City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
May 10, 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=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

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 April 12, 2021 Planning Commission Meeting

6. PUBLIC HEARING
Categorically Exempt – CEQA Guidelines Section 15332, Class 32 and Class 15
Tentative Parcel Map (TPM) No. 083429
Development Plan Approval (DPA) Case No. 978
TPM No. 083429: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ±4.57 acres;

DPA Case No. 978: A request for approval to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building;

The project site is located at 12511 & 12521 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone. (CPL Los Nietos LLC)

7. PUBLIC HEARING
Categorical Exempt – CEQA Guidelines Section 15301 Class 1(a) & Section 15305 Class 5(a)
Development Plan Approval Case No. 981
Zone Variance Case No. 90
Development Plan Approval Case No. 981: A request for development plan approval to reduce the existing building footprint and provide a facade change to the existing building.

Zone Variance Case No. 90: A request for zone variance to allow an existing development to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 foot setback along Freeway Drive.

The project site is located at 13767 Freeway Drive (APN: 8069-015-900), within the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone. (HPA Inc.)

8. **PUBLIC HEARING**
Categorical Exempt – CEQA Guidelines Section 15315, Class 15
Tentative Parcel Map (TPM) No. 83392
TPM No. 83392: A request for approval to subdivide a single parcel (APN: 8069-007-031) of ±4.98 acres into two parcels: Parcel 1 of 3.93 acres and Parcel 2 of 1.08 acres. (David Beckwith)

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 ITEM
Alcohol Sales Conditional Use Permit Case No. 29
Compliance review of Alcohol Sales Conditional Use Permit Case No. 29 to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone. (AMPM Mini Market Inc.)

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

May 7, 2021
Date

APPROVAL OF MINUTES
Minutes of the April 12, 2021 Planning Commission Meeting

RECOMMENDATION
- Approve the minutes as submitted.

BACKGROUND
Staff has prepared minutes for the following meeting:

Minutes of the April 12, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.

Wayne M. Morrell
Director of Planning

Attachment:
Minutes of the April 12, 2021 Planning Commission Meeting

Report Submitted By: Teresa Cavallo,
Planning Program Assistant

Date of Report: May 7, 2021

ITEM NO. 5

APPROVED:

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

April 12, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:	Chairperson Arnold Vice Chairperson Jimenez Commissioner Carbajal Commissioner Hernandez Commissioner Rounds
Staff:	Kathya M. Firlik, City Attorney Wayne Morrell, Director of Planning Teresa Cavallo, Planning Secretary
Council:	None
Members absent:	None

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the March 8, 2021 Planning Commission Meeting

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

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

PUBLIC HEARING

6. PUBLIC HEARING - Continued from March 8, 2021

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

Recommendations: That the Planning Commission:

- Re-open the Public Hearing and receive any additional 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 Categorically 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.

Chair Arnold called upon Director of Planning Wayne Morrell to present Item No. 6. Present via zoom was Applicant Danny Lee.

Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Carbajal commented that Option 1 is requested by property owner and Option 1 provides the best visibility for the business.

City Attorney Kathya M. Firlik instructed the Planning Commissioners from refraining from commenting on the Item No. 6 until the Public Hearing has been reopened.

A discussion ensued regarding safety concerns, wheel stops, setbacks, visibility, parking labeling, and history of the property.

Commissioner Rounds presented an Option 3 for the monument sign with setbacks set at 6 feet on Rosecrans and 7 feet on Valley View.

There being no further questions from the Planning Commissioners Chair Arnold re-opened the Public Hearing at 6:25 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6

Applicant Danny Lee thanked the Planning Commissioners and staff for their time.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at

6:29 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Rounds, seconded by Vice Chair Jimenez to approve Option 3 for Zone Variance Case No. 89, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

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

7. 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

Tentative Parcel Map No. 82031
Development Plan Approval Case No. 936-2
Conditional Use Permit Case No. 787-2

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Tentative Parcel Map Case No. 82031, Development Plan Approval No. 936-2, and Conditional Use Permit Case No. 787-2 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, polies, and programs of the City's General Plan; and
- Approve a one (1) year time extension for Development Use Permit Case No. 936-2 (until March 11, 2022), subject to the original conditions of approval for Development Plan Approval 936; and
- Approve a one (1) year time extension for Tentative Parcel Map No.82031 (until April 12, 2022), subject to the original conditions of approval for Tentative Parcel Map No. 82031; and
- Require that Conditional Use Permit Case No. 787-2 be subject to a compliance review in one (1) year, on or before, April 12, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chair Arnold requested a motion regarding Consent Item No. 7A.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Consent Item No. 7A, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None
Absent: None

8. ANNOUNCEMENTS

Commissioners:
Chair Arnold gave a formal welcome to Commissioner Rounds. Chair Arnold commented that Commissioner Rounds is going to be a great asset to the Planning Commission.

Commissioner Rounds commented that he was glad to be back on the Planning Commission and working with everyone.

Commissioner Rounds also commented on the fencing fabric screen, at the corner of Norwalk and Telegraph, looks really great and was much needed.

Commissioner Carbajal invited everyone to support the Women's Club and purchased raffle tickets.

Vice Chair Jimenez commented that the LLCSD welcomed students for their first day back to school. Vice Chair Jimenez also commented on the various changes that were implemented for the students.

Staff:
Director of Planning Wayne Morrell welcomed back City Attorney Kathya M. Firlik. Mr. Morrell commented that he looks forward to the City Attorney Firlik's suggestions and improvements to the Planning Commission's script.

11. ADJOURNMENT

Chair Arnold adjourned the meeting at 6:42 p.m. to the next regular Planning Commission meeting scheduled for May 10, 2021 at 6:00 p.m.

_____
Chair Arnold

ATTEST:

_____
Teresa Cavallo
Planning Secretary

_____
Date

PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32 and Class 15
Tentative Parcel Map (TPM) No. 083429
Development Plan Approval (DPA) Case No. 978

TPM No. 083429: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ±4.57 acres;

DPA Case No. 978: A request for approval to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building;

The project site is located at 12511 & 12521 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone. (CPL Los Nietos LLC)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978, 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 TPM request meets all criteria as set forth in the State's Subdivision Map Act, for granting a Tentative or Final Parcel Map; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Project) and pursuant to Section 15315, Class 15 (Minor Land Division) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978, subject to the conditions of approval as contained within Resolution No. 185-2021; and
- Adopt Resolution No. 185-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A.	Applicant:	Attn: Jay Tanjuan CPL Los Nietos LLC 2442 Dupont Drive Irvine, CA 92612
B.	Property Owner:	CPL Los Nietos LLC 2442 Dupont Drive Irvine, CA 91612
C.	Location of Proposal:	12511 & 12521 Los Nietos Road Santa Fe Springs, CA 90670
D.	Existing Zone:	M-2 (Heavy Manufacturing)
E.	General Plan:	Industrial
F.	CEQA Status:	Categorically Exempt (Class 32 Infill Development Project) (Class 15 Minor Land Divisions)
G.	Staff Contact:	Claudia Jimenez, Assistant Planner claudiajimenez@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 12511 and 12521 Los Nietos Road, is comprised of two (2) parcels (APN's: 8168-009-033 and 8168-008-049) measuring ±199,097 sq. ft. (±4.57- acres), and located on the north side of Los Nietos Road. The properties are zoned M-2 (Heavy Manufacturing) and are currently developed with four (4) existing industrial buildings totaling ± 91,000 sq. ft. which were previously occupied by a company which manufactured various plastics and steel products. Industrial uses are located on all sides of the property. Industrial uses surround the subject property on all four sides.

The applicant, CPL Los Nietos LLC, is proposing to construct a new 92,771 sq. ft. concrete tilt-up industrial building on the subject property. In accordance with the City's Zoning Ordinance, a Development Plan Approval is required for the construction of a new building. It should be noted that the applicant is concurrently requesting consideration and approval for a Tentative Parcel Map to allow the consolidation of two (2) existing parcels (APN: 8168-009-033 and 8168-008-049) that make up the subject property, into a single parcel measuring ±4.57- acres.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Tentative Parcel Map (TPM 083429) - A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ±4.57- acres;

Development Plan Approval (DPA 978) – A request for approval to allow the construction of a new 92, 771 sq. ft. concrete tilt-up industrial building

TENTATIVE PARCEL MAP NO. 083429

The proposed Tentative Parcel Map will effectively consolidate the two (2) parcels that currently make-up the subject site. As shown in the attached plans, the Tentative Parcel Map will involve the removal of an existing common property line for Parcels 1 and 2 (APN's: 8168-009-033 and 8168-008-049), resulting in a single parcel measuring ±4.57 acres.

Existing:

Parcel "1" – (8168-009-033)	70,944 sq. ft. (approx. ±1.62 acres)
Parcel "2" – (8168-008-049)	128,153 sq. ft. (approx. ±2.95 acres)
	199,097 sq. ft. (approx. ±4.57 acres)

Proposed:

Parcel "A" –	199,097 sq. ft. (approx. ±4.57 acres)

DEVELOPMENT PLAN APPROVAL CASE NO. 978

Site Plan

The applicant is proposing to construct a new 92,771 sq. ft. concrete tilt-up industrial building at 12511 & 12521 Los Nietos Road (APN: 8168-009-033 and 8168-008-049). The proposed industrial building will be setback a minimum 66' from the front property line along Los Nietos Road. The proposed development will provide two (2) driveways along Los Nietos Road for ingress and egress: a 40' wide driveway to the west and a 26' wide driveway to the east. Parking for the subject property is evenly distributed along all four sides of the proposed building.

Floor Plan

The floor plan indicates that the proposed industrial building will measure 92,771 sq. ft., with 3,500 sq. ft. designated as first floor office area, 2,800 sq. ft. designated as second floor office area, and the remaining 86,471 sq. ft. designated for warehouse/manufacturing use.

Elevations

The elevations indicate that the proposed industrial building will have a

contemporary design. The main entry and office area (south, east, and west elevations) are provided with extensive glazing, color variation, pop-outs, height variation, and material used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

Landscape Requirement

For maximum value, the majority of the landscaping will be provided along the front setback areas that adjoins Los Nietos Road. Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 356'-7" and 109,126 sq. ft. of parking area is 15,463 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 16,121 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Ordinance.

Parking Requirements

A total of 138 parking stalls will be provided for the new building: 99 standard stalls, 27 compact stalls, 7 electric vehicle stalls, and 5 accessible stalls. As proposed, the project is required to provide a total of 138 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = 98 stalls = 138 stalls.

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

Loading/ Roll Up Doors

According to the site plan, the proposed building will have a total of thirteen (13) loading doors, including one (1) grade level door and twelve (12) dock high doors, along the west elevation. All loading doors are strategically placed so that they will not be directly visible from Los Nietos Road. Additionally, the applicant will provide a 14' high screen wall with a 12' high metal swing gate to provide additional screening for on-site truck activities.

Per the City's Zoning Ordinance, all off-street truck loading areas, zones, ramps, doors, wells, or docks shall be designed to provide and maintain a minimum unobstructed area of 120' to allow for proper truck maneuvering on-site. According to the site plan, the proposed project will provide the required unobstructed area in all necessary locations.

Trash Enclosures

According to the site plan, an 8' (518 sq. ft.)" high trash enclosure will be located

along the west elevation. The proposed trash enclosure is strategically placed behind the proposed 14' high screen wall and thus, will not be visible or accessible to the public.

STREETS AND HIGHWAYS

The subject site is located on the north side of Los Nietos Road. Los Nietos Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	**Zoning District**	**General Plan**	**Land Use (Address/Business Name)**
North	M-2, Heavy Manufacturing, Zone	Industrial	Warehouse and Truck Tools Supplier (9643 Santa Fe Springs Road/Trade of AMTA
South	M-2, Heavy Manufacturing, Zone	Industrial	Chemical Plant (12522 Los Nietos Road/ Univar USA Work
East	M-2, Heavy Manufacturing, Zone	Industrial	Warehouse and Traffic Control Sign Shop (9719 Santa Fe Springs Road/Zumar Industries
West	M-2, Heavy Manufacturing, Zone	Industrial	Distribution (12425 Los Nietos Road/Midway Distribution Inc.)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 29, 2021. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center kiosk, and subject property on April 29, 2021, and published in a newspaper of general circulation (Whittier Daily News) April 29, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

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 ink 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

ZONING REQUIREMENTS

The procedures set forth in Section 155.736 of the Zoning Regulations, states that a DPA is required for the siting of new structures or additions or alterations to existing structures.

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

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 Class 32, Section 15332 (In-fill Development Project) and Class 15 (Minor Land Divisions). 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 32, Section 15332 (In-fill Development Project) and Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA). The proposed project consists with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations and would not result in any significant effects relating to traffic, noise, air quality, or water quality. 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

Tentative Parcel Map

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

Development Plan Approval

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

STAFF REMARKS

Based on the findings set forth in the attached Resolution (185-2021), Staff finds that the applicants request meets the criteria set forth in the State's Subdivision Map Act, for the granting of Tentative Parcel Map No. 083429 .Staff also finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval.

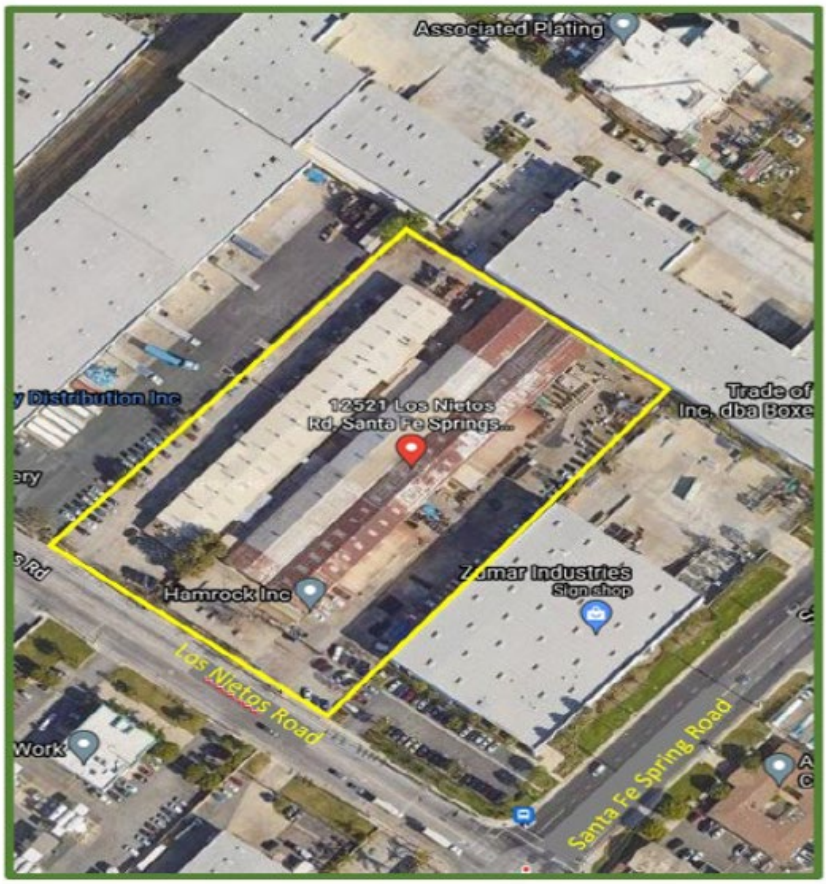
CONDITIONS OF APPROVAL

Conditions of approval for TPM 083429 and DPA 978 are attached to Resolution 185-2021 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. Categorically Exempt Report
5. Resolution 185-2021
   a. Exhibit A – Conditions of Approval
6. Tentative Parcel Map
7. Project Plans
   a. Exhibit B - Elevations

Attachment #1
Aerial Photograph



Tentative Parcel Map No. 083429
Development Plan Approval Case. No. 978
12511 and 12521 Los Nietos Road
CPL Los Nietos LLC

Attachment # 2
Public Hearing Notice

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

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 083429
DEVELOPMENT PLAN APPROVAL CASE NO. 978

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

TENTATIVE PARCEL MAP NO. 083429 - A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ± 4.57- acres.

DEVELOPMENT PLAN APPROVAL CASE NO. 978 - A request for approval to allow the construction of a new ± 92, 771 sq. ft. concrete tilt-up industrial building.

PROJECT SITE: The project site is located at 12511 & 12521 Los Nietos Road (APN: 8168-009-033 and 8168-008-049) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Jay Tanjuan, CPL Los Nietos, LLC

THE HEARING will be held on **Monday, May 10, 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

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

Meeting ID: 558 333 944

CEQA STATUS: The proposed project is categorically exempt pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Exemption) *"Infill" Categorical Exemption exempts infill development within urbanized areas.* The proposed undertaking will occur within the corporate boundaries of the City of Santa Fe Springs on a project site of not more than five acres (the site has a total land area of 4.57-acres) that is surrounded by urban development.

The proposed tentative map meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 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.

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.

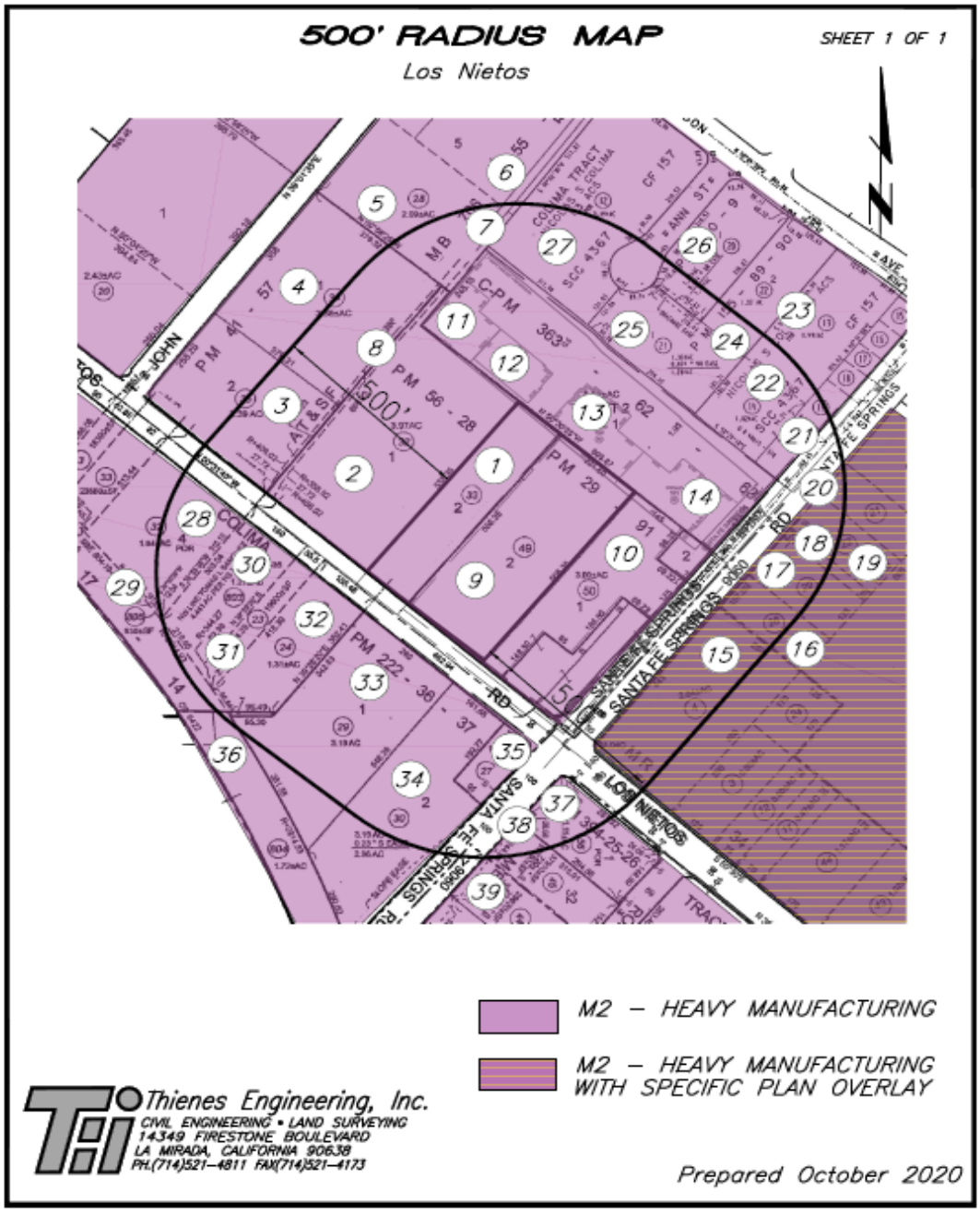
PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained by e-mail: claudiajimenezl@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 # 3
Radius Map for Public Hearing Notice



Attachment # 4
Categorically Exempt Report

CEQA CATEGORICAL EXEMPTION

LOS NIETOS PROJECT
12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CALIFORNIA

LEAD AGENCY:

CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

JANUARY 20, 2021

SFSP 071

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PROJECT SUMMARY

NAME: Los Nietos Project

ADDRESS: The project site's legal addresses are 12511 and 12521 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Numbers (APNs) associated with this project are 8168-009-033 and 8168-008-049.

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

APPLICANT: Mr. Jay Tanjuan, Senior Development Manager. CP Logistics Los Nietos, LLC., 2442 Dupont Drive, Irvine, California, 92612.

PROJECT: The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.

CONCLUSIONS: The environmental analysis provided in the attached Categorical Exemption (CE) indicates that the proposed project would not result in any significant adverse unmitigable impacts to the physical and human environment. These conclusions and the supporting findings are provided in the attached Categorical Exemption. The requisite environmental analysis is also provided in the attached CE.

Signature _____ _____

City of Santa Fe Springs, Planning Division Date

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APPENDICES

Appendix Letter. **Page**

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1. PURPOSE & SCOPE

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. The project site's legal addresses are 12511 and 12521 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Numbers (APNs) associated with this project are 8168-009-033 and 8168-008-049.[1]

For this project, the City of Santa Fe Springs has reviewed the proposed project and has determined that it is categorically exempt and qualifies for an Infill Housing Exemption (refer to [California Environmental Quality Act] CEQA Guidelines §15332). While this Categorical Exemption (CE) has been prepared with the assistance of an environmental consultant, the findings of the analysis represent the independent judgment of the City of Santa Fe Springs, in its capacity as Lead Agency for the project. Questions and/or comments should be submitted to the following contact person:

Claudia Jimenez, Assistant Planner
City of Santa Fe Springs Community Development Department
11710 E. Telegraph Road
Santa Fe Springs, California 90670

2. CATEGORICAL EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Categorical Exemption (CE) may be prepared if the City of Santa Fe Springs, in its capacity as the Lead Agency, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a CE must contain the following information:

- A brief description of the project;
- The location of the project (either by street address and cross street for a project in an urbanized area);
- A finding that the project is exempt from CEQA, including a citation to the State Guidelines section or statute under which it is found to be exempt;
- A brief statement of reasons to support the finding; and,
- The applicant's name.[2]

This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency's findings that are applicable to the proposed project. This CE represents the independent judgment and position of the City of Santa Fe Springs, acting as the Lead Agency. An environmental assessment is provided in Appendix A that includes an environmental analysis of key issue areas to support the conclusion that the proposed project will not result in any significant environmental impacts associated with the proposed project's implementation.

[1] HPA Architecture. *Los Nietos Project. Sheet DPA-A1.1* October 28, 2020.

[2] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300).

3. APPLICABLE CEQA EXEMPTION

The preparers of this document (Blodgett Baylosis Environmental Planning) have determined that a Categorical Exemption is appropriate based on the findings contained herein. Additionally, the preparers have determined that the proposed project is categorically exempt and qualifies for a Class 32 Infill Development Project (CEQA Guidelines §15332). The Class 32 exemption consists of projects characterized as infill developments that meet the following conditions:[3]

- The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations;

- The proposed undertaking will occur within the corporate boundaries of the City of Santa Fe Springs on a project site of not more than five acres (the site has a total land area of 4.57-acres) that is surrounded by urban development;

- The project site has no value as habitat for endangered, rare, or threatened species;

- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,

- The site can be adequately served by all required utilities and public services.

4. PROJECT LOCATION

The project site is located in the northeast portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles, and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by the City of Whittier and unincorporated West Whittier; on the east by Whittier, La Mirada, and unincorporated East Whittier; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the Puente Hills Preserve (located approximately 3.5 miles northeast of the site), the North Fork of Coyote Creek (La Canada Verde Creek), which is located approximately three-quarters of a mile east of the project site, and the San Gabriel River which is located approximately three miles west of the site.[4]

Regional access to the City of Santa Fe Springs and the project site is provided by two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation, and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. The proposed project site is located on the north side of Los Nietos Road between Dice Road (on the west) and Santa Fe Springs Road (on the east). The project site is located approximately 325 feet from the intersection of Los Nietos Road and Santa Fe Springs Road. The project site's legal addresses are 12511 and 12521 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Numbers (APNs) associated with this project are 8168-009-033 and 8168-008-049. A local map is provided in Exhibit 3.

[3] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

[4] Google Earth. Website accessed November 24, 2020.

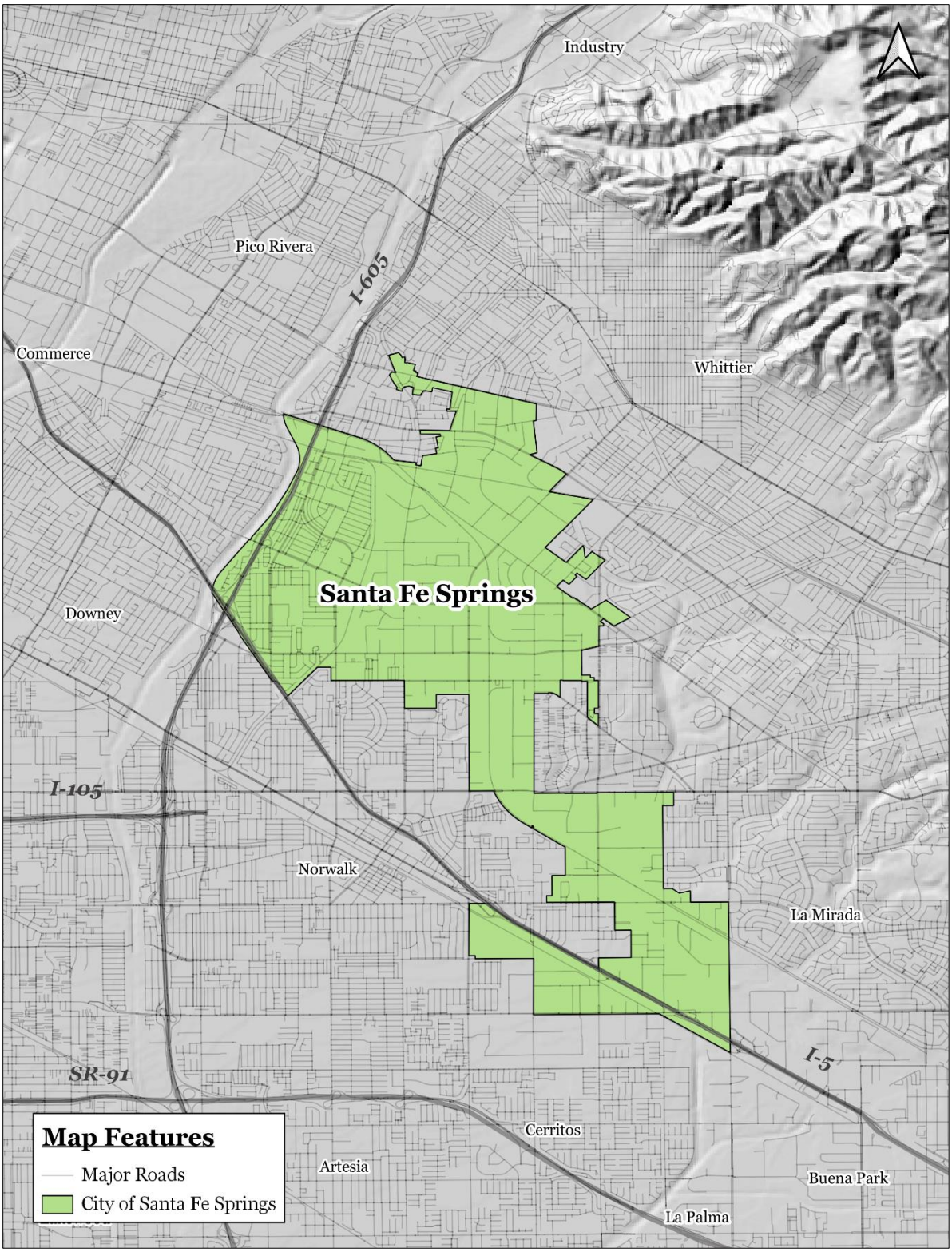


EXHIBIT 1
REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

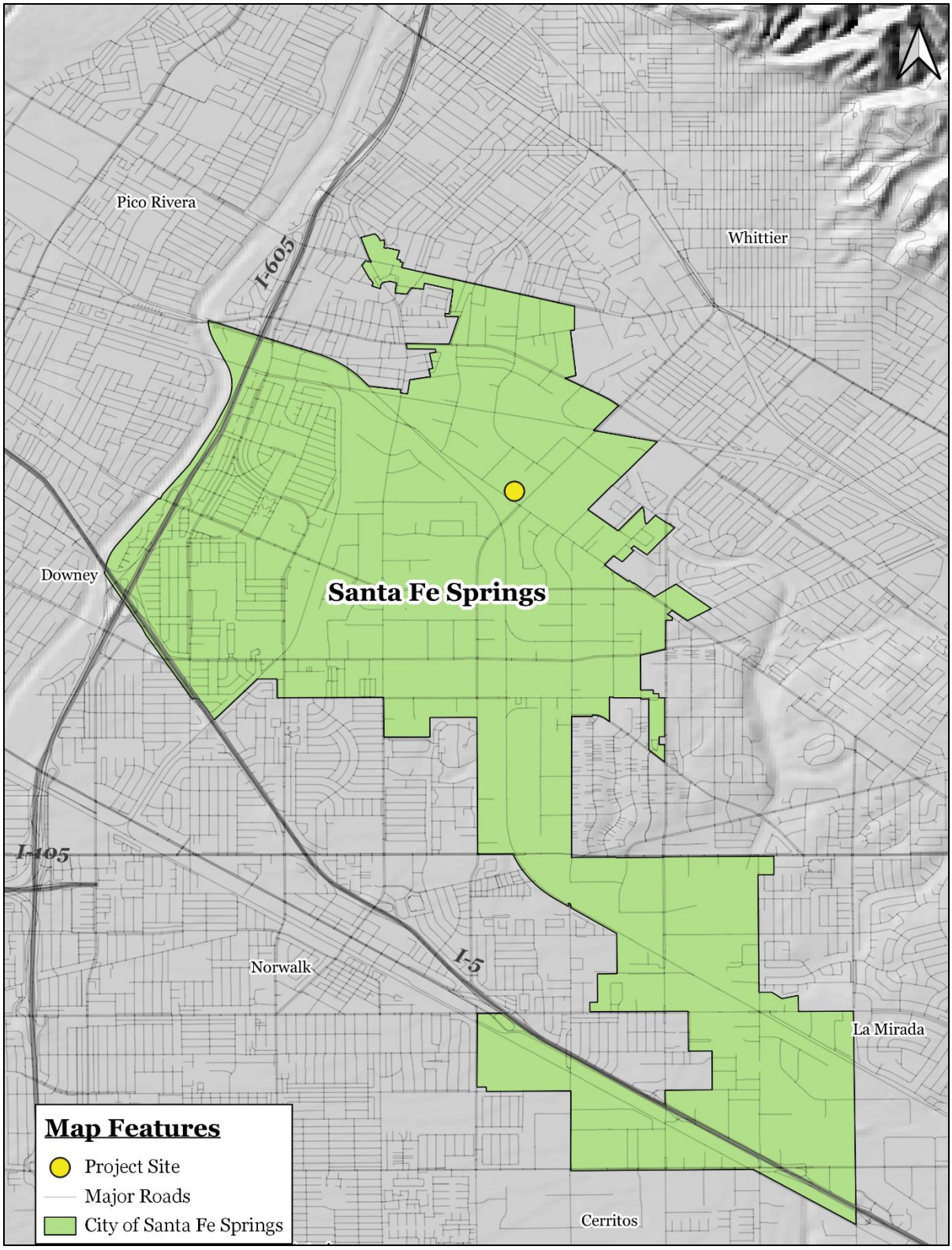


EXHIBIT 2
CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

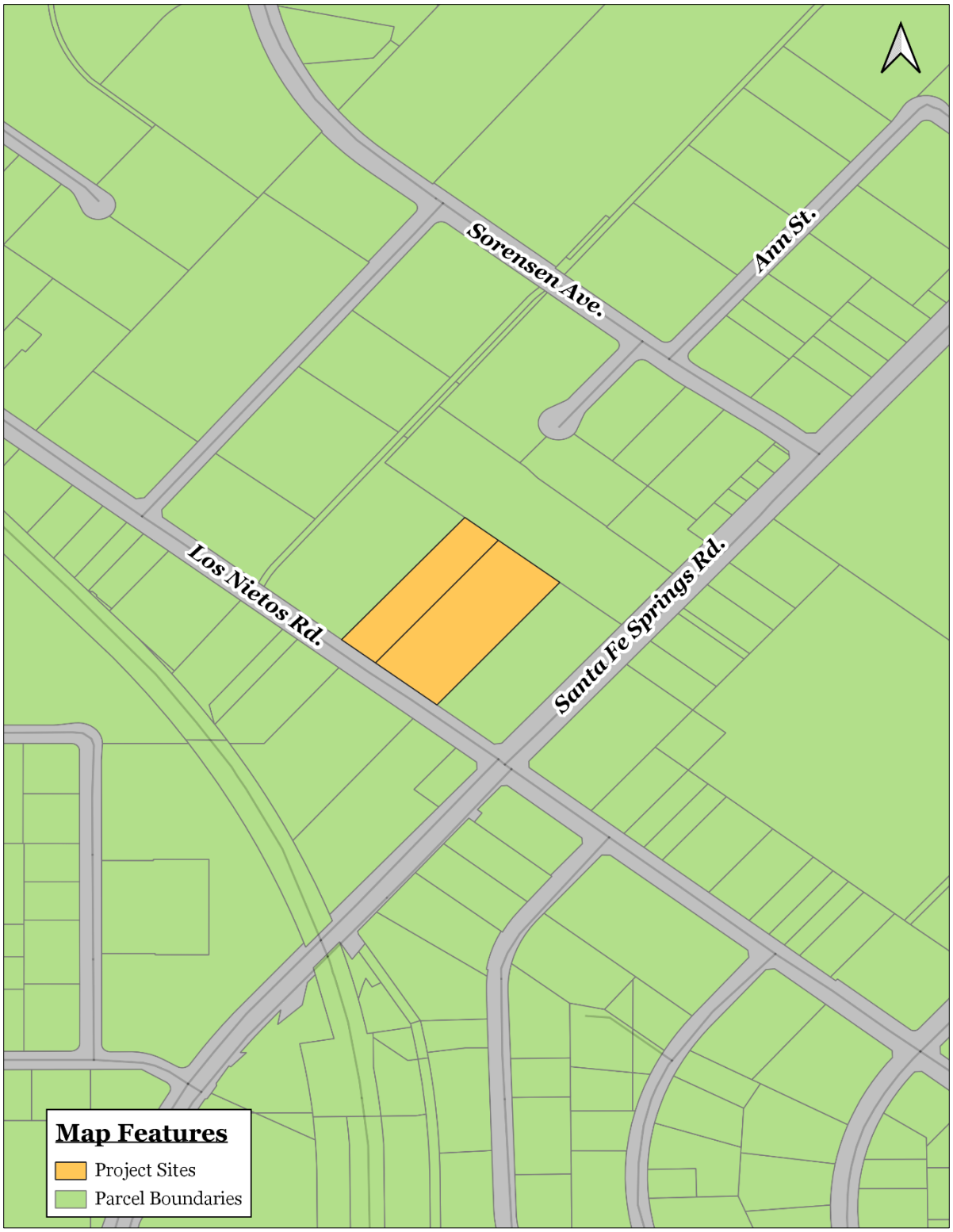


EXHIBIT 3
LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

5. ENVIRONMENTAL SETTING

The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The following land uses are located near the project site:[5]

- *North of the project site*. An industrial building is located to the north of the project site. This building is located at 9643 Santa Fe Springs Road and is occupied by Trade of AMTA (Boxer Tools). Access to this property is from Santa Fe Springs Road.

- *East of the project site*. Zumar Industries, Inc. is located adjacent to the site, on the east side. This property is located on the northwest corner of Santa Fe Springs Road and Los Nietos Road at 9719 Santa Fe Springs Road.

- *South of the project site*. Los Nietos Road extends along the project site's south side. Opposite the project site, on the south side of this roadway, is an industrial use. This business, Univar Work USA, is located at 12522 Los Nietos Road.

- *West of the project site*. A warehouse is located west of the project site. This business, Midway Distribution, Inc, is located at 12425 Los Nietos Road.

Other significant land uses in the area includes St. Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.[6]

The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing office and industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the four buildings, two smaller office buildings are located along the Los Nietos Road frontage. The two larger buildings are single story, metal buildings located behind the aforementioned offices. The business that occupied the property was Hamrock, Inc. The company produces a variety of display and point of purchase fixtures for retailers.

An aerial photograph of the project site is provided in Exhibit 4. Photographs of the project site are provided in Exhibit 5 and Exhibit 6.

[5] Google Earth. Website accessed on November 24, 2020.

[6] Google Earth. Website accessed on November 24, 2020.

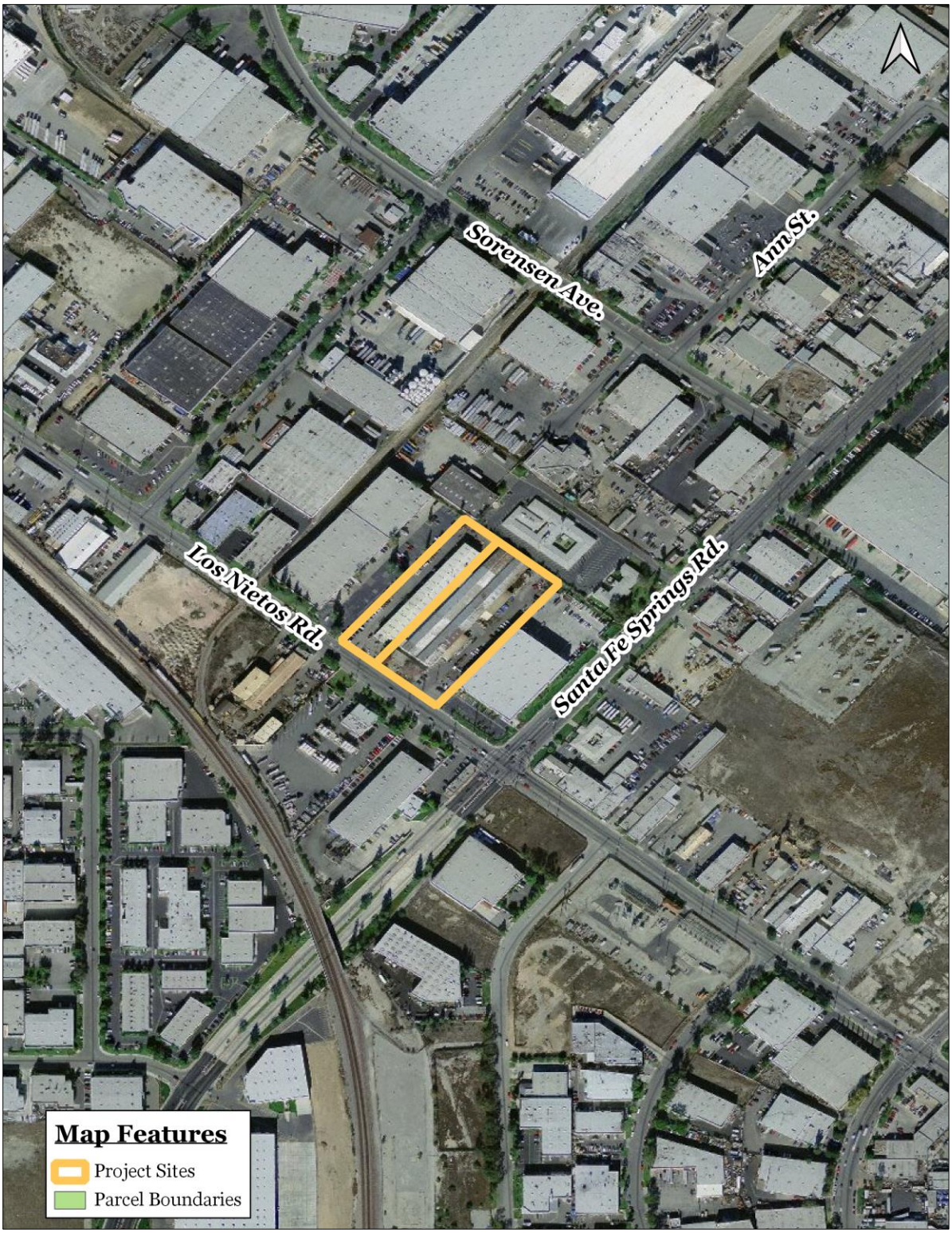


EXHIBIT 4
AERIAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING





EXHIBIT 5
PHOTOGRAPHS OF THE PROJECT SITE AND THE SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING





EXHIBIT 6
PHOTOGRAPHS OF THE PROJECT SITE AND THE SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

6. PROJECT DESCRIPTION

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.[7] Key elements of the proposed project are summarized below:

- *Project Site*. The proposed project would include the development of two adjacent parcels (the Assessor Parcel Numbers [APNs] associated with this project include 8168-009-033 and 8168-008-049. The total land area of the two parcels is 4.57 acres (199,097 square feet). The building lot coverage would be 46.6% following development. The project site's zoning designation is Heavy Industrial (M-2).[8]

- *Proposed Structure*. The new building will be centrally located within the project site and will total 92,730 square feet of floor area. Of this total, the warehouse floor area will total 86,430 square feet. The office area, consisting of two floors, will consist of 6,300 square feet of floor area. The building will be oriented so that the office area would be located in the south east corner. The truck maneuvering and dock-high doors would be located along the building's west facing elevation. A total of 12 loading docks will be provided.[9]

- *Parking*. The proposed project would provide 137 parking spaces. Of this total, 111 spaces would be standard sized spaces and 26 spaces would be compact spaces. The parking stalls would be located along the site's west perimeter and around the building's four sides as shown in Exhibit 7 (Conceptual Site Plan).[10]

- *Access and Circulation*. Vehicular access to the project site will be provided by two driveway connections with Los Nietos Road. The easternmost driveway will have a curb-to-curb width of 26-feet and will be reserved for vehicles. The westernmost driveway will also be used for truck access and will have a curb-to-curb width of 35-feet. An internal roadway will surround the new building and will also be used as a 26-foot-wide emergency vehicle fire lane. Direct vehicular access to the truck docks is controlled by a security gate.[11]

- *Landscaping*. Landscaped areas will total 15,623 square feet and will be installed along the building's south elevation and in the Los Nietos parkway area. The landscaping that will be provided exceeds the City's Municipal Code requirements.[12]

The proposed project's site plan is illustrated in Exhibit 7.

[7] HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

[8] Ibid.

[9] Ibid.

[10] Ibid.

[11] Ibid.

[12] Ibid.

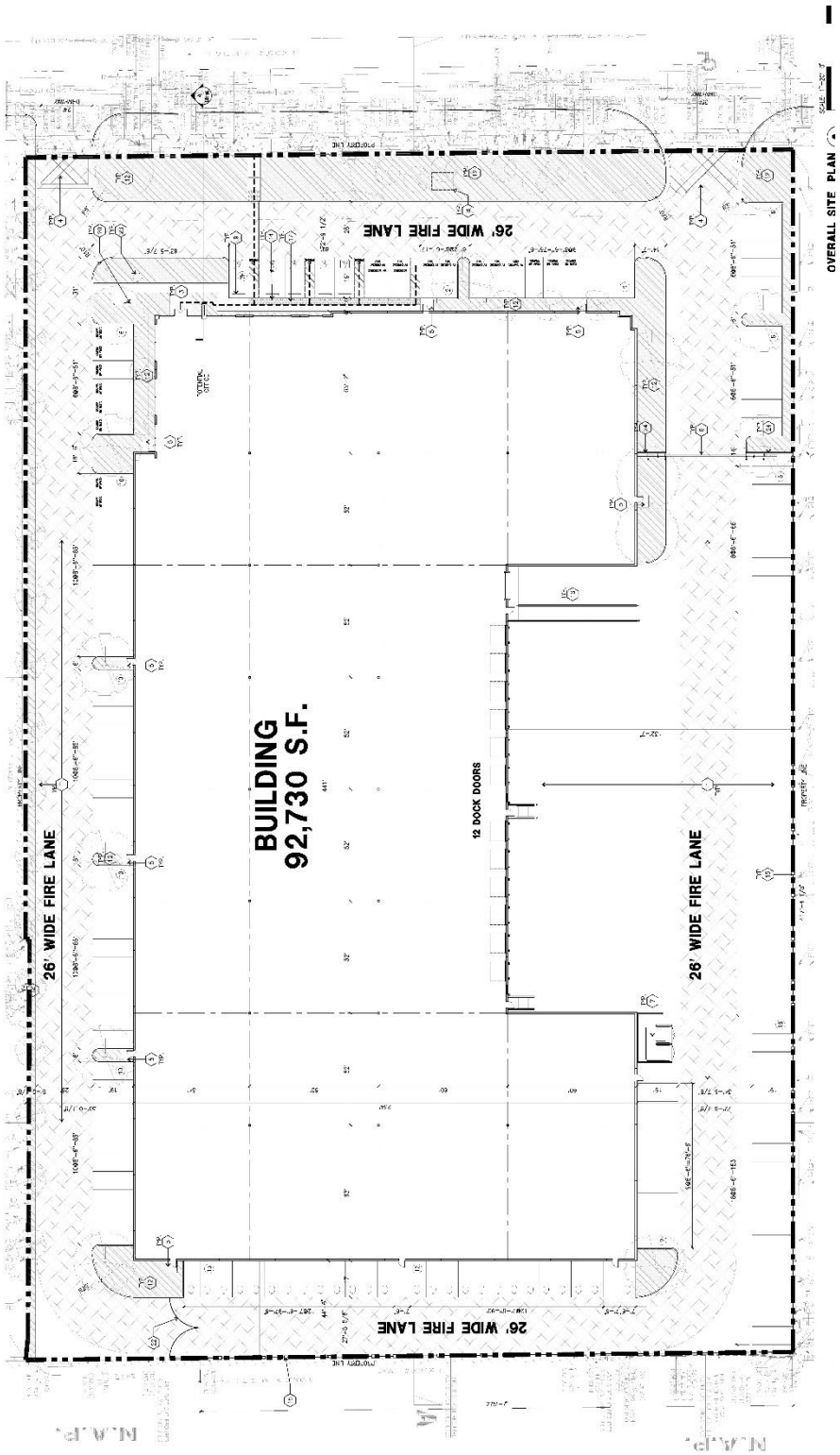


EXHIBIT 7
CONCEPTUAL SITE PLAN
SOURCE: HPA ARCHITECTS

7. DISCUSSION OF FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTIONS

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.[13] The City of Santa Fe Springs has determined, following a detailed evaluation, that the proposed project would not result in any significant effects on the environment. This finding is supported by the analysis provided in the remainder of this section and in the appendices. The City of Santa Fe Springs makes the following findings in support of the Infill Exemption (refer to CEQA Guidelines §15332):[14]

- *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.* The proposed project would not require a general plan amendment or zone change as part of its implementation. The proposed project would not result in any land use conflicts (refer to Appendix A, Environmental Analysis and Checklist, Land Use).

- *The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality*. The proposed project will not result in any significant traffic, noise, or air quality impact (refer to Appendix A, Environmental Analysis and Checklist). The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. The total net change in building floor area would be 2,030 square feet.

- *The site can be adequately served by all required utilities and public services.* The proposed project will not result in any impacts on utilities and public services (refer to Appendix A, Environmental Analysis and Checklist, Utilities, Public Services, and Service Systems). The water, sewer, and power lines that serve the existing use can adequately serve the proposed use.

- *The proposed project will be limited to the project site and no dislocation of off-site structural improvements will be required to accommodate the proposed project.* The project's construction and operation will be restricted to the project site and no off-site improvements other than the continued access to Los Nietos Road will be required to accommodate the proposed project (refer to Appendix A, Environmental Analysis and Checklist).

- *The project site does not contain any sensitive environmental resources*. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations (refer to Appendix A, Environmental Analysis and Checklist, Biological Resources). The site utility as a habitat is further constrained by the site's small land area, the location of major roadways adjacent to the site and the presence of surrounding urban development.

- *The project site is located within an urban area of the City of Santa Fe Springs.* No scenic resources or scenic corridors will be affected by the proposed project (refer to Appendix A, Environmental Analysis and

[13] HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

[14] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

Checklist, Aesthetics). As a result, the project will not result in any impacts to sensitive visual resources in the area.

- *The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes.* The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).

- *The proposed project will not result in any adverse impacts on historic resources.* A review of the U.S. National Park Service's National Register of Historic Places and the State registrar indicated that there are no Federal- or State-recognized historic structures located within the project site. (refer to Appendix A, Environmental Analysis and Checklist, Cultural Resources).

- *The proposed project will not require any review by a State trustee or responsible agency*. No State trustee and responsible agencies are required as part of this project's environmental review.

Based on the analysis provided in this Categorical Exemption, the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32 – Infill Exemption) and will not have any significant environmental impacts. As indicated above, an Environmental Analysis and Checklist is included in Appendix A.

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APPENDIX A
ENVIRONMENTAL ANALYSIS & CHECKLIST

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AESTHETICS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?				**X**
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				**X**
C. Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				**X**
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.[15] The proposed project area is located within a rapidly urbanizing metropolitan neighborhood in southeastern Los Angeles County. Once developed, public viewsheds of the surrounding areas would continue to be visible from the public right-of-way. The proposed project will facilitate the redevelopment of a site occupied with four older industrial buildings. As a result, no impacts will occur.

B. According to the California Department of Transportation (Caltrans), Los Nietos Road is not located within close proximity to a designated State or County designated scenic highway.[16] The closest designated scenic highway to the project site is a 7-mile segment of the Orange Freeway (SR-57), located approximately 12 miles to the east of the project site.[17] Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The project sites do not contain any buildings listed in the State or National registrar. As a result, no impacts will occur.

[15] HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

[16] California Department of Transportation. *Official Designated Scenic Highways.* www.dot.ca.gov

[17] Google Earth. Website accessed November 23, 2020.

C. The proposed project will replace an existing industrial use with a new building. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.[18] The net increase in floor area will be 2,030 square feet. As a result, no impacts will occur.

D. Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project site is surrounded on all sides by industrial development. No light sensitive uses are located within 1,000 feet of the project site. Any potential light and glare from the parking areas would be required to comply with Section 155.496 of the City of Santa Fe Springs Municipal Code. As a result, no significant impacts are anticipated to result.

[18] HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

AGRICULTURE & FORESTRY RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				**X**
C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				**X**
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				**X**
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				**X**

A. According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance.[19] The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the four buildings, two smaller office buildings are located along the Los Nietos Road frontage. The two larger building are single story, metal buildings located behind the aforementioned offices. The implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.

B. The site is currently developed as industrial and is zoned for Heavy Manufacturing (M-2). According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[20] There are no agricultural uses located within the site that would be affected by the project's implementation. As a result, no impacts will occur.

[19] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. https://maps.conservation.ca.gov/DLRP/CIFF/

[20] California Department of Conservation. *State of California Williamson Act Contract Land*. https://www.conservation.ca.gov/dlrp/wa/Pages/contracts.aspx

C. No forest lands are located within the vicinity of either site. Furthermore, the site's existing zoning designation does not contemplate forest land uses. As a result, no impacts will occur.

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

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

AIR QUALITY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				**X**
B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?			**X**	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			**X**	
D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?				**X**

A. The proposed project will replace an existing industrial use with a new building. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.[21] The net increase in floor area will be 2,030 square feet. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:[22]

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

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

[21] HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

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

projections for the City. As a result, no impacts related to the implementation of the AQMP are anticipated.

B. According to the SCAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.[23] The net increase in floor area will be 2,030 square feet. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.2). As shown in Table A-1, daily construction emissions will not exceed the SCAQMD significance thresholds.

Table A-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition (on-site)	3.16	31.44	21.56	0.03	1.55	1.44
Demolition (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Demolition	**3.22**	**31.48**	**22.12**	**0.03**	**1.71**	**1.48**
Site Preparation (on-site)	3.88	40.49	21.15	0.03	9.09	5.75
Site Preparation (off-site)	0.07	0.04	0.67	--	0.20	0.05
Total Site Preparation	**3.95**	**40.53**	**21.82**	**0.03**	**9.29**	**5.80**
Grading (on-site)	2.29	24.73	15.85	0.02	3.54	2.36
Grading (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Grading	**2.35**	**24.77**	**16.41**	**0.02**	**3.70**	**2.40**
Building Construction (on-site)	1.90	17.43	16.57	0.02	0.95	0.90
Building Construction (off-site)	0.46	1.70	4.10	0.01	1.22	0.33
Total Building Construction	**2.36**	**19.13**	**20.67**	**0.03**	**2.15**	**1.23**
Paving (on-site)	1.09	10.83	12.26	0.01	0.57	0.53
Paving (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Paving	**1.17**	**10.88**	**13.01**	**0.01**	**0.79**	**0.59**
Architectural Coatings (on-site)	32.09	1.52	1.81	--	0.09	0.09
Architectural Coatings (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Architectural Coatings	**32.17**	**1.57**	**2.56**	**--**	**0.31**	**0.15**
Maximum Daily Emissions	**32.17**	**40.54**	**22.13**	**0.04**	**9.29**	**5.80**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Source: CalEEMod V. 2016.3.2.

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

[23] HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

Table A-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	4.73	0.13	11.48	--	0.06	0.06
Energy (lbs/day)	0.06	0.57	0.24	--	0.04	0.04
Mobile (lbs/day)	1.78	9.23	24.66	0.09	7.85	2.14
Total (lbs/day)	**6.57**	**9.93**	**36.38**	**0.09**	**7.95**	**3.14**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**

Source: CalEEMod 2016.3.2.

As indicated in Table A-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulates, the contractors will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.[24] The contractors will be responsible for being familiar with and implementing any pertinent best available control measures. Therefore, the impacts will be less than significant.

C. The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables A-1 and A-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.

D. The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[25] The proposed project will not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.[26] Furthermore, the project's contractors must adhere to SCAQMD rules and regulations that govern fugitive dust during site preparation which will significantly reduce the generation of fugitive dust. As a result, no impacts will occur.

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

[25] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

[26] California, State of. *California Code of Regulations, Title 13, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*.

BIOLOGICAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				**X**
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				**X**
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				**X**

A. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing office and industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the existing four buildings, two smaller office buildings are located along the Los Nietos Road frontage. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).[27] These species include:

- The *Coastal California Gnatcatcher* is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California Gnatcatcher. The

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

absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.[28]

- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.[29]

- The *Santa Ana Sucker* will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site.[30] The nearest body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site.

- The *Bank Swallow* lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development in the surrounding area is not an ideal environment for the Bank Swallow.[31]

- The *Western Yellow-Billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is low due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.[32]

- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties.[33] As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

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

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[28] Audubon. *California Gnatcatcher (Polioptila californica).* https://www.audubon.org/field-guide/bird/california-gnatcatcher.
[29] California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo (Vireo bellii pusillus).* http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm.

[30] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on November 23, 2020.

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

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

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

B. According to the United States Fish and Wildlife Service, there are no riverine areas located within the project boundary or adjacent parcels.[34] The project site and the surrounding properties are developed in industrial uses. In addition, there is no riparian habitat located on-site or in the surrounding areas and no offsite riverine areas would be affected by the proposed development since the project's construction would be limited to the project site. As a result, no impacts will occur.

C. No sensitive wetland habitats (e.g., vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. In addition, according to the United States Fish and Wildlife Service there are no riverine areas located within the project boundary or adjacent parcels. No offsite riverine areas would be affected by the proposed development since the project's construction would be limited to the proposed project site. As a result, no impacts will occur.

D. The project site has no utility as a wildlife migration corridor due to the proposed site location in the midst of an urban area. Given the disturbed character of the project site, no impacts will occur.

E. General Regulations of the City of Santa Fe Springs Municipal Code Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). Any plans to cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant upon any street, alley or public right-of-way within the city must be approved in advance by the City. No trees will be removed with the implementation of the proposed project. As a result, no impacts will occur.

F. The project sites and the surrounding areas are urban. The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 3.3 miles northeast from the project site. The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

[34] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

CULTURAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				**X**
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?			**X**	
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			**X**	

A. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the existing four buildings, two smaller office buildings are located along the Los Nietos Road frontage.

Historic structures and sites are defined by local, State, and Federal criteria. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.[35]

The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains. CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The proposed project site is not within proximity to either of these historic landmarks and is presently vacant and undeveloped with the exception of a previous asphalt parking area. The project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).[36] Since the project's

[35] U.S. Department of the Interior, National Park Service. *National Register of Historic Places.* https://www.nps.gov/subjects/nationalregister/database-research.htm. Website accessed on November 23, 2020.

[36] California Department of Parks and Recreation. *California Historical Resources.* Website http:// ohp.parks.ca.gov/ ListedResources. Website accessed on November 23, 2020.

implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.

B. The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two village sites were located in the Los Nietos area: Naxaaw'na and Sehat. The sites of Naxaaw'na and Sehat are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River. In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation and grading activities shall be halted, and the City of Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. There are no dedicated cemeteries located within the vicinity of the project site.[37] The proposed project will be restricted to the project site and will not affect any dedicated cemeteries within the surrounding area. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted, and the Los Angeles County Sherriff's Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states:

> "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission."

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

[37] Google Earth. Website accessed November 23, 2020.

ENERGY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?			**X**	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			**X**	

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The utilities worksheets are included in Appendix C. The project Applicant will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. As a result, the impact will be less than significant.

B. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts will be less than significant.

GEOLOGY & SOILS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			**X**	
B. Would the project result in substantial soil erosion or the loss of topsoil?			**X**	
C. Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			**X**	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?			**X**	
E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			**X**	

A. The City of Santa Fe Springs is located within a seismically active region. Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. The site is located within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately three miles northeast of the project site. In addition, the project will comply with the 2019 California Building Standards code (which took effect in 2020), which is effective in minimizing any potential seismic-related impacts to structures. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is not located in an area that is subject to liquefaction. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regard to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.

B. A geotechnical investigation of the site was completed by GPI in September 2020. Undocumented fill was encountered to depths of approximately 2 to 3 feet below existing grade in four of the five explorations. The fill soils consisted of very stiff, slightly moist to moist sandy clays and sandy silts. Deeper fill soils may be encountered near or within the footprint of the existing building pad during grading. The natural soils below consisted of predominately clayey sands and sandy clays to a depth of approximately 10 feet, sandy silts and silts from about 10 to 25 feet, and sands and sands with silt from

25 feet to the 51½ foot depth explored. In general, the native finer grained soils were stiff to hard and the sandy deeper soils were dense to very dense. The natural soils have moderate strength and low compressibility characteristics. Laboratory tests indicate the upper soils have a low potential for expansion (EI of 32). Historical groundwater depths are mapped as shallow as 20 feet below grade; however, groundwater was not encountered in our explorations performed to a maximum depth of 51½ feet below ground surface. As a result, the potential impacts would be less than significant.

C. The project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction.[38] The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater located below ground surface (BGS). As a result, the potential impacts will be less than significant.

D. The *Web Soil Survey*, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain with soils of the Urban Land-Thums-Pierview complex, which is partially composed of clay.[39] Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay and silty clay loam are present in the composition of these soils and these soils associations possess a moderate shrink-swell potential.[40] The project contractors will be required to comply with the structural engineer's recommendations. As a result, the potential impacts will be less than significant.

E. No septic tanks will used for the proposed project since the new development will be connected to the sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

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

[38] United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Website accessed November 24, 2020.

[39] Ibid.

[40] Ibid.

GREENHOUSE GAS EMISSIONS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The SCAQMD has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons of CO_2E ($MTCO_2E$) per year for commercial projects, 3,500 $MTCO_2E$ per year for residential projects, 3,000 $MTCO_2E$ per year for mixed-use projects, and 10,000 $MTCO_2E$ per year for industrial projects. Table A-3 summarizes annual greenhouse gas (CO_2E) emissions from build-out of the proposed project.[41] Carbon dioxide equivalent, or CO_2E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table A-3, the CO_2E total for the project is 10,374.34 pounds per day or 4.66 $MTCO_2E$ per day. This translates into an annual emission of 1,703.98 $MTCO_2E$, which is well below the aforementioned threshold.

Table A-3
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO_2	CH_4	N_2O	CO_2E
Construction Phase - Demolition	3,747.94	1.05	--	3,774.31
Construction Phase - Site Preparation	3,685.65	1.19	--	3,715.45
Construction Phase - Grading	2,871.92	0.92	--	2,895.14
Construction Phase - Construction	2,533.36	0.61	--	2,568.76
Construction Phase - Paving	1,804.55	0.56	--	1,818.72
Construction Phase - Coatings	281.44	0.01	--	281.93
Long-term Area Emissions	20.64	0.01	--	21.14
Long-term Energy Emissions	732.06	0.01	0.01	736.41
Long-term Mobile Emissions	9,605.84	0.41	--	9,616.79

[41] The CalEEMod Air Quality Worksheets are provided in Appendix B.

Total Long-term Emissions	**10,358.55**	**0.43**	**0.01**	**10,374.34**

Source: CalEEMod V.2016.3.2.

This figure (1,703.98 $MTCO_2E$) does not take into account the implementation of Low Impact Development (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. For this reason, the project's use of trip reduction incentives (the use of alternative forms of transportation, the installation of electric vehicle charging stations and bicycle racks, and other TDM measures will be important). The project is also an infill development within an urban area. Therefore, the project's GHG impacts are less than significant.

B. AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.[42] The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation will occur and no impacts will occur.

[42] Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.* http://gov.ca.gov/news.

HAZARDS & HAZARDOUS MATERIALS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				**X**
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				**X**
D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?			**X**	
E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				**X**
F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

A Phase II Site Investigation was undertaken by Langan Engineering and Environmental Services in November 2020. Soil sample results were below the RWQCB Commercial/Industrial environmental screening levels (ESLs) with the exception of arsenic. Arsenic was detected in each soil sample at concentrations exceeding the RWQCB Commercial/Industrial ESL, with a maximum detection of 32.1 mg/kg.[43] Arsenic is known to be naturally occurring at elevated concentrations in Southern California. Based on the "Determination of a Southern California Regional Background Arsenic Concentration in Soil" published by the California Department of Toxic Substance Control (DTSC) in 2008, the average

[43] Langan Engineering and Environmental Services, Inc. *Phase II Environmental Site Investigation, 12511 and 12521 Los Nietos Road Santa Fe Springs, CA 90670.* November 18, 2020.

background arsenic concentration in soil of the Southern California Region was determined to be approximately 12 mg/kg: with a maximum background concentration of 19.63 mg/kg. LSB-10-3-5 had the reported concentration of 32.1 mg/kg for arsenic, which was determined to be significantly different than a blind duplicate sample collected from the same interval (4.38 mg/kg). Dark gray soil was visible at this location from 2.7-7.0 ft bgs.

In order to obtain a more representative sample, the laboratory mixed and reanalyzed the sample, resulting in a revised reported concentration of 5.56 mg/kg, below the background concentration of arsenic in Southern California published by DTSC. Soil and groundwater conditions at the site are not currently under environmental regulatory oversight and the detected concentrations of arsenic in soil do not trigger a reporting requirement. Thus, no further action is recommended at this time. If excess soil is generated during future development activities, it should be characterized in accordance with receiving facility requirements and disposed of according to federal, state and local regulations. One or more of four VOCs (benzene, bromodichloromethane, chloroform, and ethylbenzene) were detected in five soil vapor samples (LSV-1-5, LSV-2-5, LSV-5-5, LSV-6-5, and LSV-7-5) at concentrations exceeding the RWQCB Commercial/Industrial ESLs and/or USEPA Commercial VISLs.[44]

Methane was not detected in five of the soil vapor points during this Phase II ESI. Three points (LSV-2, LSV-3, and LSV-7) detected methane at 0.00014%, 0.00039%, and 0.0030%, respectively. However, the project site is located within the City of Santa Fe Spring's Methane Zone [46], In the event that a building is constructed at the site, a vapor mitigation system is recommended for the Site. No analytes were detected in the groundwater samples exceeding the applicable commercial/industrial screening levels. Therefore, no further action is recommended.

B. During a 1995 Phase I ESA performed by Gale/Jordan Associates, Inc. (GJA), ten samples of suspected asbestos-containing material (ACM) were collected and analyzed. ACM was confirmed to be present in the mastic and floor tile samples. No abatement documentation was reviewed as part of this Phase I ESA. Based on building age (pre-1970), ACM, lead based paint (LBP), and PCB-containing materials may be present within building materials at the Subject Property.[47]

The site is located approximately 315 feet east of the former Waste Disposal, Inc. Landfill located at 12731 Los Nietos Road. As such, the proposed development may be required to adhere to specific protocols regarding the intrusion of methane and carbon monoxide into the indoor areas. These measures may include, but not be limited to, methane detectors and the use of methane barriers in the building construction. The requirements may be made as conditions of approval by the City of Santa Fe Springs Fire Department following their review of the proposed project.

C. The nearest school in the area includes St. Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is

[44] United States Environmental Protection Agency. *VISL User's Guide,* https://www.epa.gov/vaporintrusion/visl-users-guide

located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.[45] As a result, no impacts are anticipated.

D. A search of the Envirostor Hazardous Waste and Substances Site "Cortese" List database identified two Cortese sites within the City: Sonic Plating Co., Inc. (located at 13002 Los Nietos Road) and Kelly Pipe Co., LLC (located at 11700 Bloomfield Avenue).[46] The nearest of these Cortese sites to the project site is Kelly Pipe Co., LLC, which is located approximately three-quarters of a mile southwest of the project site. The project site is also located over a contaminated groundwater plume from an upgradient Superfund site, Omega Chemical. The groundwater plume is associated with impacts of VOCs, freon, and other contaminants. The groundwater at the subject property has been analyzed for these constituents and has concluded that the findings did not exceed applicable standards.[47] Furthermore, proposed project construction activities will be restricted to the designated project site and will not affect any of the aforementioned sites. The project site is not identified as a Cortese site.[48] Therefore, the potential impacts will be less than significant.

E. Fullerton Airport is located approximately 5.17 miles southeast of the project site and the Long Beach Airport is located approximately 8.98 miles to the southwest.[49] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the local airports. The proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people residing or working in the project area. As a result, no impacts are anticipated.

F. At no time will Los Nietos Road be completely closed to traffic during the project's construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

G. The project site is not located within a "very high fire hazard severity zone."[50] As a result, no impacts are anticipated.

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[45] Google Maps. https://www.google.com/maps. Website Accessed November 23,2020.

[46] California Department of Toxic Substances Control. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List).* https://www.envirostor.dtsc.ca.gov/public/map/?global_id=19490194

[47] Langan Engineering and Environmental Services, Inc. *Phase I Environmental Site Investigation, 12511 and 12521 Los Nietos Road Santa Fe Springs, CA 90670*. September 18, 2020.

[48] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List*). https://dtsc.ca.gov/dtscs-cortese-list/

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

[50] CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*. https://egis.fire.ca.gov/FHSZ/

HYDROLOGY & WATER QUALITY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				**X**
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?			**X**	
D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			**X**	
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

In the absence of any requirements or regulations, a significant number of impervious surfaces (i.e., buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants. The proposed project would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The contractors would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the contractors to implement over the life of the project.

Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other

proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contractors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. With the above mentioned standard conditions, the impacts would be reduced to levels that are considered to be less than significant.

B. A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site. The search yielded no results.[51] In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

C. The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is currently occupied and developed. No grading and/or excavation into the local aquifer will occur. No additional undisturbed land will be affected. As a result, the potential impacts will be less than significant.

D. As indicated previously, the impervious surfaces (concrete, building slabs, etc.) that will be constructed will result in the generation of storm water runoff. However, the project will be properly drained and is not expected to result in flooding on-or off-site. A City-approved grading plan will be used, which will ensure that the site will be graded so that storm water runoff will be directed to the curbs and gutters and the on-site detention. As indicated in the previous section, the proposed project will be restricted to the project site and will not alter the course of any off-site drainages. No other natural or man-made channels are located adjacent to the site or in the immediate vicinity. As a result, less than significant impacts are anticipated.

E. The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. In addition, the proposed project's implementation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As a result, no impacts will occur.

[51] Geotracker GAMA. http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp. Website accessed November 24, 2020.

LAND USE & PLANNING

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?			**X**	
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal address is 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The following land uses are located near the project site:[52]

- *North of the project site.* An industrial building is located to the north of the project site. This building is located at 9643 Santa Fe Springs Road and is occupied by Trade of AMTA (Boxer Tools). Access to this property is from Santa Fe Springs Road.

- *East of the project site.* Zumar Industries, Inc. is located adjacent to the site, on the east side. This property is located on the northwest corner of Santa Fe Springs Road and Los Nietos Road at 9719 Santa Fe Springs Road.

- *South of the project site.* Los Nietos Road extends along the project site's south side. Opposite the project site, on the south side of this roadway, is and industrial use. This business, Univar Work USA. Is located at 12522 Los Nietos Road.

- *West of the project site.* A warehouse is located west of the project site. This business, Midway Distribution, Inc, is located at 12425 Los Nietos Road.

Other significant land uses in the area includes St. Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of

[52] Google Earth. Website accessed on November 24, 2020. Secondary HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DAB-A1.1* October 28, 2020.

Greenleaf Avenue.[53] The proposed project will not divide an established community. As a result, no impacts will result.

B. As indicated in the previous subsection, the proposed industrial use will not require the approval of either a Zone Change or a General Plan Amendment. The proposed project is consistent with the zoning and general plan land use designations that are applicable to the project site. As a result, no impacts will occur.

[53] Google Earth. Website accessed on November 24, 2020.

MINERAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				**X**
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				**X**

A. The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located within the site boundaries. There are five plugged wells located within the site located to the east of the project site.[54] The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.[55] As indicated previously, the site is developed and occupied. In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.

B. As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

[54] California, State of. Department of Conservation. California *Oil, Gas, and Geothermal Resources Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.06114/33.95048/19

[55] California Department of Conservation. *Mineral Land Classification Map for the Santa Fe Springs Quadrangle*. Map accessed November 24, 2020.

NOISE

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			**X**	

A. Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Changes of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[56]

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. No noise sensitive land uses are located within 1,000 feet of the project site. The nearest noise sensitive receptors in the area include Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.[57]

A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in the traffic section, the proposed use is anticipated to generate approximately 162 trips per day, with 16 trips occurring during the morning (AM) peak hour and 18 trips occurring during the evening (PM) peak hour. The existing manufacturing use is generating greater traffic with 356 trips per day, with 56 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour. As a result, the existing manufacturing use will result in greater traffic volumes

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

[57] Google Earth. Website accessed on November 24, 2020.

compared to the future warehouse use with a comparable floor area. As a result, less than significant impacts will occur.

B. Construction activities for the proposed project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminishes in intensity with distance from the source. No noise sensitive land uses are located within 1,000 feet of the project site. The nearest noise sensitive receptors in the area include Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.[58]

As previously mentioned, the operation of equipment or the construction of projects is prohibited in between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day when the project is located within a radius of 500 feet from a residential area. The City of Santa Fe Springs has not adopted policies or guidelines relative to ground-borne vibration resulting from construction. The City Municipal Code (Section 155.428) states, "Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use alone the property line on which said use is located."[59] However, this threshold applies to ground-borne vibrations from long-term operational activities, not construction. As a result, the potential ground-borne noise impacts are considered to be less than significant.

[58] Google Earth. Website accessed on November 24, 2020.

[59] City of Santa Fe Springs Municipal Code. *Title XV, Land Usage.* Chapter 155, Code 155.428.

POPULATION & HOUSING

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?				**X**
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development*. The site is currently developed and is surrounded on all sides by urban development.

- *Extension of roadways and other transportation facilities.* No roadway extensions will be required to accommodate the proposed development.

- *Extension of infrastructure and other improvements*. The installation of any new utility lines will not lead to subsequent offsite development since these utility lines will serve the proposed project only.

- *Major off-site public projects (treatment plants, etc.)*. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere*. There are no housing units located on either property. As a result, no replacement housing will be required.

- *Additional population growth leading to increased demand for goods and services.* The project's construction would result in a limited increase in construction employment which can be accommodated by the local labor market.

- *Short-term growth-inducing impacts related to the project's construction*. The project will result in temporary employment during the construction phase. Given the area's unemployment rate, this additional employment demand will be beneficial.

The proposed project will not induce substantial unplanned population growth in an area. As a result, no impacts will occur.

B. No housing units will be displaced as a result of the proposed project's implementation. As a result, no housing displacement impacts will occur, and no impacts will result.

PUBLIC SERVICES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *fire protection services?*			**X**	
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *police protection services?*			**X**	
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *school services?*			**X**	
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in o*ther public facilities?*				**X**

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City.

A. The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1. The Fire Department currently reviews all new development plans, and future development will be required to conform to

all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to local roadways and potentially requiring partial lane closures during street improvements and utility installations. However, at no time will Los Nietos or any nearby street be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and less than significant impacts are associated with the proposed project's implementation.

B. The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.[60] The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. The building and layout design of the development would include crime prevention features, such as nighttime security lighting and secure parking facilities (such as the proposed gate next to the receiving area). Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

C. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school impacts will be offset by the school fees that will be paid by the developer and as a result, the impacts will be less than significant.

D. No new governmental services will be needed, and the proposed project is not expected to have any significant impact on existing governmental services. The proposed project will not directly increase demand for governmental services. As a result, no impacts are anticipated.

[60] City of Whittier. https://www.cityofwhittier.org/government/police.

RECREATION

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. Due to the non-residential nature of the proposed project, the proposed project is not expected to place an incremental demand for recreational open space and services. As a result, the impacts anticipated are less than significant.

B. The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. As a result, no impacts are anticipated.

TRANSPORTATION & CIRCULATION

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			**X**	
B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?				**X**
C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				**X**
D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				**X**
E. Would the project result in inadequate emergency access?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table A-4. As shown in Table A-4, the project is anticipated to generate approximately 162 trips per day, with 16 trips occurring during the morning (AM) peak hour and 18 trips occurring during the evening (PM) peak hour. The existing manufacturing use is generating greater traffic with 356 trips per day, with 56 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour.

Table A-4
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
Trip Rates (Existing Manufacturing – 90,700 sq. ft.)	3.93 trips/1,000 sq. ft.	0.62 trips/ADT	0.67 trips/ADT
Trip Rates (Proposed Industrial – 92,730 sq. ft.)	1.74 trips/1,000 sq. ft.	0.17 trips/ADT	0.19 trips/ADT
Trip Generation – Existing Use	356 trips/day	56 AM trips	61 PM trips
Trip Generation – Proposed Use	162 trips/day	16 AM trips	18 PM trips

Net Change in Trip Distribution	194 trips/day	40 AM trips	43 PM trips

The number of project-related trips that will be added will not impact any street's or intersection's level of service (LOS). As a result, the potential impacts are less than significant when considering the proposed industrial uses will replace a previous manufacturing use. As a result, the potential impacts are considered to be less than significant.

B. According to CEQA Guidelines *§15064.3 subdivision (b)(1),* vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The nearest CMP-designated intersection to the project site is Imperial Highway/Carmenita Road. This intersection was not analyzed within the traffic impact analysis and will not experience more than 50 peak hour trips at a freeway intersection. As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.

C. The proposed project is not a transportation project. As a result, no impacts on this issue will result.

D. Vehicular access to the project site will be provided by two driveway connections with Los Nietos Road. The easternmost driveway will have a curb-to-curb width of 26-feet and will be reserved for vehicles. The westernmost driveway will also be used for truck access and will have a curb-to-curb width of 35-feet. An internal roadway will surround the new building and will also be used as a 26-foot-wide emergency vehicle fire lane. Direct vehicular access to the truck docks is controlled by a security gate. The design of driveways will be based on City Code, which sets standards for such design. The proposed project will not drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, no impacts are anticipated.

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

TRIBAL CULTURAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			**X**	

A. The proposed project site is currently vacant and undeveloped. A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Adherence to the standard condition presented under Cultural Resources will minimize potential impacts to levels that are less than significant.

UTILITIES & SERVICE SYSTEMS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?				**X**
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				**X**
C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				**X**
D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?				**X**
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				**X**

A. The proposed project would involve the construction of a new 92,730 square foot warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes

the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.[61] The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. As indicated in Table A-5, the future development is projected to generate 929 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.

Table A-5
Wastewater (Effluent) Generation (gals/day)

Use	Total Units	Factor	Generation
Existing Manufacturing Use	90,700 sq. ft.	0.11 gallons/day/sq. ft.	9,977 gals/day
Future Industrial Use	92,730 sq. ft.	0.01 gallons/day/sq. ft	927 gals/day
Net Difference			-9,050 gals/day

Source: Blodgett Baylosis Environmental Planning.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project and as a result, no significant impacts are anticipated.

B. Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. Table A-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 927 gallons of water on a daily basis.

Table A-6
Water Consumption (gals/day)

Use	Total Units	Factor	Generation
Existing Manufacturing Use	90,700 sq. ft.	0.14 gallons/day/sq. ft.	12,698 gals/day
Future Industrial Use	92,730 sq. ft.	0.01 gallons/day/sq. ft	927 gals/day
Net Difference			-11,771 gals/day

Source: Blodgett Baylosis Environmental Planning.

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

The existing water supply facilities can accommodate this additional demand. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. As a result, no significant impacts are anticipated.

D. As previously indicated, Table A-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 927 gallons of water on a daily basis. The existing water supply facilities can accommodate this because the existing manufacturing has the ability to consume up to 12,698 gallons of water on a daily basis. As a result, no significant impacts are anticipated.

E. The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.[62] The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company.

Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. Table A-7 indicates the solid waste generation for the proposed project. The proposed project is projected to generate approximately 558 pounds of solid waste on a daily basis.

Table A-7
Solid Waste Generation (lbs/day)

Use	Total Units	Factor	Generation
Existing Manufacturing Use	90,700 sq. ft.	6 lbs./day/1,000 sq. ft.	544 lbs./day
Future Industrial Use	92,730 sq. ft.	6 lbs./day/1,000 sq. ft.	558 lbs./day
Net Difference			14 lbs./day

[62] Los Angeles County Sanitation Districts. *Solid Waste Facilities*. http://www.lacsd.org/solidwaste/swfacilities/default.asp.

Source: Blodgett Baylosis Environmental Planning.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.[63] The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Wel Disposal Company. The proposed project will contribute a limited amount to the waste stream. As a result, no impacts on solid waste generation are anticipated.

[63] Los Angeles County Sanitation Districts. *Solid Waste Facilities*. http://www.lacsd.org/solidwaste/swfacilities/default.asp.

WILDFIRE

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				**X**
B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
C. Would the project require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				**X**
D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

A. The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. The project site is slated for development. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.

C. The project will not require, nor will it involve the extension of new utility lines such as gas lines, water lines, etc. other that connections to the site itself. As a result, no impacts will result.

D. There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

Attachment: #5
Resolution 185-2021
a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 185-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING TENTATIVE PARCEL MAP NO. 083429 & DEVELOPMENT PLAN APPROVAL CASE NO. 978

WHEREAS, a request was filed for Tentative Parcel Map No. 083429 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 & 8168-008-049), into a single parcel measuring ±4.57 acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 978 to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building; and

WHEREAS, the subject property is located on the north side of Los Nietos Road, with Accessor's Parcel Numbers of 8169-009-003 and 8168-008-049, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is CPL Los Nietos LLC, 2442 Dupont Drive, Irvine, CA 92612; and

WHEREAS, the proposed development which includes Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 29, 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 April 29, 2021 to each property owner within a 500 foot radius of the project site in accordance with state law. Legal notice was also posted in the Santa Fe Springs City Hall, the City's Town Center, and the subject site; 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 May 10, 2021 concerning the environmental findings and determination, Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978.

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 15315, Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA), which allows for the division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available, the Planning Commission herby finds and determines that the proposed Tentative Parcel Map which involves the consolidation of two (2) existing parcels into a single parcel, measuring ±4.57 acres, is Categorically Exempt. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

The Planning Commission also hereby finds and determines that the proposed Development Plan Approval meets the criteria set forth within Section 15332, Class 32 (In-fill Development Projects) of CEQA. The proposed project includes the construction of a new 92,771 sq. ft. concrete tilt-up industrial building that requires no variance to the City's Zoning Ordinance. As a result, the project is consistent with the City's General Plan and Zoning Ordinance. It should be noted that the subject property is also less than five (5) acres, without any endangered or threatened species, and can be adequately served by all required utilities and public services. Similarly to the Tentative Parcel Map, the Development Plan Approval meets the requirements of CEQA and thus does not require additional environmental analysis.

Lastly, 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. TENTATIVE PARCEL MAP FINDINGS

Pursuant to the State's Subdivision Map Act, the Planning Commission has made the following findings:

(A) *Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:*

Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 1" below:

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	**Goal 9:** Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce one lot that will provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 & 8168-008-049), into a single parcel measuring ±4.57-acres.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and facilitate the development of a new 92,771 sq. ft. concrete tilt-up industrial building.

The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Spring's General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

(B) *Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.*

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the construction of a new 92,771 sq. ft. concrete tilt-up industrial building, located along the north side of Los Nietos Road. As proposed, the new development will meet or exceed all requirements of the City's Zoning Ordinance and as a result will not require any variances. Therefore, the subject site is physically suitable for the proposed development.

(C) *Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The proposed consolidation is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study was prepared for the proposed industrial project. According to the Initial Study, the project is not expected to have any impacts on biological resources or cause serious public health problems.

(D) *Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

As part of the review and processing of the Tentative Parcel Map, and in accordance with the Subdivision Map Act, the local school district, utility companies and easement holders associated with the subject property where notified of the subject request. As of the writing of this report, staff has not received any correspondence for or against the proposed project. Nevertheless, any new easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision.

(E) *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.*

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board.

(F) *That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."*

Future passive or natural heating and cooling opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. 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 the proposed development is in conformance with the overall objectives of this chapter.

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Ordinance, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote

uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial. The project, as proposed, requires no variances from the City's Zoning Ordinance.

2. The proposed project will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.

3. The project involves the construction of a new attractive industrial building on a site that is currently developed with non-conforming metal buildings that were constructed in 1959. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.

4. The new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

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

The applicant is proposing to construct a new concrete-tilt up speculative industrial building on the existing site. The new concrete tilt-up industrial building has been designed with variation in the provided setback, height, color, and materials used. The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects in Santa Fe Springs.

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

The proposed building is well-designed and should be highly suitable for office, manufacturing and/or warehouse-type users. The design of the new concrete tilt-up industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, height variations, materials, and color. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. As designed, the new building is suitable for their intended users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Los Nietos Road for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high screen wall with a 12' high gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash enclosure has been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

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

As stated previously, the proposed building is contemporary in design. The architect used glazing, pop-outs, height variations, materials, and color. The style and architecture of the proposed building is consistent with other high quality buildings that were recently constructed in the general area.

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

Pursuant to Section 155.736 of the Zoning Ordinance "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." As a result, the Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 185-2021 to determine that the proposed project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15315, Class 15 (Minor Land Divisions) and Section 15332, Class 32 (In-fill Development Projects) and to also approve Tentative Parcel Map No. 083429 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring Elevations ±4.57-acres and Development Plan Approval Case No. 978 to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building for the subject property located at 12511 and 12521 Los Nietos Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of May, 2021 BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Ken Arnold, Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

CONDITIONS OF APPROVAL
Tentative Parcel Map No. 083429
12511 & 12521 Los Nietos Road, Santa Fe Springs
(APN: 8168-009-033 & 8168-008-049)

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

1. Final parcel map checking of $4,970 plus $295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

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

3. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.

4. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

5. Applicant understands and agrees that Tentative Parcel Map No. 083429 shall expire 24 months after Planning Commission approval, on May 10, 2021, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The proposed consolidation of two (2) parcels by Tentative Parcel Map No. 083429 shall not be effective until such time that a final map is recorded.

6. CPL Los Nietos LLC agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the consolidation of two (2) parcels when action is brought within the time period provided for in Government Code,

Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify of such claim, action or proceeding and shall cooperate fully in the defense thereof.

CONDITIONS OF APPROVAL
Development Plan Approval Case No. 978
12511 & 12521 Los Nietos Road, Santa Fe Springs, CA 90670
APN: 8168-009-033 & 8168-008-049

Approval of the subject Development Plan Approval (DPA) Case No. 978 is still contingent upon approval of Tentative Parcel Map (TPM) Case No. 083429 to allow the construction of a new 92, 771 sq. ft. Two–story industrial building at 12511 & 12521 Los Nietos Road, within the M-2, Heavy Manufacturing Zone.

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

STREETS

1. That the applicant shall pay a flat fee of **$31,329.00** to reconstruct/resurface the existing street frontage to centerline for Los Nietos Road

2. That applicant shall remove and replace (2) driveway approaches, curb, & gutter per city standard plan R-6.4C along Los Nietos Road.

3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along Los Nietos Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.

4. All above ground 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. 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 **$ 800.00** to install (4) new signs.

6. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

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

8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.

9. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

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

11. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

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

13. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

FEES

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

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

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

MISCELLANEOUS

17. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

18. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.

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

20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:
(Contact: Eric Scott 562.868.0511 x 3812

21. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

22. 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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Chad Van Meeteren 562.868.0511 x 3811)

23. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.

24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.

25. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.

26. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo at 562.409.1850 x 3335)

27. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.

28. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, emergency telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.

29. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), 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.

30. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.

31. That off-street parking areas shall not be reduced or encroached upon at any time.

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

33. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood 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. DO NOT PAINT NUMBERS ON THE BUILDING.

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

35. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

36. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.

37. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.

38. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.868.0511 x7509)

39. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

40. All projects over $50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

41. The developer 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)

42. This approval shall allow the applicant, CPL Los Nietos LLC to construct, operate, and maintain a new 92,771 sq. ft. concrete tilt-up industrial building on the subject property.

43. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

44. The subject property is located within the "Methane Zone". As a result the applicant shall therefore 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.

45. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.

46. 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.*

47. The applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
    a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
        i. A roof plan showing the location of all roof-mounted equipment;
        ii. Elevations of all existing and proposed mechanical equipment; and
        iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

48. 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.

49. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground.

50. 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.

51. 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)*.

52. All outdoor trash enclosures shall provide a solid roof cover. (Please see L.A. County Department Public Works handout).

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

54. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

55. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

56. 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.

57. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.

58. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.

59. 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, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

    NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

60. 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).*

61. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

62. 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 consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)

63. The applicant shall be responsible for insuring future tenants to not allow commercial vehicles, trucks and/or truck tractors to queue on Los Nietos Road, use Los Nietos Road as a staging area, or to back-up onto the street from the subject property.

64. 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.

65. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 138 parking stalls shall be provided and continually maintained on-site at all times.

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

67. That if the proposed building is later deemed to be a multi-tenant building by the City of Santa Fe Springs Planning Department, the applicant shall modify the parking layout of the subject property to satisfy the City's parking requirement to the Planning Department prior to the issuance of any subsequent business license and/or building permit related to the secondary tenant(s)

68. The applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
    1. Current maps, routes and schedules for public transit routes serving the site; and
    2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
    3. Ridesharing promotional material supplied by commuter-oriented organizations; and
    4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
    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.

69. 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 on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. 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.

70. An area shall be designate 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.

71. 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 external pedestrian circulation system to each building in the development and safe and convenience 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.

72. 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.

73. 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. The applicant 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. The applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of the applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

b. The applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

c. The applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. The 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.

74. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

75. 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.

76. 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.).

77. Prior to occupancy of the property/buildings, the applicant and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).

78. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.

79. The final site 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.

80. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting an irrigation plan.

81. The applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.

82. The applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.

83. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans shall 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.

84. 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.

85. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

86. 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 all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

Attachment: # 6
Tentative Parcel Map

TENTATIVE PARCEL MAP NO. 083429

IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

BEING A SUBDIVISION OF A PARCEL 2 OF PARCEL MAP NO. 5213, AS PER MAP FILED IN BOOK 56, PAGE 28 OF PARCEL MAPS, TOGETHER WITH PARCEL 2 OF OF PARCEL MAP NO. 1830, AS PER MAP FILED IN BOOK 29, PAGE 91 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 5213, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 56 PAGE 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR PRODUCED FROM BELOW 500 FEET BELOW THE SURFACE OF THE ABOVE DESCRIBED PROPERTY, AS EXCEPTED AND RESERVED BY MARY F. BARLEY, A WIDOW, IN THE DEED TO BEN WEINGART ET AL., RECORDED APRIL 6, 1956 IN BOOK 50812 PAGE 170 OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY DEED FROM MARY F. BARLEY, A WIDOW, RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1596, IN BOOK D1125 PAGE 872 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE HALF INTEREST IN ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM BEN WEINGART, AS TRUSTEE FOR TRUST NO. 2, UNDER THE WILL OF STELLA WEINGART, DECEASED, ET AL., RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1597 IN BOOK D1125 PAGE 874, OF OFFICIAL RECORDS.

EXCEPT THEREFROM AN UNDIVIDED ONE HALF OF ALL OIL, GAS AND MINERALS AND OF ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND WITH NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON AND THEREUNDER, AS RESERVED BY SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED IN BOOK 18259, PAGE 99, OF OFFICIAL RECORDS.

ALSO EXCEPT FROM THE ABOVE MENTIONED PORTION OF SAID LAND, AN UNDIVIDED 1/4TH INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, AS RESERVED BY JUSTIN J. ACCARIAS, ET AL., IN THE DEED RECORDED JANUARY 5, 1956, IN BOOK 49964, PAGE 184, OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OR WITHIN 500 FEET OF THE SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY A DEED FROM JUSTIN J. ACCARIAS, FRED ACCARIAS AND AUGUST A. ACCARIAS RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1595, IN BOOK D1125, PAGE 870, OF OFFICIAL RECORDS.

TOGETHER WITH, PARCEL 2, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 1830, AS PER MAP FILED IN BOOK 29, PAGE 91 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER ON SAID LAND AND TAKE ALL THE USUAL NECESSARY OR CONVENIENT MEANS TO BORE AS RESERVED IN THE DEED FROM CARL C. BARLEY AND MARY F. BARLEY, RECORDED SEPTEMBER 26, 1949, IN BOOK 31077, PAGE 281, OF OFFICIAL RECORDS.

THE RIGHT OF ENTRY ONTO SAID LAND FROM THE PRESENT SURFACE THEREOF TO A DEPTH OF 300 FEET WAS WAIVED BY AN INSTRUMENT EXECUTED BY MARY F. BARLEY AND RECORDED APRIL 06, 1954, IN BOOK 44255, PAGE 346, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE REMAINDER OF ALL OIL AND MINERAL RIGHTS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 300 FEET, AS RESERVED BY ROBERT S. BELL AND BEULAH R. BELL, HUSBAND AND WIFE, LORAINE U. JONES AND VIRGINIA G. JONES, HUSBAND AND WIFE, IN DEED RECORDED JUNE 14, 1957, IN BOOK 54787, PAGE 274, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND SUBSURFACE RIGHTS OWNED BY GRANTORS IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM ROBERT S. BELL ET AL., RECORDED FEBRUARY 08, 1966 IN BOOK D-3200, PAGE 786, OF OFFICIAL RECORDS.

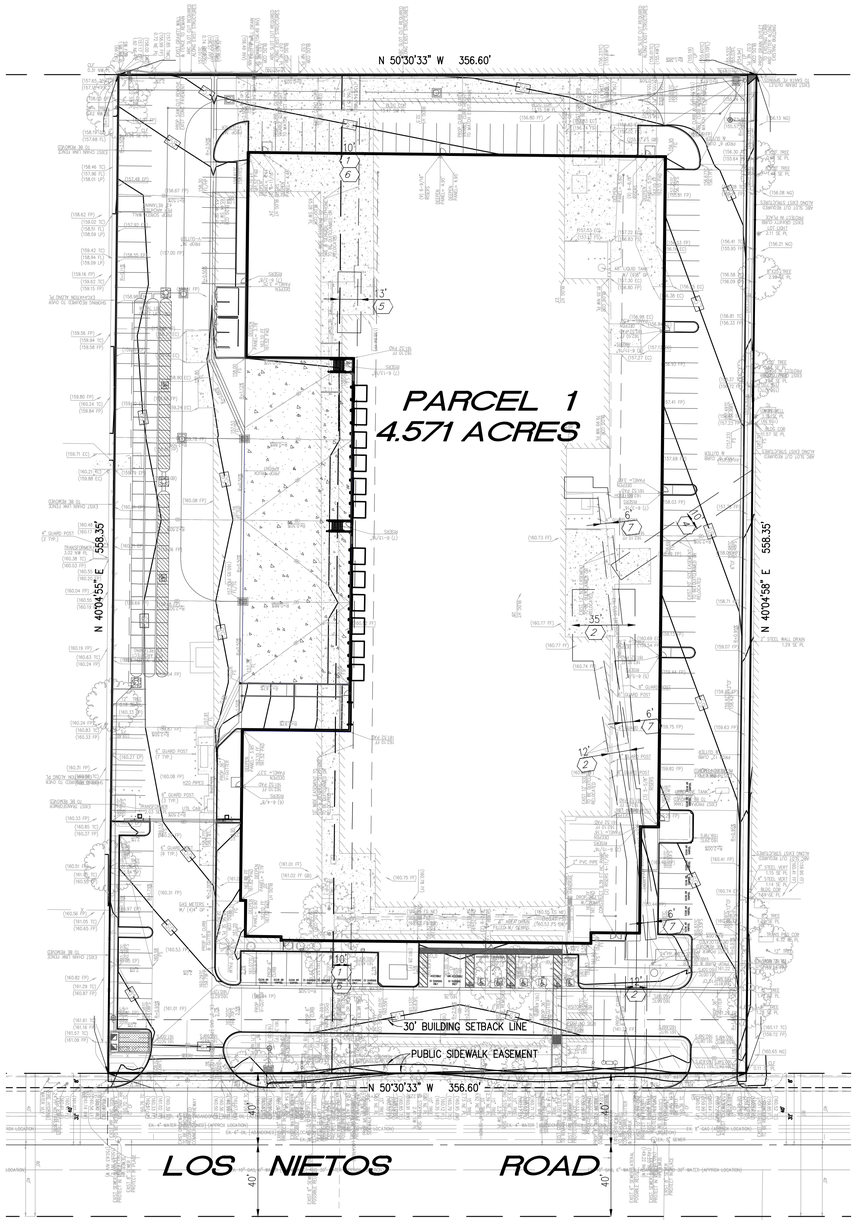
ZONING:

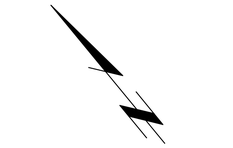
ZONING INFORMATION:
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF SANTA FE SPRINGS PLANNING DEPARTMENT)

GENERAL PLAN DESIGNATION:	INDUSTRIAL
ZONE DESIGNATIONS:	"M-2" (HEAVY MANUFACTURING)
SPECIAL ZONE:	METHANE ZONE (WITHIN 1000' OF LANDFILL)
PER CITY OF SANTA FE SPRINGS "METHANE ZONE MAP"	(WASTE DISPOSAL INC. 12817 LOS NIETOS RD)

EXISTING EASEMENTS:

1. 10. AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 01, 1959 AS RECORDING NO: 4060, BOOK D-453, PAGE 506 OF OFFICIAL RECORDS.
   (SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
2. 12. AN EASEMENT FOR SUB-STATION SITE, POLES, TOWERS, FENCES, BUILDINGS, CONCRETE PADS AND APPLIANCES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 13, 1963 AS RECORDING NO: 3262 OF OFFICIAL RECORDS.
   (SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
3. 13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 29, 1963 AS RECORDING NO: 4764 OF OFFICIAL RECORDS.
   (SAID CONDITIONS, AMONG OTHERS, ARE FOR A FRONT SETBACK OF 25').
4. 14. AN EASEMENT FOR POLES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 22, 1966 AS RECORDING NO: 2334 OF OFFICIAL RECORDS.
   (SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
5. 15. AN EASEMENT FOR POLES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 06, 1969 AS RECORDING NO: 3048 OF OFFICIAL RECORDS.
   (SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
6. 16. AN EASEMENT FOR POLES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED AUGUST 15, 1975 AS RECORDING NO: 4266 OF OFFICIAL RECORDS.
   (SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
7. 17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 17, 1986 AS RECORDING NO: 86-900825 OF OFFICIAL RECORDS.
   (SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)



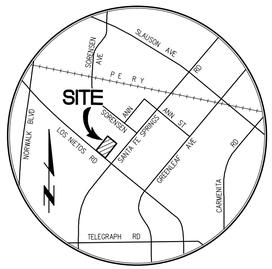


APNs:

8168-008-049
8168-009-033

NOTES:

DATE OF PREPARATION: 03-16-2021
GROSS ACREAGE: 4.571
NET ACREAGE: 4.571
NUMBER OF PROPOSED PARCELS: 1



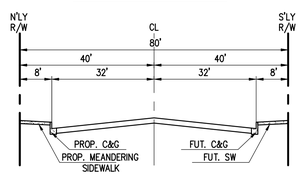
VICINITY MAP
N.T.S.

BUILDING TABULATION:

SITE AREA		
in sq.ft.	199,097	s.f.
in ac.	4.57	ac
BUILDING AREA		
Office - 1st floor	3,500	s.f.
Office - 2nd floor	2,800	s.f.
Warehouse	86,471	s.f.
Total	92,771	s.f.
COVERAGE	46.6%	
PARKING REQUIRED		
office : 1/250 s.f.		
(apply only if more than 15% GFA)	n/a	stalls
warehouse: 0-20,000 @ 1/500 s.f.	40	stalls
20K-100K @ 1/750 s.f.	98	stalls
100K-200K @ 1/1,000 s.f.	n/a	stalls
above 200K @ 1/2,000 s.f.	n/a	stalls
TOTAL	138	stalls
PARKING PROVIDED		
standard (8.5'x19')	99	stalls
compact (7.5'x15') 25% max.	27	stalls
Accessible Parking (STD, 9'x19')	4	
Accessible Parking (Van, 12'x19')	1	
EV Parking	7	
TOTAL	138	stalls
TRAILER PARKING REQUIRED		
apply only to buildings that are 100K or more		
Trailer Parking (1 per 4 dock doors)	n/a	stalls
ZONING ORDINANCE FOR THE CITY		
Zoning Designation - Heavy industrial (M-2)		
MAXIMUM BUILDING HEIGHT ALLOWED		
No limit , if less than 100' from residential: 50' max		
MAXIMUM FLOOR AREA RATIO		
F.A.R - n/a		
LANDSCAPE REQUIRED		
Frontage @ 25 sf / linear foot (356'-7" x 25 sf) = 8,915 sf		
site area 199,097 sf - footprint 89,971 sf x 6% = 6,548 sf		
Total Required = 15,463 s.f.		
LANDSCAPE PROVIDED		
Provided = 16,121 s.f. (Including meandering sidewalk)		
SETBACK		
Building	Landscape	
Front (secondary) - 44'-6"*	20' (secondary)	
Side/Rear - 0		

* 30' min. Setback increases 1' per each 1' of bldg. height

CROSS SECTION:



LOS NIETOS ROAD
N.T.S.

LEGEND:

CL	CENTERLINE	CONCRETE
CONC	CONCRETE	
DRN	DRAIN	
DRWY	DRWY	
ELEC MTRS	ELECTRIC METERS	TREE
GA	GUY ANCHOR	
GM	GAS METER	
PA	PLANTER AREA	
PL	PROPERTY LINE	
PP	POWER POLE	PALM TREE
SDMH	STORM DRAIN MANHOLE	
SMH	SEWER MANHOLE	
STLT	STREET LIGHT	IRON FENCE
WDF	WOOD FENCE	
WM	WATER METER	BLOCK WALL
WV	WATER VALVE	

1006 — INDICATES PROPOSED CONTOUR
1006 — INDICATES EXISTING CONTOUR
1006.21 EC — INDICATES PROPOSED ELEVATION/DESCRIPTION
NG (1006.21) — INDICATES EXISTING DESCRIPTION/ELEVATION

UTILITY PROVIDERS:

TELEPHONE
FRONTIER
7352 SLATER AVENUE
HUNTINGTON BEACH, CA 92647
PHONE: (714) 375-5705
CONTACT: ROMAN MENDOZA
EMAIL: ROMAN.MENDOZA@FTR.COM

CABLE
CHARTER COMMUNICATIONS
3430 E. MIRALOMA AVENUE
ANAHEIM, CA 92806
PHONE: (714) 414-1454
CONTACT: DIANNA NETHERLAIN

WATER
CITY OF SANTA FE SPRINGS
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
PHONE: (562) 941-5484 ext 3607
CONTACT: NOE NEGRETE

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92806
PHONE: 800-427-2200
CONTACT: KATRINA REGAN

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
9901 GEARY AVENUE
SANTA FE SPRINGS, CA 90670
PHONE: (562) 803-3123
CONTACT: KEVIN SCHMEICHEL

DEVELOPER:

CPL LOS NIETOS LLC
2442 DUPONT DRIVE,
IRVINE, CA 92612
(949) 296-2919

ARCHITECT:

HPA ARCHITECTURE
18831 BARDEEN AVE., STE # 100
IRVINE, CA 92612
PHONE: (949) 863-1770

ENGINEER:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2021

03 / 18 / 21
DATE

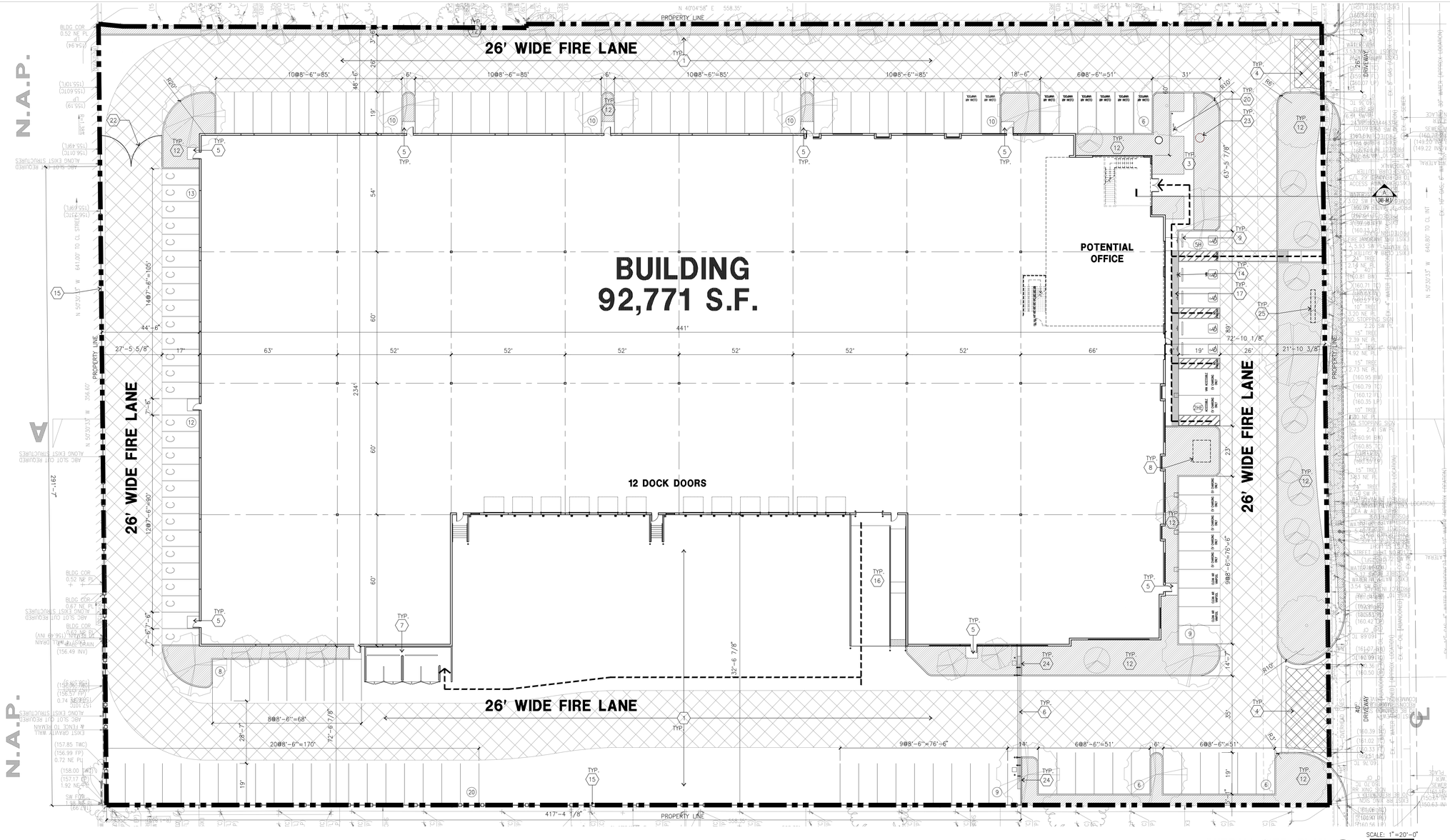
PROFESSIONAL LAND SURVEYOR
BRIAN L. THIENES
NO. 5750
STATE OF CALIFORNIA

Last Update: 3/18/21
O:\3900-3999\3904\TPM\3904_TPM.dwg

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

Attachment: #7
Project Plans
a. Exhibit B- Elevations



OVERALL SITE PLAN

scale: 1"=20'-0"

SCALE: 1"=20'-0"

0 20' 40' 60'

TRUE NORTH

PROJECT NORTH

PROPERTY OWNER

Owner / Applicant

CPL Los Nietos LLC

12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA
POC: JAY TANJUAN
PHONE: 949-296-2919

Applicant Representative

HPA, INC.
18831 BARDEEN AVE. STE 100
IRVINE, CA 92612
PHONE: 949-862-2138
CONTACT: MATTHEW LEE

Construction Type

CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY : S-1 / B
CONSTRUCTION TYPE I III-B

Project Address

12511-12521 LOS NIETOS RD.
SANTA FE SPRINGS, CA 90670

Code Analysis

2019 LA COUNTY BUILDING CODE
2019 LA COUNTY PLUMBING CODE
2019 LA COUNTY MECHANICAL CODE
2019 LA COUNTY ELECTRICAL CODE
2019 LA COUNTY FIRE CODE
2019 LA COUNTY ENERGY CODE
2019 LA COUNTY GREEN BUILDING STANDARDS

APN

8168-009-033
8168-008-049

Zoning

HEAVY INDUSTRIAL (M-2)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 5213, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 56 PAGE 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR PRODUCED FROM BELOW 500 FEET BELOW THE SURFACE OF THE ABOVE DESCRIBED PROPERTY, AS EXPECTED AND RESERVED BY MARY F. BARLEY, A WIDOW, IN THE DEED TO BEN WEINGART ET AL., RECORDED APRIL 6, 1956 IN BOOK 50812 PAGE 170 OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY DEED FROM MARY F. BARLEY, A WIDOW, RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1596, IN BOOK D1125 PAGE 872 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE HALF INTEREST IN ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND AND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM BEN WEINGART, AS TRUSTEE FOR TRUST NO. 2, UNDER THE WILL OF STELLA WEINGART, DECEASED, ET AL., RECORDER FEBRUARY 16, 1961 AS INSTRUMENT NO. 1597 IN BOOK D1125 PAGE 874, OF OFFICIAL RECORDS.

EXCEPT THEREFROM AN UNDIVIDED ONE HALF OF ALL OIL, GAS AND MINERAL AND OF ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND WITH NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON AND THEREUNDER, AS RESERVED BY SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED IN BOOK 18259, PAGE 99, OF OFFICIAL RECORDS.

ALSO EXCEPT FROM THE ABOVE MENTIONED PORTION OF SAID LAND, AN UNDIVIDED 1/4TH INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCE FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, AS RESERVED BY JUSTIN J. ACCARAS, ET AL., IN THE DEED RECORDED JANUARY 5, 1956, IN BOOK 4996, PAGE 184, OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OR WITHIN 500 FEET OF THE SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY A DEED FROM JUSTIN J. ACCARAS, FRED ACCARAS AND AUGUST A. ACCARAS RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1595, IN BOOK D1125, PAGE 870, OF OFFICIAL RECORDS.

PARCEL B:

PARCEL 2, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 1830, AS PER MAP FILED IN BOOK 29, PAGE 91 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER ON SAID LAND AND TAKE ALL THE USUAL NECESSARY OR CONVENIENT MEANS TO BORE AS RESERVED IN THE DEED FROM CARL C. BARLEY AND MARY F. BARLEY, RECORDED SEPTEMBER 26, 1949, IN BOOK 31077, PAGE 281, OF OFFICIAL RECORDS.

THE RIGHT OF ENTRY ONTO SAID LAND FROM THE PRESENT SURFACE THEREOF TO A DEPTH OF 300 FEET WAS WAIVED BY AN INSTRUMENT EXECUTED BY MARY F. BARLEY AND RECORDED APRIL 06, 1954, IN BOOK 44255, PAGE 346, OFFICIAL RECORDS.

EXCEPT THEREFROM THE REMAINDER OF ALL OIL AND MINERAL RIGHTS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 300 FEET, AS RESERVED BY ROBERT S. BELL AND BEULAH R. BELL, HUSBAND AND WIFE, LORAINE U. JONES AND VIRGINIA G. JONES, HUSBAND AND WIFE, IN DEED RECORDED JUNE 14, 1957, IN BOOK 54787, PAGE 274, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND SUBSURFACE RIGHTS OWNED BY GRANTORS IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM ROBERT S. BELL ET AL., RECORDED FEBRUARY 08, 1966 IN BOOK D-3200, PAGE 786, OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY:
APN 8168-009-033 (AFFECTS PARCEL A)
APN 8168-008-049 (AFFECTS PARCEL B)

PROJECT DATA

SITE AREA		
in sq.ft.	199,097	s.f.
in ac.	4.57	ac
BUILDING AREA		
Office - 1st floor	3,500	s.f.
Office - 2nd floor	2,800	s.f.
Warehouse	86,471	s.f.
Total	92,771	s.f.
COVERAGE	46.6%	
PARKING REQUIRED		
office : 1/250 s.f.		
(apply only if more than 15% GFA)	n/a	stalls
warehouse: 0-20,000 @ 1/500 s.f.	40	stalls
20K-100K @ 1/750 s.f.	98	stalls
100K-200K @ 1/1,000 s.f.	n/a	stalls
above 200K @ 1/2,000 s.f.	n/a	stalls
TOTAL	138	stalls
PARKING PROVIDED		
standard (8.5'x19')	99	stalls
compact (7.5'x15') 25% max.	27	stalls
Accessible Parking (STD, 9'x19')	4	
Accessible Parking (Van, 12'x19')	1	
EV Parking	7	
TOTAL	138	stalls
TRAILER PARKING REQUIRED		
apply only to buildings that are 100K or more		
Trailer Parking (1 per 4 dock doors)	n/a	stalls

ZONING ORDINANCE FOR THE CITY

Zoning Designation - Heavy industrial (M-2)

MAXIMUM BUILDING HEIGHT ALLOWED

No limit , if less than 100' from residential: 50' max

MAXIMUM FLOOR AREA RATIO

F.A.R. - n/a

LANDSCAPE REQUIRED

Frontage @ 25 sf / linear foot (356'-7" x 25 sf) = 8,915 sf
site area 199,097 sf - footprint 89,971 sf x 6% = 6,548 sf
Total Required = 15,463 s.f.

LANDSCAPE PROVIDED

Provided = 16,121 s.f. (Including meandering sidew alk)

SETBACK

Building	Landscape
Front (secondary) - 44'-6"*	20' (secondary)
Side/Rear - 0	

* 30' min. Setback increases 1' per each 1' of bldg. height

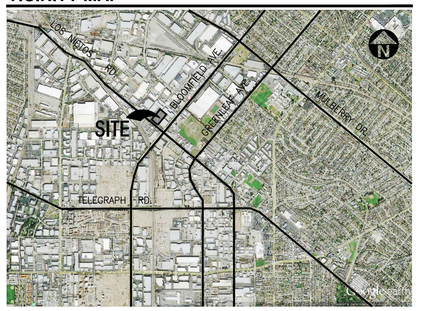
SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. NOT USED
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED.
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. PROVIDE 12' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. 518 SF TRASH ENCLOSURE WITH SOLID ROOF PER CITY STANDARD.
8. TENTATIVE LOCATION OF TRANSFORMER.
9. PRE-CAST CONCRETE WHEEL STOP.
10. CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
11. NOT USED.
12. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
13. ACCESSIBLE ENTRY SIGN.
14. ACCESSIBLE PARKING STALL SIGN.
15. PROPOSED 12' HIGH CHAIN-LINK METAL FENCE WITH SLATS.
16. CONCRETE RAMP W/42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
17. TRUNCATED DOME.
18. EXTERIOR METAL STAIR WITH GUARDRAIL AND HANDRAIL.
19. EXTERIOR CONCRETE STAIR WITH GUARDRAIL AND HANDRAIL
20. EXTERIOR BIKE RACK.
21. NOT USED.
22. PROPOSED 12' HIGH METAL SWING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS
23. EXISTING POWER POLE SERVING EXISTING SITE TO BE REMOVED. SEE CIVIL DRAWINGS.
24. PROVIDE 14' HIGH SCREEN WALL
25. TENTATIVE LOCATION OF DDCV

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (8'-6" X 19')
- DISABLED PARKING STALL (8'-6" X 19') + 5' W/ ACCESSIBLE AISLE
- DISABLED PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 26' FIRE WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION

VICINITY MAP



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CPL Los Nietos LLC

12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA 90670

Project:

PROJECT
LOS NIETOS

Santa Fe Springs, CA

Consultants:

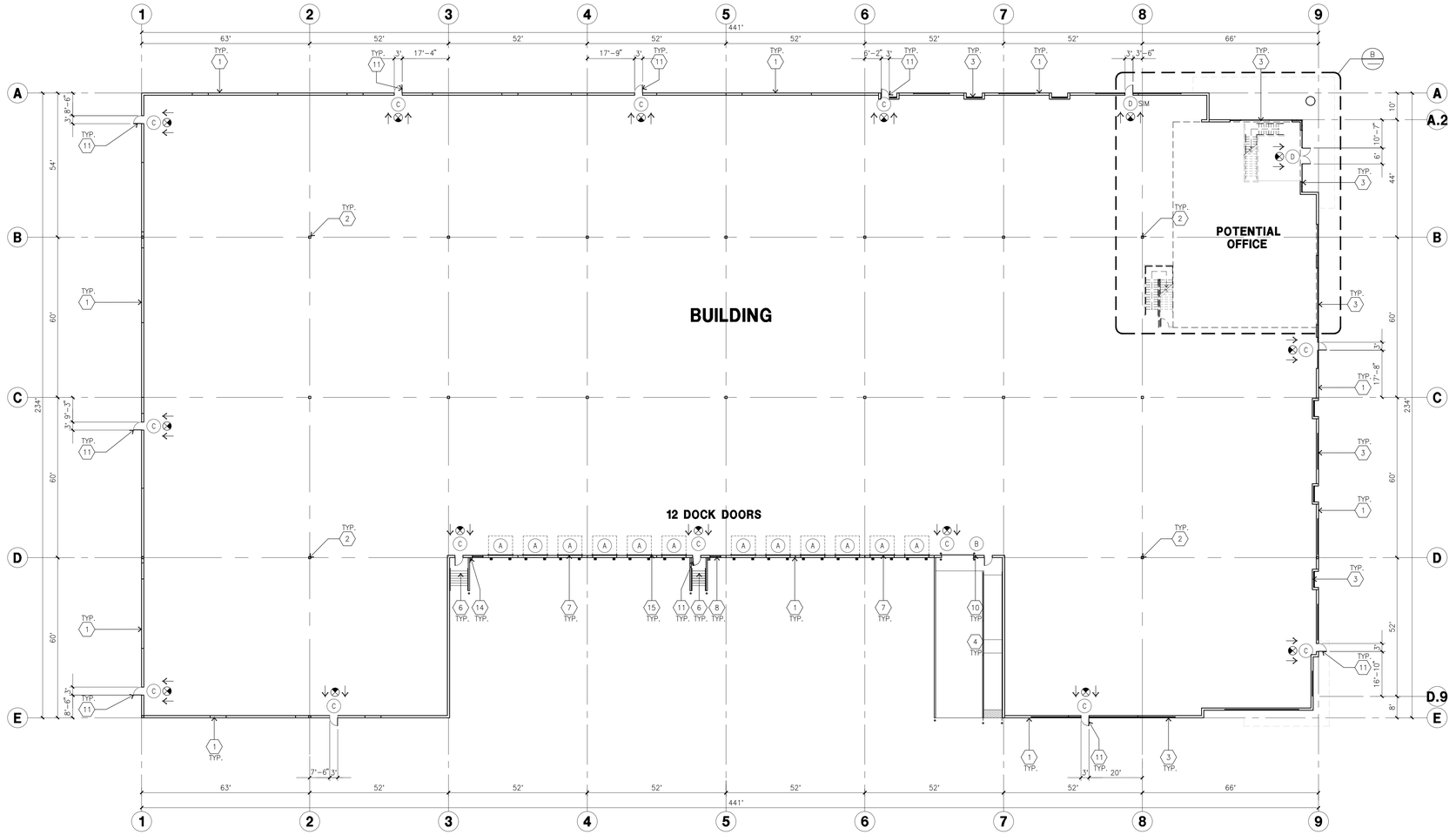
Civil:	THIENES ENGINEERING
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Overall Site Plan

Project Number:	20272
Drawn by:	JK
Date:	10/28/20
Revision:	

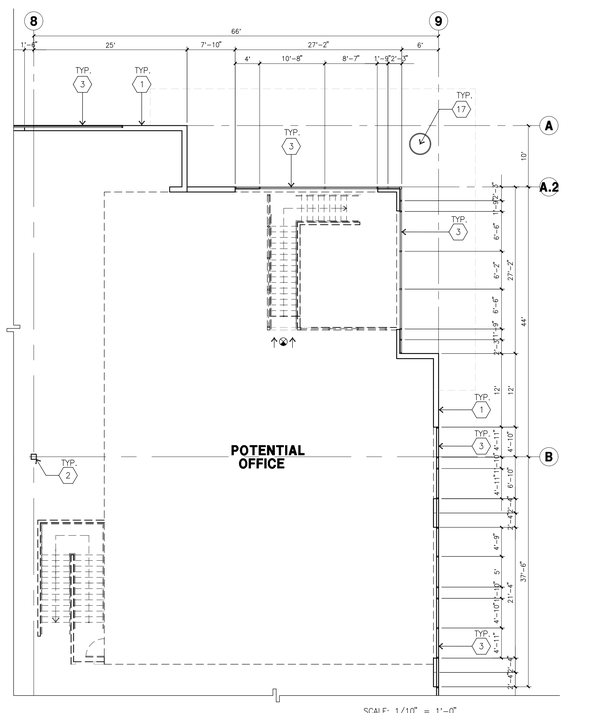
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DPA-A1.1



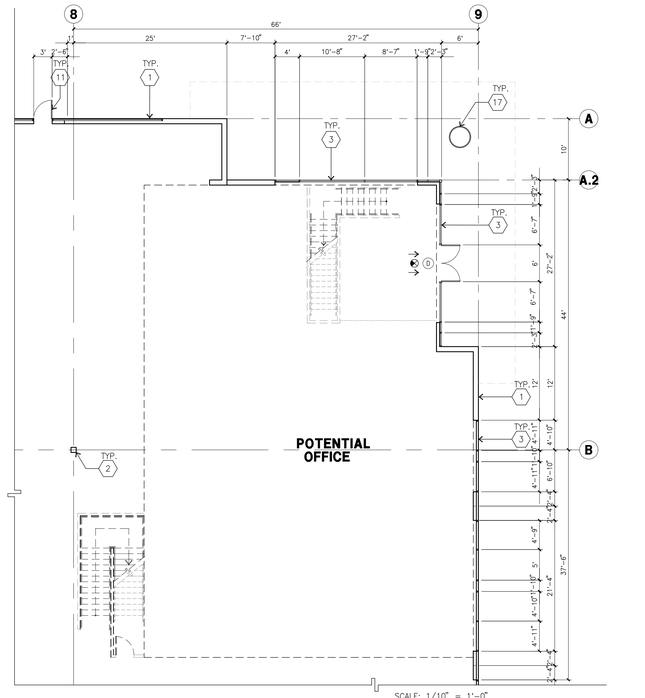
OVERALL FLOOR PLAN A

scale: 1" = 20'-0"



ENLARGED MEZZANINE LEVEL FLOOR PLAN C

scale: 1/10" = 1'-0"



ENLARGED GROUND LEVEL FLOOR PLAN B

scale: 1/10" = 1'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. EXTERIOR METAL STAIR.
7. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
8. LOUVERED OPENING FOR VENTILATION.
9. NOT USED
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
14. EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
15. Z GUARD.
16. METAL CANOPY ABOVE.
17. METAL PANEL-CLAD COLUMN

FLOOR PLAN GENERAL NOTES

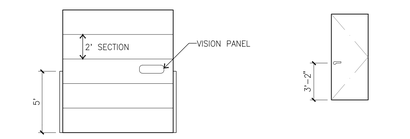
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. SEE BELOW FOR DOOR TYPES AND SIZES.
NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.
15. PROVIDE FIRE RATED PANEL JOINTS AND CAULKING AT ALL OPENINGS ON 3HR FIRE RATED WALL. SEE A DRAWING FOR LOCATIONS.
16. PROVIDE 2A 10B:C FIRE EXTINGUISHERS FOR OFFICE AREA (1 FOR EVERY 1,500 SF) AND 4A 40B:C FIRE EXTINGUISHERS FOR WAREHOUSE AREA (1 FOR EVERY 1,000 SF)

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

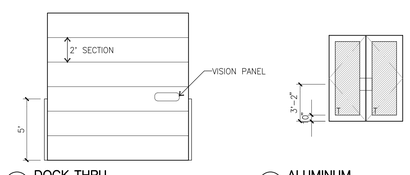
1. FLOOR COMPACTION – 95%
2. TRENCH COMPACTION – 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-1R-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER
12. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000,BURKE EPOXY INJECTION RESIN OR EQUAL.
14. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
15. MM-80 THROUGHOUT WAREHOUSE

DOOR LEGEND



A DOCK HIGH
SECTIONAL OVERHEAD DOOR 9'X10'

C HOLLOW METAL
EXTERIOR 3'X7'



B DOCK THRU
SECTIONAL OVERHEAD DOOR 12'X14'

D ALUMINUM
EXTERIOR 3'X7" PAIR

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Project:

PROJECT
LOS NIETOS

Santa Fe Springs, CA

Consultants:

Civil:	THIENES ENGINEERING
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

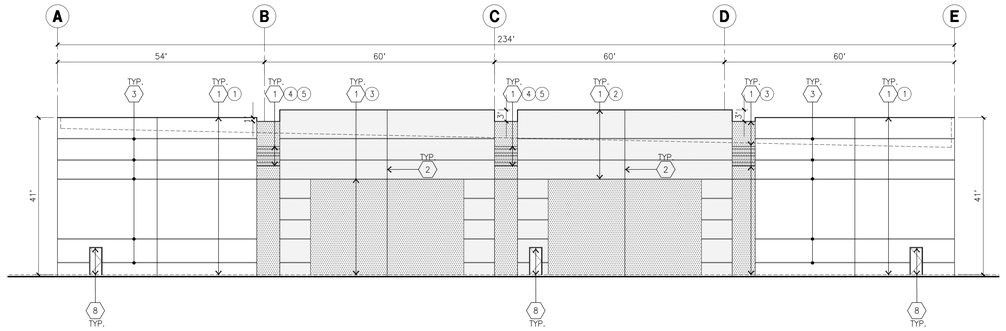
Title: Overall floor plan bldg 3

Project Number:	20272
Drawn by:	JK
Date:	10/28/20

Revision:

Sheet:

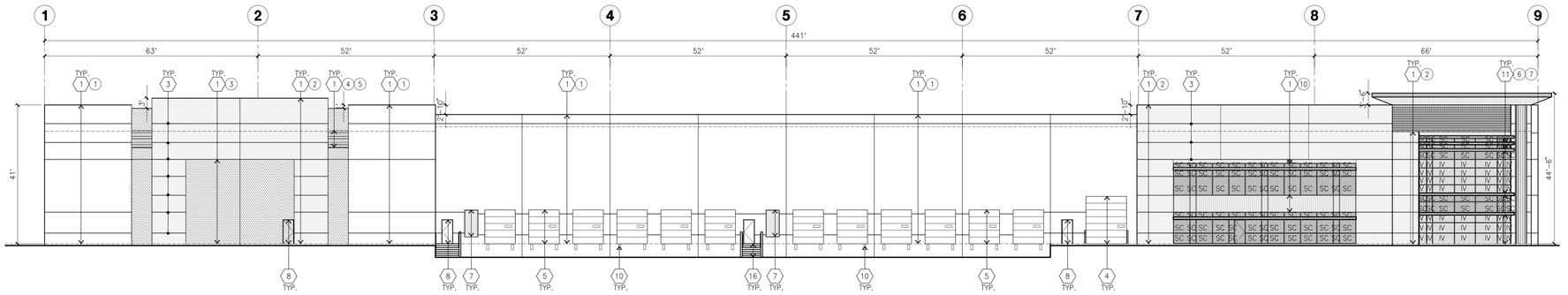
DPA-A2.1



NORTH ELEVATION A
scale: 1/16"=1'-0"

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. NOT USED.
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.
13. 42" HIGH CONCRETE GUARD WALL
14. NOT USED.
15. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
16. METAL STAIR, WITH GUARDRAIL AND METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO METAL AT ALL TREAD PER ADA REQUIREMENTS.



WEST ELEVATION B
scale: 1/16"=1'-0"

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST – MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR/MATERIAL LEGEND/SCHED.

1. PAINT. COLOR : SW 7071 GRAY SCREEN
2. PAINT. COLOR : SW 7073 NETWORK GRAY
3. PAINT. COLOR : SW 7075 WEB GRAY
4. PAINT. COLOR : SW 7602 INDIGO BATIK
5. PAINT. COLOR : SW 6989 DOMINO
6. GLAZING COLOR : BLUE REFLECTIVE
7. BLACK ANODIZED MULLIONS
8. PAINT. COLOR : SW 6989 DOMINO @ METAL CANOPY
9. PAINT. COLOR : SW 6989 DOMINO @ METAL SIDING
10. WOOD SIDING BRAZILIAN TEAK

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

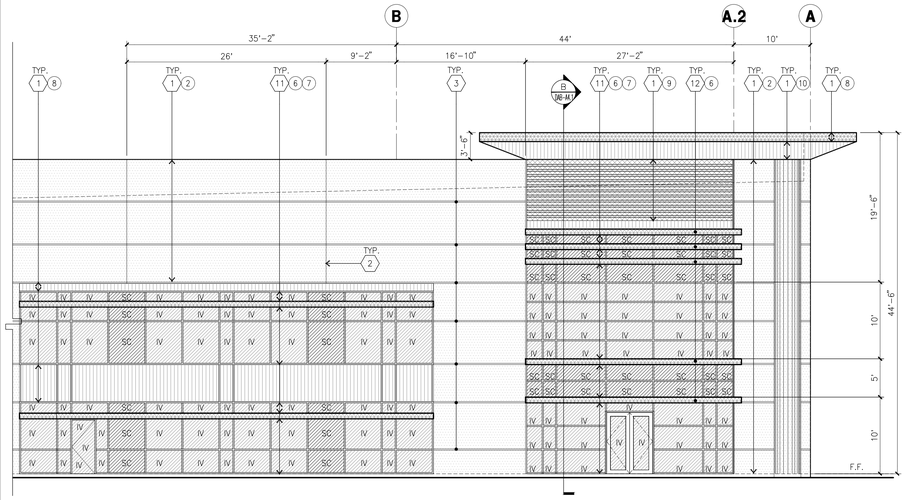
IV INSULATED VISION GLASS
SC SPANDREL GLASS WITH CONCRETE BEHIND
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

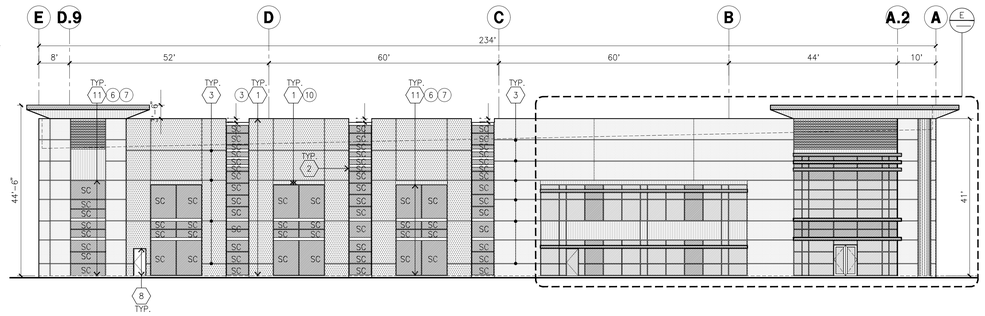
SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE, INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

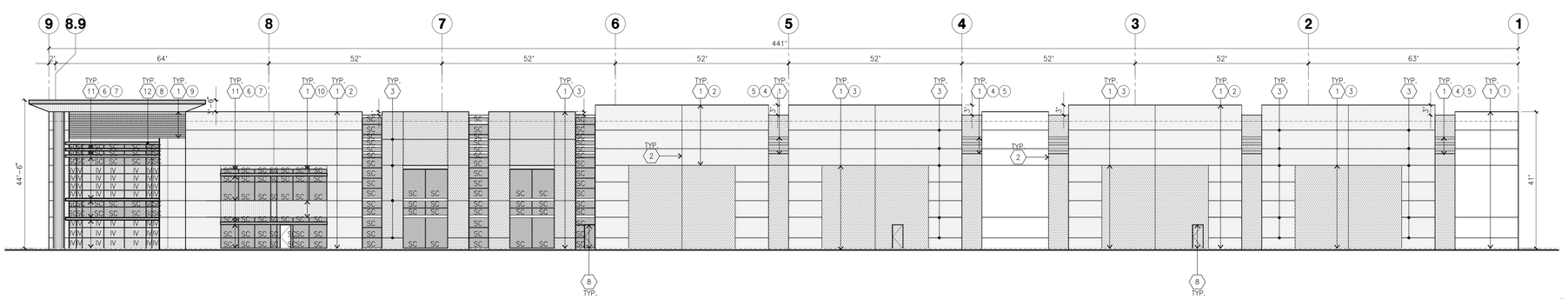
MULLIONS : **ANODIZED CLEAR.**



ENLARGED SOUTH ELEVATION E
scale: 1/8" = 1'-0"



SOUTH ELEVATION C
scale: 1/16"=1'-0"



EAST ELEVATION D
scale: 1/16"=1'-0"

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Project:

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LOS NIETOS

Santa Fe Springs, CA

Consultants:

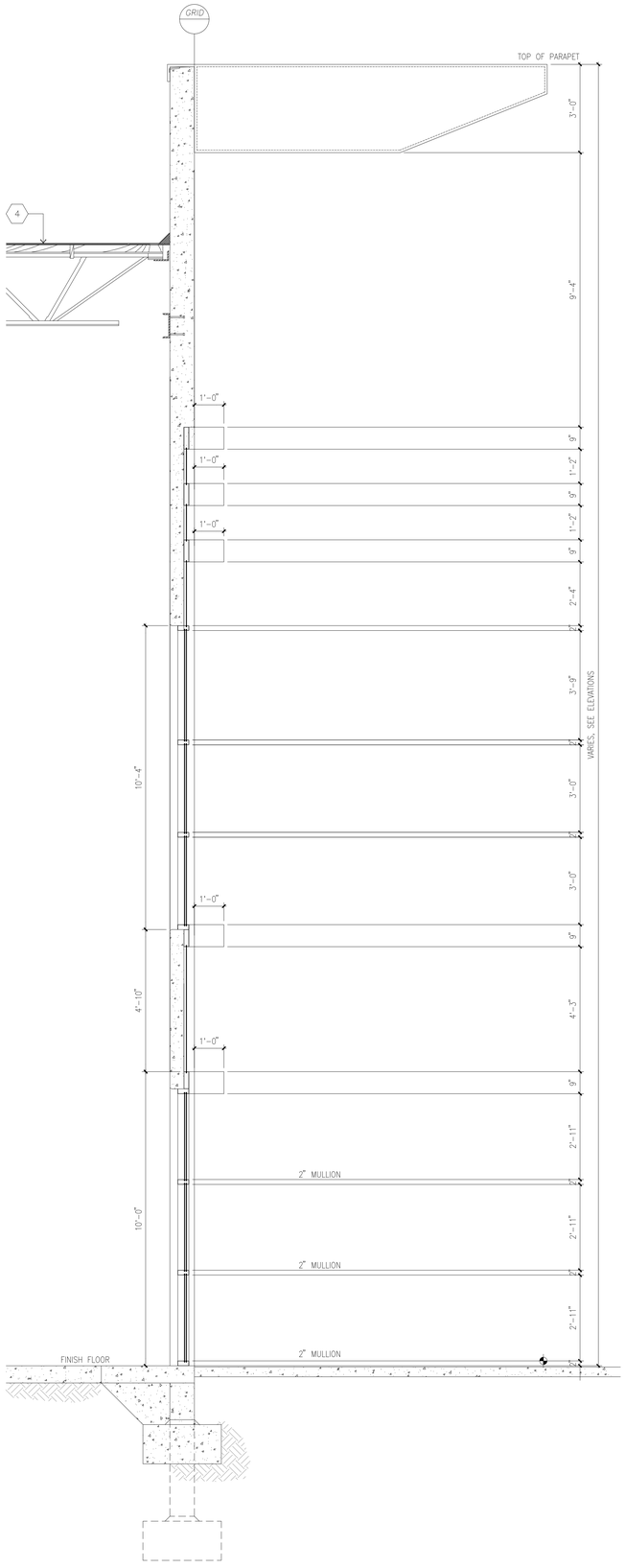
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Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Elevations

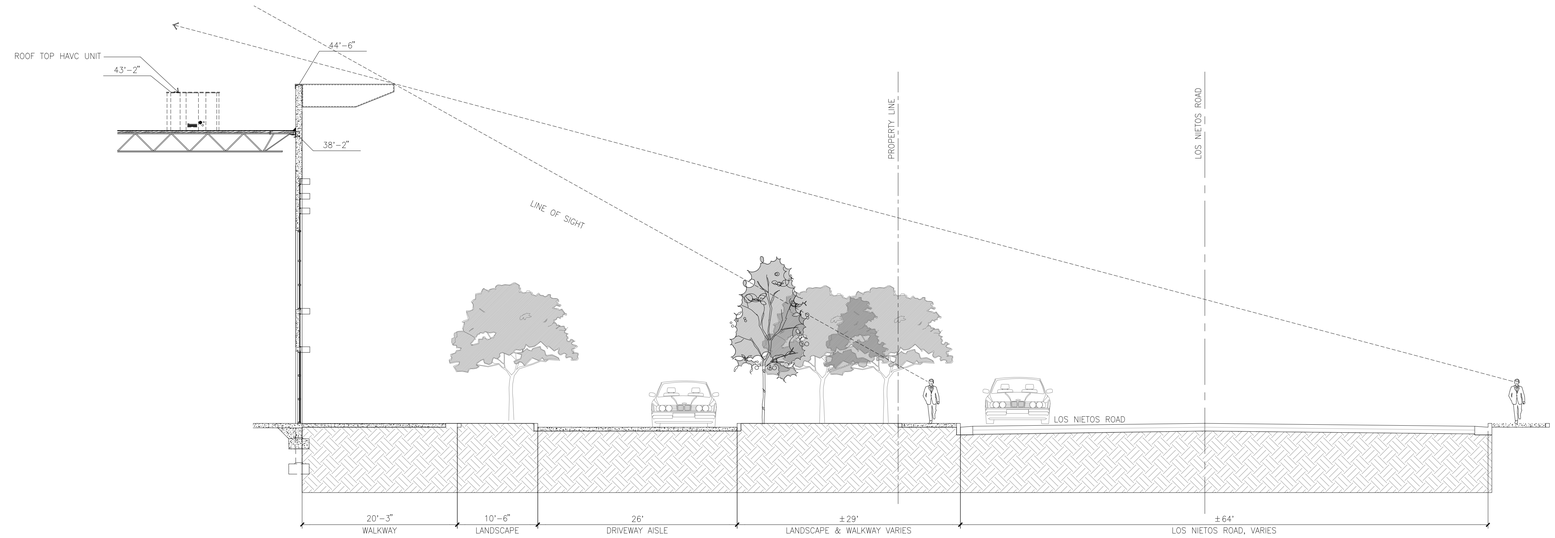
Project Number: 20272
Drawn by: JK
Date: 10/28/20
Revision:

Sheet:

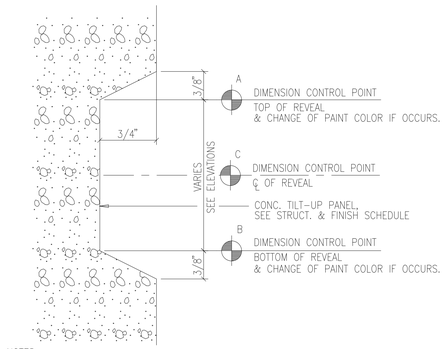
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WALL SECTION AT WINDOWS B
scale: 1/2"=1'-0"



SECTION AT MAIN OFFICE A
scale: 1/8"=1'-0"



NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL C
scale: N.T.S.

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Santa Fe Springs, CA

Consultants:

Civil:	THIENES ENGINEERING
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

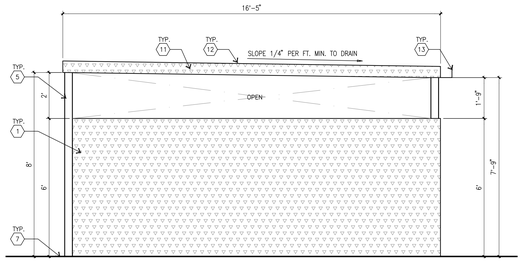
Title: SECTIONS

Project Number:	20272
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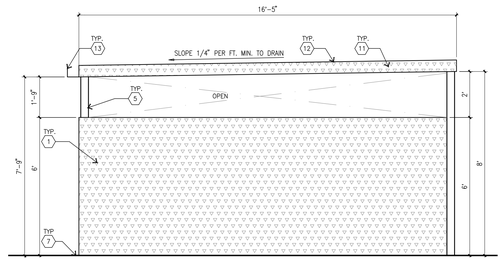
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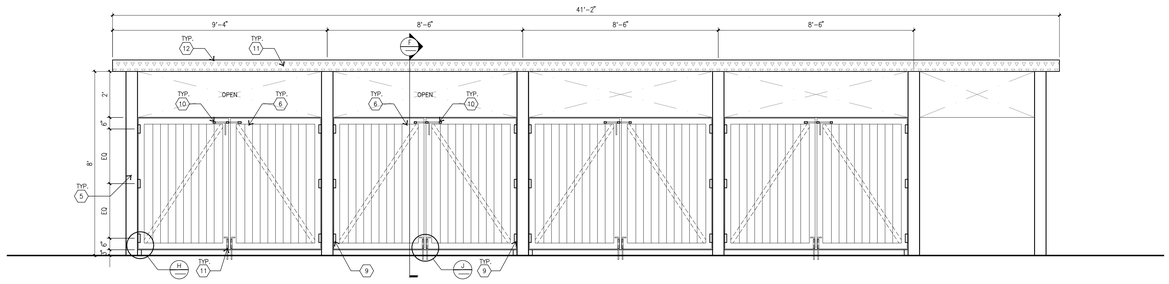
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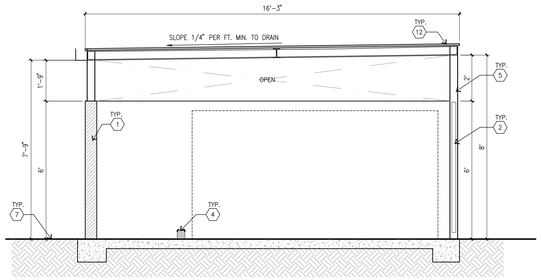
TRASH ENCLOSURE ELEVATION (I)
scale: 3/8" = 1'-0"



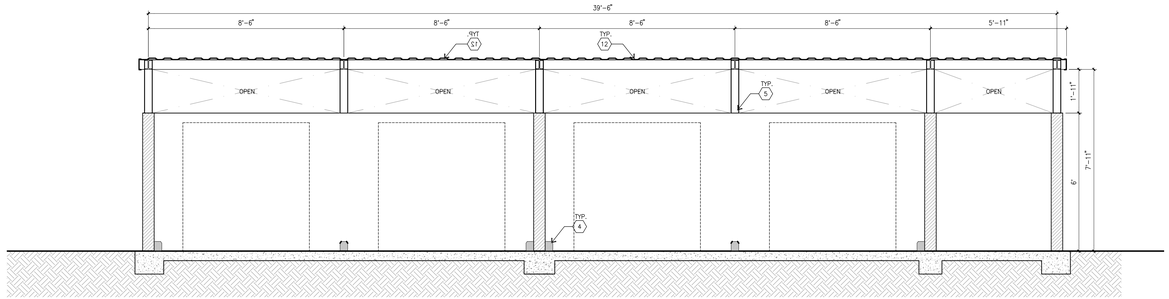
TRASN ENCLOSURE ELEVATION (E)
scale: 3/8" = 1'-0"



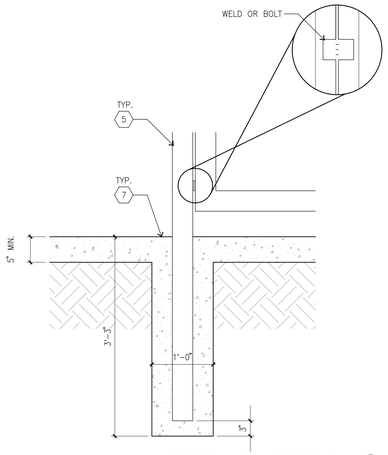
TRASH ENCLOSURE ELEVATION (A)
scale: 3/8" = 1'-0"



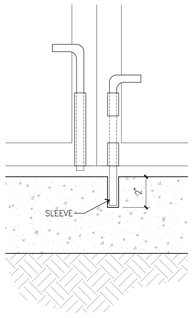
TRASH ENCLOSURE SECTION (F)
scale: 3/8" = 1'-0"



TRASH ENCLOSURE SECTION (B)
scale: 3/8" = 1'-0"



STEEL COL. FOOTING (K)
scale: N.T.S



SLEEVE DETAIL (G)
scale: N.T.S.

PAINT NOTES

INTERIOR CONCRETE, MASONRY, & GYP. BD. WALLS : SINGLE COAT OF ACRYLIC PAINT FRAZEE "SWISS COFFEE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.
INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 12' A.F.F. ABOVE 12' APPLY ONE COAT OF PRIMER ONLY

PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".

EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.

ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

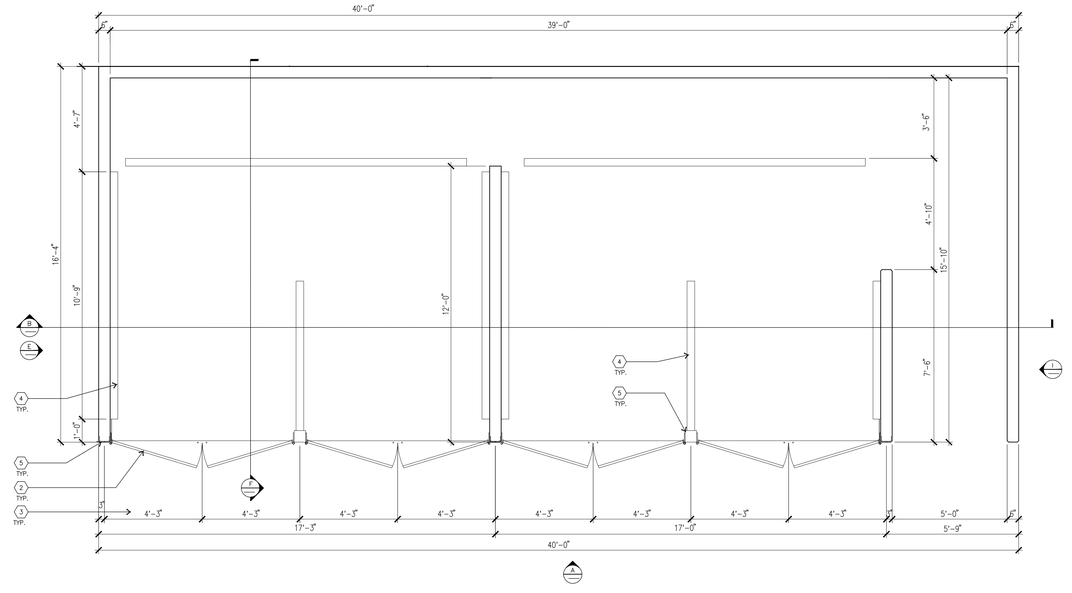
INTERIOR WALL BEHIND VISION GLASS TO BE PAINTED BLACK.

KEYNOTES

1. CONCRETE TILT-UP WALL.
2. DOUBLE SWING METAL GATES.
3. CONCRETE APPRON 5" MIN.
4. 4"W X 6"H WHEEL STOPS WITH 1" BEVEL TOP CUTS, SHALL BE FROM RECYCLED MATERIALS. SECURED TO SLAB W/ 1/2" DIA. ANCHOR BLOTS @ 36" O.C. MIN. TYPICAL
5. STEEL TUBE FRAME PER "S" DRAWINGS.
6. 18 GA. X 1 1/2" DEEP G.I. STEEL DECKING WELDED TO STEEL FRAME AND 1 1/2" X 1 1/2" X 1/4" STEEL ANGLE CROSS BRACE.
7. FINISH SURFACE.
8. STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE) SEE DETAIL 6/AD.6
9. HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
10. HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)
11. METAL FASCIA
12. STANDING SEAM METAL ROOF
13. GUTTER

COLOR LEGEND

1. PAINT. COLOR : SW 7071 GRAY SCREEN
3. PAINT. COLOR : SW 7075 WEB GRAY



ENLARGED TRASH ENCLOSURE PLAN (D)
scale: 3/8" = 1'-0"

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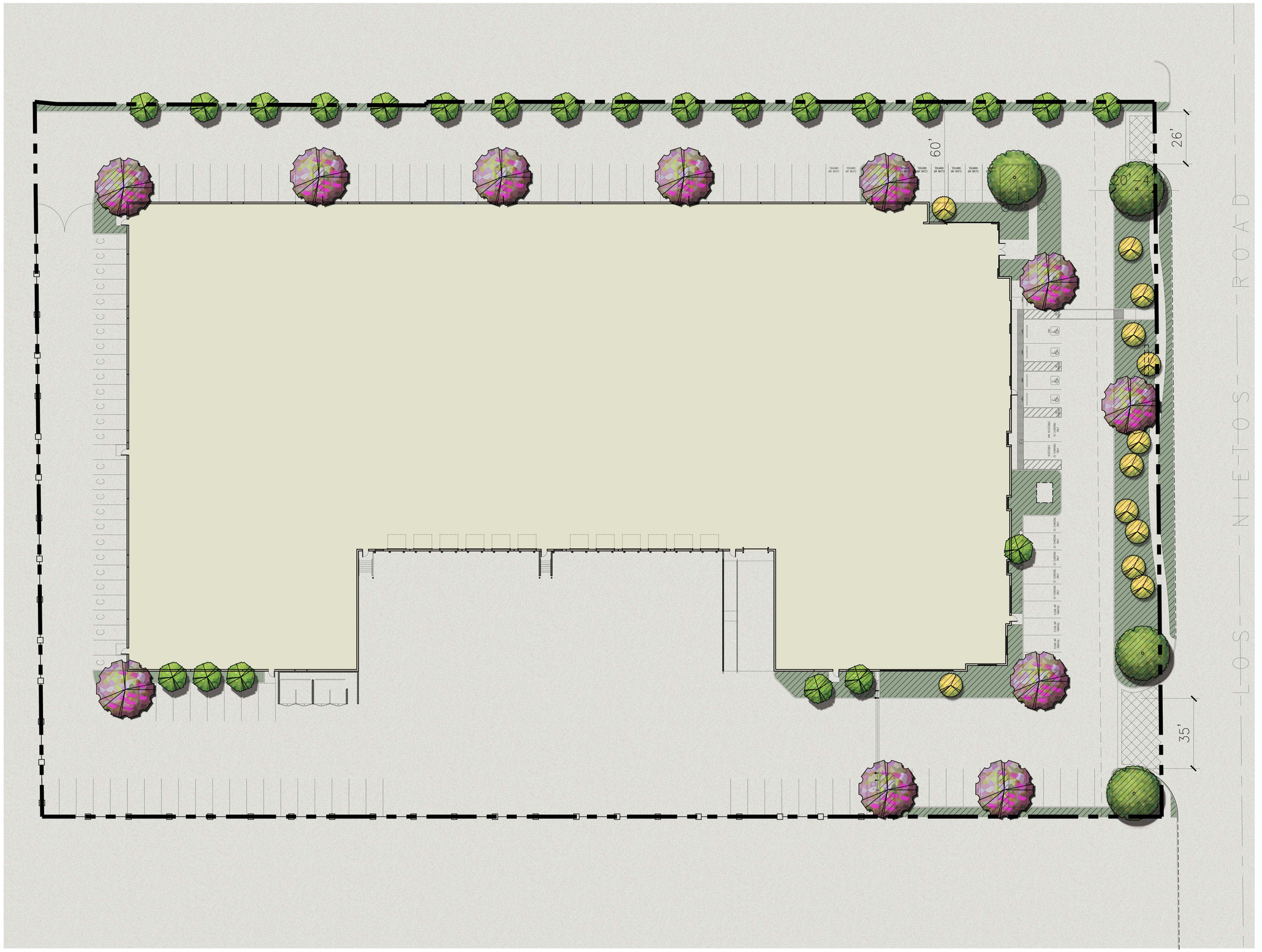
Civil:	THIENES ENGINEERING
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: TRASH ENCLOSURE

Project Number:	20272
Drawn by:	JK
Date:	10/28/20
Revision:	

Sheet:

DPA-A4.2



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cinnamomum camphora Camphor Tree	48" Box	4	M	Standard
	Koelreuteria bipinnata Chinese Flame Tree	36" Box 24" Box	4 7	M M	Standard
	Acca sellowiana Pineapple Guava	24" Box	12	M	Multi
	Tristania conferta Brisbane Box	15 Gal	23	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	0	M	
	Cassia phyllodenia Silverleaf Cassia	5 Gal	0	L	
	Dianella tasmanica Dianella	5 Gal	0	M	
	Dietes bicolor Fortnight Lily	5 Gal	0	M	
	Ligustrum j. Texanum Texas Privet	5 Gal	0	M	
	Muhlenbergia capillaris Pink Muhly	5 Gal	0	M	
	Muhlenbergia rigens Deer Grass	5 Gal	0	M	
	Pittosporum tobira 'Variegata' Variegated Mock Orange	5 Gal	0	M	Hedge
	Pittosporum t. 'Wheelen' Wheeler's Dwarf	5 Gal	0	M	
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	0	M	Hedge
	Rhaphiolepis i. 'Springtime' Indian Hawthorn	5 Gal	0	M	Hedge
	Salvia greggii Autumn Sage	5 Gal	0	L	
	Salvia leucantha Mexican Sage	5 Gal	0	L	
	Westringia fruticosa Coast Rosemary	5 Gal	0	L	
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	0	L	

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	0	L	
	Agave 'Blue Glow Blue Glow Agave	5 Gal	0	L	
	Agave victoria-reginae Agave	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
	Echeveria 'Afterglow' Aftergow Echeveria	5 Gal	0	L	
	Hesperaloe parviflora Red Yucca	5 Gal	0	L	
	Lantana 'Gold Mound' Yellow Lantana	5 Gal	0	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Carex pansa California Meadow Sedge	4" Pots	12" O.C.	M	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.	M	Grass
	Trachelopspermum jasminiodes Star Jasmine	1 Gal	24" O.C.	M	

Los Nietos Road

20-099
11.02.20 1.25.21
11.13.20
11.17.20

CPL Los Nietos LLC

Santa Fe Springs, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 Class 1(a) & Section 15305 Class 5(a)

Development Plan Approval Case No. 981

Zone Variance Case No. 90

Development Plan Approval Case No. 981: A request for development plan approval to reduce the existing building footprint and provide a facade change to the existing building.

Zone Variance Case No. 90: A request for zone variance to allow an existing development to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 foot setback along Freeway Drive.

The project site is located at 13767 Freeway Drive (APN: 8069-015-900), within the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone.
(HPA Inc.)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 981 and Zone Variance Case No. 90, 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 request meets the criteria set forth in §155.739 of the Zoning Ordinance for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.675 of the Zoning Ordinance for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15301 Class 1(a)& Section 15305, Class 5(a) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Adopt Resolution No. 186-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A.	Applicant:	HPA Inc. Attn: Steve Hong 18831 Bardeen Avenue Suite 100 Irvine, CA 92612
B.	Property Owner:	SCIND Freeway Point LLC 1801 Century Park East Ste 1050 Los Angeles, CA 90067 (310) 929-8089
C.	Subject Property:	13767 Freeway Drive Santa Fe Springs, CA 90670
D.	Existing Zone:	M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone)
E.	General Plan:	Industrial
G.	Hearing Date:	May 10, 2021
H.	Staff Contact:	Jimmy Wong, Associate Planner Jimmywong@santafesprings.org Phone: (562)-868-0511 Ext 7451

LOCATION

The subject property, 13767 Freeway Drive, is located at the northwest corner of Freeway Drive and Marquardt Avenue. The property is comprised of a single parcel (APN: 8069-015-900), measuring 3.44-acres. The property is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay) and developed with a single industrial building (approximately 78,088 sq. ft.). The subject building is currently vacant and previously owned by Caltrans.

BACKGROUND

The subject property is located adjacent to Interstate 5. Interstate 5 in California is a vital north/south arterial and it is one of the state's most heavily used corridors. In early 2011, the California Department of Transportation (Caltrans) began construction for the I-5 South Corridor Improvement Project. The proposed project involved adding one HOV lane and one general-purpose lane in each direction, and other related on-ramp and off-ramp improvements. As part of the project, Caltrans

acquired the subject property. The widening of the Interstate-5 required Freeway Drive to be re-aligned, as a result, the property line shifted towards the building. Prior to the re-aligned the subject building was setback 9.5 ft. from the property line along Freeway Drive. As part of the I-5 Improvement Project Caltrans cut back the building in an attempt to keep the building out of the right-of-way; however, they did not go through the standard process. As a result, the demo work was not done with the City approval, and portion of the subject building encroached into the public right-of-way along Freeway Drive. After the completion of the freeway project, along this section of the I-5 freeway, the applicant purchased the subject property through an auction Caltrans. It should be noted that Caltrans disclosed that a portion of the building encroached into the right-of-way.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval Case No. 981: A request for development plan approval to reduce a portion of the existing building footprint and provide a facade change to the existing building.

Zone Variance Case No. 90: A request for zone variance to allow an existing development to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 ft. setback instead of the required 30 ft. along Freeway Drive.

DEVELOPMENT PLAN APPROVAL CASE NO. 981

Site Plan

The 3.44-acre property consists of one (1) existing industrial building measuring 78,088 sq. ft. The existing building is setback a minimum of 60 ft. along Marquardt Avenue and 0 ft. along Freeway Drive. As mentioned previously, as part of the I-5 Corridor Improvement Project Caltrans was required to re-align Freeway Drive. As a result, the property line shifted towards the building and resulting in portions of the building encroached into the public right-of-way along Freeway Drive.

The applicant, HPA Inc, is proposing to reduce the total square footage of the building from 78,088 to 77,615 by demolishing a portion of the existing building along Freeway Drive. The proposed reduction will provide a minimum 9.5 ft setback along Freeway Drive. However, even with the proposed building reduction, the subject building will not meet the City Zoning Ordinance. The applicant is, therefore concurrently applying for a Zone Variance to allow for a reduction of the required 30 ft. setback to a minimum 9.5 ft. setback along Freeway Drive.

The subject property will utilize the two existing driveways along Marquardt Ave for egress and ingress. Additionally, the applicant is proposing to replace the existing 6

ft. high chain-link fence with a new 8 ft. high wrought-iron fence within the setback area along Marquardt Avenue, It should be noted that the subject property was approved a Modification Permit (MOD Case No. 795) in 1984 to allow a fence to be constructed within the setback area along Marquardt Avenue It should be noted that the applicant is also proposing to construct a new trash enclosure along the northerly property line.

Floor Plan

The subject building, after the reduction of building area, will consist of a 74,535 sq. ft. warehouse area and a new 3,080 sq. ft. of office area, located at the southeast corner of the building.

Elevation

The applicant is proposing a facade change to the existing elevation, which will enhance the existing elevation with a more contemporary design. The proposed elevation change includes providing additional glazing, color variation, height variation, recessed walls, landscape wall, and materials used. The main emphasis will be on the south and east elevations since the remaining elevations have limited to no visibility from the street.

Parking

A total of 117 parking stalls will be provided for the new building. As proposed, the project is required to provide a total of 117 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 = 40 stalls
- 1 stall per 750 sq. ft. from 20,000 to 57,615 = 77 stalls

The proposed project, therefore, meet the minimum parking requirements set forth by the City's zoning ordinance.

Landscaping

LANDSCAPE REQUIREMENT

Frontage @ 25 sf / linear foot (560' x 25 sf) = 14,000 s.f

6% of total parkings = 1,101 s.f.

Total Required = 15,101 s.f.

LANDSCAPE PROVIDED

Provided = 28,800 s.f. Parking = 1,200 s.f.

For the maximum value, the majority of the landscaping will be provided along with the setback areas that adjoins Freeway Drive and Marquardt Avenue. Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. According to the conceptual landscape plan, the applicant will provide an overall total of 28,800 sq. ft. of landscaping throughout the site with 1,200 sq. ft. of landscaping within the parking area. Therefore, the applicant will significantly

exceed the minimum overall required landscape area of 15,101 sq. ft. and 1,101 sq. ft. within the parking area. Additionally, the applicant is proposing to remove the existing gazebo at the southeast corner of the subject property and replacing it with landscaping.

ZONE VARIANCE CASE NO. 90

Request

Pursuant to Section 155.380(B)(1) of the City's Zoning Ordinances, an industrial zone that abuts freeway frontage road shall have a minimum 30 feet setback. As mentioned previously, in early 2011, the California Department of Transportation (Caltrans) began construction for the I-5 South Corridor Improvement Project. The proposed project involved adding one HOV lane and one general purpose lane in each direction, and other related on-ramp and off-ramp improvements. As part of the project, Caltrans acquired the subject property. The widening of the Interstate-5 required Freeway Drive to be re-aligned, as a result, the property line shifted towards the building. Prior to the re-aligned the subject building was setback 9.5 ft. from the property line along Freeway Drive. As part of the I-5 Improvement Project Caltrans cut back the building in an attempt to keep the building out of the right-of-way; however, they did not go through the standard process. As a result, the demo work was not done with the City approval, and portion of the subject building encroached into the public right-of-way along Freeway Drive. In order for the existing building to comply with the City's minimum setback requirement, a large portion of the building would need to be demolished. As a result, the applicant is concurrently applying for a Zone Variance to allow for a reduction of 30 ft. setback to a minimum 9.5 ft. setback along Freeway Drive. The proposed Zone Variance, if approved, will allow for the subject building to have the same setback distance along Freeway Drive when it was first constructed.

STREETS AND HIGHWAYS

The subject property is located at the northwest corner of Freeway Drive and Marquardt Avenue. Marquardt Avenue is designated as a Secondary Highway within the Circulation Element on the City's General Plan. Freeway Drive is designated as a local industrial road.

ZONING, GENERAL PLAN AND LAND USE

The subject property is zoned M-2-FOZ (Heavy Manufacturing- Freeway Overlay). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan, and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	**Zoning District**	**General Plan**	**Land Use (Address/Business Name)**
North	M-2, Heavy Manufacturing, Zone	Industrial	Target Specialty Products (15415 Marquardt Avenue)

South	Freeway	Freeway	Freeway
East	M-2-FOZ, Heavy Manufacturing- Freeway Overlay, Zone	Industrial	Gelson Distribution (13833 Freeway Dr.)
West	M-2-FOZ, Heavy Manufacturing- Freeway Overlay, Zone	Industrial	Martinez Trucking Inc (13711 Freeway Dr.)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 29, 2021. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center, and on the subject site on April 29, 2021, and published in a newspaper of general circulation (Whittier Daily News) on April 29, 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 COVID-19 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 were 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 in Section 15305, Class 5(a): *Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel* and Section 15301, Class 1(a): *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.* The proposed project involves the removal of a portion of an existing building and a minor zone variance on the setback.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval

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

Zone Variance

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

STAFF REMARKS

Based on the findings set forth in attached Resolution 186-2021, Staff finds that the applicant's request meets the criteria set forth in §155.739 and §155.675 of the City's Zoning Ordinance for the granting of a Development Plan Approval, and Zone Variance, respectively. Therefore, staff recommends that the Planning Commission adopt Resolution 186-2021, which incorporates the findings and conditions of approval related to the subject proposal.

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map
4. Resolution 186-2021
    a. Exhibit A – Conditions of Approval
5. Project Plans

Attachment 1 - Aerial Photograph



Subject Property: 13767 Freeway Drive

Attachment 2 – Public Hearing

FILE COPY



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CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 981
ZONE VARIANCE CASE NO. 90

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

DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 981: A request for development plan approval to reduce the existing building footprint and provide a facade change to the existing building.

ZONE VARIANCE (ZV) CASE NO. 90: A request for zone variance to allow for a 9.5' setback along Freeway Drive.

PROJECT SITE: 13767 Freeway Drive (APN: 8069-015-900), is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay)

APPLICANT: HPA Inc.

THE HEARING will be held on **Monday, May 10, 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:

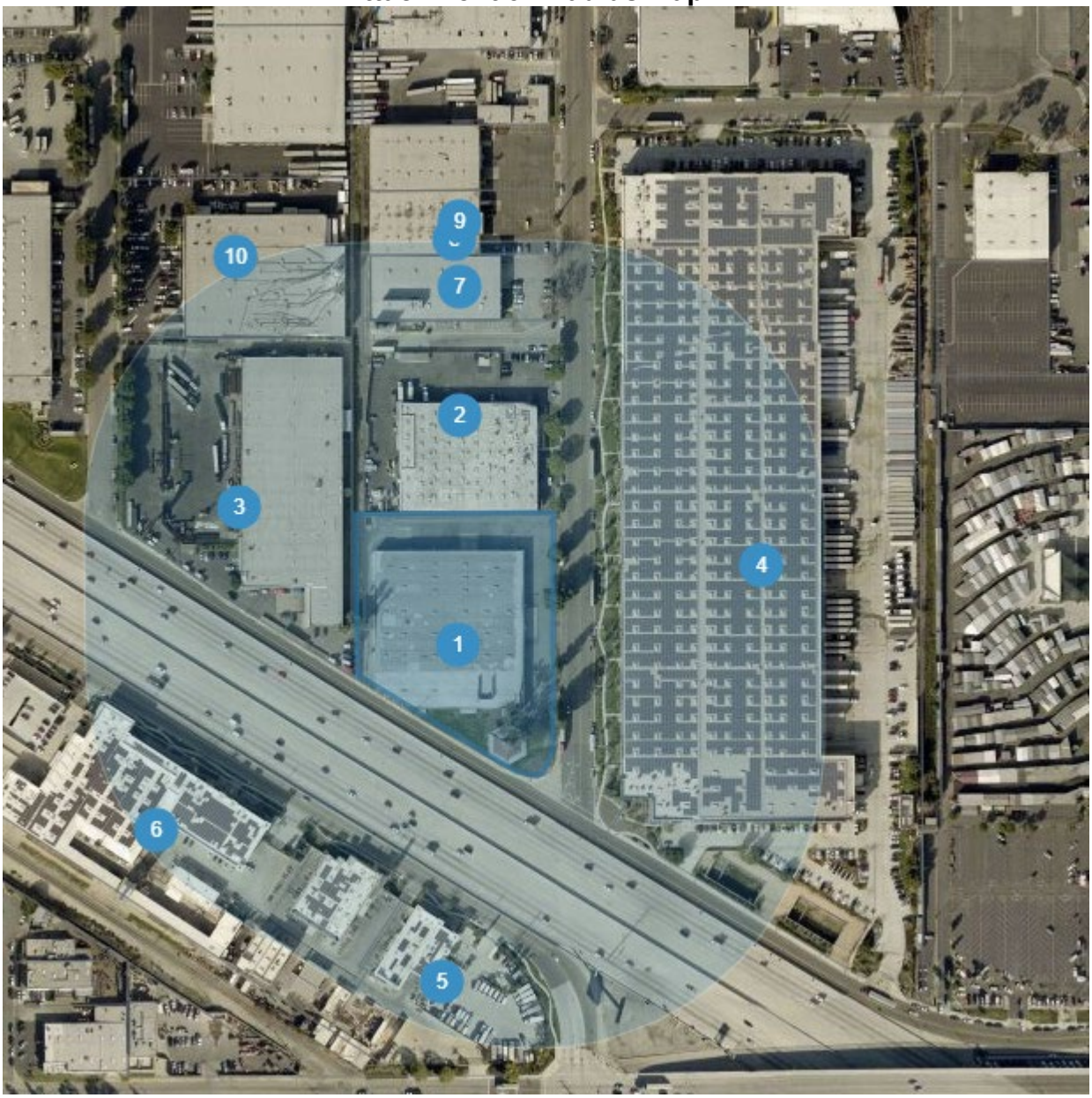
Electronically using Zoom
Go to Zoom.us and click on "Join A Meeting" or use the following link:
https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

Zoom Meeting ID: 558 333 944
Password: 554545

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

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

Attachment 3 –Radius Map



Attachment 4 – Resolution 186-2021

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 186-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING DEVELOPMENT PLAN APPROVAL CASE NO. 981 AND ZONE VARIANCE CASE NO. 90

WHEREAS, a request was filed for Development Plan Approval Case No. 981 to reduce the existing building footprint and provide a facade change to the existing building at 13767 Freeway Drive (APN: 8069-015-900), within the M-2-FOZ, Heavy Manufacturing Zone with Freeway Overlay Zone; and

WHEREAS, a request was concurrently filed for Zone Variance Case No. 90 to allow an existing development to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 foot setback instead of the required 30 foot setback along Freeway Drive; and

WHEREAS, the subject property is located at 13767 Freeway Drive, with Assessor's Parcel Number of 8069-015-900, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is SCIND Freeway Point LLC, 1801 Century Park East, Ste 1050, Los Angeles, CA 90067; and

WHEREAS, the proposed development which includes Development Plan Approval Case No. 981 and Zone Variance Case No. 90 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 reports, 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 15301 Class 1(a) & Section 15305, Class 5(a).

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 27, 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 April 29, 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, and any public testimony, written comments, or other materials presented at the Planning Commission Meeting on May 10, 2021, concerning the environmental findings

and determination, Development Plan Approval Case No. 981 and Zone Variance Case No. 90.

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(a): Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and* Section 15302, Class 5(a): *Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel*, the Planning Commission hereby finds and determines that the project is Categorically Exempt. The proposed project involves removing a portion of an existing building and a minor zone variance on the setback. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

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

(A) That the proposed development is in conformance with the overall objectives of this chapter.

The proposed project is located within the M-2-FOZ, Heavy Manufacturing with Freeway Overlay, Zone. Pursuant to Section 155.375 of the Zoning Ordinance, the principal purpose of the Freeway Overlay Zone shall be:

1. To present a positive community identity reflected through the portion of the regional transportation system that traverses the city.

   The proposed project will provide a facade change to the existing elevation, which will enhance the existing elevation with a more contemporary design. The proposed elevation change will provide additional glazing, color variation, height variation, recessed walls, landscape walls, and materials used. Additionally, new landscaping will be planted along the street-facing setback area. Overall, the project will provide a more aesthetically pleasing development and overall upgrade to the site and thus presents a positive community identity for those traveling along the I-5 freeway.

2. To establish and maintain a high-quality aesthetic appearance, efficient access, and optimum functionality for specially designated properties located adjacent to, directly abutting the freeway, or directly abutting a street adjacent

to the freeway through the implementation of design standards as established by this zoning overlay.

As mentioned previously, the proposed project will provide a facade change to the existing elevation. To ensure the highest level of quality and architecture is applied, the proposed façade change will meet the various design standards pursuant to Section 155.381 of the City's Zoning Ordinance.

3. To stimulate continued investment and reinvestment in the properties and businesses within this exceptional location as well as attract uses that benefit from direct regional access and freeway visibility.

   The proposed project involves a zone variance that will allow for an existing building to continue to be utilized without the need to reduce a majority of its footprint. As part of the proposed project, the applicant is seeking approval to invest in a façade upgrade which will result in a more aesthetically pleasing development and overall upgrade to the site.

4. To encourage a creative approach in the development of land and improvements adjacent to the freeway and to allow a variety of industrial and commercial uses while maintaining high standards of design and quality of improvements to preserve the quality of life and economic vitality for the city's businesses and residents.

   As mentioned within the staff report, a portion of the existing building is currently located within the public right-of-way. Instead of requiring the applicant to demolish a large portion of the building to meet the current setback requirements, the proposed zone variance will allow for the majority of the building to remain. As a result, the leasable area is mostly preserved. In return, the applicant is proposing to retrofit the existing building by providing new landscaping and façade upgrades. The proposed upgrades will provide a high-quality design and overall improvement to the subject property.

5. To establish a basis for reviewing and evaluating projects on a case-by-case basis to ensure high levels of design and quality developments are maintained adjacent to the freeway and to ensure that they achieve the intent of the Freeway Overlay Zone and design standards.

   The proposed project was evaluated pursuant to Section 155.381 of the City's Zoning Ordinance to ensure that the proposed project achieves a higher standard of quality and design due to its visibility from the freeway. In addition to the proposed building improvements, the proposed project will

also provide a high-level landscaping design that cannot be found within the vicinity.

6. To provide a means for requiring review and action on development plans for properties that are within the proximity of a freeway (either directly abutting or separated by a frontage road) by the Planning Commission or other necessary approval bodies. The Freeway Overlay Zone is intended to address the special circumstances and potential impacts created by the existence or expansion of a freeway that traverses the community.

   The Freeway Overlay Zone standards anticipated that reduction of specific development standards may be necessary on a case-by-case basis to either retain an existing business or otherwise preserve the overall image, character, and functionality of a property. As evident by the subject Zone Variance, the Commission does acknowledge that special circumstances do exist as a result of the freeway expansion. Therefore, pursuant to Section 155.378 and Section 155.379 of the City's Zoning Ordinance, the proposed project requires review and approval from the Planning Commission.

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

The subject property is currently developed with a building that was constructed in 1966. The proposed project will involve upgrading the existing elevation with a new contemporary design. The new façade change will include window glazing, pop-out, various materials, and color. The result is an attractive and contemporary building that is comparable to other high-quality industrial projects along the I-5 freeway and throughout Santa Fe Springs. The overall project, with the façade change and the landscape upgrade, will be a significant improvement to the subject site.

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

The building layout, with the preservation of the majority of the footprint, should be highly suitable for a variety of industrial users. Additionally, new landscaping will be installed throughout the project site to further soften the building façade. The proposed project will also provide a new parking area conveniently adjacent to the new entrance and offices area. Additionally, architectural design elements will be installed to break up the mass of the existing building and present an attractive, distinctive façade to visitors. The upgraded building will be suitable for various industrial users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. As proposed, the project does not meet the development standard for fencing and minimum setback along Freeway Drive. However, the subject property was granted with a Modification Permit Case No. 368, which allow for the subject property to construct fencing within the setback area along Marquardt Avenue. Additionally, the applicant is seeking a Zone Variance approval to allow for the subject project to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 foot setback along Freeway Drive. Therefore, with the approval of the proposed Zone Variance Case No. 90, the subject project meets all development standards set for in the City's zoning regulations.

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

As stated previously, the proposed building is contemporary in design. The applicant used variations in the provided pop-out, materials, and color. The style and architecture of the proposed building are consistent with other high-quality buildings in the general area.

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

The Planning Commission finds that the proposed project will not only be an enhancement to the subject property but to the overall area. The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building. Consideration has also been provided with regards to the impact of the freeway expansion and the justification for the subject variance.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The Planning Commission finds that the proposed project is not a residential development and therefore, the requirements pertaining to low income units do not apply.

SECTION III. ZONE VARIANCE FINDINGS

Pursuant to Section 155.675 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and

determination of the subject Zone Variance. Based on the available information, the City of Santa Fe Springs 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 are that in early 2011, the California Department of Transportation (Caltrans) began construction for the I-5 South Corridor Improvement Project. The proposed project involved adding one HOV lane and one general-purpose lane in each direction, and other related on-ramp and off-ramp improvements. As part of the project, Caltrans acquired the subject property. The widening of the Interstate-5 required Freeway Drive to be re-aligned, as a result, the property line shifted towards the building. Prior to the re-aligned the subject building was setback 9.5 ft. from the property line along Freeway Drive. As part of the I-5 Improvement Project Caltrans cut back the building in an attempt to keep the building out of the right-of-way; however, they did not go through the standard process. As a result, the demo work was not done with the City approval, and portion of the subject building encroached into the public right-of-way along Freeway Drive. Therefore, the subject property will not comply with the required setback and landscaping strip requirements within the City's Zoning Ordinance.

(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.*

As mentioned previously, the subject property had endorsed extraordinary conditions that do not apply generally to other properties. This variance is necessary for the preservation and enjoyment of property rights possessed by other properties in the surrounding area. Pursuant to Section 155.379(C) of the City's Zoning Ordinance, when considering for a variance within the Freeway Overlay, the consideration shall prioritize retaining existing businesses at the existing locations. By granting this variance the Planning Commission will help retain an existing building within the subject property.

(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.*

Within the surrounding area, there are at least three (3) different properties along Freeway Drive (13635 Freeway Drive; 13525 Freeway Drive; and 13563 Freeway Drive) that do not meet the setback requirement set forth the City's Zoning Ordinance. Granting this variance will, therefore, not be detrimental to the public welfare or injurious to the property of others in the vicinity. It should be noted that the proposed setback of 9.5 ft from Freeway Drive will reminisce the same setback as the original building along Freeway Drive.

(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. As mentioned previously, the Zone Variance request will allow the property to maintain the same setback as the original building when it was first constructed in 1966. The land use designation of the subject property will not change nor will the zoning of the property if the Zone Variance is granted.

Moreover, several surrounding properties already have existing conditions equivalent to that of the property in its post road re-alignment conditions. Additionally, at the time of this writing, staff has received no comments or objections to indicating the project is contrary to the public's interest.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 186-2021 to approve Development Plan Approval Case No. 981 to reduce the existing building footprint and provide a facade change to the existing building; Zone Variance Case No. 90 to allow for an existing development to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 ft. setback along Freeway Drive; and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 Class 1(a) & Section 15305, Class 5(a) for the subject property located at 13767 Freeway Drive, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of May, 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
Development Plan Approval Case No. 981 & Zone Variance Case N0. 90
(13767 Freeway Drive, Santa Fe Springs, CA 90670)
(APN: 8069-015-900)

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

STREETS

1. That the applicant shall pay a flat fee of $64,599.00 to reconstruct/resurface the existing street frontage to centerline for Freeway Drive and Marquardt Avenue).

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 $1,400.00 to install (7) new signs.

3. That the applicant shall pay to the City, $45,000.00 the entire cost of design, engineering, installation and inspection of (3) street lights on Freeway Drive. The City will design and cause construction of said street light(s).

CITY UTILITIES

4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Freeway Drive and Marquardt Avenue). Storm drain plans shall be approved by the City Engineer.

5. 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.

6. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

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

8. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review

for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

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

10. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

11. 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.

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

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

MISCELLANEOUS

14. 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.

15. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.

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

17. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

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

18. 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)

19. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

20. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

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.

POLICE SERVICES DEPARTMENT
(Contact: Lou Collazo 562.409.1850 x3335)

Construction Phase Conditions:

22. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number

and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.

23. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood 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. DO NOT PAINT NUMBERS ON THE BUILDING.

24. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily bases.

25. That all contractors and sub-contractors shall apply dust control measures to prevent saw dust, dirt, and the like from becoming airborne onto adjacent properties.

26. That all construction debris shall placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

On-Going Conditions:

27. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 567-9200). 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 requesting a Certificate of Occupancy.

28. That the property, its 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.

29. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Whittier Police Department.

30. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.

31. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.

32. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.

33. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.

34. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.

35. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations

36. That off-street parking areas shall not be reduced or encroached upon at any time

37. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409-7569)

38. 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.

39. 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.

40. 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)

41. That Zone Variance Case No. 90 shall be valid until such time that the existing building located within the subject property is demolish. Any future development shall be in full compliance with the current Zoning Code at the time the property is developed.

42. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

43. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

    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

44. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.

45. 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, 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).*

46. 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).*

47. 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.

48. The damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.

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

50. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

51. All fences, walls, gates and similar improvements for the proposed development shall be subject to the ***prior*** approval of the Department of Fire-Rescue and the Department of Planning and Development.

52. 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.

53. 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).* Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.

54. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Marquardt Avenue, use street(s) as a staging area, or to back up onto the street from the subject property.

55. An interior yard area used for truck loading and unloading shall be completely screened from public view.

56. The proposed façade improvement shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

57. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

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

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

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

58. 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 Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).

59. 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.*

60. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

61. Prior to sublet, leasing, or renting of the subject building, applicant shall comply with all City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations.

62. 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.

63. 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.

64. 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.

65. Development Plan Approval Case No. 981 shall not be valid without the approval of Zone Variance Case No. 90.

66. 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.

67. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.

68. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.

69. Applicant understands that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.

70. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

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

72. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

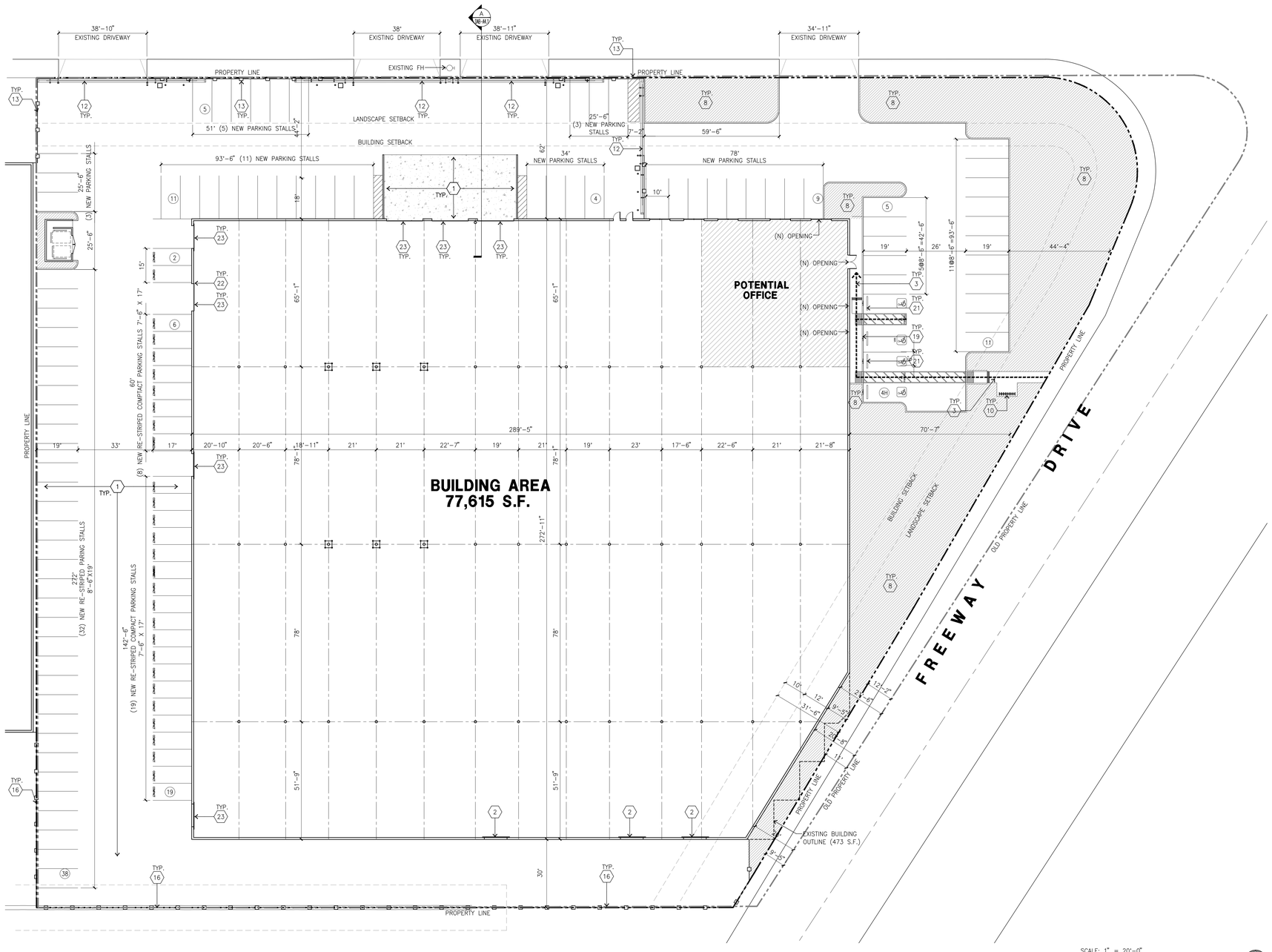
73. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.

74. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.

75. 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.

76. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.

Attachment 5 – Project Plans



OVERALL SITE PLAN A

scale: 1" = 20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

SITE PLAN KEYNOTES

1. GRIND AND OVERLAY AND RE-STRIPE PARKING
2. WELD (E) DOOR SHUT
3. CONCRETE WALKWAY
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. (N) TRASH ENCLOSURE SEE A/DAB-A4.1
8. LANDSCAPE. SEE "L" DWGS.
10. BIKE RACK AND SMOKING AREA
12. 8'H TUBE STEEL MANUALLY OPERATED GATES W/ KNOX-PAD AND PERFORATED PRIVACY MESH SEE B/DAB-A4.1
13. 8' WROUGHT IRON FENCE WITH PERFORATED MESH AND VINES.
16. 8'H WROUGHT IRON FENCE
19. HANDICAPPED PARKING STALL SIGN
20. HANDICAPPED ENTRY SIGN
21. PRE-CAST CONC. WHEEL STOP
22. CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H,
23. EXISTING GRADE LEVEL DOOR.

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY _____ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA WAY W/ 1/2" MAX
11. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINATE IN DURING SUBMITTAL.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- LANDSCAPED AREA
- PAVING – SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- HANDICAP PARKING STALL (9' X 18')
- GRASS COVERING SEE "L" DRWGS.
- PROPERTY LINE
- PATH OF TRAVEL

NOTE:
THIS PROJECT SITE IS NOT LISTED AS A HAZARDOUS OR SUBSTANCE SITE PUSUANT TO GOVERNMENT CODE SECTION 65962.5

PROPERTY OWNER

STALEY POINT
1801 CENTURY PARK EAST, SUITE 1050
LOS ANGELES CA 90067
310-929-8089
ATTN: KEVIN STALEY

ADDRESS OF THE PROPERTY

13767 FREEWAY DRIVE
SANTA FE SPRINGS CA 90670

ASSESSORS'S PARCEL NUMBER

8069-015-900

LEGAL DESCRIPTION

LOT 1 OF TRACT NO. 23559, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 752, PAGES 19 TO 21, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

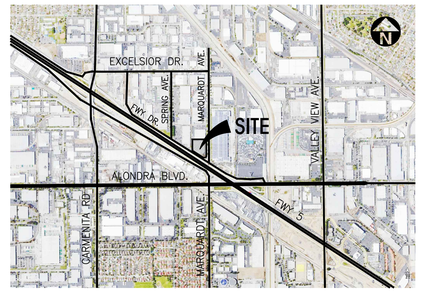
EXCEPT THEREFROM, THAT PORTION THEREOF DESCRIBED AS FOLLOW:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHERLY LINE OF SAID LOT, SHOWN ON THE MAP OF SAID TRACT AS HAVING A RADIUS OF 23.00 FEET AND A LENGTH OF 49.39 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THE NORTHERLY TERMINUS OF SAID CURVE ALSO BEING TANGENT TO THE EASTERLY LINE; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHWESTERLY LINES OF SAID LOT TO THE POINT OF BEGINNING.

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2116
ATTN: STEVE HONG

VICINITY MAP



PROJECT DATA

SITE AREA	
In s.f.	149,709 s.f.
In acres	3.44 ac
BUILDING AREA	
Footprint	77,615 s.f.
Office - 1st floor	3,080 s.f.
Warehouse	74,535 s.f.
TOTAL	77,615 s.f.
COVERAGE	51.8%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	
(apply only if more than 15% GFA)	n/a stalls
Whse: 1st 20K @ 1/500 s.f.	40 stalls
20K to 100K @ 1/750 s.f.	77 stalls
100K to 200K @ 1/1,000 s.f.	n/a stalls
over 200K @ 1/2,000 s.f.	n/a stalls
TOTAL	117 stalls
AUTO PARKING PROVIDED	
Standard (8.5' x 19')	84 stalls
ADA Standard (8.5' x 19')	3 stalls
ADA Van (12' x 19')	1 stalls
Compact Stall (7'-6" x 17') 25% max	29 stalls
TOTAL	117 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Heavy Manufacturing (M-2)	
- Freew ay Overlay Zone	
MAXIMUM BUILDING HEIGHT ALLOWED	
- No limit , if less than 100' from residential: 50' max	
- 30' clear height	
MAXIMUM FLOOR AREA RATIO	
FAR - n/a	
LANDSCAPE REQUIREMENT	
Frontage @ 25 sf / linear foot (560' x 25 sf) = 14,000 s.f.	
6% of total parkings = 1,101 s.f.	
Total Required = 15,101 s.f.	
LANDSCAPE PROVIDED	
Provided = 28,800 s.f. Parking = 1,200 s.f.	
SETBACKS	
Building	Landscape
Front/Street - 30*	20'
Side/Rear - 0'	0

* 30' max. setback increases 1' per each 1' of bldg.ht

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fax: 949•863•0851
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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

Owner:

StaleyPoint CAPITAL

STALEY POINT
1801 Century Park East, Suite 1050
Los Angeles, CA 90670
tel: (951) 582-9800

Project:

FREEWAY POINT

13767 FREEWAY DRIVE
SANTA FE SPRINGS, CA 90670

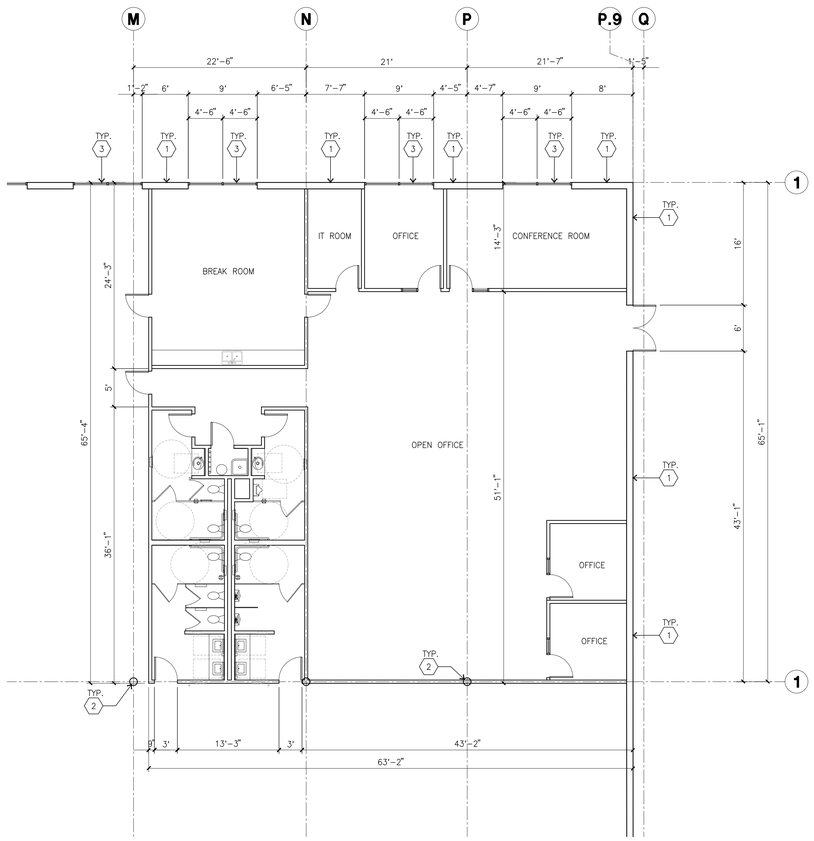
Consultants:

CIVIL	COORY
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

Project Number: 20047
Drawn by: CR
Date: 4/26/21
Revision:

Sheet: DAB-A1.1



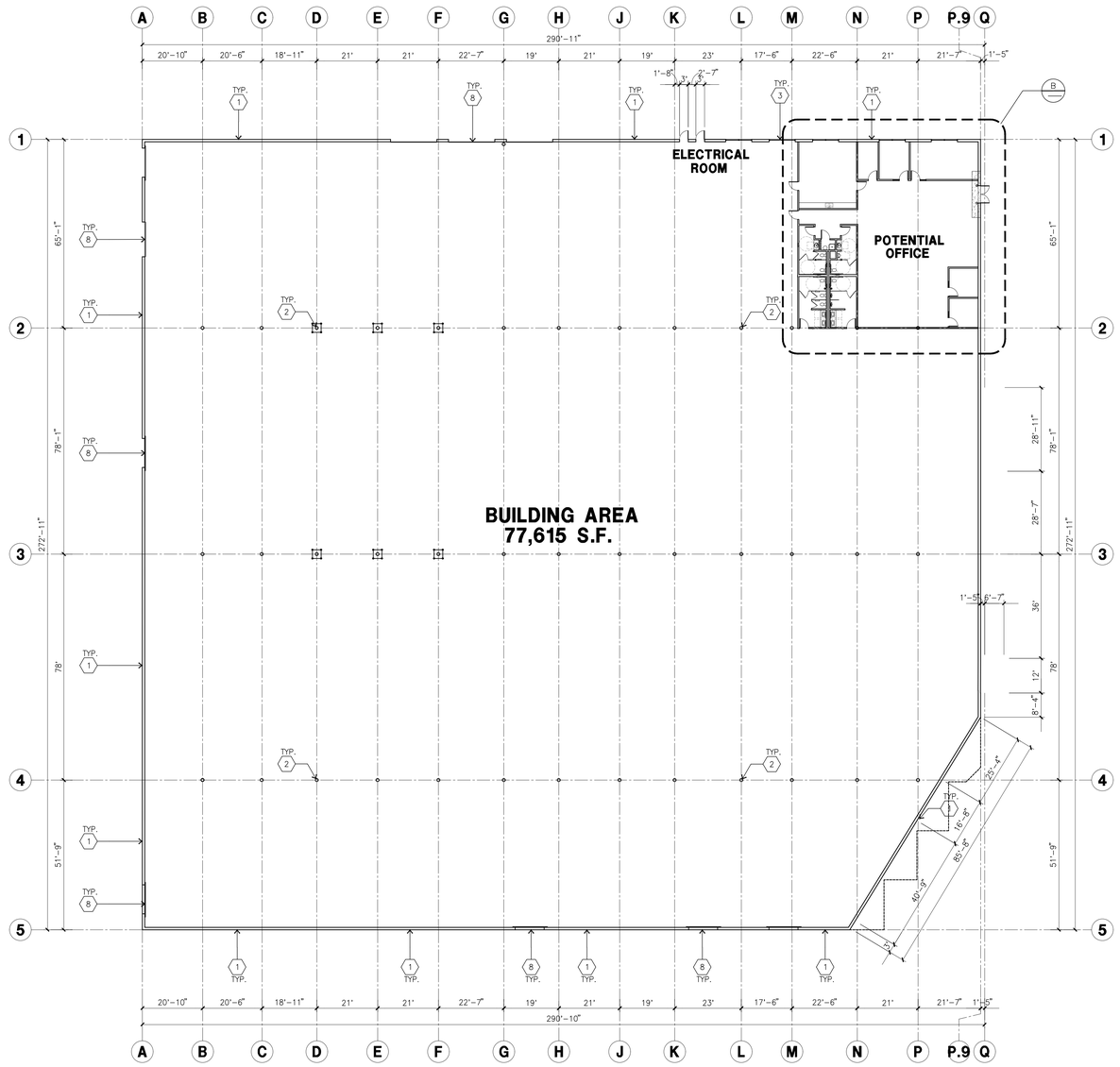
ENLARGED FLOOR PLAN B

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

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

0 8' 16' 24'

TRUE NORTH



OVERALL FLOOR PLAN A

scale: 1" = 20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

KETNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP,
5. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. EXTERIOR CONCRETE STAIR
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
9. DOCK DOOR BUMPER
10. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER,
14. TUBE STEEL CANOPY.
15. Z GUARD

GENERAL NOTES - FLOOR PLAN

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

D. NOT USED

E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.

F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.

G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.

H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.

J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.

L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1

O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

HPA architecture

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LICENSED ARCHITECT VONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

Owner:

StaleyPoint CAPITAL

STALEY POINT
1801 Century Park East, Suite 1050
Los Angeles, CA 90670
tel: (951) 582-9800

Project:

FREEWAY POINT

13767 FREEWAY DRIVE
SANTA FE SPRINGS, CA 90670

Consultants:

CIVIL	COORY
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: Overall Floor Plan

Project Number: 20047
Drawn by: CR
Date: 3/5/21
Revision:

Sheet:

DAB-A2.1

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. OMEGA FENCE ECO VINE MESH
8. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
10. ROOF SHEATHING LINE BEYOND
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. DECORATIVE CANOPY WITH ALUMINUM COMPOSITE PANEL FINISHES

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

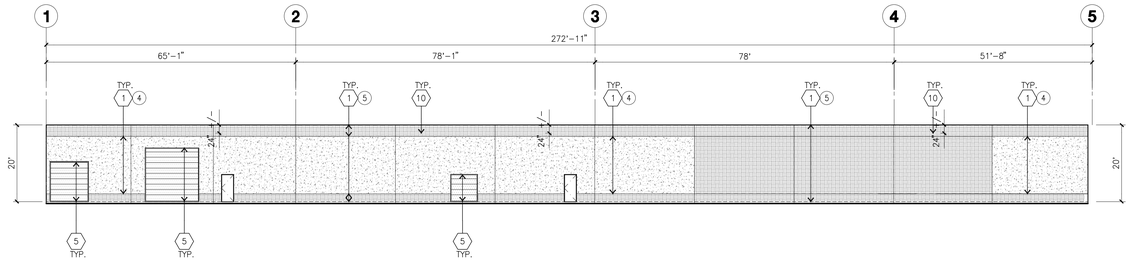
COLOR SCHEDULE - ELEVATIONS

1	METAL PANELING SYSTEM ON FAUX WALL	PAINT BRAND SHERWIN WILLIAMS SW 7073 NETWORK GRAY
2	CONCRETE TILT-UP PANEL	PAINT BRAND SHERWIN WILLIAMS SW 7004 SNOW BOUND
3	CONCRETE TILT-UP PANEL	PAINT BRAND SHERWIN WILLIAMS SW 7567 NATURAL TAN
4	CONCRETE TILT-UP PANEL	PAINT BRAND SHERWIN WILLIAMS SW 7071 GRAY SCREEN
5	CONCRETE TILT-UP PANEL	PAINT BRAND SHERWIN WILLIAMS SW 7074 SOFTWARE
6	EXTERIOR FAUX WALL	COLOR CORONADO STONE VENEER SAWTOOTH LEDGE NORTLAND @ ACCENT FACADE
7	MULLIONS	COLOR CLEAR ANODIZED MULLIONS
8	GLAZING	COLOR GRAY LITE 2 GLAZING
9	METAL CANOPY	MATERIAL SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR SW 9176 DRESS BLUE

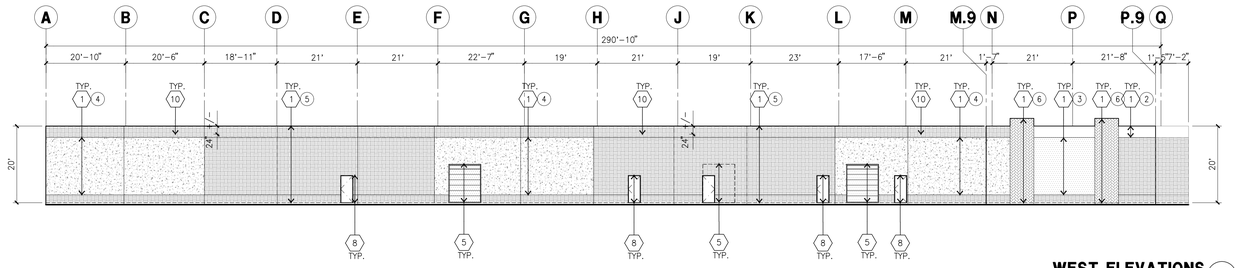
GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

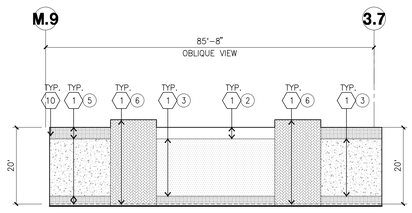
- IV — INSULATED VISION GLASS
- V — SINGLE LITE VISION GLASS
- SC — SPANDREL GLASS WITH CONCRETE BEHIND
- S — SPANDREL GLASS



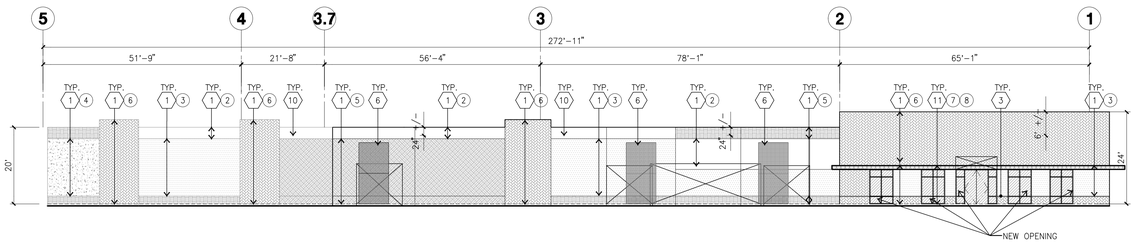
NORTH ELEVATIONS A
scale: 1/16" = 1'-0"



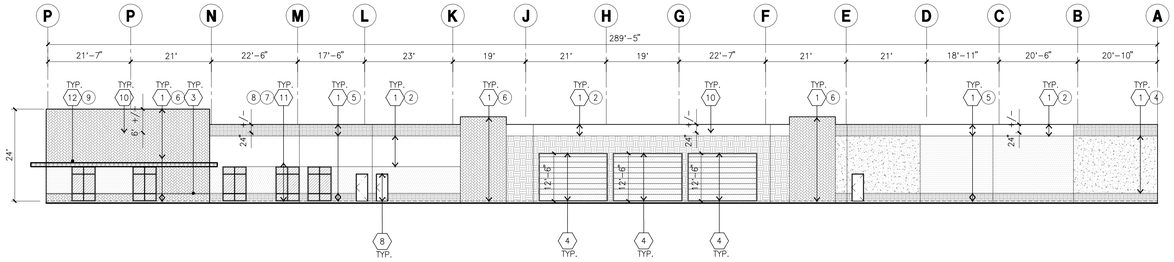
WEST ELEVATIONS B
scale: 1/16" = 1'-0"



SOUTHWEST ELEVATIONS C
scale: 1/16" = 1'-0"



SOUTH ELEVATIONS D
scale: 1/16" = 1'-0"



EAST ELEVATIONS E
scale: 1/16" = 1'-0"

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LICENSED ARCHITECT — YONG H. NAM — C-29451 — 3-31-21 RENEWAL DATE — STATE OF CALIFORNIA

Owner:

StaleyPoint CAPITAL

STALEY POINT
1801 Century Park East, Suite 1050
Los Angeles, CA 90670
tel: (951) 582-9800

Project:

FREEWAY POINT

13767 FREEWAY DRIVE
SANTA FE SPRINGS, CA 90670

Consultants:

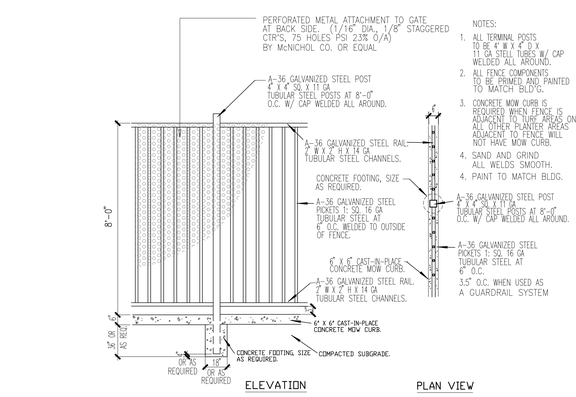
CIVIL	COORY
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: elevations

Project Number: 20047
Drawn by: CR
Date: 4/26/21
Revision:

Sheet:

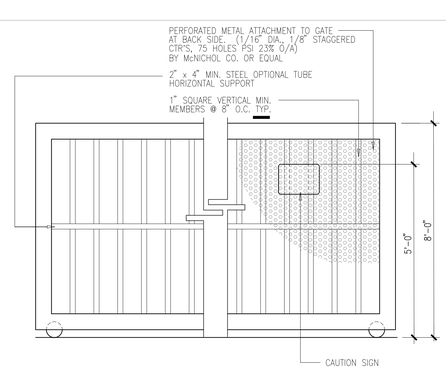
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NOTES:
1. ALL TERMINAL POSTS TO BE 4" W X 4" D X 11 GA STEEL TUBES W/ CAP WELDED ALL AROUND.
2. ALL FENCE COMPONENTS TO BE PRIMED AND PAINTED TO MATCH BLD'G.
3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY. ALL OTHER PLANTER AREAS ADJACENT TO FENCE WILL NOT HAVE MOW CURB.
4. SAND AND GRIND ALL WELDS SMOOTH.
4. PAINT TO MATCH BLDG.

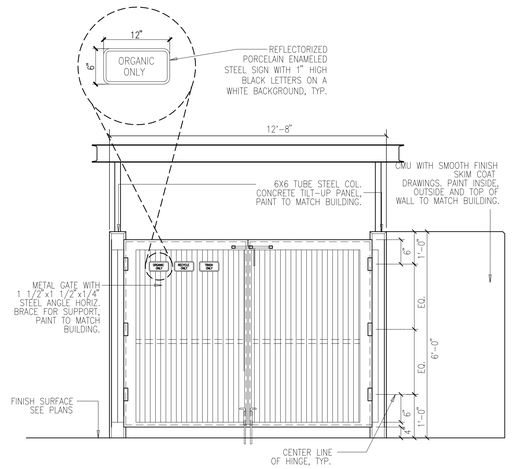
A-36 GALVANIZED STEEL PICKETS 1" SQ. 16 GA TUBULAR STEEL AT 6" O.C. 3.5" O.C. WHEN USED AS A GUARDRAIL SYSTEM

WROUGHT IRON FENCE 3
SCALE: 1/2" = 1'-0"

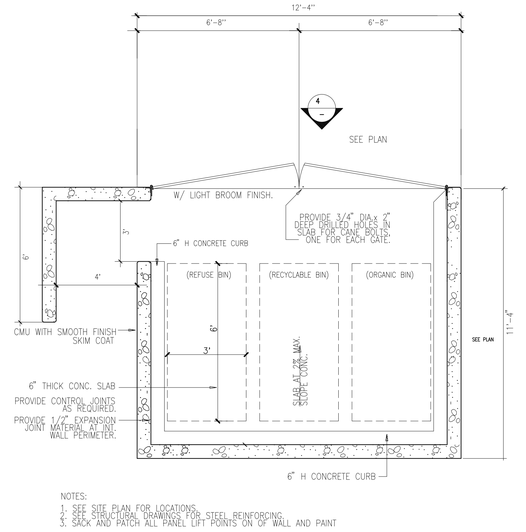


NOTES:
1. SAND AND GRIND ALL WELDS SMOOTH. PRIME AND PAINT TO BLACK
2. SEE SCREEN WALL ELEVATION FOR HEIGHT.
3. EXTERIOR GATES SHALL BE ABLE TO HAVE BUS PAD LOCK FIRE DEPARTMENT PAD LOCK.

METAL GATE 1
SCALE: 1/2" = 1'-0"

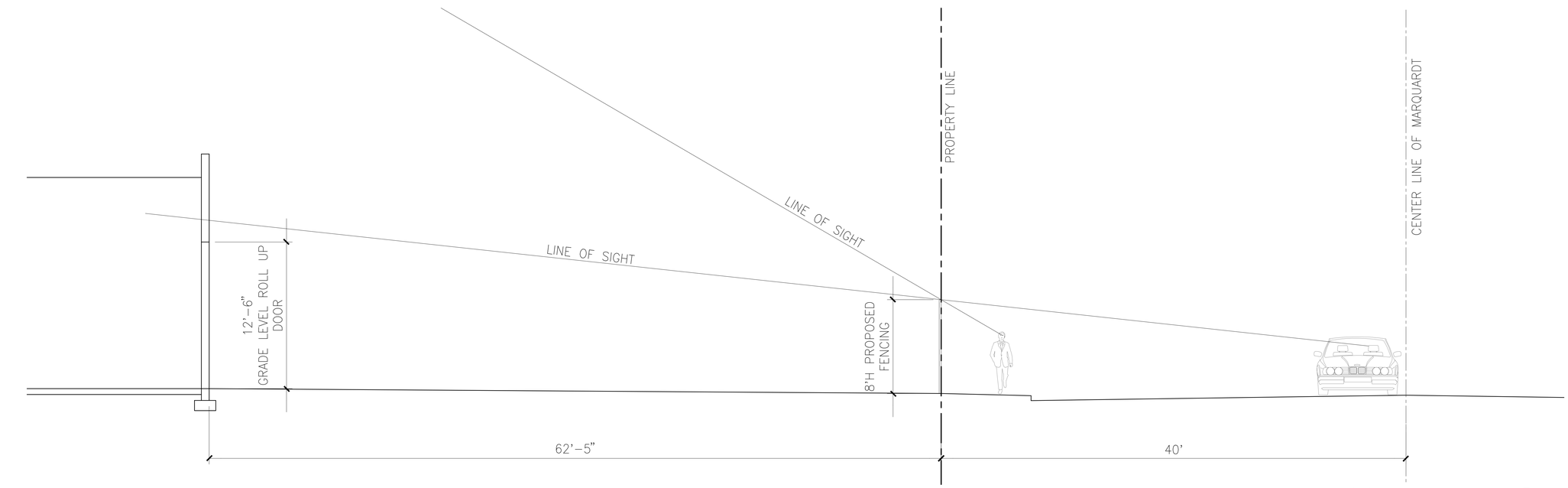


TRASH ENCLOSURE GATE ELEVATION 4



NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT

TRASH ENCLOSURE PLAN 2
SCALE: N.T.S.



SECTION @ ROLL UP DOOR A
scale: 1/4" = 1'-0"

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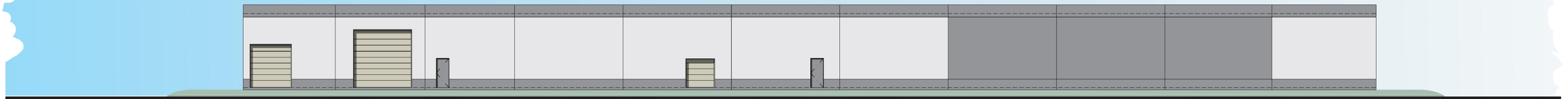
CIVIL	COORY
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: DETAILS

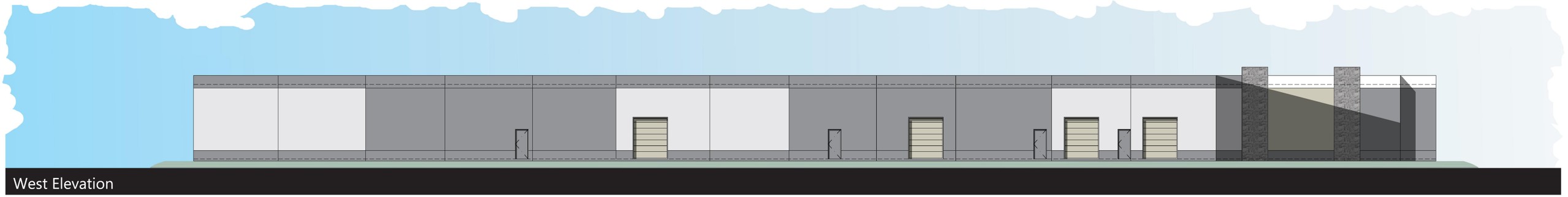
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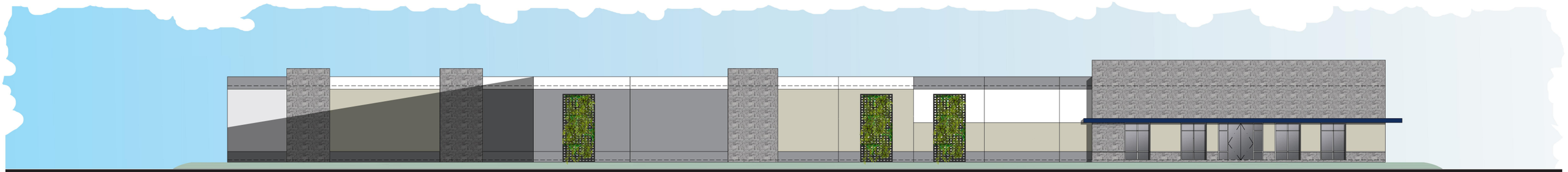
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North Elevation



West Elevation



South Elevation



East Elevation

FREEWAY DRIVE & MARQUARDT AVENUE

SANTA FE SPRINGS, CALIFORNIA

HPA architecture

StaleyPoint CAPITAL

Job No. 20047

CONCEPTUAL COLORED ELEVATIONS

04.26.2021

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15315, Class 15

Tentative Parcel Map (TPM) No. 83392

TPM No. 83392: A request for approval to subdivide a single parcel (APN: 8069-007-031) of ±4.98 acres into two parcels: Parcel 1 of 3.93 acres and Parcel 2 of 1.08 acres. (David Beckwith)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 83392, 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 Ordinances and consistent with the goals, policies and program of the City's General Plan; and
- Find that Tentative Parcel Map No. 83392 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find and determine that pursuant to Section 15315, Class 15 of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Tentative Parcel Map No. 83392, subject to the conditions of approval as contained with Resolution No. 187-2021; and
- Adopt Resolution No. 187-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant:

David Beckwith and Associates, Inc.
Attn: David Beckwith
1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007
Dbeckwith@dbainc.com

B. Property Owner:

Wilsonart I, LLC
13413 Galleria Circle, Suite 200
Austin, TX 78738
(254) 207-2036
cynthia.barrows@wilsonart.com

C.	Subject Property:	13911 Gannet Street APN: 8069-007-031 Santa Fe Springs, CA 90670
D.	Existing Zone:	M-2 (Heavy Manufacturing)
E.	General Plan:	Industrial
F.	CEQA Recommendation:	Categorical Exempt
H.	Staff Contact:	Jimmy Wong, Associate Planner Jimmywong@santafesprings.org Phone: (562)-868-0511 Ext 7451

LOCATION / BACKGROUND

The subject property, at 13911 Gannet Street, is located at the northeast corner of Gannet Street and Radburn Avenue. The subject property is comprised of a single parcel (APN: 8069-007-031) measuring approximately ±4.98 acres (±216,928.8 square feet). The property is zoned M-2 (Heavy Manufacturing) and is currently developed with a single building (approximately 67,974 square feet) and associated surface parking and landscape areas. The subject building is currently operated by Wilsonart, an engineered surfaces company.

TENTATIVE PARCEL MAP (TPM 83392)

The proposed Tentative Parcel Map (TPM) will effectively subdivide the subject site, which is currently comprised of a single parcel measuring approximately ±4.98 acres, into two separate parcels measuring 3.93 acres (parcel 1) and 1.08 acres (Parcel 2), respectively.

As stated within the attached TPM, the following easement was disclosed within the title report:

- For Underground electrical supply systems and communication systems, recorded June 21, 1973. (Southern California Edison)

Lot Size

	M-2 Min. Requirement	Parcel 1	Parcel 2
Lot Area	Min. 7,500 sq. ft.	171,190.80	47,044.80
Min. Width	75 ft.	455.6 ft.	193 ft.
Min. Depth	N/A		

Parking
The subject property is currently developed with a 67,974 square feet building.

20,000 sq. ft. / 500 sq. ft. per parking stall = 40 stalls

47,974 sq. ft. / 750 sq. ft. per parking stall = 64 stalls

Total required stalls = 104

The attached site plan indicated 105 parking stalls will be provided and maintained within parcel 1, therefore, the subject property will continue to meet the City's parking requirements after the proposed subdivision. It should be noted that parcel 2 will be vacant, however, any proposed development will need to meet the City's parking requirements.

STREETS AND HIGHWAYS
The subject site is located at the northeast corner of Gannet Street and Radburn Avenue. Both Gannet Street and Radburn Avenue are designated as a local industrial street, within the Circulation Element of the City's General Plan.

ZONING AND GENERAL PLAN
The subject property is currently zoned M-2, Heavy Manufacturing, with a general plan land use designation of "Industrial".

The existing Zone, General Plan and Land Use of the adjacent properties are shown in "Table 1" below:

	Zone	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	14704 Radburn Ave.: Metric Threaded Products
South	M-2, Heavy Manufacturing	Industrial	13930 Gannet St.: Global Syn-Turf
East	M-2, Heavy Manufacturing	Industrial	15015 Valley View Ave.: Unified Grocers Inc.
West	M-2, Heavy Manufacturing	Industrial	14815 Radburn Ave.: Office Chairs Inc.

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

Code.

The proposed tentative parcel map was sent to all the school district, utility company, and easement holders 20-day prior to the May 10, 2021 Planning Commission Meeting. 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 April 29, 2021. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center kiosk, and on the subject property on April 29, 2021 and published in a newspaper of general circulation (Whittier Daily News) April 29, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinances. 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 ink 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 by staff, 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). Pursuant to the California Environmental Quality Act (CEQA), this project is categorical exempt pursuant to 15315, Class 15 of the California Environmental Quality Act. Class 15 consists of the division of property in

urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning.

AUTHORITY OF PLANNING COMMISSION

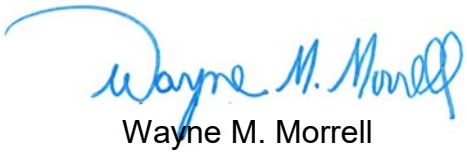
The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (187-2021), Staff finds that the applicant's Tentative Parcel Map request meets the criteria set forth in Section 66474 and 66474.6 of the State's Subdivision Map Act, for the granting of a Tentative Parcel Map (TPM No. 83392).

CONDITIONS OF APPROVAL

Conditions of approval for TPM No. 83392 are attached to Resolution 187-2021 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. Resolution No. 187-2021
    a. Exhibit A – Conditions of Approval
5. Tentative Parcel Map No. 83392
6. Site Plan – Parking Layout

Attachment 1 - Aerial Photograph



Attachment 2 - Public Hearing Notice

FILE COPY

04/29/2021
US POSTAGE $000.00º
ZIP 90670
041L11257783

CITY OF SANTA FE SPRINGS

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax

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

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 83392

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

TENTATIVE PARCEL MAP NO. 83392 - A request for approval to allow the subdivide the subject site, which is currently comprised of a single parcel measuring approximately ±4.98-acres (+216,928.8 square feet), into two separate parcels measuring 3.93-acres (Parcel 1) and 1.08-acres (Parcel 2), respectively.

PROJECT SITE: The project site is located at 13911 Gannet Street (APN: 8069-007-031) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: David Beckwith

THE HEARING will be held on **Monday, May 10, 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 review and analysis by staff, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project

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

Attachment 3 - Radius Map for Public Hearing Notice

A.T. & S.F.

STAGE

BORATE

ST

RADBURN AVE

ANSON

LOS COYOTES

GANNET

NORTH FORK CREEK

BONAVISTA AVE

RANCHO LOS CO

ORM 7425 - 20 - 21

P M 366

P M 2

P M 1 - 493 - 494

P M 1 - 83

P M 71

P M 378

P M 29-40

PAR B #3229 3-7-74

PAR 2 #3560

PAR 1 #3802 OF 3-21-7

PAR 2 #3802 OF 3-21-7

DRAINAGE EASE

PVT DRWY

Storm Drain Ease.

BDRY LINE PART 1 #3810

BDRY LINE PART 2 #3810

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Attachment 4 - Resolution 187-2021

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 187-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING TENTATIVE PARCEL MAP NO. 83392

WHEREAS, a request was filed for Tentative Parcel Map Case No.83392 to subdivide a single parcel (APN: 8069-007-031) of ±4.98 acres into two parcels: Parcel 1 of 3.93 acres and Parcel 2 of 1.08 acres; and

WHEREAS, the subject property is located at 13911 Gannet Street, with an Assessor's Parcel Number of 8069-007-031, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Wilsonart I, LLC, 13413 Galleria Circle, Suite 200, Austin, TX 78738; and

WHEREAS, the proposed Tentative Parcel Map is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to Section 15315, Class 15 of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department mailed a copy of the proposed tentative parcel map to all the school district, utility company, and easement holders 20-day prior to the May 10, 2021 Planning Commission Meeting; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 27, 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 April 29, 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 May 10, 2021 concerning Tentative Parcel Map No. 83392.

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 Class 15 of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines the project is categorical exempt, in that division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning. The proposed Tentative Parcel Map will subdivide a single parcel into two different parcels. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. TENTATIVE PARCEL MAP FINDSINGS

Pursuant to Section 154.07 of the City's Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

A) *Section 66473.5 and Section 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that*:

1. Approval of the proposed Parcel Map would promote several specific General Plan Goals and Policies as described in "Table 1" below:

Table 1

General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	**Goal 9:** Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The subdivision will produce an additional parcel that will provide the opportunity for a new industrial use which would add another business and job opporunities to the local Santa Fe Springs market.
	Goal 11: Support and encourage the viability of the industrial and commercial area of Santa Fe Springs	The subdivision of the existing lot will maximize the overall use of the subject property. A new vacant lot would also support and encourage the future use or development on the subject industrial zoned property within

		city limits thereby help expand the local industrial market.

2. The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore is in compliance with Government Code Section 66473.5 and 66474(a) and (b)

B) *Section 66474(c) and (d) of the Subdivision Map Act requires the site to be physically suitable for the type of development and proposed density of development.*

The proposed Tentative Parcel Map will subdivide an existing parcel into two (2) separate parcels. The two new parcels will meet the minimum lot size, width, and depth required for an M-2, Heavy Manufacturing, Zone in accordance with the City's Zoning Ordinance. The applicant does not have any proposed use or development for the newly created parcel at this time, however, any future use or development will be required to meet the City' Zoning Ordinance.

C) Section 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, the proposed Tentative Parcel Map does not involve any improvement, therefore, it will not likely cause substantial environment damage or cause serious public health concern.

D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As required by the Subdivision Map Act, all listed easement holders (Southern California Edison) were sent a "Non-interference Letter". To date, the City has not received any correspondence stating that the proposed Tentative Parcel Map would interfere with any of the listed easement. Additionally, as per the site plan provided by the applicant, Parcel 1 will continue to utilize existing driveways and thus access will remain unchanged. Parcel 2, when it is eventually developed or otherwise improved, will likely have separate access.

E) *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.*

The existing operation and future development will be required to meet all state and local ordinances, which include the California Regional Water Quality Control Board.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 187-2021 to approve Tentative Parcel Map Case No 83392 to subdivide a single parcel (APN: 8069-007-031) of ±4.98 acres into two parcels: Parcel 1 of 3.93 acres and Parcel 2 of 1.08 acres, and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to Section 15315, Class 15 of the California Environmental Quality Act, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of May, 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
Tentative Parcel Map No. 83392
(APN: 8069-007-031 13911 Gannet Street)

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

1. Final parcel map checking of $4,970 plus $295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING DEPARTMENT:
(Contact: Jimmy Wong 562-868-0511 x7451)

3. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.

4. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works and Planning Department for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

5. Applicant understands and agrees that Tentative Parcel Map No. 83392 shall expire 24 months after Planning Commission approval, on May 10, 2021, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 83392 shall not be effective until such time that a final map is recorded.

6. The "Subdivider," David Beckwith And Associates 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 concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or

employees receive notice of any such claim, action or proceeding the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

7. Applicant understands and agrees that the newly subdivided parcel must be screened and fenced off from public view prior to obtaining any building permit for a new development. *Note: Applicant must obtain Planning Department approval and thereafter a building permit for all new fencing*.

8. The newly subdivided parcel must maintain in a good manner, free of trash and debris.

9. The proposed Parcel 2 shall not be use for any outdoor storage activities without Planning and Development Department approval.

Attachment 5 –Tentative Parcel Map No. 83392

TENTATIVE PARCEL MAP No. 83392

IN THE CITY OF SANTA FE SPRINGS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING SUBDIVISION A PORTION OF PARCEL 3 AS SHOWN ON PARCEL MAP No. 1882, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29, PAGE 40 OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DAVID BECKWITH AND ASSOCIATES INC
RANCHO CUCAMONGA, CALIFORNIA

FEBRUARY 2021

UTILITY PURVEYORS

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
INTERNET:	SPECTRUM	(844) 717-8946
SCHOOL DISTRICT:	LITTLE LAKE CITY SCHOOL DISTRICT	(951) 736-5000
SEWER:	LOS ANGELES DEPARTMENT OF WATER AND POWER	(800) 342-5397
TELEPHONE:	AT&T	(844) 845-8024
WATER:	GOLDEN STATE WATER COMPANY	(800) 999-4033

SURVEYOR ABBREVIATIONS/LEGEND

- • FOUND MONUMENT AS NOTED
- CETB CITY ENGINEER'S TIE BOOK
- SNF SEARCHED NOTHING FOUND
- ⬡ INDICATES PLOTTED EASEMENTS (SEE BELOW FOR COMPLETE EASEMENT INFORMATION)

MONUMENT NOTES

1. FOUND SPIKE & WASHER W/ TAG ILLEGIBLE, FLUSH, ACCEPTED AS EC ON C/L OF GANNET STREET PER PM No. 1768 IN MB 26/51
2. FOUND SPIKE & WASHER W/ TAG ILLEGIBLE, FLUSH, ACCEPTED AS BC ON C/L OF GANNET STREET, FITS TIES PER PM No. 1768 IN MB 26/51
3. SNF, ESTABLISHED C/L INT OF GANNET STREET AND RADBURN AVENUE BY SINGLE PRORATION OF RECORD DISTANCE BETWEEN BC AND EC ALONG GANNET STREET PER PM No. 1882 IN MB 29/40
4. SNF, ESTABLISHED BC OF RADBURN AVENUE BY RECORD ANGLE AND DISTANCE FROM GANNET STREET PER PM No. 1882 IN MB 29/40
5. FOUND SPIKE W/ "+", NO TAG, FLUSH, ACCEPTED AS EC OF RADBURN AVENUE PER PM No. 1882 IN MB 29/40 AND PM No. 12444 IN MB 117/32
6. SNF, ESTABLISHED BC OF RADBURN AVENUE BY RECORD RADIUS BETWEEN TANGENTS PER PM No. 1882 IN MB 29/40
7. FOUND SPIKE W/ "+", NO TAG, FLUSH, ACCEPTED AS EC OF RADBURN AVENUE PER PM No. 1882 IN MB 29/40
8. FOUND SPIKE W/ "+", NO TAG, ACCEPTED AS C/L INT OF BORATE STREET AND RADBURN AVENUE PER PM No. 13359 IN MB 126/71, PM No. 15437 IN MB 160/30 AND PM No. 71202 IN MB 366/46
9. FOUND SPIKE & WASHER W/ TAG LS2760, FLUSH, ACCEPTED AS C/L INT OF ANSON AVENUE AND BORATE STREET PER PM No. 1768 IN MB 26/51 AND PM No. 71202 IN MB 366/45-16
10. FOUND SPIKE & WASHER W/ TAG ILLEGIBLE, FLUSH, ACCEPTED AS EC ON C/L OF BORATE STREET PER PM No. 1768 IN MB 26/51 AND PM No. 71202 IN MB 366/45-16
11. FOUND 2"IP W/ TAG LS3928, FLUSH, ACCEPTED AS END OF C/L OF BORATE STREET, PER PM No. 13359 IN MB 126/71 AND PM No. 15437 IN MB 160/30

RECORD DATA NOTES

(R1) RECORD DATA PER PARCEL MAP No. 1768, MB 26/51
(R2) RECORD DATA PER PARCEL MAP No. 1882, MB 29/40
(R3) RECORD DATA PER PARCEL MAP No. 13359, MB 126/71
(R4) RECORD DATA PER PARCEL MAP No. 15437, MB 160/30
(R5) RECORD DATA PER PARCEL MAP No. 12444, MB 177/32
(R6) RECORD DATA PER PARCEL MAP No. 71202. MB 366/45-46

EXISTING EASEMENTS

ITEM NUMBERS PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER No. 00141902-987-OC1-K27, DATED NOVEMBER 17, 2020.

THE FOLLOWING ARE EASEMENTS DISCLOSED WITHIN SAID REPORT. THE REVIEWER SHOULD REFER TO THE ABOVE STATED TITLE REPORT FOR ADDITIONAL ITEMS OF RECORD THAT MAY AFFECT SAID LAND.

(SURVEYOR'S COMMENTS IN PARENTHESES)

(A) FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED JUNE 21, 1973 AS INSTRUMENT No. 2343 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED HEREIN.

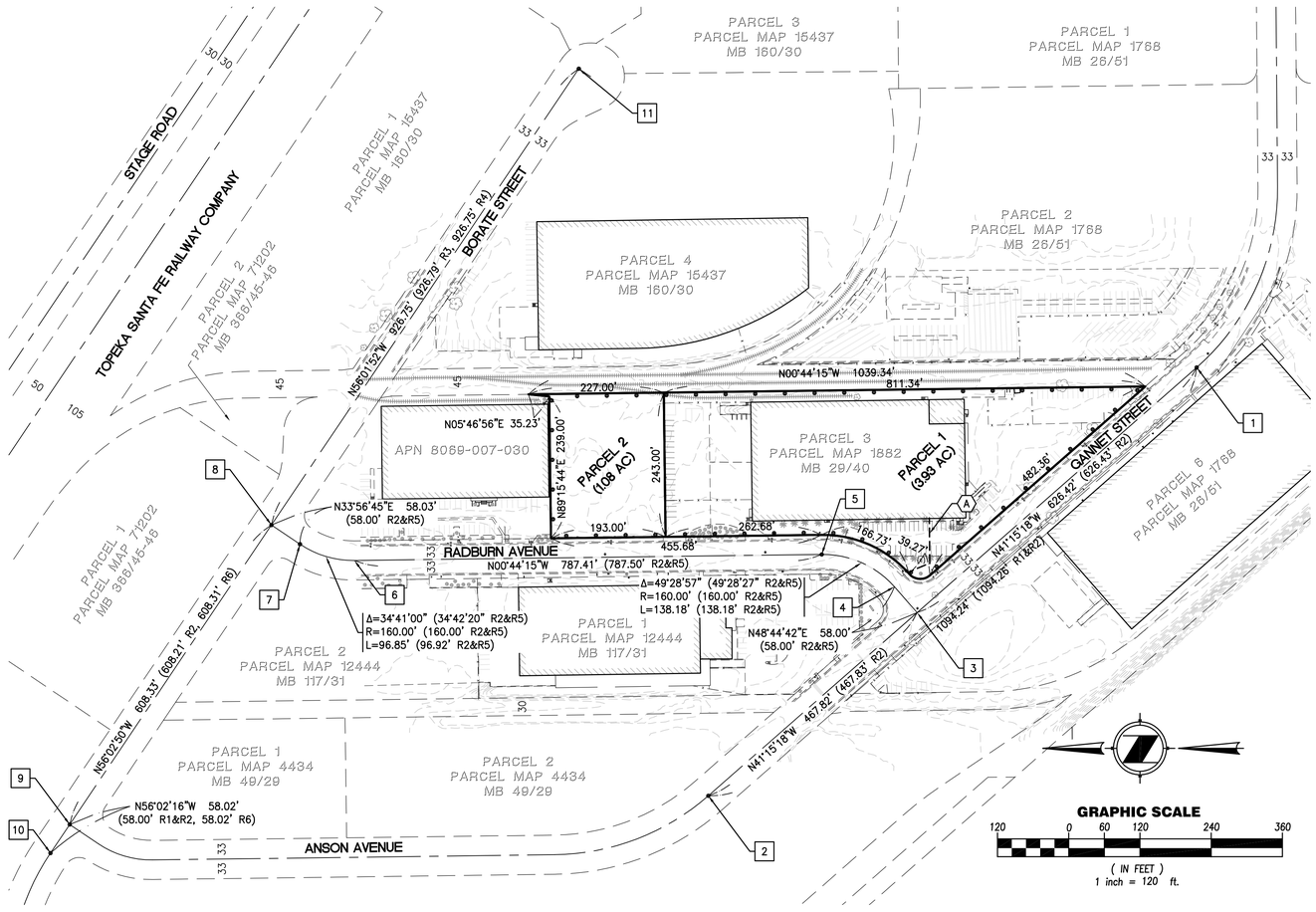
THREE (3) STRIPS OF LAND LYING WITHIN PARCEL 3, OF PARCEL MAP No. 1882, AS PER FILED IN BOOK 29, PAGE 40, OF PARCEL MAPS, IN THE RECORDER OF SAID COUNTY, SAID STRIPS BEING DESCRIBED AS FOLLOWS:

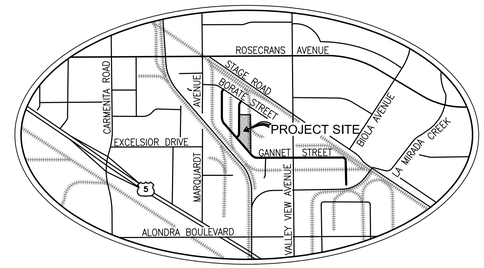
STRIP No. 1: SIX (6) FEET WIDE, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF GANNET STREET, 66 FEET WIDE, AND RADBURN AVENUE, 66 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE CENTERLINE OF SAID RADBURN AVENUE, N48°44'42"E, 33 FEET TO THE NORTHEASTERLY LINE OF SAID GANNET STREET; THENCE CONTINUING N48°44'42"E, 26 FEET; THENCE S41°15'18"E, 33 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID RADBURN AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S41°15'18"E, 7 FEET; THENCE S22°48'20"E, A DISTANCE OF 30.5 FEET.

STRIP No. 2: EIGHT (8) FEET WIDE, THE WESTERLY LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE CENTERLINE OF STRIP No. 1; THENCE S00°44'15"E, 8 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING S00°44'15"E, A DISTANCE OF 2 FEET.

STRIP No. 3: FOUR (4) FEET WIDE, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT POINT "A"; THENCE N89°31'55"E, A DISTANCE OF 77 FEET.

(CENTERLINE OF SAID EASEMENT IS PLOTTED HEREON. WIDTH AS DESCRIBED ABOVE)





VICINITY MAP
NTS

LEGAL DESCRIPTION

BEING A SURVEY OF A PORTION OF THE EAST HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF SANTE FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A COPY OF THE MAP MADE BY CHARLES T HEALY RECORDED IN BOOK 71819 AT PAGE 141, ET SEQ, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING A PORTION OF PARCEL 3 AS SHOWN ON PARCEL MAP No 1882 RECORDED IN BOOK 29 AT PAGE 40 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GANNET STREET (66.00 FEET WIDE) AND RADBURN AVENUE (66.00 FEET WIDE), AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID CENTERLINE OF RADBURN AVENUE, N48°44'42"E 33.00 FEET TO THE NORTHERLY LINE OF SAID GANNET STREET; THENCE S41°15'18"E THEREON 58.00 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY TERMINUS OF A CURVED EASTERLY LINE OF SAID RADBURN AVENUE SHOWN ON SAID PARCEL MAP AS A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, WHICH CURVE IS ALSO A CURVED WESTERLY LINE OF SAID PARCEL 3, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE FROM SAID TRUE POINT OF BEGINNING NORTHERLY ALONG SAID CURVED WESTERLY PARCEL LINE, A DISTANCE OF 39.27 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 193.00 FEET, WHICH CURVE IS THE NORTHWESTERLY LINE OF SAID PARCEL 3; THENCE NORTHEASTERLY ALONG SAID CURVED NORTHWESTERLY PARCEL LINE A DISTANCE OF 166.68 FEET TO A TANGENCY WITH A WESTERLY LINE OF SAID PARCEL 3; THENCE ALONG THE SAID WESTERLY PARCEL LINE N00°44'15"W 455.65 FEET; THENCE ALONG A LINE WHICH IS AT RIGHT ANGLES TO SAID LAST-DESCRIBED COURSE N89°15'45"E 239.00 FEET TO A POINT DISTANCE S89°15'45"W THEREON 4.00 FEET FROM THE EASTERLY LINE OF SAID PARCEL 3 SHOWN ON SAID PARCEL MAP AS HAVING A BEARING OF N00°44'15"W AND A LENGTH OF 1268.00 FEET; THENCE N05°46'56"E 35.23 FEET TO SAID EASTERLY PARCEL LINE; THENCE S00°44'15"E THEREON 1039.33 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 3, WHICH IS ALSO THE NORTHEASTERLY LINE OF SAID GANNET STREET; THEN N41°15'18"W THEREON 482.35 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THE OIL, GAS, AND OTHER PETROLEUM OR MINERAL SUBSTANCES LYING IN OR UNDER ALL OF THE HEREINABOVE-DESCRIBED LAND BELOW 100 FEET OF THE SURFACE THEREOF, BUT, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BE SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED OCTOBER 17, 1974 AS INSTRUMENT No. 23, OF OFFICIAL RECORDS

BENCHMARK

BENCHMARK No: BY8637

ROAD BECHMARK IN NORTH CURB 2 FEET WEST OF THE END OF CURB RETURN AT THE NORTHWEST CORNER OF VALLEY VIEW AVENUE AND GANNET STREET

ELEVATION= 81.552'

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE THE BEARING OF N48°44'42"E ALONG THE CENTERLINE OF GANNET STREET BETWEEN THE MONUMENTS LOCATED AT THE BEGINNING AND ENDING OF CURVES ON SAID STREET AS ESTABLISHED PER PARCEL MAP No. 1768 FILED IN BOOK 26, PAGE 51 OF PARCEL MAPS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

8069-007-031

SITE ADDRESS

13911 EAST GANNET STREET
SANTA FE SPRINGS, CA 90670

OWNERSHIP STATEMENT

THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER/DIVIDER

GENERAL PLAN LAND USE

INDUSTRIAL

SITE QUANTITIES

PARCEL 01 GROSS AREA:	171,151.67 SF (3.929 ACRES)
PARCEL 02 GROSS AREA:	46,968.97 SF (1.078 ACRES)
TOTAL GROSS AREA:	218,120.64 SF (5.007 ACRES)

CS/CF DISTRICT

NOT LOCATED WITHIN A COMMUNITY SERVICE AREA OR FACILITIES DISTRICT

LEGEND

- EXISTING BUILDING
- EXISTING CHAIN LINK FENCE
- EXISTING CONTOUR
- EXISTING PARCEL BOUNDARY
- EXISTING STREET CENTERLINE
- EXISTING STREET RIGHT-OF-WAY
- EXISTING TRAIN TRACKS/SPUR

SPECIFIC PLAN

NOT LOCATED WITHIN A SPECIFIC PLAN

SITE ZONING CLASSIFICATION

EXISTING: M-2 HEAVY MANUFACTURING
PROPOSED: M-2 HEAVY MANUFACTURING (NO CHANGE)

FEMA FLOOD ZONE

NOT WITHIN A FLOODPLAIN

GEOLOGIC HAZARDS

NO KNOWN GEOLOGIC CONDITIONS

PROJECT DESCRIPTION

SUBDIVISION OF EXISTING PORTION OF PARCEL 3 OF PARCEL MAP 1882 INTO TWO (2) PARCELS IN COMPLIANCE WITH THE CITY OF SANTA FE SPRINGS M2-HEAVY MANUFACTURING ZONING GUIDELINES.

APPLICANT/DEVELOPER/OWNER

WILSONART I, LLC
13413 GALLERIA CIRCLE, SUITE 200
AUSTIN, TX 78738
PHONE: 254.207.2036
CONTACT: CYNTHIA BARROWS
EMAIL: CYNTHIA.BARROWS@WILSONART.COM

PLAN PREPARER

DAVID BECKWITH AND ASSOCIATES, INC
9431 HAVEN AVENUE, SUITE 232
RANCHO CUCAMONGA, CA 91730
PHONE: 714.349.7007
CONTACT: DAVID M BECKWITH, PE
EMAIL: DBECKWITH@DBAINC.COM

TOPOGRAPHY SOURCE

DAVID BECKWITH AND ASSOCIATES, INC
9431 HAVEN AVENUE, SUITE 232
RANCHO CUCAMONGA, CA 91730
PHONE: 714.349.7007
CONTACT: DAVID M BECKWITH, PE
EMAIL: DBECKWITH@DBAINC.COM

DATE OF SURVEY: JANUARY 30, 2021

TENTATIVE PARCEL MAP 83392
PLAN PREPARATION DATE: 02/22/2021

REGISTERED PROFESSIONAL ENGINEER — DAVID MICHAEL BECKWITH — No. 73761 Exp. 06/30/21 — CIVIL — STATE OF CALIFORNIA

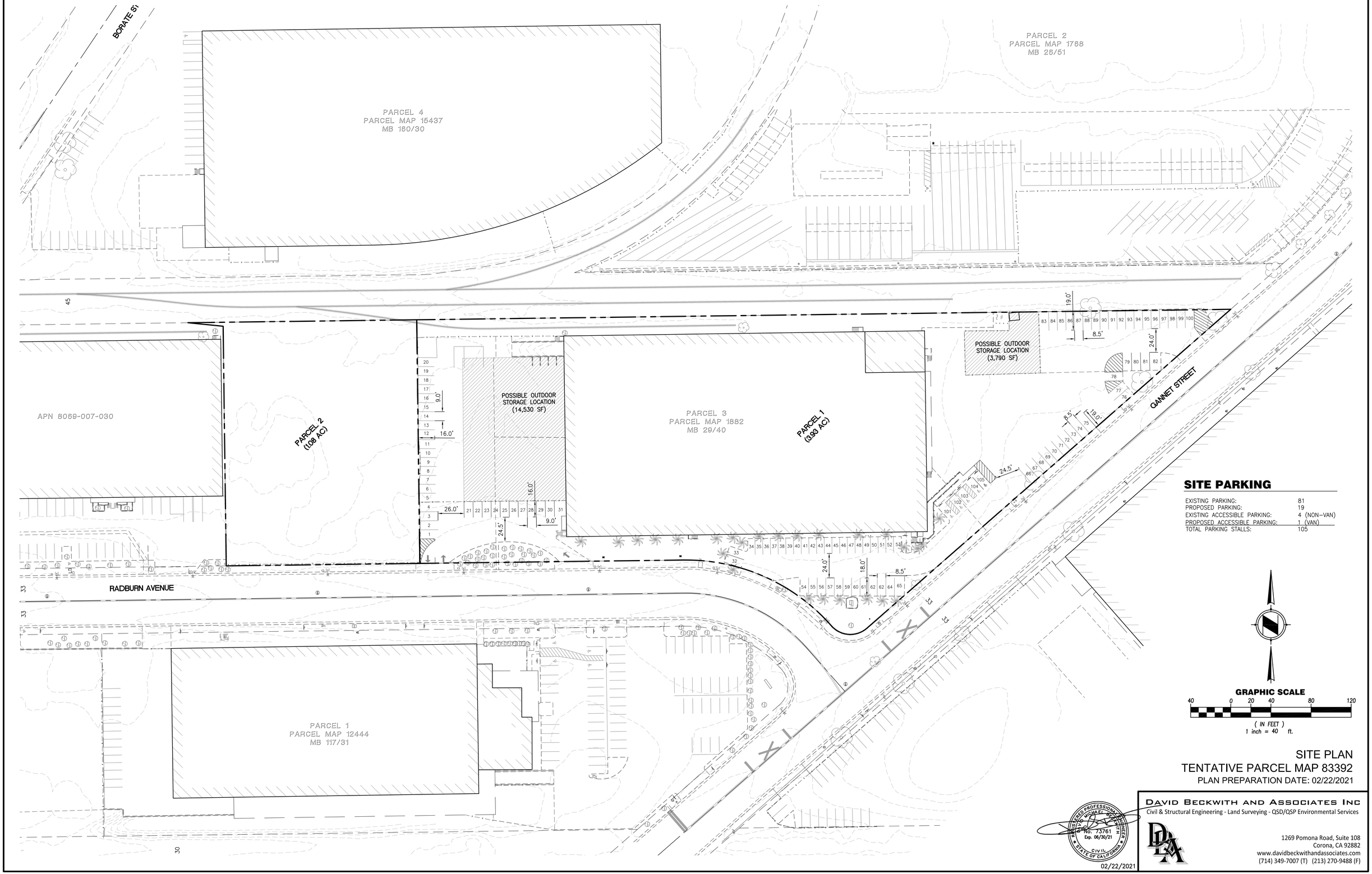
02/22/2021

DAVID BECKWITH AND ASSOCIATES INC
Civil & Structural Engineering - Land Surveying - QSD/QSP Environmental Services

9431 Haven Avenue, Suite 232
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www.davidbeckwithandassociates.com
(714) 349-7007

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Attachment 6 – Site Plan: Parking Layout



SITE PARKING

EXISTING PARKING:	81
PROPOSED PARKING:	19
EXISTING ACCESSIBLE PARKING:	4 (NON-VAN)
PROPOSED ACCESSIBLE PARKING:	1 (VAN)
TOTAL PARKING STALLS:	105

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

SITE PLAN
TENTATIVE PARCEL MAP 83392
PLAN PREPARATION DATE: 02/22/2021

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. MIDDLETON
No. 73761
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

02/22/2021

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Corona, CA 92882
www.davidbeckwithandassociates.com
(714) 349-7007 (T) (213) 270-9488 (F)

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CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 29

Compliance review of Alcohol Sales Conditional Use Permit Case No. 29 to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone.
(AMPM Mini Market Inc.)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before May 10, 2026, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

MJM Vallejo, the property owner and applicant of the subject Arco AM/PM, has operated the service station and mini-mart since 1992. The Arco AM/PM service station property is also occupied by an auto lube garage (operated by a different entity) on a 1.5-acre parcel located on the northwest corner of Carmenita Road and Florence Avenue. The mini-market provides food products and other convenient consumer goods including beer and wine for off-site customer consumption.

As is required by Section 155.628, all businesses within the City that are involved in the sale, storage, manufacturing or distribution of alcoholic beverages are required to obtain an Alcohol Sales Conditional Use Permit. In accordance with Section 155.628, the Applicant requested and was granted Alcohol Sales Conditional Use Permit No. 29 by the Planning Commission and the City Council at their respective meetings October 13, 2003 and October 16, 2003.

This matter is before the Planning Commission because a compliance review is now due to determine if the alcohol use and activities are being maintained in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Calls for service were received for the location, however, none of the calls were made as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the alcohol sales conditional use permit process, staff conducted an inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to other risk considerations such as schools, religious facilities, recreation or other public facilities attended or utilized by minors.

After conducting said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. Staff also checked with the Department of Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 17 which references the new compliance review due date.

1. That the sales of alcoholic beverages shall continue to conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.

2. That the Type 21 (Off-Sale General) Alcohol Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Alcohol Beverage Control.

3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.

4. That the applicant and/or his employees shall continue to be responsible for maintaining control of litter on the subject property.

5. That the applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licenses premises as set forth in Section 25602(a) of the State Business and Professions Code.

6. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.

9. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the Whittier Police Department and shall maintain signs prohibiting loitering.

10. That all other applicable requirements of the City Zoning Regulations, 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.

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

12. That vending machines, water machines, pay telephones, donation bins and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.

13. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.

14. That rooftop inflatable character balloons are prohibited at all times.

15. That a copy of these conditions shall be posted and maintained with a copy of the City's Business Operations Tax Certificate and the Fire Department Permits in a place conspicuous to all employees of the location.

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

17. ***That this Permit shall be subject to a compliance review in five years, no later than May 10, 2026, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

18. That failure to comply with the foregoing Conditions of this Permit shall be cause for the process to begin revocation of this Permit.

Dino Torres
Director of Police Services

Attachment(s)
1. Vicinity Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 29
MJM Vallejo/AMPM Mini Market Inc.
10717 Carmenita Road
Santa Fe Springs, CA 90670