



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
June 14, 2021
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

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

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

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

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

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

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

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the May 10, 2021 Planning Commission Meeting

6. PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 819

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing mono-palm wireless telecommunication facility (46'-10" facility height) and related unmanned equipment room at 9500 1/2 Norwalk Boulevard (APN: 8002-017-014), within the M-2, Heavy Manufacturing, Zone.
(Core Development Services on behalf of AT&T)

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1
Alcohol Sales Conditional Use Permit Case No. 78

Request for approval of Alcohol Sales Conditional Use Permit Case No. 78 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

8. 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

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request for a time extension of Development Plan Approval (DPA) Case Nos. 930 - 933 to allow the construction of four (4) new concrete tilt-up industrial buildings, ranging from 58,463 sq. ft. to 121,124 sq. ft., located on the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-047, 8005-015-048, 8005-015-049, 8005-015-050), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Maverick Natural Resources)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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; the Town Center Plaza (Kiosk), 11740 Telegraph Road, and City Library, 11700 Telegraph Road (Bulletin Board), not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

June 10, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

June 14, 2021

APPROVAL OF MINUTES

Minutes of the May 10, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the May 10, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the May 10, 2021 Planning Commission Meeting



APPROVED:

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

May 10, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:00 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
Cuong Nguyen, Senior Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the April 12, 2021 Planning Commission Meeting

It was moved by Commissioner Rounds, seconded by Commissioner Carbajal 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

Categorically Exempt – CEQA Guidelines Section 15332, Class 32 and Class 15
Tentative Parcel Map (TPM) No. 083429

Development Plan Approval (DPA) Case No. 978

Recommendations: That the Planning Commission:

- 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.

Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 6. Present via Zoom were applicant's representatives Jake LeBlanc & Jay Tanjuan

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

Commissioner Rounds inquired if this building has a tenant yet? Assistant Planner Claudia Jimenez replied that no tenant has been acquired as this is just a speculative building. Commissioner Rounds commented that when seeking a tenant, please make sure the tenant is a sales tax generator with this building being the point of sale location.

Chair Arnold inquired about the Environmental Report and questioned the proposed project trip count. Environmental Consultant Mark Blodgett explained the proposed trip count to the Planning Commissioners.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:17 p.m. and requested if the applicant or anyone from the

audience would like to speak on Item No. 6

Applicant's Representatives introduced themselves but had no comments.

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 6:23 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Jimenez, seconded by Commissioner Carbajal to approve Tentative Parcel Map (TPM) No. 083429 and Development Plan Approval (DPA) Case No. 978, 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. 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

Recommendations: That the Planning Commission:

- 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 Categorical Exempt; and
- Adopt Resolution No. 186-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 7. Present via Zoom were applicant's representative Architect Steve Hong of HPA Architects and owners Kevin Staley and Eric Staley.

Chair Arnold called upon the Planning Commissioners for questions or comments

Commissioner Rounds inquired if this building has a tenant yet? Associate Planner Jimmy Wong replied that no tenant has been acquired as this is just a speculative building.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7

Owner Kevin Staley notified the Planning Commissioners that his team is actively searching for a tenant hopefully with a tax generating point of sales. Mr. Staley went on to thank everyone for their guidance and support throughout this process, especially Associate Planner Jimmy Wong, and Director of Planning Wayne Morrell.

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 6:37 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Jimenez, seconded by Commissioner Carbajal to approve Development Plan Approval Case No. 981, and Zone Variance Case No. 90, 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.

8. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15315, Class 15
Tentative Parcel Map (TPM) No. 83392

Recommendations: That the Planning Commission:

- 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.

Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 8.

Chair Arnold called upon the Planning Commissioners for questions or comments

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:43 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:44 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Jimenez, seconded by Commissioner Hernandez to approve Tentative Parcel Map (TPM) No. 83392, 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.

9. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 29

Recommendations: That the Planning Commission:

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.

Chair Arnold requested a motion regarding Consent Item No. 9A.

It was moved by Commissioner Rounds, seconded by Vice Chair Jimenez to approve Consent Item No. 9A, 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

10. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal announced that the Women's Club raised over \$1,400 in raffle ticket sales and the Women's Club will be awarding five (5) scholarships this year. Commissioner Carbajal also wished her parents a heavenly 53 year anniversary.

Commissioner Rounds announced that things seem to be opening up and he looks forward to seeing people again.

Commissioner Rounds also announced the City's Anniversary and his wedding anniversary are the same date, May 15th.

All Commissioners wished all the mother's a Happy Mother's Day.

Staff:

Senior Planner Cuong Nguyen provided a progress report on the City's General Plan. Mr. Nguyen that the City is seven (7) months away to completion of the General Plan. Mr. Nguyen also thanked Commissioners Rounds and Carbajal for attending the General Plan workshop on March 31st. Mr. Nguyen also reported that due to cost saving measures the City is able to create an Economic Development Element to the General Plan.

11. ADJOURNMENT

Chair Arnold adjourned the meeting at 6:54 p.m. to the next regular Planning Commission meeting scheduled for June 14, 2021 at 6:00 p.m.

ATTEST:

Chair Arnold

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

June 14, 2021

PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 819

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing mono-palm wireless telecommunication facility (46'-10" facility height) and related unmanned equipment room at 9500 1/2 Norwalk Boulevard (APN: 8002-017-014), within the M-2, Heavy Manufacturing, Zone.

(Core Development Services on behalf of AT&T)

RECOMMENDATION

- Open the Public Hearing, receive any comments from the public regarding Conditional use Permit (CUP) Case No. 819, and thereafter continue the case to the next regularly scheduled Planning Commission meeting on July 12, 2021

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, this matter was set for Public Hearing. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 3, 2021, and published in a newspaper of general circulation (Whittier Daily News) June 3, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Staff is recommending a continuance of Conditional Use Permit (CUP) Case No. 819 to the next regularly held Planning Commission meeting on July 12, 2021, to allow the applicant additional time to review and comment on the conditions of approval presented by staff for the subject entitlement. Since the subject entitlement was publicly noticed, it is recommended that if any members of the public participate in the teleconference meeting and wish to comment, the Planning Commission should open the public hearing and receive the public comments, and thereafter take action to continue the project to the next meeting date.

Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Planning Commission Meeting

June 14, 2021

PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1 **Alcohol Sales Conditional Use Permit Case No. 78**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 78 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 78, and thereafter close the Public Hearing; and
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 78 subject to the conditions of approval contained within Resolution No. 188-2021 (attached).

- A. Applicant: LA Gift Baskets
13724 Borate Street
Santa Fe Springs, CA 90670
- Property Owner: WF Borate LLC
2550 Overland Avenue, Suite 200, Los Angeles, CA
90064
- B. Subject Property: 13724 Borate Street
Santa Fe Springs, CA 90670
- C. Existing Zone: Heavy Manufacturing (M-2)
- D. General Plan: Industrial
- E. CEQA Status: Categorically Exempt (Class 1)

BACKGROUND

LA Gift Baskets is a new business in the City involving the assembly of gift baskets that will contain a variety of products including food and alcoholic beverages. The business principals have entered into a lease agreement to occupy the property at 13724 Borate Street, which is developed with a 21,886-square foot building. The building will contain an office area, the gift basket assembly area, a storage area, and a show room to display merchandise and a variety of basket design ideas.

City Ordinance No. 834 approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, LA Gift Basket is requesting approval of Alcohol Sales Conditional Use Permit Case No. 78 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution use. Concurrent with this request, the applicant is also in the preliminary review process with the State Alcohol Beverage Commission ("ABC") to obtain a Type 21 Off-Sale General license for the this location. Staff does not foresee that the ABC License will be denied to the applicant. Nevertheless, should ASCUP Case No. 78 be approved and the ABC license be denied, the applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

STREETS AND HIGHWAYS

The subject site has access from Borate Street, which is designated as a local Industrial Highway on the Circulation Element of the City's General Plan.

ZONING AND LAND USES

The site, comprised of a single parcel of approximately 1-acre, is located at 13724 Borate Street and within the Heavy Manufacturing (M-2) Zone. The subject property is developed with a 21,886-square foot tilt-up warehouse building. The surrounding properties to the east, south, west and north of the location are also within the M-2 Zone and developed with industrial type warehouse buildings similar to the subject building.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building is existing and no exterior alterations and/or modifications will be conducted, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500-feet of the exterior boundaries of the subject property on June 1, 2021. The legal notice was also posted within the Santa Fe Springs City Hall, Library, and Town Center Hall as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 1, 2021.

ZONING ORDINANCE REQUIREMENTS

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the City Planning Commission and City Council shall consider, among other criteria, the following":

- a. **Conformance with parking regulations.** *The subject property was built in 1973 in accordance with the City's Development Standards. During this time, the City Code required 41-parking spaces; the development complied by providing the 41-parking spaces. The property continues to maintain the full 41 on-site parking spaces.*
- b. **Control of vehicle traffic and circulation.** *The subject property is a triangular shaped parcel with limited on-site vehicle circulation uncommon to typical industrial parcels. Nevertheless, with a few maneuvers on-site circulation is still available.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 5:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval, however, staff does not feel a need for on-site uniformed security.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located at the end of a cul-de-sac in an area mostly populated by other industrial/warehouse developments, and out of*

the way of walking paths to residential areas. The location is over 1.5-walking miles from Linus Catholic School and over 1.7-walking miles from John Glenn High School. Staff believes that the proposed alcoholic beverage use and the related activities will have minimal to no impact to sensitive uses considering their distance from the proposed use and the nature of the operation.

- f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use is not permitted to have any on-site consumption of alcoholic beverages. As a result, staff does not feel that there will be any negative impacts and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area.*
- g. Control of noise, including noise mitigation measures.** *The subject use will operate as a warehouse/distribution facility and all activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval and pursuant to the City's Property Maintenance Ordinance, the applicant is required to maintain the property free of all trash and debris.*
- i. Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing various type of alcoholic beverages in a form of a wrapped (sometimes boxed) gift basket to its customers via delivery vehicles. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, consistent with all alcohol sales conditional use permits, a compliance review will be conducted within the first year from the approval of this permit, and five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to correct them, staff has the authority to bring this matter back to the Planning Commission with a request*

to revoke the Permit.

APPEAL PROCESS

Section 155.865 of the City's Zoning Code sets an appeal process for the Planning Commission's decision as follows:

- (A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become effective 14 days after receipt by the applicant of written notice of the Commission's action.
- (B) Said 14 day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

STAFF COMMENTS

Staff finds that the proposed alcohol beverage warehouse and distribution use will have minimal to no impact to the overall general area and the proposed use is consistent with the warehouse/distribution activities already present in the general area. Moreover, Staff believes that the business will also have minimal impacts if it operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by ABC.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONIDITONS OF APPROVAL

Conditions of Approval are attached to Resolution No. 188-2021 as "Exhibit A".

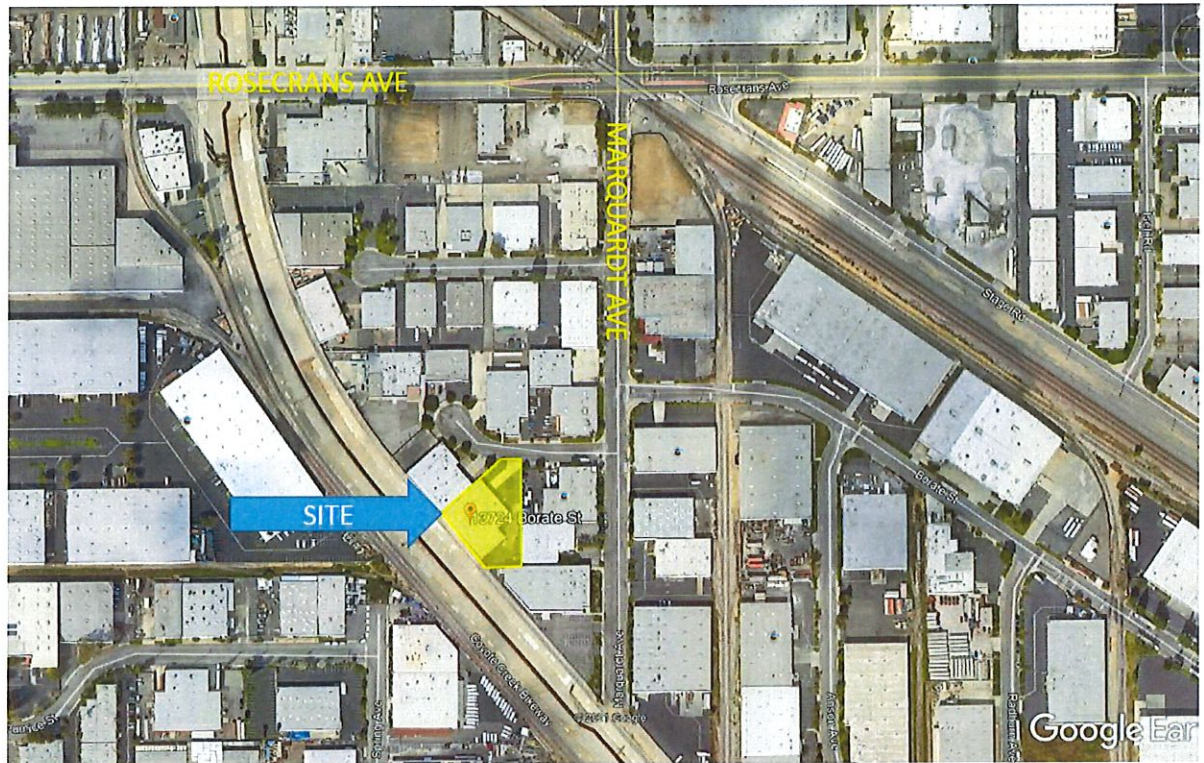


Dino Torres
Director of Police Services

Attachment(s)

- 1. Location Map
- 2. Resolution No. 188-2021

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 78

LA Gift Baskets
13724 Borate Avenue
Santa Fe Springs

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 188-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 78**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 78 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Baskets, a new business located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8069-003-03, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is WF Borate LLC, 2550 Overland Avenue #200, Los Angeles, CA 90064; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on June 1, 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 June 1, 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 June 14, 2021, concerning Alcohol Sales Conditional Use Permit Case No. 78.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Alcohol Sales Conditional Use Permit Case No. 78 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an existing business, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing

Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 78 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 188-2021 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 78 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 14th day of June 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

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request for an Alcohol Sales License to 13724 Borate Street, the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
5. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
6. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

(E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.

7. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
8. That the showroom area shall not exceed 15% of the gross area of the building.
9. 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.
10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
11. That ASCUP Case No. 78 shall be subject to a compliance review in one (1) year from the date the City Council approves this permit, to ensure that the business and its related alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
12. That before taking occupancy of the premises, the Applicant shall obtain a valid Business Operations Tax Certificate (business license) from the Santa Fe Springs Department of finance. To obtain an application, contact Claribel Catalan at (562) 868-0511.
13. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 6 and all other applicable regulations shall be strictly complied with.
14. That Alcohol Sales Conditional Use Permit Case No. 78 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 188-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 78**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 78 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Baskets, a new business located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8069-003-03, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is WF Borate LLC, 2550 Overland Avenue #200, Los Angeles, CA 90064; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on June 1, 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 June 1, 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 June 14, 2021, concerning Alcohol Sales Conditional Use Permit Case No. 78.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Alcohol Sales Conditional Use Permit Case No. 78 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an existing business, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing

Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 78 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 188-2021 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 78 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 14th day of June 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

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request for an Alcohol Sales License to 13724 Borate Street, the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
5. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
6. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

(E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.

7. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
8. That the showroom area shall not exceed 15% of the gross area of the building.
9. 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.
10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
11. That ASCUP Case No. 78 shall be subject to a compliance review in one (1) year from the date the City Council approves this permit, to ensure that the business and its related alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
12. That before taking occupancy of the premises, the Applicant shall obtain a valid Business Operations Tax Certificate (business license) from the Santa Fe Springs Department of finance. To obtain an application, contact Claribel Catalan at (562) 868-0511.
13. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 6 and all other applicable regulations shall be strictly complied with.
14. That Alcohol Sales Conditional Use Permit Case No. 78 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



City of Santa Fe Springs

Planning Commission Meeting

June 14, 2021

CONSENT ITEM

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request for a time extension of Development Plan Approval (DPA) Case Nos. 930 - 933 to allow the construction of four (4) new concrete tilt-up industrial buildings, ranging from 58,463 sq. ft. to 121,124 sq. ft., located on the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-047, 8005-015-048, 8005-015-049, 8005-015-050), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Maverick Natural Resources)

RECOMMENDATIONS

- Find and determine that granting a two (2) year time extension of Development Plan Approval Nos. 930, 931, 932, and 933 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a two (2) year time extension for Development Plan Approval Case Nos. 930, 931, 932, and 933 (until September 10, 2023), subject to the original conditions of approval for Development Plan Approval Nos. 930, 931, 932, and 933.

BACKGROUND

On September 10, 2018, the Planning Commission approved Development Plan Approval (DPA) Case Nos. 930, 931, 932, and 933 to allow the original applicant, Breitburn Operating L.P, to construct four (4) new concrete tilt-up industrial buildings, ranging from 58,463 sq. ft. to 121,124 sq. ft., located on the northwest corner of Telegraph Road and Santa Fe Springs Road. At the same meeting, the Planning Commission concurrently approved Tentative Parcel Map No. 78232 to allow the reconfiguration of an approximately 44.67-acre site into five (5) parcels. The intent was to create independent parcels for each of the four proposed buildings and retain one parcel for oil extraction operations.

Pursuant to Section 155.745 of the City's Zoning Ordinance, a Development Plan Approval shall become null and void if the permit is not utilized within 12 consecutive months. Staff understood the unique challenges the subject property faced to be prepared and ready for development and therefore, recommended that the original entitlements remain valid for an initial two (2) years from the September 10, 2018 approval date, which the Planning Commission concurred.

Within the first two years of their original approval, Breitburn Operations L.P. sold the well operations and entitlements to Maverick Natural Resources. With the transition,

Report Submitted By: Vince Velasco

Date of Report: June 10, 2021

Planning and Development Dept.

ITEM NO. 8A

Maverick Natural Resources became responsible for the well abandonment and re-abandonment of at least 12 oil wells, the rerouting of flowlines, and modernizing electrical equipment necessary to begin development. In September 2019, the Final Parcel Map, associated with the re-configuration of the 44.67-acre site, was recorded with Los Angeles County.

In March 2020, approximately six (6) months before the entitlements became null and void, Maverick Natural Resources submitted a request for a time extension to keep all four (4) DPA's valid. At their April 13, 2020 meeting, the Planning Commission approved a one (1) year time extension for DPA Case Nos. 930-933. Unfortunately, for Maverick Natural Resources, this approval came at the beginning of the Covid-19 worldwide pandemic. The financial hardships and operational changes brought upon by the pandemic made it difficult for the applicant to make very much progress. In fact, staff was recently informed that Maverick Natural Resources is in the process of selling parcels 1-3 (APN: 8005-015-047, 048, and 049) to E&B Natural Resources. Staff was also informed that Parcel 4 (APN: 8005-015-050) is in escrow to The Settling Work Defendants (SWDs), who are planning to develop Building 4 and thereafter locate a groundwater treatment system for the Groundwater Containment Project of Operable Unit 2 of the Omega Chemical Superfund Site (OU2). Prior to the commencement of said activity, the new owner will need to obtain approval of a Conditional Use Permit for their proposed use.

Since sales transactions are still ongoing, Maverick Natural Resources has submitted another time extension request to keep the subject entitlements valid for an additional two (2) years.

DESCRIPTION OF REQUEST

E&B Natural Resources has prepared a work plan for the next two (2) years (Attachment #3) to help convey the need for a two-year time extension to close escrow and immediately thereafter prepare the property for development. With the Purchase and Sales Agreement anticipated to be finalized by the end of June 2021, E&B Natural Resources will immediately continue to focus on the oil well abandonment and re-abandonment process beginning in July 2021. While the well abandonment process occurs, including infrastructure and developing well areas, E&B Natural Resources intends to work with potential developers to construct the entitled buildings. E&B Natural Resources has targeted July 2022 to begin construction of the proposed buildings on Parcel 1-3. Assuming that negotiations with a potential developer happens quickly, the new developer should be in plan check and/or have obtained necessary permits by the end of the 2-year time period.

As previously mentioned, Parcel 4 is being sold separately. It is estimated that Building 4 will enter plan check in the near future and will be purchased and occupied by The Settling Work Defendants, who will construct the proposed building on Parcel 4 and thereafter install a groundwater treatment system to treat the City's water supply that

has been impacted from the Omega Chemical Corporation for many years.

Although the entitlements have been extended once before, staff believes there is value in a further time extension to allow the future owners (E & B Natural Resources) an opportunity to complete the necessary site preparation work and thereafter facilitate the construction of the proposed buildings and drastically improve the subject property. If for some reason the subject entitlements are still not utilized in the next two (2) years, the Planning Commission will have an opportunity to re-evaluate the merits of the case and decide the future of DPA Case Nos. 930-933 at the end of 2 years.

ZONING REQUIREMENTS

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

City of Santa Fe Springs – Zoning Ordinance Section 155.745 – Expiration

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. In addition, the abandonment or nonuse of a development plate approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

STAFF CONSIDERATIONS

The applicant, Maverick Natural Resources, is currently in the process of selling the subject parcels along with the entitlements to two interested buyers. To keep the entitlements valid and allow the four subject buildings to be developed as proposed, staff is recommending that the Planning Commission grant a two (2) year time extension, until September 10, 2023, subject to the original conditions of approval. If for some reason the future owners require additional time at the end of two (2) years, they will need submit a subsequent time extension request along with an updated justification statement.



Wayne M. Morrell
Director of Planning

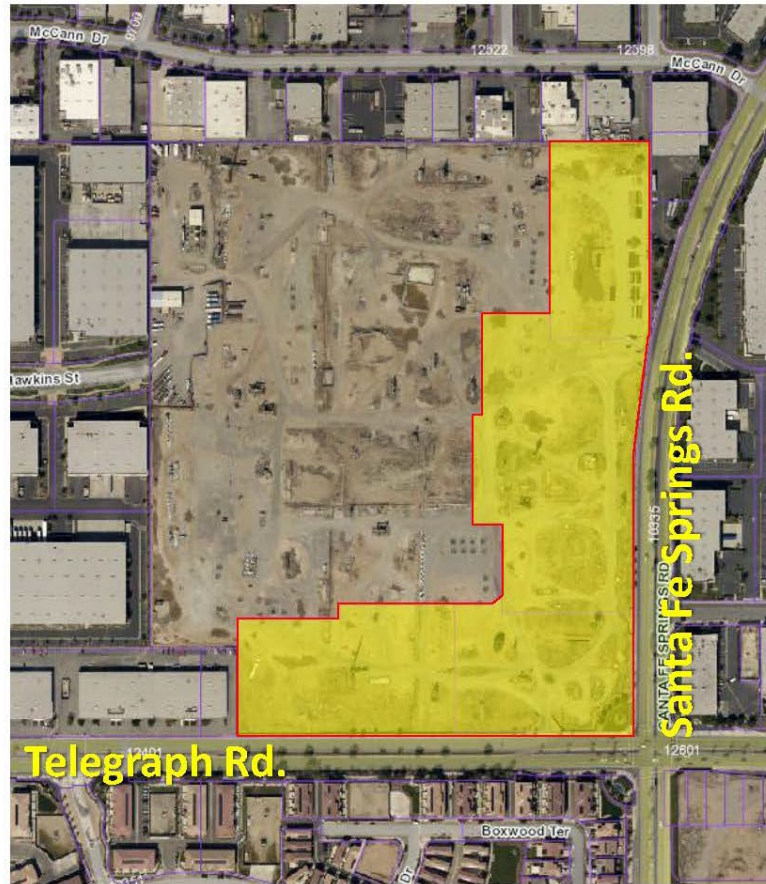
Attachments:

1. Aerial Photograph
2. Site Plan
3. Request for Time Extension & Work Plan
4. Approval Letter - September 10, 2018 – Original Conditions of Approval

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NOS. 930-933



NORTH

APN's: 8005-015-047, 8005-015-048, 8005-015-049,
and 8005-015-050
(N/W Corner of Telegraph Rd. and Santa Fe Springs Rd.)

[illegible]

Attachment 3: Request for Time Extension



1111 Bagby Street • Suite 1600
Houston • Texas • 77002
713-437-8000

May 21, 2021

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
Attn: Mr. Wayne Morrell
Ms. Claudia Jimenez

Re: City of Santa Fe Springs Resolution No. 82-2018

Dear Mr. Morrell & Ms. Jimenez,

Whereas, on September 10, 2018 the Planning Commission of the City of Santa Fe Springs adopted and approved the City of Santa Fe Springs Resolution No. 82-2018 being that resolution of the Planning Commission of the City of Santa Fe Springs Regarding Tentative Parcel Map No. 78232 & Development Plan Approval Case No. 930 & Development Plan Approval Case No. 931 & Development Plan Approval Case No. 932 & Development Plan Approval Case No. 933 in favor of Breitburn Operating L.P. (the "Resolution"); and

Whereas, the property owner is Breitburn Operating L.P., a wholly owned subsidiary of Maverick Natural Resources LLC, ("Maverick") with primary address of 1111 Bagby Street, Suite 1600, Houston, Texas 77002; and

Whereas, since January of 2019 Maverick has spent close to ten million dollars in furtherance of the development contemplated in the Resolution including but not limited work related to the formalization of the design and access according to the desires of the City of Santa Fe Springs, the marketing costs associated with finding a partner to develop the surface, legal fees, taxes, filing costs, and the abandonment of eleven oil wells on the property; and

Whereas, on September 18, 2019 the Tentative Parcel Map No. 78232 was subdivided and recorded in Book 405 Page 7 of the Official Records of the County of Los Angeles, California; and

Whereas, on April 14, 2020 Maverick was granted a one-year extension of the entitlements granted in the City of Santa Fe Springs Resolution No. 82-2018; and

Attachment 3: Request for Time Extension (Cont.)



1111 Bagby Street • Suite 1600
Houston • Texas • 77002
713-437-8000

Whereas, in May of 2021, and at request of the City of Santa Fe Springs, Maverick considered and in fact transferred ownership of Parcel 4 to a third party with designs to improve the city's natural environment; and

Whereas, the COVID-19 pandemic had devastating economic and social impacts resulting from the associated governmental efforts to curb its transmission, with return to business normalcy we anticipate that interest in commercial investment in the instant property to be renewed and invigorated in the immediate term; and

Whereas, we are in the process of soliciting a new round of bids for the development of Parcels 1-3 with the potential to begin the additional multi-million dollar land preparation this year.

Now therefore, Maverick respectfully requests a two-year extension of the entitlements granted in the City of Santa Fe Springs Resolution No. 82-2018.

Sincerely,

A blue ink signature of Justin E. Foley, consisting of stylized, overlapping loops and lines.

Justin E. Foley
Vice President – Land

Attachment 3: Request for Time Extension (Cont.)

1608 Norris Road • Bakersfield, CA 93308

May 25, 2021

City of Santa Fe Springs
Planning Department –
Attn. Mr. Wayne Morrell, Director
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Request for Time Extension (400 Block Project)
Development Plan Approval Case Nos. 930-933
Parcel Map 405-07-13, Lots 1, 2, 3, 4, and 5
APN 8005-015-047, -048, -049, -050 and -051
City of Santa Fe Springs, Los Angeles County, CA

Dear Mr. Morrell,

It was a pleasure speaking with you and your staff on Monday, May 25th regarding the referenced properties. The information provided by yourself, Mr. Nguyen and Mr. Velasco was very helpful. As stated during our conversation, Breitburn Operating LP, (a subsidiary of Maverick Natural Resources, LLC,) as Seller, and WG Holdings SPV LLC (E&B Natural Resources Management Corporation, Manager and Operator), as Buyer, have entered into a purchase agreement (PSA) regarding certain oil and gas operations and other properties in the City of Santa Fe Springs. It is anticipated that the PSA will close in mid-June.

Maverick sent a letter dated May 21 to the City of Santa Fe Springs requesting a two year extension of Parcel Map Development Plan (attached). E&B believes such an extension is critical to complete a successful project that is in the best interest of all parties. In this regard, E&B, through its Engineering Department, is providing a summary schedule of work (attached) necessary to complete the development project for your review. As you are aware, a great deal of work and expense has already been invested and the additional time will ensure the appropriate completion of a project that is in the best interest of all parties. E&B looks forward to a long and productive relationship with the City of Santa Fe Springs.

Please feel free to contact Mr. Ted Cordova (Ph. 562-548-6806) should you have any questions regarding the information provided.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Richardson', is written over the word 'Sincerely,'.

Gary Richardson
Vice President Business Development

California • Kansas • Louisiana • Wyoming

Bus: (661) 387-8500 • www.ebresources.com • Fax: (661) 687-8690

Attachment 3: Request for Time Extension (Cont.)

1608 Norris Road • Bakersfield, CA 93308

To: Gary Richardson
VP of Business Development
E&B Natural Resources Management Corporation

From: Samuel Layton, Production Operations Engineer
E&B Natural Resources Management Corporation
249 E Ocean Blvd., Suite 900
Long Beach, CA 90802

Date: 05/25/2021

Objective: Oil Field Work on 400 Block – Santa Fe Springs

The E&B Engineering Department proposes the following scheduled for the oil field work on the 400 Block of the Santa Fe Springs lease over the next 24 months. The work is divided into four categories: Well (Re)Abandonment, Infrastructure & Piping Work, Well Site Work, and Contingency/Compliance Work.

- Well (Re) Abandonment: 12 – 18 months
- Infrastructure & Piping Work: 6 – 12 months
- Well Site Work: 3 – 6 months
- Contingency/Compliance Work: 2 – 4 months

While the average well abandonment is usually 3 – 4 weeks, re-abandonments can average 8 – 10 weeks per well. An 18-month time frame is reasonable to re-abandon 7 – 10 wells (the exact number depends on local and state agency requirements).

The infrastructure work will consist of laying new process and gathering piping, transition from the current piping to the new system during a cutover, followed by the demolition of the old piping. The infrastructure work can begin after a majority of the well re-abandonments have been completed and continue concurrently thereafter.

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Attachment 3: Request for Time Extension (Cont.)

1608 Norris Road • Bakersfield, CA 93308

Well site work will involve building appropriate containment and enclosures around the wells selected to keep active (wells in parking lots of buildings etc.). This will be done in the form of fencing, masonry walls, and/or well cellars and grating, as dictated on a well-by-well basis. This work will begin towards the end of the oil field work as input from the developers will be considered during the design and construction of each well site.

Lastly, there may be additional construction requirements needed to keep the well sites in compliance from a regulatory standpoint, such as additional signage or modifications to enclosures. Due to the everchanging realm of regulatory requirements the exact standards in the year 2023 are unknown at this time. As the well site work is being completed, these demands should become evident. Therefore the 4-month contingency period can be considered concurrent with the finalization of the well site construction.

{SEE ATTACHMENT A}

Most Sincerely,

Samuel S Layton, PE
Production Operations Engineer
E&B Natural Resources – LA BASIN

California • Kansas • Louisiana • Wyoming

Bus: (661) 387-8500 • www.ebresources.com • Fax: (661) 687-8690

Attachment 3: Request for Time Extension (Cont.)

ATTACHMENT A

ES&J 2014 REC-BIOS
SPRINT 07/16/2021

400 BLDG DEVELOPMENT PLAN

DATE: 05/26/2021

No.	Activity	Name	Activity Description	Start Date	End Date	Duration (months)	Percent Complete
1	Well Replacements	Replacement of Well with Big		7/1/2021	1/1/2022	18	0%
2	Infrastructure	Lay New Process Piping / Remove Old Piping (Water Piping) Build up		7/1/2021	7/1/2022	12	0%
3	Develop Well Access	Build Well Paving / Gravel / Around Selected Wells in Phase of Paving List		1/1/2022	7/1/2022	6	0%
4	Complete Contingency	Request for Additional Work		3/1/2022	7/1/2022	4	0%
5	Construction of Paved Building (DEVELOPMENT)	Developer Stage Construction at Newly Owned or Completed		7/1/2022	TBD	12+	0%

Attachment 4: Approval Letter – September 10, 2018



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

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

September 18, 2018

Breitburn Operating LP
707 Wilshire Blvd. 46th Fl.
Los Angeles, California 90017

Attn.: Mr. Jackson Washburn
Senior Vice President

Re: **Tentative Parcel Map No. 78232**
Development Plan Approval Case Nos. 930, 931, 932, and 933
Northwest corner of Telegraph Road and Santa Fe Springs Road

Dear Mr. Washburn:

The Planning Commission, at their meeting on September 10, 2018, took action on your request for to allow a 44.67-acre site consisting of seven parcels to be subdivided into five parcels and developed with:

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel (Building 1);
DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel (Building 2);
DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel (Building 3);
DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel (Building 4);

The remaining 26.77-acre parcel will be reserved for oil extraction operations. The project site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor.

**The Building Official has assigned the following addresses: 12451 Telegraph Road (Building 1), 12551 Telegraph Road (Building 2), 10251 Santa Fe Springs Road (Building 3), and 10051 Santa Fe Springs Road (Building 4).*

The Planning Commission approved your requested entitlement subject to the findings and conditions of approval as provided within the attached Resolution 82-2018 and Exhibits A and B.

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

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

If you have any questions, please contact me at (562) 868-0511 x7354, or E-Mail laurelreimer@santafesprings.org.

Sincerely,



Wayne M. Morrell
Director of Planning

cc: City Council (Electronically)
Ray Cruz, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Noe Negrete, Director of Public Works (Electronically)
Robert Garcia, Associate Civil Engineer (Electronically)
Redford Bayan, Engineering Tech (Electronically)
Brent Hayward, Fire Chief (Electronically)
Tom Hall, Director of Environmental and Fire Prevention (Electronically)
Richard Kallman, Deputy Fire Marshal (Electronically)
Wayne Morrell, Director of Planning (Electronically)
Teresa Cavallo, Planning Program Assistant (Electronically)
File Copy

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 82-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 78232 &
DEVELOPMENT PLAN APPROVAL CASE NO. 930 &
DEVELOPMENT PLAN APPROVAL CASE NO. 931 &
DEVELOPMENT PLAN APPROVAL CASE NO. 932 &
DEVELOPMENT PLAN APPROVAL CASE NO. 933**

WHEREAS, a request was filed for Tentative Parcel Map No. 78232 to allow an approximately 44.67-acre site to be subdivided into five (5) parcels measuring 186,493 sq. ft. (Parcel 1), 153,827 sq. ft. (Parcel 2), 298,474 sq. ft. (Parcel 3), 140,791 sq. ft. (Parcel 4), and 1,166,135 sq. ft. (Parcel 5) in the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 930 to allow the construction of a 78,417 sq. ft. concrete tilt-up building (Building 1) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 931 to allow the construction of a 58,463 sq. ft. concrete tilt-up building (Building 2) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 932 to allow the construction of a 121,124 sq. ft. concrete tilt-up building (Building 3) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 933 to allow the construction of a 60,117 sq. ft. concrete tilt-up building (Building 4) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, the subject property is located at the northwest corner of Telegraph Road and Santa Fe Springs Road, with Accessor's Parcel Numbers of 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Breitburn Operating L.P., 7087 Wilshire Boulevard, 46th Floor, Los Angeles, CA 90017; and

WHEREAS, the proposed Tentative Parcel Map No. 78232 and Development Plan Approval Case Numbers 930 – 933 are considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on June 27, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 27, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 9, 2018 concerning Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930 - 933.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts to the environment, therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

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

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

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

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

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

SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

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

Approval of the proposed Parcel Map would promote a number of specific General Plan Goals and Policies as described in the table below:

General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The map will facilitate the development of four Class A buildings, which are expected to provide more jobs and generate a higher property tax than currently collected for the oil field.

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 several small parcels into five (5) parcels will provide industrial and commercial use that provide a more viable development opportunity of the subject site.
	Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	The project will construct four Class A buildings, which are expected to generate higher property taxes than currently collected for the oil field.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The consolidation of several small parcels, some of which are landlocked and unable to be developed, and subdivision into five (5) viable parcels will provide for industrial and commercial uses that provide a more viable development opportunity of the subject site.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation and subdivision of the existing lots enables the site to be developed into an industrial business park.

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

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

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the construction of four Class A industrial buildings on parcels 1, 2, 3, and 4. Parcel 5 will continue to be utilized for oil extraction operations. The existing zoning permits warehouse uses and oil and gas drilling for properties within the M-2, Heavy Manufacturing, zone. All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the future industrial business park, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readably available.

- 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 project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by various land uses. None of the parcels, pre and

post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed apartment project. According to the IS/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.

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

New easements for utility or roadways, if necessary, will be provided prior to final map approval. Two right-turn lanes are anticipated to be recorded on the final map.

- 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 will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board.

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

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed developments to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and

determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Regulations, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed 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.
2. The proposed project is an industrial business park, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new and attractive industrial business park on a site that is currently utilized for oil extraction operations. 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 proposed project complies with all development standards set forth in the M-2 Zone.

(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 parcel has been utilized for oil extraction operations for many decades. The proposed project will be a significant improvement to the subject site. The architect used multiple variations in height, setback, materials and color. The result is an attractive project with contemporary buildings that is comparable to other high quality office/industrial projects here in Santa Fe Springs. In addition, the project meets or exceeds all requirements of the City's Zoning Regulations. The project's overall compliance validates that it is in harmony with the overall intent of the City's Zoning Regulations.

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

The proposed buildings are well-designed and should be highly suitable for a variety of office, manufacturing or warehouse-type users. The design of the industrial business park provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the buildings, and present an attractive, distinctive façade to visitors. As designed, the new buildings are suitable for their intended users, and the distinctive design of the buildings represents the architectural principles of proportion and harmony. In addition, the buildings are designed with similar architectural features in order to create harmony and consistency throughout the development.

- (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 meets or exceeds all development standards set for in the City's zoning regulations and the project does not require any modification permits and/or zone variances. Landscaping helps to soften building mass and parking areas, loading doors and potential trucking activities are screened by the orientation of buildings, and meandering sidewalks throughout the site frontage provide a safe and attractive pedestrian pathway.

- (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 buildings are contemporary in design. The architect used variations in the provide setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area.

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

Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and

the community in general.” The Planning Commission finds that the new buildings will be an enhancement to the overall area. The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed buildings.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 82-2018 to approve Tentative Parcel Map No. 78232 to allow an approximately 44.67-acre site to be subdivided into five (5) parcels measuring 186,493 sq. ft. (Parcel 1), 153,827 sq. ft. (Parcel 2), 298,474 sq. ft. (Parcel 3), 140,791 sq. ft. (Parcel 4), and 1,166,135 sq. ft. (Parcel 5); to approve Development Plan Approval Case No. 930 to allow the construction of a 78,417 sq. ft. concrete tilt-up building (Building 1); to approve Development Plan Approval Case No. 931 to allow the construction of a 58,463 sq. ft. concrete tilt-up building (Building 2); to approve Development Plan Approval Case No. 932 to allow the construction of a 121,124 sq. ft. concrete tilt-up building (Building 3); to approve Development Plan Approval Case No. 933 to allow the construction of a 60,117 sq. ft. concrete tilt-up building (Building 4); and to approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), subject to conditions attached hereto as Exhibit A and Exhibit B.

ADOPTED and APPROVED this 10th day of September, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



Ralph Aranda, Chairperson

ATTEST:


Teresa Cavallo, Planning Secretary

Exhibit A
CONDITIONS OF APPROVAL FOR TPM 78232:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
3. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Laurel Reimer 562.868-0511 x7354)

4. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
5. 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.
6. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
7. Tentative Parcel Map No. 78232 shall expire 24 months after Planning Commission approval, on September 10, 2020, 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. 78232 shall not be effective until such time that a final map is recorded.

8. The "Subdivider," Breitburn Operating L.P., 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.
9. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.

The applicant identified below hereby confirms (1) that it has reviewed and understands each of the foregoing conditions for Tentative Parcel Map 78232, and (2) its willingness to accept and comply with them.

Name of Applicant – Print

Signature of Authorized Agent

Date

Exhibit B:
CONDITIONS OF APPROVAL FOR DPAs 930-933:

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

STREETS

1. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$203,715 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road & Santa Fe Springs Road.
2. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$5,000 for the upgrade and installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Santa Fe Springs Road as determined by the City Engineer and Fire Chief.
3. The applicant/or developer shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Telegraph Road & Santa Fe Springs Road street frontage. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. The applicant and/or developer shall design and construct/modify one (1) existing raised Median Island on Santa Fe Springs Road to accommodate left turns into the northernmost proposed driveway.
5. Prior to the issuance of building permits, the applicant and/or developer shall pay the costs associated with the furnishing and installation of traffic signal modifications; including protected Northbound/Southbound left turn traffic signal phasing at the intersection of Telegraph Road and Santa Fe Springs Road. The cost estimate for the modifications (add left turn phasing) at the Telegraph/Bloomfield signal is \$191,000.
6. Full street improvements shall be constructed to the City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street to be improved shall include Telegraph Road & Santa Fe Springs Road for the purpose of installing Right turn pockets. A soils report shall be prepared and submitted as directed by the City Engineer to determine proposed street structural section.
7. Street right-of-way easements shall be dedicated as follows:
 - a) Along the north side of Telegraph Road for the construction of a right turn pocket.
 - b) Along the west side of Santa Fe Springs Road for the construction of a right turn pocket.

8. 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.
9. 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 and/or developer shall pay \$ 3,000.00 to install (15) new signs.
10. The applicant and/or developer shall be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The applicant and/or developer shall be responsible for coordination of said work, as well as all associated fees, permits, materials, etc.
11. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

12. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road & Santa Fe Springs Road. Storm drain plans shall be approved by the City Engineer.
13. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant and/or developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
14. 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.
15. All buildings shall be connected to the sanitary sewers.
16. 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.
17. The applicant and/or developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

18. The applicant and/or developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing the 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

19. All points of access to the proposed development have been reviewed and approved by the City Engineer. Left turns will only be allowed into the proposed development from the most northerly driveway on Santa Fe Springs Road. Left turns out of the proposed development will be allowed from both northerly and southerly driveways on Santa Fe Springs Road.

FEES

20. The applicant and/or developer 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, if 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. This mitigation fee shall be paid prior to issuance of building permits.
21. The applicant and/or developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. The applicant and/or developer 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

23. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant and/or developer 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.
24. 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.
25. 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.

26. The applicant and/or developer 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 and/ or developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562.868-0511 x3320)

27. The applicant and/or developer shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services prior to building permit issuance.
28. The developer 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 developer or their representative any time, 24 hours a day.
29. In order to facilitate the removal of unauthorized vehicles parked on the property, the developer 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 developer 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. All work shall be conducted inside at all times including, but not limited to, all loading and unloading of trailers. Items shall not be left out awaiting loading.
31. Off-street parking areas shall not be reduced or encroached upon by outdoor storage and/or for the placement of merchandize.
32. All new businesses fronting on Telegraph Road shall be aware that they are subject strict noise levels pursuant to Section 155.424 (E).

33. 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.
34. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
35. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned.
36. During construction, out-houses, porta potties, or the like, shall not be visible from the public street and shall be maintained on a regular basis.

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

37. 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.
38. The applicant and/or developer 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.
39. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
40. 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.
41. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

42. If on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
43. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
44. Prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
45. Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
46. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
47. The applicant and/or developer shall apply for a permit with the Department of Fire-Rescue and comply with the requirements of Section 117.127 of the Santa Fe Springs Municipal Code, Criteria for Abandonment, prior to abandoning or re-abandoning any oil wells on-site.
48. A system for venting of abandoned oil wells over which there will be construction, in accordance with Section 117.130 of the Santa Fe Springs Municipal Code, shall be required. Plans for the venting system shall be submitted to the Department of Fire-Rescue prior to construction.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):
(Contact: Tom Hall 562.868-0511 x3715)

49. Permits and approvals. The applicant and/or developer 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.
50. The applicant and/or developer shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

51. The applicant and/or developer shall provide a sampling plan to the Department of Fire-Rescue for active oil wells that will be abandoned prior to site development.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

52. The developer 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.
53. 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.
54. 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: Laurel Reimer 562.868-0511 x7354)

55. Approval of Development Plan Approval Case Numbers 930, 931, 932 and 933 is contingent upon approval of Tentative Parcel Map Case No. 78232.
56. The owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
57. The owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
58. The owner/developer shall indicated on the first page of the construction drawings that the subject property is located within the methane zone. Said indication shall be clearly printed with a minimum 12 point font size.
59. The owner/developer shall apply for a Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
60. The owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to issuance of a building permit.

61. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
62. The owner/developer 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.
63. The owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal 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.
64. The owner/developer agrees and understands that any existing overhead utilities within the development shall be placed underground.
65. 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.
66. All approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area shall be determine by the City Building Department.
67. All outdoor trash enclosures shall provide a solid roof cover.
68. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

69. 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.
70. 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.
71. The owner/developer shall submit a mailbox plan (locations and sizes) for all parcels prior to the issuance of building permits. The plan shall be approved by the Santa Fe Springs Post Office. The owner/developer shall submit to the City a written confirmation from the Santa Fe Springs Post Office that the mailbox locations are approved. The City shall review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated.
72. 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.
73. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view, and 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.)*
74. 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).*

75. 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, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
76. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs 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.)
77. The applicant and/or developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Santa Fe Springs Road, use Telegraph Road or Santa Fe Springs Road as a staging area, or to back-up onto the street from the subject property.
78. All activities shall occur inside the buildings. 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.
79. 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.
80. The owner/developer 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.
81. 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.

82. 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.
83. 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.
84. Pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Planning or designee for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development.
85. 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.
86. Prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, 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 owner/developer to comply with such regulatory requirements.
87. The owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
88. The Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 930, 931, 932 and 933. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

89. The owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
90. 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.).
91. Prior to occupancy of the property/buildings, the owner/developer 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).
92. 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.
93. 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.
94. The owner/developer understands and agrees 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.
95. 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.
96. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

97. The applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
98. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.

The applicant identified below hereby confirms (1) that it has reviewed and understands each of the foregoing conditions for Development Plan Approval Case Numbers 930-933, and (2) its willingness to accept and comply with them.

Name of Applicant – Print

Signature of Authorized Agent

Date