side "A" Faces Directly into Intersection. Side "A" Faces Perpendicular to Rosecrans Avenue (Not Shown Here)

(This Sign Face, Side "A", Faces Directly into Intersection of Rosecrans Ave. & Valley View Ave.)

Proposed Sign **①** **Sign Face "A"** Total: 45.0 Sq. Ft.



Note: Tree Removed

Installation Note:
Existing Sign to be Removed and Replaced with Newly Proposed Sign Monument



Total Quantity: Two (2) Sign Faces
Qty: One (1) Sign Monument; Two (2) Faces

Sign Monument Elev.

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

Fabrication & Installation Note:

Sign Monument is Set in 45 Degree Angle (V-Shaped) Configuration @ Corner of Property

Installation Note:

Sign Monument will ADHERE to a 5'-0" Setback from Sidewalk on Rosecrans Ave. & Sidewalk @ Corner with (Angled) Planter

(This End Towards Rosecrans Ave.)

Existing



So Cal
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10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 3 of 11
Revised: (12) 01/21/21 mb

View Note:

**V-Shaped Sign Monument, Side "B" Faces
Property Landscape (Grass Area) and
Perpendicular to Rosecrans Avenue**

(This Sign Face, Side "A", Faces
Directly into Intersection of
Rosecrans Ave. & Valley View Ave.)



(This End Towards
Rosecrans Ave.)

Sign Face "B"

Proposed

Sign ①

Total: 45.0 Sq. Ft.



Total Quantity: Two (2) Sign Faces
Qty: One (1) Sign Monument; Two (2) Faces

Sign Monument Elev.

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

Fabrication & Installation Note:

Sign Monument is Set in 45 Degree
Angle (V-Shaped) Configuration
@ Corner of Property

Installation Note:

Sign Monument will ADHERE to a 5'-0"
Setback from Sidewalk on Rosecrans Ave.
& Sidewalk @ Corner with (Angled) Planter

Existing



Installation Note:

Existing Sign to be Removed and
Replaced with Newly Proposed
Sign Monument



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 4 of 11
Revised: (12) 01/21/21 mb

Demo Instruction (Existing Pole Sign):

- Viewer Note: 18" Dirt Mount (w/ Colorful Annuals) May be Done by others**

Sign Specifications:

Qty: One (1) Sign Monument; Two (2) Faces



- Sign Face Copy and Graphics:** to be 3/16" thick **White** Polycarb. Vacuum-Formed Face with Graphics as follows:

Characters 7 & Eleven: to be 7-11 Company Colors Overlayed. See Color Chart (next Page)

Tenant Sign Cabinet: to be Internally Illuminated, Aluminum fabricated with 1.5" wide Aluminum Angle to be (approx.) 8" deep Cabinet Painted Dark Bronze with Satin finish (Right Side Only) Size: 60" h. x 60" L. x 12" deep

Continued:

- Tenant Sign Face Copy and Graphics:** to be 3/16" thick **White** Acrylic with Tenant Graphics (To Be Determined)

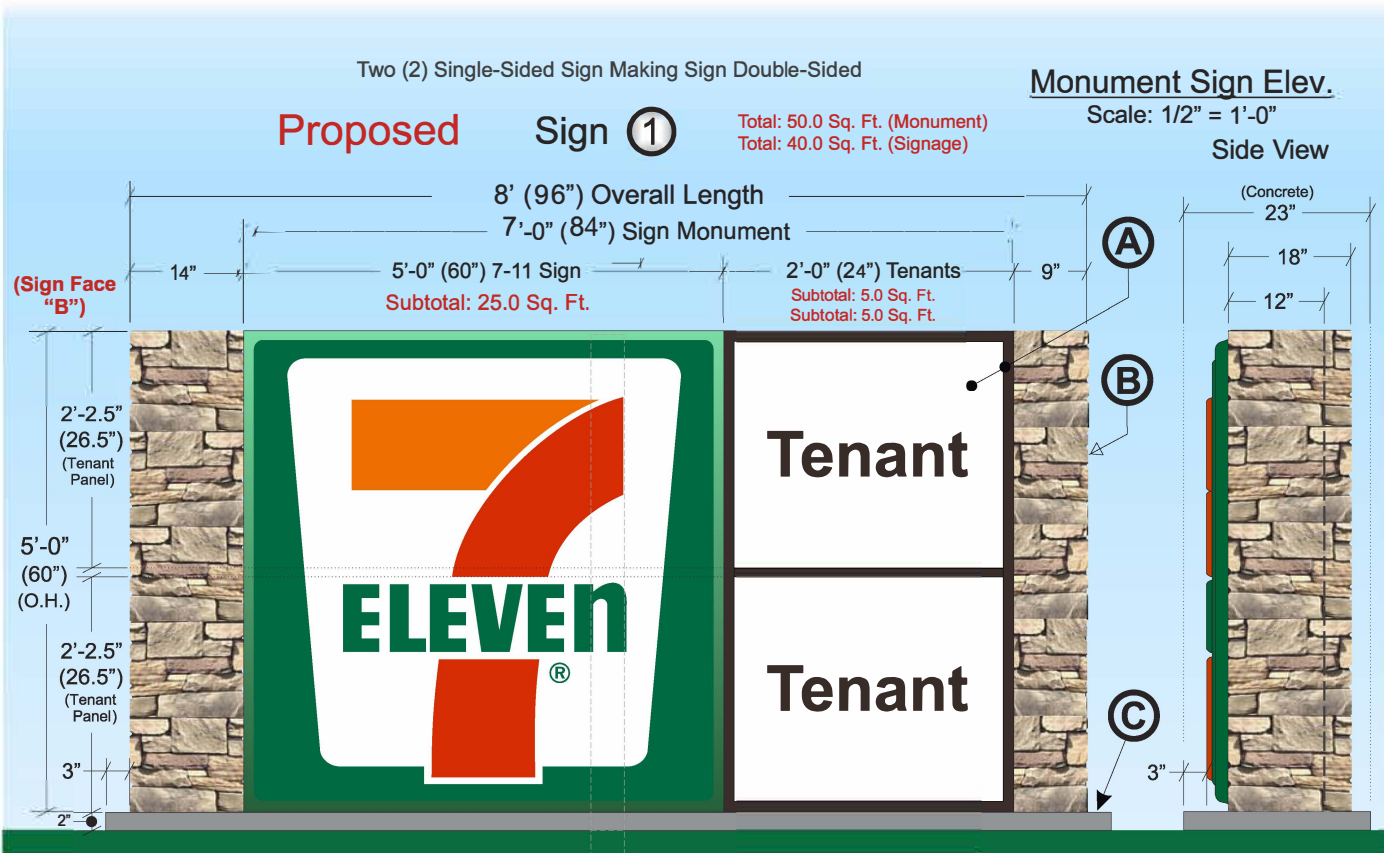
Illumination: White LED Lighting Modules (for both Cabinets), Insulated Wiring, Low-Voltage Power Supplies Toggle Disconnect Switches, Ded. Circuit (120 V, 20 Amps), etc.

Installation: Pre-Dug Hole (with DigAlert Approval), Concrete Footer (to be 2,500 PSI), Steel Pipe (to be determined) to be Embedded into Concrete Footer

- **Viewer Note: 18" Dirt Mount (with Colorful Annuals) May be Done by others**

- (B) Decorative Stone:** to be Added on Both Ends of the Monument, See Design and Design

- © **Concrete Mow Stripe:** to be Added,
2" high. To Remain as is.



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90676

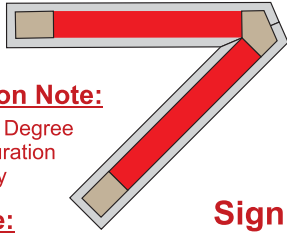
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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
 Designer: MB
 Sheet #: 5 of 11
 Revised: (12) 01/21/21 mb

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



Fabrication & Installation Note:

Sign Monument is Set in 45 Degree Angle (V-Shaped) Configuration @ Corner of Property

Installation Note:

Sign Monument will ADHERE to a 5'-0" Setback from Sidewalk on Rosecrans Ave. and Sidewalk @ Corner with (Angled) Planter

Sign Face "A"

(Facing Intersection of Rosecrans & Valley View)



Total Quantity: Two (2) Sign Faces
Qty: One (1) Sign Monument; Two (2) Faces



Single-Sided Sign, Illuminated

Sign ①

Sign Face Elev.

Scale: not to scale

Signage Color Legend

Color Notes for 7-ELEVEN Signage

	Green #3630-26 Translucent Vinyl (1st Surface)
	Orange #3630-44 Translucent Vinyl (1st Surface)
	Red #3630-33 Translucent Vinyl (1st Surface)
	Duranodic Bronze, PMS 412 C (Aka) Pantone Black C

Fabrication Note:

7-11 ID Sign Face(-s) to be Set towards Intersection, both Faces of V-Shaped Sign Monument

Sign Monument is Set in V-Shaped Configuration

Sign Face "A"

(Facing Directly @ Intersection of Rosecrans & Valley View)

(Intersection)

(This End Towards Rosecrans Ave.)

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 6 of 11
Revised: (12) 01/21/21 mb

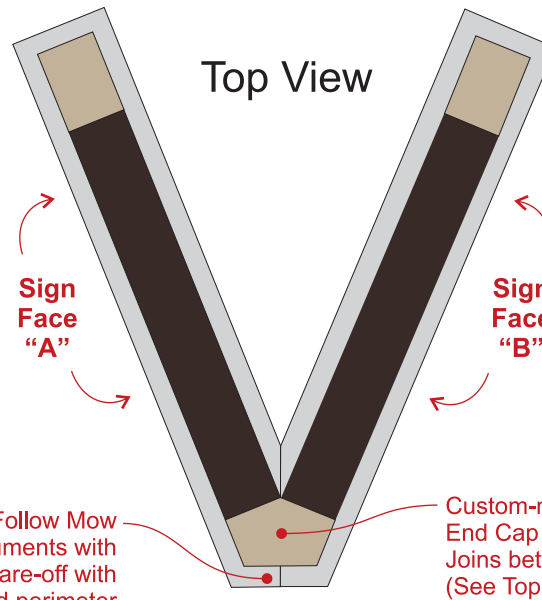
★ Custom-Made Alum. Fabricated
End-Cap Covering & Connecting
both Sign Monuments as One-Unit ★

Double-Sided Sign, V-Shaped
Internally Illuminated

Sign ①

Sign Face Elev.

Scale: not to scale



Concrete Mow Strip to Follow Mow
Strip with both Monuments with
added End to be Square-off with
3" all the way around perimeter

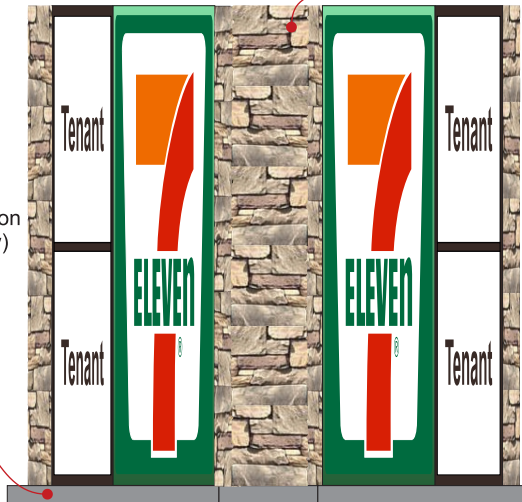
Custom-made Stone Decor with
End Cap where Sign Monument
Joins between both cabinets
(See Top View)

★ Custom-Made Alum. Fabricated
End-Cap Covering & Connecting
both Sign Monuments as One-Unit ★

Fabrication Note:
7-11 ID Sign Face(-s) to be Set
towards Intersection, both
Faces of V-Shaped
Sign Monument

Sign Face "A"

Sign Face "B"



(Facing Directly @ Intersection
of Rosecrans & Valley View)

(Perpendicular to
Rosecrans Ave.)

Concrete Mow Strip to
Follow Mow Strip with
both Monuments

Custom-made Stone Decor with
End Cap where Sign Monument
Joins between both cabinets
(See Top View)



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 7 of 11
Revised: (12) 01/21/21 mb

This Electric Sign will be Installed in Strict Compliance with the US National Electric Code (Article 600) and the UL Standard and with Local Government Codes (or Authority Having Jurisdiction, AHJ) within the Jurisdiction of this Sign Project. All Parts of this Electric and Illuminated Sign will be Properly Grounded and Bonded (as required).

★ **Total Quantity:** Two (2) Sign Faces
Qty: One (1) Sign Monument; Two (2) Faces
★
(2) Single-Sided Sign Monuments, Illuminated

Sign Installation Detail

ALL ELECTRICAL
COMPONENTS
APPROVED
UL LISTED
ELECTRIC
SIGN SECTION

Proposed

Sign ①

Total: 45.0 Sq. Ft.

Detail 1-1

8" (96") Overall Length

Saddle Point

Saddle Point Locations
Inside Structure

7-11 Sign Cabinet: to be 2.5" x 2.5" x 3/16" thick Aluminum Angle (Inner) Frame Cladding to be .090" thick Aluminum

Retainers: to be 1.5" wide Aluminum Painted (See Sign Specs)

7-11 Sign Faces: to be Vacuum-Formed Polycarbonate Plastic Faces with Translucent Vinyl Graphics Overlay

Tenant Sign Cabinet: has 3/16" thick White Acrylic Face with Translucent Vinyl Graphics Overlay

Saddle Point Connections: See Diagram and Detail 1-1

Steel Support Pipe Size: 4" dia. x 3/16" thk. x 8'-0" (96") Length

Disconnect (Toggle) Switch: on Return of Sign Cabinet with Power Supply located inside Sign Cabinet

Base Cover: None

Viewer Note: see Engineering Page (Separate Document)

Sign Installation Detail

Scale: not to scale

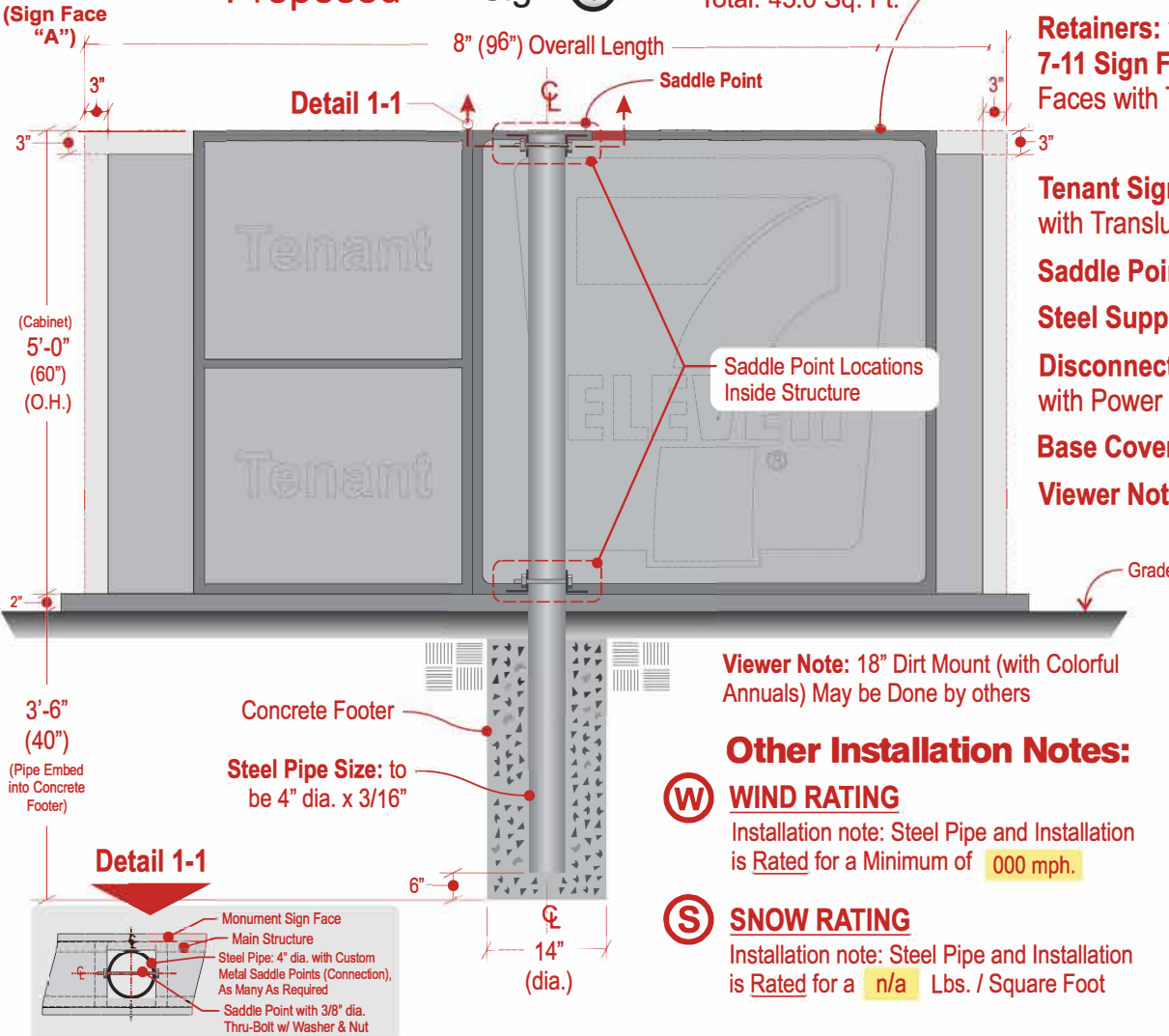
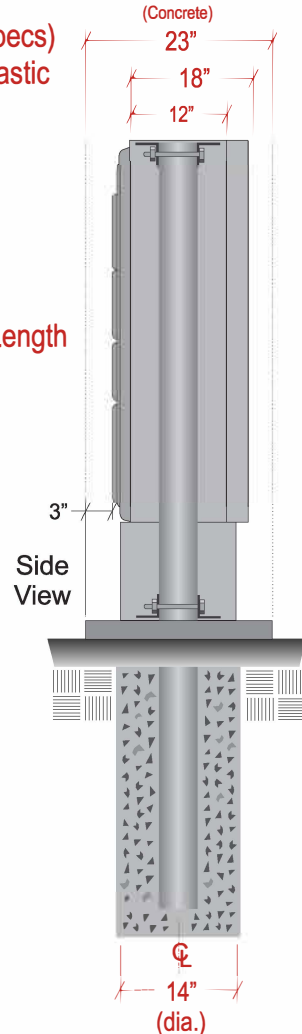
Electrical Detail Drawing

ELECTRICAL NOTES:

1. Sign Material and Fasteners conform: Code 3004.4.
2. Required Components are UL LISTED.
3. Sign will be Grounded conform: Code 600.7
4. Signs are Manufactured conform: Code 600.
5. One, 20 Amp Electrical Circuit for each Sign.
6. One visible 20 amp Disconnect Switch per Power Supply, Transformer, Ballast, or other.

Installation note:

- > All non-ferrous Materials: Bolts, Connectors, Sleeves, etc.
- > All Bolts, Connectors, Sleeves, etc. to be U.L. Rated
- > ~~All Penetrations through the Wall to be Watertight~~
- > LEDS Lighting Modules "Not To Be" visible on Sign
- > Illumination to be "Even Lighting" with no "Hot Spots"



Viewer Note: 18" Dirt Mount (with Colorful Annuals) May be Done by others

Other Installation Notes:



WIND RATING

Installation note: Steel Pipe and Installation is Rated for a Minimum of 000 mph.



SNOW RATING

Installation note: Steel Pipe and Installation is Rated for a n/a Lbs. / Square Foot



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs

Date: 07/03/2019

Client: 7-Eleven

Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

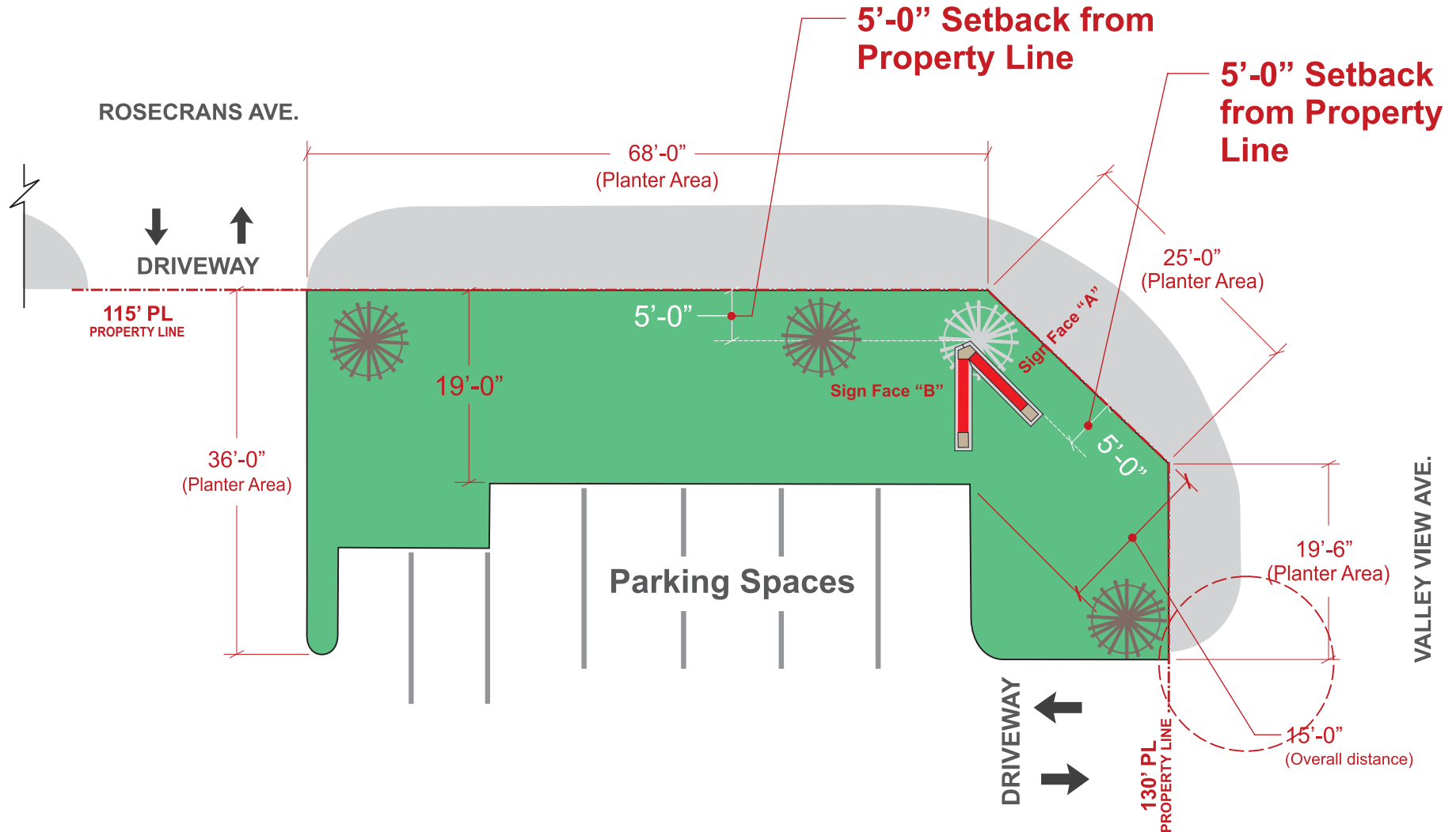
Scale: Noted

Designer: MB

Sheet #: 8 of 11

Revised: (12) 01/21/21 mb

This Illustration shows that the 5' Setback with Sign Monument.



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 10 of 11
Revised: (12) 01/21/21 mb

This Page Shows Palm Tree Removal Detail Only.

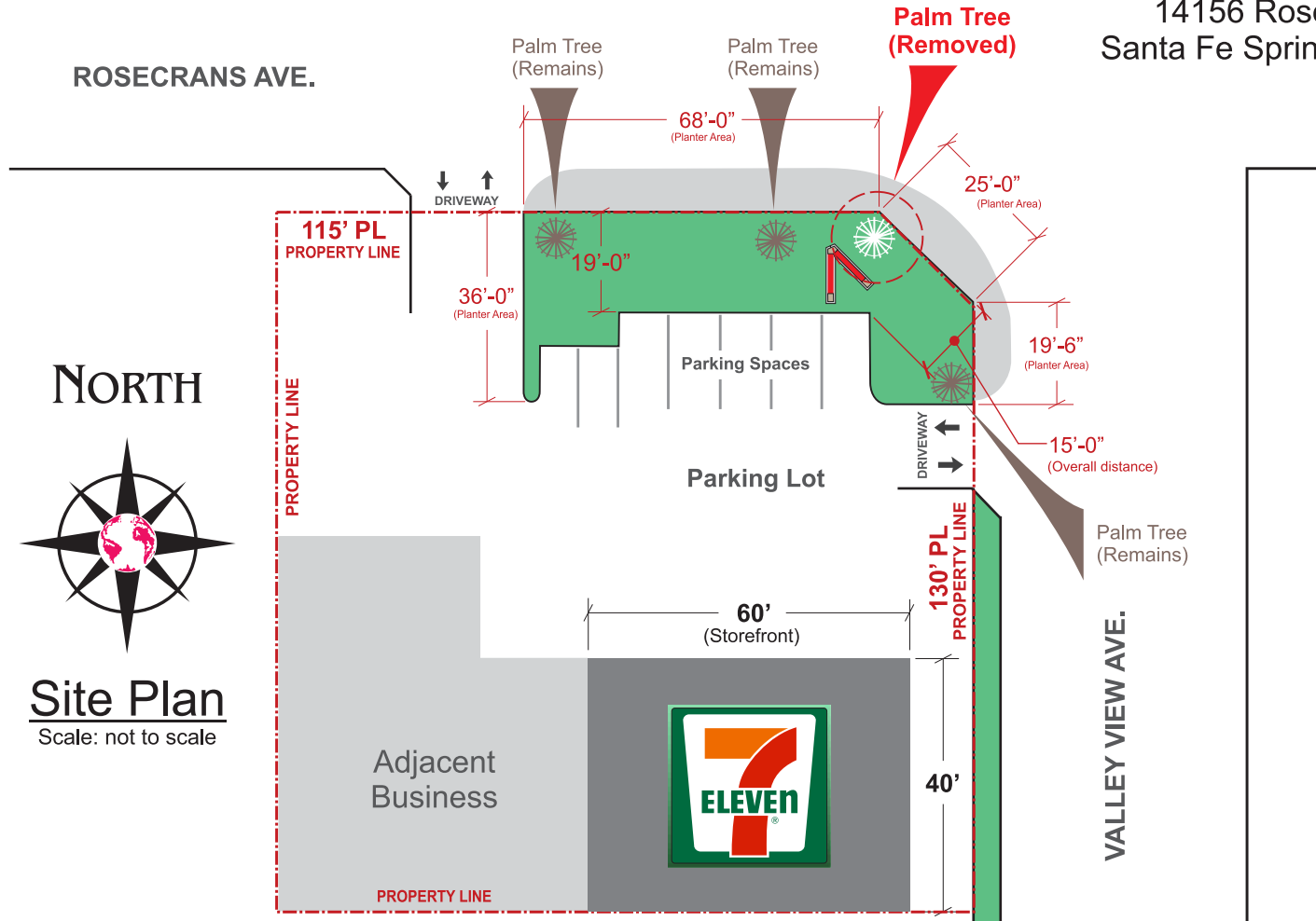
Viewer Note:

This Page Only shows Dimensions of Sign Area and Planter Area with Tree Positions which either will Remain or will be Removed

Sign Project for:

7- Eleven Store #35988

14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 11 of 11
Revised: (12) 01/21/21 mb



City of Santa Fe Springs

Planning Commission Meeting

March 8, 2021

CONSENT ITEM

Conditional Use Permit Case No. 500-8

A compliance review to allow the continued operation and maintenance of a combined outpatient counseling center and substance abuse recovery residence at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing, Buffer Parking Zone (Los Angeles Center for Alcohol and Drug Abuse - LACADA)

RECOMMENDATIONS:

- Find that the continued operation and maintenance of a combined outpatient counseling center and substance abuse recovery resident facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 500-8 be subject to a compliance review in five (5) year, on or before March 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (L) of City's Zoning Ordinance, public, private, and quasi-public facilities of an educational nature require approval of a Conditional Use Permit prior to the commencement of such activities. On April 1993, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 500, a request by LACADA, to establish, operate, and maintain a combined outpatient counseling center and substance abuse recover residence on property located at 11015 Bloomfield Avenue.

On May 11, 2019, the applicant requested an approval to construct a 405 sq. ft. addition and appurtenant improvements on the west side of the existing ±18,000 sq. ft. recovery center. The additional 405 sq. ft. would provide LACADA with a brand new kitchen and group dining room. Additionally, LACADA remodeled a 3,918 sq. ft. interior area within the existing recovery center to be used by Safe Have. Safe Haven, a crisis mental health residential treatment center, is a LACADA program which delivers resources for mental health recovery and wellness. Along the exterior, the project included a new paved concrete walkway and new chain link fence around the outdoor area on the west side of the property.

CUP Case No. 500 has had seven previous compliance reviews since its initial

approval in 1993. It should be noted the last compliance review was completed on May 11, 2018.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department on January 26, 2021, the applicant was directed to comply with the following:

- Staff observed Safe Haven, a crisis residential mental health facility operating out of LACADA at 11015 Bloomfield Avenue. After further research, it was determined that Safe Haven is an umbrella of LACADA and operating under the address at 12580 Lakeland Avenue. Safe Haven is occupying a separate and a distinctive area of LACADA with its own entrance, but both Safe Haven and LACADA operate under the same CUP. Although they are under the same CUP, both must have their own individual business license since their respective addresses are different.
 - Applicant complied and has obtained a business license indicating LACADA DBA Safe Haven

Staff has now confirmed that the applicant has now completed all aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the outpatient counseling center and substance abuse recovery residence continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding properties and will not pose a nuisance risk to the public and/or environment. As a result, staff is recommending that CUP 500-8 be subject to a compliance review in five (5) year to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as bold.

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868-0511 x3715)

1. That the entire building be protected by an approved automatic sprinkler system in accordance with section 903 of the California Fire Code. (Ongoing)
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. (Ongoing)

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. (Ongoing)
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. (Ongoing)
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. (Ongoing)
6. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. (Ongoing)

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 (60 days). **(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. **(Satisfied)**

PLANNING DEPARTMENT

(Contact: Claudia Jimenez 562.868.0511 x7356)

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. (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. **(Satisfied)**
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. ~~500-7~~ **500-8** shall be subject to a compliance review in ~~two (2)~~ **five (5) years**, on or before ~~May 11, 2018~~ **March 8, 2026**, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Site Pictures – (LACADA)
3. Site Pictures – (Safe Haven)
4. Letter Requesting Compliance Review

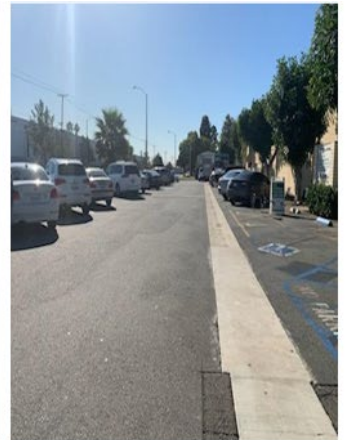
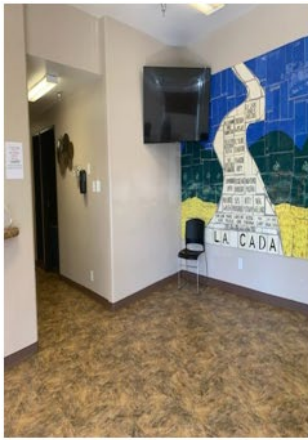
Attachment 1: Aerial Photograph



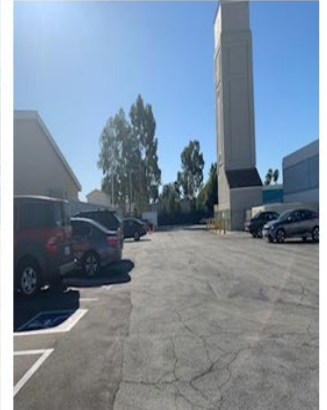
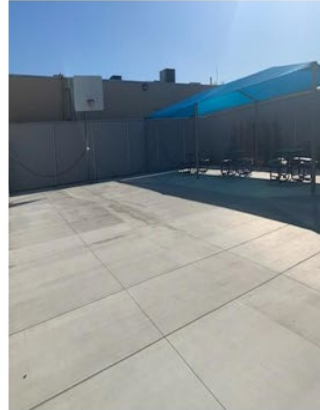
Aerial Photograph

**Conditional Use Case No. 500-8
11015 Bloomfield Avenue
(LACADA)**

Attachment 2: Site Pictures (LACADA)

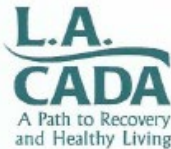


Attachment 3: Site Pictures (Safe Haven)



Attachment 4: Letter Requesting Reconsideration

January 12, 2021



HEADQUARTERS AND
ADMINISTRATIVE
OFFICES

12070 Telegraph Rd., Suite 207
Santa Fe Springs, CA 90670
ph 562.777.7500
fax 562.906.2686
www.lacada.com

To: Claudia Jimenez

From: Markroel Solte, LCSW 94351

Re: **Conditional Use Permit (CUP) Case No. 500-8**
11015 Bloomfield Avenue, Santa Fe Springs, CA 90670

Dear Claudia Jimenez,

This letter is to inform you that the additions to the stated address regarding Conditional Use Permit Case No. 500-7 have been completed. The construction of a 450 sq. addition and the appurtenant improvements on the west side of the existing recovery center are now finished. These modifications included the following:

- The 450 sq. addition were identified as a kitchen / dining area.
- A hallway is now used to separate the outpatient facility from the residential site and will provide employee access to the rear parking lot.
- Laundry room has been relocated to the center of facility next to a nursing / medical station.
- Two bathrooms have been made ADA compliant. One in the identified residential area of the building and one in the center of the facility adjacent to the therapy room.

We intend on using the space set aside for the crisis residential facility to accommodate patients. At this time, L.A. CADA would like to request a compliance review. We are eager to get this program running so that we can continue to help individuals in need of our treatment.

Respectfully,


Markroel Solte, LCSW 94351
Program Director / Safe Haven
msolte@lacada.com

LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE



CONSENT ITEM

Development Plan Approval Case No. 914-3

A request for a time extension of Development Plan Approval (DPA) Case No. 914 to allow the construction of a 201,467 sq. ft. concrete tilt-up industrial building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone. (Rexford Industrial)

RECOMMENDATIONS:

- Find and determine that granting a one (1) year time extension of Development Plan Approval No. 914, 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a one (1) year time extension of Development Use Permit Case No. 914 (until March 8, 2022), subject to the most recent conditions of approval for Development Plan Approval 914.

LOCATION / BACKGROUND

The subject site, comprised of a single parcel (APN: 8002-015-018) of approximately 447,107 sq. ft. (10.26-acres), has an address of 9615 Norwalk Boulevard and is within the M-2, Heavy Manufacturing, Zone. Specifically, the subject site is located on the west side of Norwalk Boulevard between Smith Avenue and Pike Street. Industrial land uses are located to the north, east, and south; the Southern Pacific Railroad right-of-way is to the west.

On August 8, 2016 the Planning Commission approved DPA Case No. 914 to allow the construction of a 199,987 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard. Upon discovering the site has multiple oil wells under the building, the applicant did not go through with the construction as originally proposed. Instead, the applicant had revised the original DPA by flipping the orientation of the building to avoid constructing on top of the oil wells.

As a result, on February 20, 2018, the applicant had secured an approval to amend the originally approved DPA, to allow the construction of a 201,467 sq. ft. concrete tilt-up industrial building and related improvements on the subject property. DPA 914-1 would, among other things, reconfigured the orientation of the building and also slightly increased the size of the building from 199,987 sq. ft. to 201,468 sq. ft.

On March 11, 2019, to keep the DPA from expiring, the Planning Commission approved DPA 914-2 which effectively provided the applicant a two (2) year time extension. Following the extension, the applicant obtained approvals from various city agencies, along with a request to modify the foundation plans due to the property being a former landfill. Since then, the applicant has modified the design and submitted new structural pile and slab plans which were approved on April 29, 2020. Progress has been understandably slow due to Covid-19 related impacts; however, final grading approval is anticipated within the next couple of months, and construction is expected to start on May 1, 2021.

ZONING REQUIREMENTS

In accordance with Section 155.745 of the City's Zoning Regulation (see Code Section below), a development plan approval, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations

Section 155.745 – Expiration

Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

The subject time extension will continue to keep the DPA valid and allow the applicant to move forward with grading activities and ultimately construct the project.

STAFF CONSIDERATION

Staff believes the applicant has diligently worked to remedy the issues related to the grading permit. The site preparation work has taken longer than originally anticipated, but staff is confident that the project will continue to move forward. Providing the applicant with an extension to their DPA will allow the applicant sufficient time to obtain all necessary permits and thereafter begin construction. Staff, therefore, is recommending that the subject DPA be extended for one (1) year, until March 8, 2022.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 914-3 are on-going from Resolution 66-2018.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Colored Rendering
3. Site Plan
4. Floor Plan
5. Elevations
6. Time Extension Request
7. Time Extension Receipt
8. DPA 914-2 Approval Letter – March 2019

Aerial Photograph

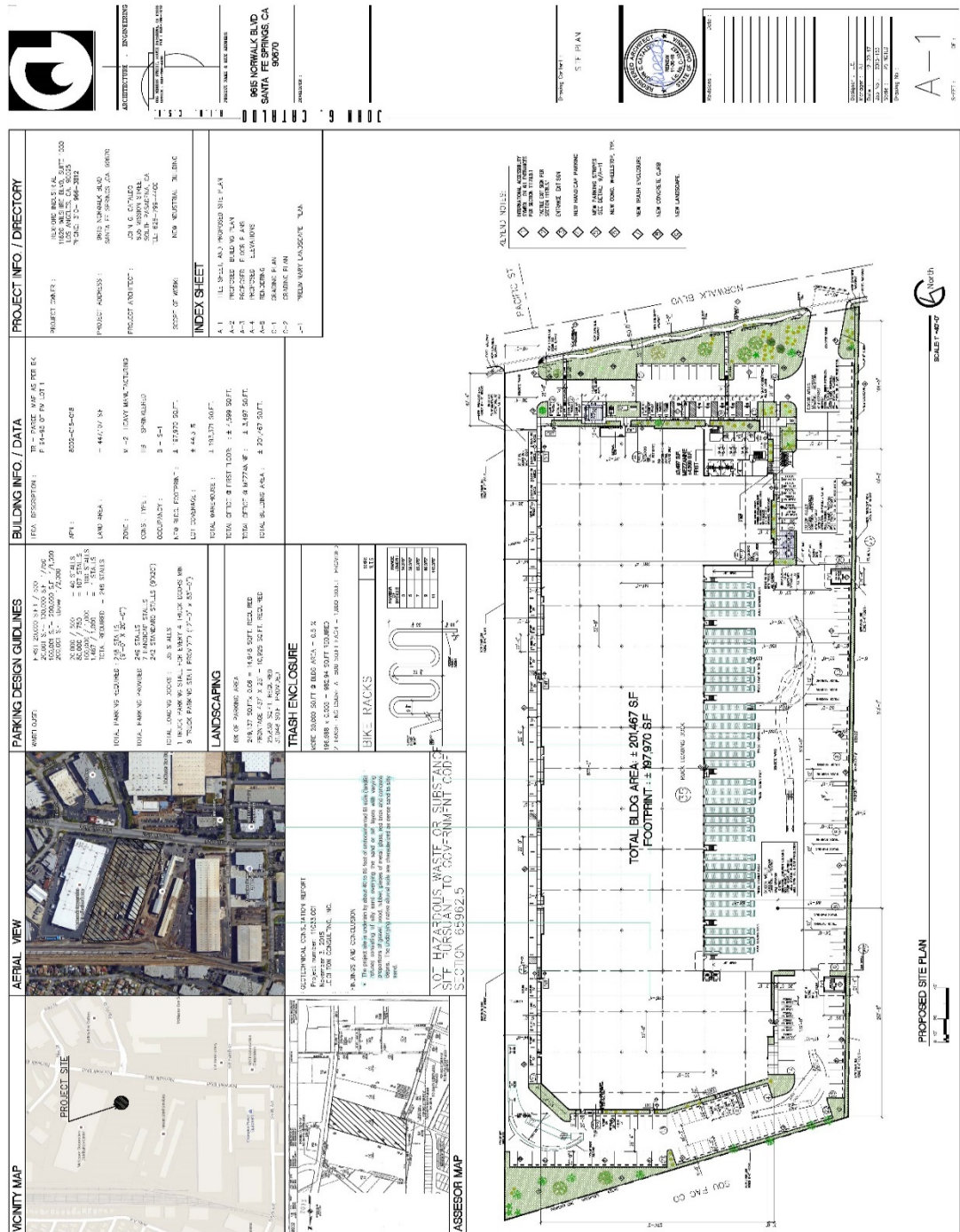


Development Plan Approval No. 914 – 9615 Norwalk Boulevard
Rexford Industrial

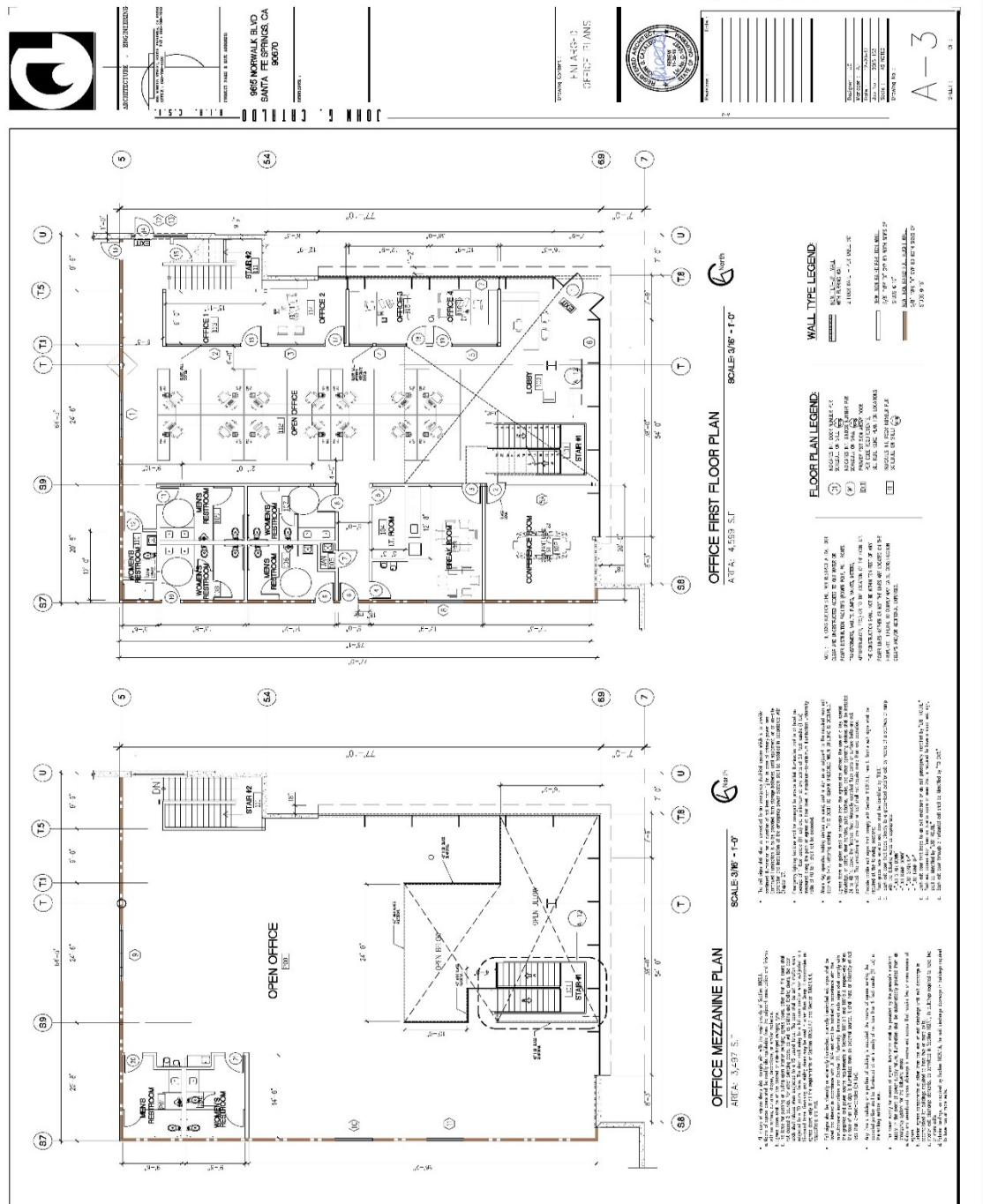
Colored Rendering



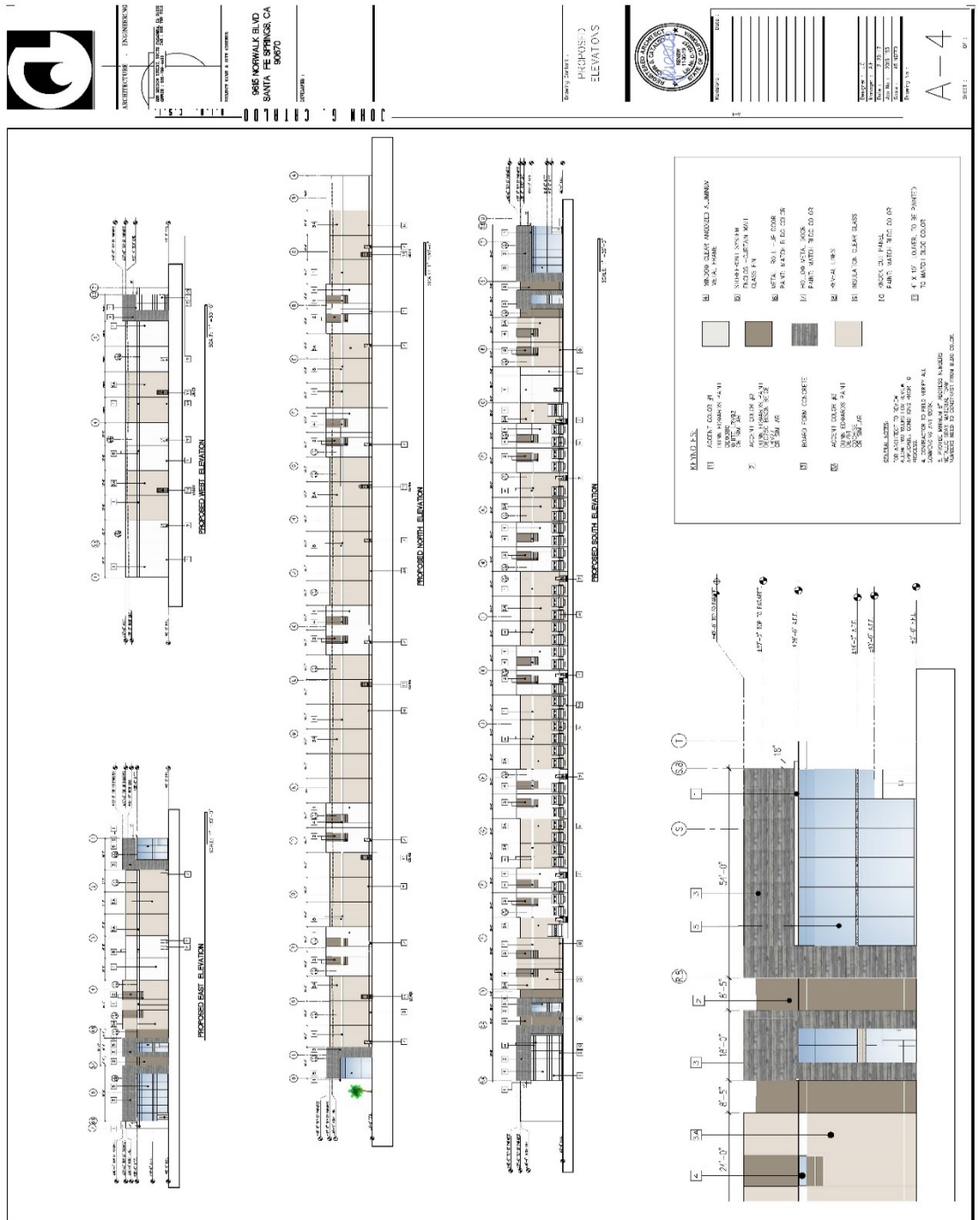
Site Plan



Floor Plan



Elevations



Time Extension Letter



JOHN G. CATALDO
A.I.A., C.S.I., ARCHITECT INC.

DEVELOPMENT/PLANNING
ARCHITECTURE/ENGINEERING

CONSTRUCTION MANAGEMENT
ENGINEERING CONSULTANTS

January 20, 2021

City of Santa Fe Springs
17010 Telegraph Road
Santa Fe Springs, CA 90670

RE: Development Plan Approval Case (CUP) Case No 914-2
9615 Norwalk Boulevard, Santa Fe Springs, CA 90670

To Whom It May Concern,

This is a written request for a time extension for the subject permit, which expires March 11, 2021, for a period of one year.

The Planning Commission previously granted an extension to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing Zone. Following the extension, we obtained the approvals from various city agencies; however, we encountered an issue with the Department of Public Works – GMED and the City of Santa Fe Springs, as they would not accept the design for the foundation due to the landfill in the property.

We modified the design and submitted the new structural pile and slab plans (CIDH) to GMED and received approval on April 29, 2020. Due to the redesign noted above, the plans that had been approved by Building & Safety, Fire Department, Electrical, and the Environmental Protection Division (Methane Gas Diversion) had to be re-submitted for approval. We have received these reapprovals since last extension approval, except for the final grading approval, all departments have been reapproved.

Final grading approval is anticipated within the next month. The contractor is in the process of getting a demolition permit to remove existing structures off the property. We anticipate construction to start May 1, 2021. Construction for this type of project, should take approximately 15 months. (Please review the attached outline approvals and re-approvals)

The redesign and reapproval process, in addition to the various delays caused by the COVID-19 pandemic, extended the timeline for this project past our original expectation. Our client, Rexford Industrial Realty, has invested numerous resources in this development and they intend to see this through. We are in the final stretch of this project and the client is excited and motivated to keep the momentum going in 2021.

We thank you for your effort and look forward to your response.

Best regards,


John G. Cataldo, A.I.A., C.S.I.
Principal

835 Mission Street, South Pasadena, CA 91030 • 626-799-4400 office 626-799-7010 fax

Time Extension Receipt

City of Santa Fe Springs
 FINANCE DEPARTMENT
 11710 E Telegraph Rd
 Santa Fe Springs, CA 90670
 (562) 868-0511

003152-0020 02/02/2021 01:57PM

MISCELLANEOUS

Description:

CONDITIONAL USE PERMIT
(PL0201)

Reference 1: 9615

Reference 2: NORWALK BL

CONDITIONAL USE PERMIT
(PL0201)

2021 Item: PL0201

1 @ 563.00

CONDITIONAL USE

PERMIT (PL0201) 563.00

563.00**Subtotal** 563.00**Total** 563.00

CREDIT CARD 563.00

Change due 0.00

Paid by: MICHAEL JERN



Comments: AG

Signature: _____

Thank you for your payment

CUSTOMER COPY

CITY HALL
 11710 TELEGRAPH RD
 DIANE CALL
 SANTA FE SPRINGS, CA. 90670
 562-868-0511

Phone Order

XXXXXXXXXXXX0687

VISA

Entry Method: Manual

Amount: \$ 563.00**Tax:** \$ 0.00**Total:** \$ 563.00

02/02/21

13:57:04

Inv #: 000000021

Appr Code: 058376

Approval: Online

ANS Code:

CVM2 Code: MATCH M

I agree to pay above total amount
 according to card issuer agreement
 (Merchant agreement if credit voucher)

X

Merchant Copy

THANK YOU!

DPA 914-2 Approval Letter – March 2018



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

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

March 14, 2019

Rexford Industries Realty, Inc.
11620 Wilshire Boulevard, 10th Floor
Los Angeles, CA 90025

Attn.: Mr. David Sestak
Senior Construction Manager

Re: **Development Plan Approval Case No. 914-2**
9615 Norwalk Boulevard, Santa Fe Springs, CA 90670

Dear Mr. Sestak:

The Planning Commission, at their meeting on March 11, 2019, took action on your request for a time extension of Development Plan Approval (DPA) Case No. 914-2 which allows the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone.

The Planning Commission approved your requested entitlement, subject to the following conditions:

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x7545)

1. The applicant shall pay a flat fee of \$ 48,938 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. The applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Norwalk Boulevard street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.

Juanita Trujillo, Mayor • William K. Rounds, Mayor Pro Tem
City Council
John M. Mora • Annette Rodriguez • Joe Angel Zamora
City Manager
Raymond R. Cruz

3. The applicant shall design and construct (2) new drive approaches along Norwalk Boulevard per City Standard Plan No. R-6.4.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. 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 \$ 600 to install (3) new signs.
6. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
9. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
10. All buildings shall be connected to the sanitary sewers.
11. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
12. The applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. The landscape irrigation system shall be connected 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.

14. 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.
15. 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.
16. All points 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.
17. 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.
18. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. The applicant shall pay the water trunk-line connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.
20. 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.
21. 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.
22. 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.

23. 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: Raul Diaz 562.868-0511 x3813)

24. 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.
25. 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.
26. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
27. If on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
28. 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.
29. 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.
30. 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.
31. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

32. The applicant shall provide a Division of Oil, Gas, and Geothermal Resources (DOGGR) Report for all existing oil wells on-site and the status of their abandonments.
33. The applicant shall provide a Methane Site Survey and Investigation per City Ordinance and complete prior to Building plan submittal.
34. Due to the landfill, the applicant shall provide Methane barriers and other methods of protection as revealed under the DOGGR Report and Methane Study.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

35. Prior to issuance of building permits, the applicant shall comply with the applicable conditions below and obtain notification in writing from the Santa Fe Springs Department of Fire-Rescue 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 the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
36. Permits and approvals. The applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting

environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

37. 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: Luis Collazo 562.868.0511 x3320)

38. The applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
39. Prior to the construction phase, the applicant shall provide an emergency phone number and a contact person (i.e. superintendent, project manager) to the Department of Police Services. Emergency information shall allow the emergency services to reach the applicant or their representative any time, 24 hours a day.
40. 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.
41. 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.

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

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

43. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting any solid waste disposal company that does not hold a current permit from the City.
44. 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, Wayne Morrell at (562) 868-0511 x7362.
45. 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: Claudia Jimenez 562.868.0511 x7356)

46. 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. 914. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
47. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
48. The applicant, Rexford Industrial, 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: 1) Current maps, routes and schedules for public transit routes

serving the site; 2) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; 3) Ridesharing promotional material supplied by commuter-oriented organizations; 4) Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; 5) A listing of facilities available for carpoolers, vanpoolers, bicyclists, 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.

49. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. No less than two carpool/vanpool parking spaces shall be provided. 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.
50. An area shall be designated for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. 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.
51. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to the proposed building and safe and convenient access from the external circulation system to bicycle parking facilities on-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.
52. The applicant understands and agrees that compliance with conditions of approval numbers 47-51 must be obtained prior to issuance of a certificate of occupancy.
53. The applicant 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. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. The applicant, Rexford Industrial, agrees and understands that any existing overhead utilities within the development shall be placed underground.
56. The applicant, Rexford Industrial, shall provide conduit for fiber optics or other smart technologies for the parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
57. The applicant, Rexford Industrial, shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's perimeters, along Norwalk Boulevard, the applicant shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities along these frontages, the applicant shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.
58. Prior to submitting plans to the Building Department for plan check, the applicant shall submit mechanical plans that include a roof plan that shows the location of all roof-mounted mechanical equipment and/or duct work. All roof-mounted 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.

NOTE: Building cross section must be scaled.

59. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
60. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
61. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs, with a three (3) foot clearance on sides and back of the equipment and an eight (8) foot clearance in front of the equipment. A landscaping irrigation system shall be installed so that it does not spray on equipment. A copy of the Edison Transformer Requirements is available at the Planning Department.
62. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
63. 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).

64. Upon completion of new landscaping and landscaping upgrades, the required 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.
65. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
66. The applicant shall design and construct meandering sidewalks along the front setback area of the entire development. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
68. The exterior employee break area shall be provided with a minimum 42"-high solid wall. Said wall shall be installed along the exterior employee break area exposed to the parking lot (north and east sides) and shall be consistent with the color, style, and materials of the building.
69. The proposed "Pump Room" shall be provided with a trellis and climbing vines on the exterior walls. Said trellis shall be designed to be consistent with the trellis provided for the exterior employee break area.
70. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Boulevard, use Norwalk Boulevard as a staging area, or to back-up onto the street from the subject property.
71. All vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
72. A minimum of 248 on-site parking stalls shall be provided and continually maintained at all times. Additionally, all parking areas shall be legibly marked off on the pavement; furthermore, all compact parking stalls shall be identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
73. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.

74. A sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (Calculations are subject to change)
75. 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.
76. 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.
77. 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.
78. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
79. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the

environmental conditions of the Property.

- b. Owner/developer understands and agrees that it is their responsibility to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
80. 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 the Business License Clerk at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
81. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be 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 the 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. The applicant shall clarify on the construction drawings that all street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
83. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development.

Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

84. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Note that certain changes may also require approvals from other departments
85. 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.
86. 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.
87. 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.
88. The applicant shall obtain approval from CalRecycle to develop the site. Proof of approval from CalRecycle shall be required prior to the issuance of Building Permits.
89. The applicant shall be aware of and comply with the post-closure landfill development regulations in California Code of Regulations, Title 27.
90. 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.
91. The applicant shall indemnify, protect, defend and hold harmless from and against any and all claims, liabilities and costs, including attorney's fees, arising from CEQA challenges and subsequent environmental review for the Project and any or all entitlements and approvals issued by the City in connection with the Project.
92. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval 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.

93. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
94. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 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.

The Zoning Ordinance sets forth an appeal period of fourteen (14) days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions, please call Claudia Jimenez, Planning Intern, at (562) 868-0511 x7356, or E-Mail claudiajimenez@santafesprings.org.

Sincerely,



Wayne M. Morrell
Director of Planning

cc: All sent Electronically:
City Council
Ray Cruz, City Manager
Dino Torres, Director of Police Services
Michelle Norwood, Management Asst. II
Noe Negrete, Director of Public Works
Robert Garcia, Associate Civil Engineer
Redford Bayan, Engineering Tech
Brent Hayward, Fire Chief
Tom Hall, Dir. of Environmental & Fire Prevention
Raul Diaz, Acting Deputy Fire Marshal
Wayne Morrell, Director of Planning
Teresa Cavallo, Planning Program Assistant
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