# *City of Santa Fe Springs*

Planning Commission Meeting

# AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
January 10, 2022
6:00 p.m.

## VIA TELECONFERENCE

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

You may attend the Planning Commission meeting telephonically or electronically using the following means:
**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link: https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09
Zoom Meeting ID: 558 333 944 Password: 554545

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

**Public Comment:** The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the 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.

**Please Note:** Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**
Commissioners Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

**4. EX PARTE COMMUNICATIONS**
*This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.*

**5. 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.*

**6. MINUTES**
Approval of the minutes of the December 13, 2021 Planning Commission Meeting

**7. PUBLIC HEARING**
**(Continued from Planning Commission Meeting of November 8, 2021)**
CEQA - Adoption of Mitigated Negative Declaration
General Plan Amendment (GPA) Case No. 31
Zone Change (ZC) Case No. 140
Tentative Tract Map (TTM) No. 83383
Development Plan Approval (DPA) Case No. 982
Modification Permit (MOD) Case No. 1340

**GPA Case No. 31**: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

**ZC Case No. 140:** A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

**TTM No. 83383**: A request for approval to subdivide the air space of an approximately 3-acre parcel to 54 residential condominium units; and

**DPA Case No. 982:** A request for development plan approval to allow the construction of a new 54-unit condominium development and appurtenant improvements on the subject property; and

**MOD Case No. 1340:** A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

**8. PUBLIC HEARING**

Categorical Exemption – CEQA Guidelines Section 15301, Class 1 & Section 15302, Class 2

Conditional Use Permit Case No. 658-1

A request for the reconsideration of Conditional Use Permit Case 658 to allow the continued operation and maintenance of a 55-foot-high wireless telecommunication facility (stealth as a monopalm) and related improvements at 13917 Stage Road (APN: 8069-005-009) in the M-2, Heavy Manufacturing, Zone.
(AT&T Wireless - Reliant Land Service)

**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**

Conditional Use Permit Case No. 594-10

A compliance review to allow the continued operation and maintenance of a cement batch facility, located at 13651 Rosecrans Avenue (APN: 805-029-010), in the M-2, Heavy Manufacturing, Zone. (Bender Ready Mix)

**B. CONSENT ITEM**

Conditional Use Permit Case No. 736-3

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street. (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA, Inc.)

**C. CONSENT ITEM**

Conditional Use Permit Case No. 793-1

A compliance review to allow the continued operation and maintenance of a 60-foot-tall V-shaped digital billboard with 14’ x 48’ display areas on property located at 13530 Firestone Boulevard. (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Outdoor Associates, LLC)

**10. ANNOUNCEMENTS**

- Commissioners
- Staff

**11. ADJOURNMENT**

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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, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo
Planning Secretary

January 6, 2021
Date

**APPROVAL OF MINUTES**
Minutes of the December 13, 2021 Planning Commission Meeting

**RECOMMENDATION**
- Approve the minutes as submitted.

**BACKGROUND**
Staff has prepared minutes for the following meeting:

Minutes of the December 13, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.

Wayne M. Morrell
Director of Planning

Attachment:
Minutes of the December 13, 2021 Planning Commission Meeting

Report Submitted By: Teresa Cavallo,
Planning Program Assistant

Date of Report: January 6, 2022

**ITEM NO. 6**

**APPROVED:**

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

**December 13, 2021**

## 1. CALL TO ORDER

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

## 2. PLEDGE OF ALLEGIANCE

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

## 3. ROLL CALL

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

**Staff**: Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement

**Council:** None

**Members absent:** Chairperson Arnold

## 4. EX PARTE COMMUNICATIONS

None.

## 5. ORAL COMMUNICATIONS

None.

## 6. MINUTES

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

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

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

## PUBLIC HEARING

**7. PUBLIC HEARING (Continued from November 8, 2021 PC Meeting)**
CEQA - Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)
Development Plan Approval (DPA) Case No. 985
Conditional Use Permit (CUP) Case No. 822

**Recommendations:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, 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 Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and

- Find and determine that pursuant to Section 15302, Class 2 (b) (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, subject to the conditions of approval as contained within Resolution No. 200-2021; and
- Adopt Resolution No. 200-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 7. Present in the audience were Chik Fil A representatives Ed Harley and Carlos Arias.

Vice Chair asked if any of the Planning Commissioners had any questions.

Commissioner Carbajal inquired about the traffic study and the reason that the Chik Fil A located in the City of Norwalk was not included in the study. Staff responded that the Norwalk Chik Fil A does not have a two lane drive-thru and the traffic study utilized Chik Fil A's with a two lane drive-thru within the surrounding area. Commissioner Carbajal also inquired about the residential property within the surrounding area. Staff responded that the resident in question is the only resident within the surrounding area.

Commissioner Carbajal also inquired about when the current restaurant would be vacating the premises. Code Enforcement Officer Luis Collazo informed the Planning Commissioners that his entitlement being presented before the Planning Commission tonight was for the current restaurant and they notified Mr. Collazo that they are currently on a mon-to-month lease with an end date of May 2022.

Commissioner Rounds inquired about vehicle queueing and if Chik Fil A staff would be approaching vehicles for faster service. Staff responded that within the business plan submitted to the City this service would be provided.

Commissioner Rounds also thanked Chik Fil A for coming back to the City and looks forward to the business venture between Chik Fil A and the City.

Vice Chair Jimenez reopened the Public Hearing and requested if the applicant or anyone from the audience would like to speak on Item No. 7. Chik Fil A representatives addressed all the Planning Commissioners inquiries.

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

It was moved by Commissioner Rounds, seconded by Commissioner Carbajal to approved Development Plan Approval (DPA) Case No. 985, and Conditional Use Permit (CUP) Case No. 822, with the amended resolution, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

## 8. SPECIAL BUSINESS

Citywide Photo Contest - Planning Commission Selections

**Recommendations:** That the Planning Commission:

- Review the top 5 photo entries selected by the Planning Department Staff; and
- Based on originality and how well each image captures the vibrancy, vitality and livability of the City, select the top photo entry.

Vice Chair Jimenez called upon Associate Planner Vince Velasco to present Item No. 8.

After the Planning Commissioners viewed and discussed the photos submitted for the Citywide Photo Contest it was decided that Photo 2 was the winner in the Adult Category.

## 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

Conditional Use Permit Case No. 759-2

**Recommendations**: That the Planning Commission:

- Find that the continued operation of the subject indoor café with a drive-thru lane, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 759, be subject to a compliance review in five (5) years, on or before December 13, 2026, to ensure the subject indoor café with a drive-thru lane is still operating in strict compliance with the conditions of approval as stated within this staff report.

B. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 16

**Recommendations**: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 61, and request that this matter be brought back in five-years, before December 13, 2026, for another compliance review report.

Vice Chair Jimenez requested a motion regarding Consent Item Nos. 9A, and 9B.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve Consent Item Nos. 9A, and 9B, and the recommendations regarding this matter, which passed by the following roll call vote.

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

## 10. ANNOUNCEMENTS

Commissioners:

All the Planning Commissioners wished everyone a Merry Christmas and requested prayers for Ken Arnold and his family.

Commissioner Rounds indicated that City Council stopped by Chair Arnold's home on the night the Christmas Float and took pictures with him.

Vice Chair Jimenez thanked the Planning Commissioners for doing a great job together and doing what is right for our City.

Chair Arnold was present at the end of the meeting apologized for not being presented but wanted to provide an update on his health. He had surgery today and was recovering.

Staff:

Asst. Director of Planning Cuong Nguyen notified the Planning Commissioners that the Draft General Plan and EIR is available for review beginning November 3 – December 17, 2021 and notified Planning Commissioners of the three new mixed use zones.

**12. ADJOURNMENT**

Vice Chair Jimenez adjourned the meeting at 7:04 p.m. to the next regular Planning Commission meeting scheduled for January 10, 2021 at 6:00 p.m.

_____
Vice Chair Jimenez

**ATTEST:**

_____ _____
Teresa Cavallo Date
Planning Secretary

**PUBLIC HEARING**
**(Continued from Planning Commission Meeting of November 8, 2021)**
CEQA - Adoption of Mitigated Negative Declaration
General Plan Amendment (GPA) Case No. 31
Zone Change (ZC) Case No. 140
Tentative Tract Map (TTM) No. 83383
Development Plan Approval (DPA) Case No. 982
Modification Permit (MOD) Case No. 1340

**GPA Case No. 31**: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

**ZC Case No. 140:** A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

**TTM No. 83383**: A request for approval to subdivide the air space of an approximately 3-acre parcel to 54 residential condominium units; and

**DPA Case No. 982:** A request for development plan approval to allow the construction of a new 54-unit condominium development and appurtenant improvements on the subject property; and

**MOD Case No. 1340:** A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

**RECOMMENDATIONS:**

- 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 and determine that the proposed General Plan Amendment meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law as set forth in the procedures for amending the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.829 of the City's Zoning Ordinance, for the granting of a Zone Change; and
- Find that Tentative Tract Map No. 83383 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 that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones; and
- Recommend to the City Council, approval and adoption of the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects, with mitigation, on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as proposed, may have a significant effect on the environment; and
- Recommend to the City Council, approval of the proposed Mitigation Monitoring and Reporting Program (MMRP of Tentative Tract Map 83383, General Plan Amendment Case No. 31, Zone Change Case No. 140, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340); and
- Adopt Resolution No. 196-2021, which incorporates the Planning Commission's findings, recommendations and actions regarding this matter.

## GENERAL INFORMATION

| | | |
|---|---|---|
| A. | Applicant: | Melia Homes Inc.<br>Chad Brown<br>8951 Research Drive #100<br>Irvine, CA 92618 |
| B. | Property Owner(s): | Corp of the Presiding Bishop of the Church LDS<br>50 East North Temple Street, 12th Floor,<br>Salt Lake City, Utah 84150 |
| C. | Location of Proposal: | 11733 Florence Avenue<br>Santa Fe Springs, CA 90670 |
| D. | Existing Zone: | PF (Public Facilities) |
| E. | General Plan: | Public Facilities |
| F. | CEQA Status: | Adoption of Mitigated Negative Declaration |
| G. | Staff Contact: | Jimmy Wong, Associate Planner<br>Jimmywong@santafesprings.org |

## BACKGROUND:

The subject property, 11733 Florence Avenue, is located on the north side of Florence Avenue and west of Pioneer Boulevard. The subject property is comprised of a single parcel (APN: 8008-017-014), measuring approximately 3-acres. The property is currently zoned PF (Public Facilities) and developed with a single building (approximately 16,847 sq. ft.) that was constructed in 1967. The subject building was previously operating as a religious establishment (The Church of Jesus Christ of Latter-Day Saints).

The proposed development was originally scheduled for the September 13, 2021, Planning Commission Meeting. Prior to the meeting on September 13, 2021, staff received 11 comment letters/emails along with two (2) petitions (Attachment 5) related to the proposed development. On the day of the meeting, September 13, 2021, staff received three (3) additional comment letters/emails related to the proposed development.

At the September 13, 2021, Planning Commission meeting, after reviewing all submitted comment letters, Staff recommended that the subject GPA, ZC, TTM, DPA, and MOD be continued to allow staff sufficient time to properly address all submitted

comments and concerns and also allow the traffic consultant to conduct a full traffic study. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. One member of the public recommended that the items not be continued and instead be heard before the Planning Commission. After listening to the public testimony, the Planning Commission voted 4 Ayes and 1 Nay to continue the items to the Planning Commission meeting on November 8, 2021, at 6:00 p.m.

At the October 5, 2021, and October 19, 2021, City Council meetings, members of the public provided comments and concerns about the proposed project during the public comment period. They expressed their concern related to traffic, parking, the design of the project, and land use.

At the November 8, 2021, Planning Commission meeting, staff suggested continuing the subject GPA, ZC, TTM, DPA, and MOD to the December 13, 2021, Planning Commission meeting to allow additional time for the traffic consultant to conduct a traffic accident analysis as part of the traffic study. Prior to the Commission action, several members of the public expressed their concerns toward the proposed project. Few individuals of the public requested that the Commission continues this matter until after the holiday season. The applicant's representative, on the other hand, had expressed his opposition to delaying the project until after the holidays. After hearing all public testimony, the Planning Commission voted to continue this matter to the January 10, 2022, Planning Commission meeting.

Outreach Efforts:

From the onset of the proposed project Staff advised the developer to meet with the adjacent property owners and advise them of the project. The applicant reached out several times to the adjacent property owners either via mail, on-site visit, e-mail, or phone. On July 16, 2021, the applicant had reach out to the surrounding properties (500 feet radius) via mail (attachment 6a). According to the applicant, no resident has contacted the applicant prior to the September Planning Commission Meeting.

On October 20, 2021, the applicant hosted a community meeting at the subject site in an effort to listen to the community's concerns that was raised and hopefully find a viable solution that could meet everyone's goals. A notice was sent out on October 7th, 2021, to all residents immediately west of the subject site as well as others listed on the petition that was submitted to the City on September 7th (attachment 6b). According to the record, only one resident attended the community meeting.

Nevertheless, after reviewing all of the comments and concerns from members of the community, the applicant recently decided to revise their proposed development in an effort to find a compromise that addresses the various issues that were raised by the

public, yet also maintain an economically viable project

The project description below reflect the changes that were recently made within the revised plan.

**PROJECT DESCRIPTION:**

The applicant, Melia Homes Inc., is proposing to clear the site and thereafter develop a new 54-unit condominium development project on the subject ±3-acre property. The proposed project will need the approval of the following five entitlements. Below are the case numbers and a brief description of each entitlement request.

**General Plan Amendment (GPA) Case No. 31**: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple-Family Residential; and

**Zone Change (ZC) Case No. 140**: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

**Tentative Tract Map (TTM) No**. **83383**: A request for approval to subdivide the air space of an approximately 3-acre parcel to 54 residential condominium units; and

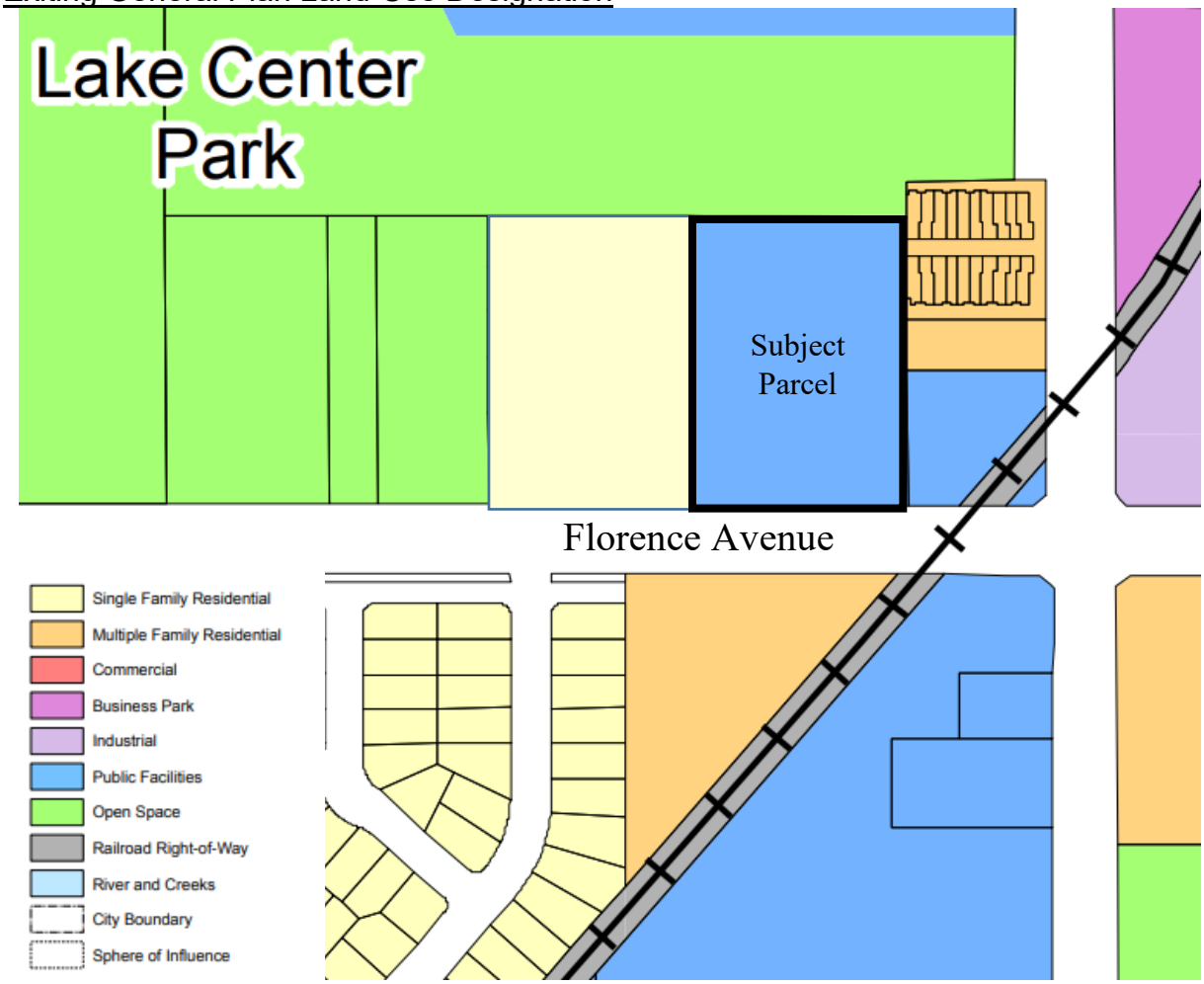
**Development Plan Approval (DPA) 982**: A request for approval to allow the construction of a new 54-unit condominium development and appurtenant improvements on the subject property; and

**Modification Permit (MOD) Case No. 1340**: A request for modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

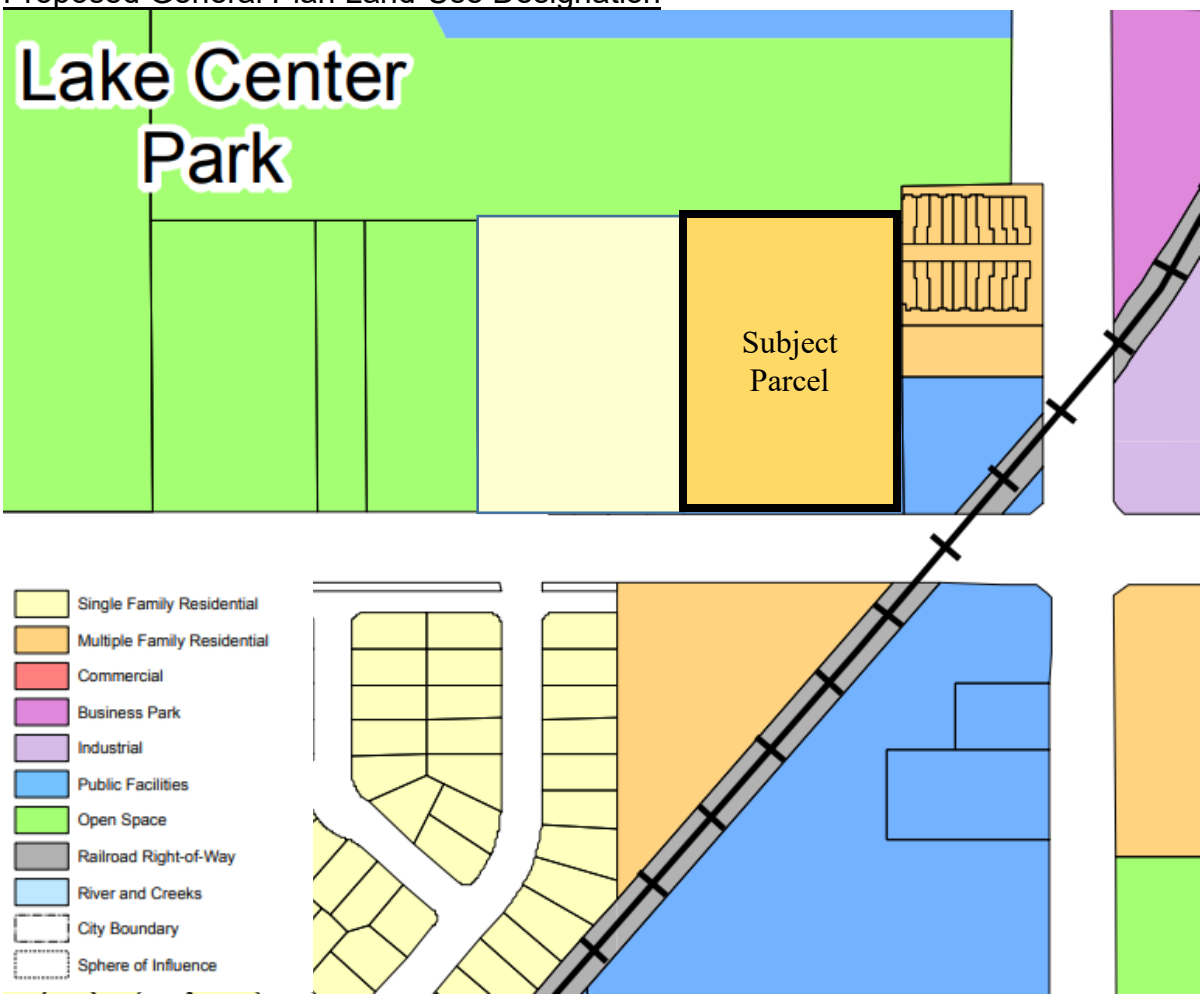
**GENERAL PLAN AMENDMENT CASE NO. 31**

The applicant, Melia Homes Inc., is requesting approval to amend the City's General Plan land-use designation of the subject parcel (APN: 8008-017-014) from Public Facilities to Multiple-Family Residential.

Exiting General Plan Land-Use Designation



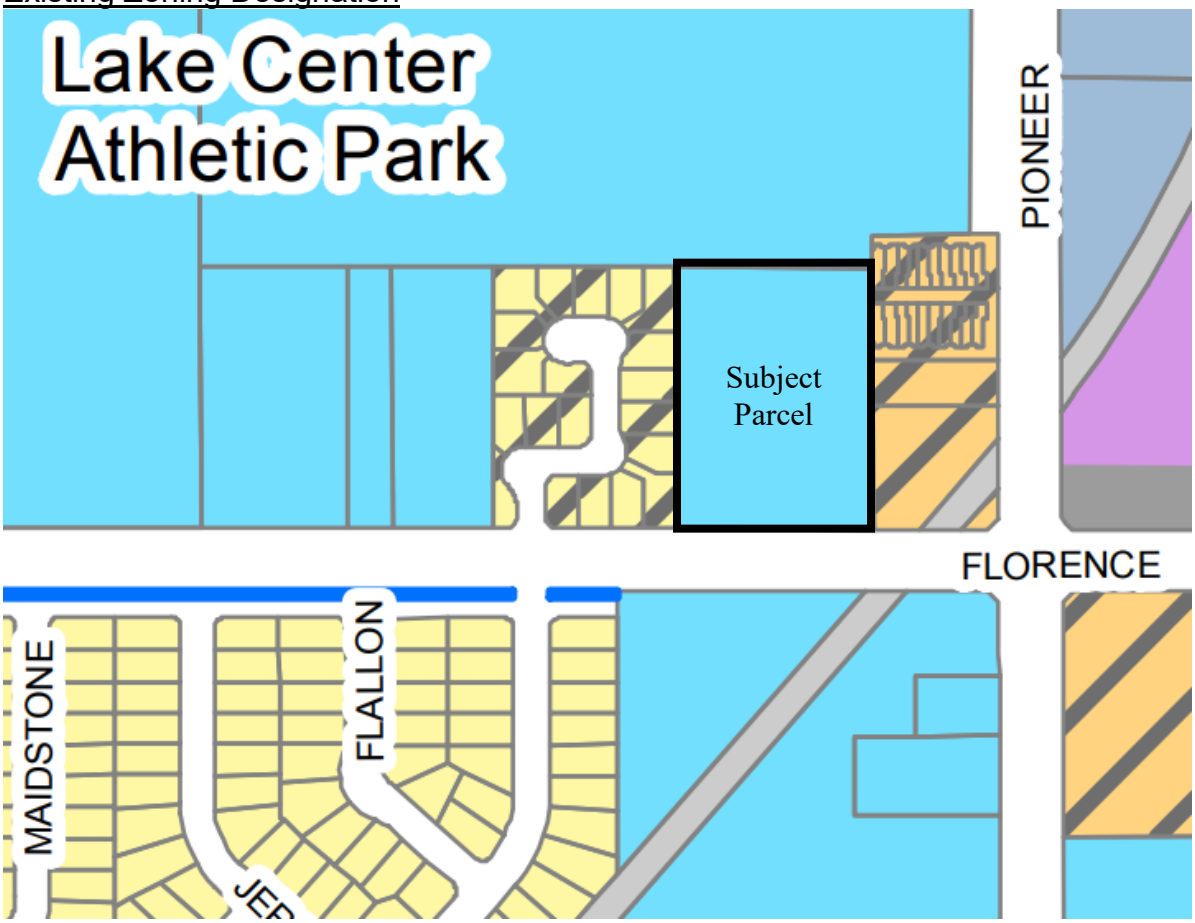
Proposed General Plan Land-Use Designation



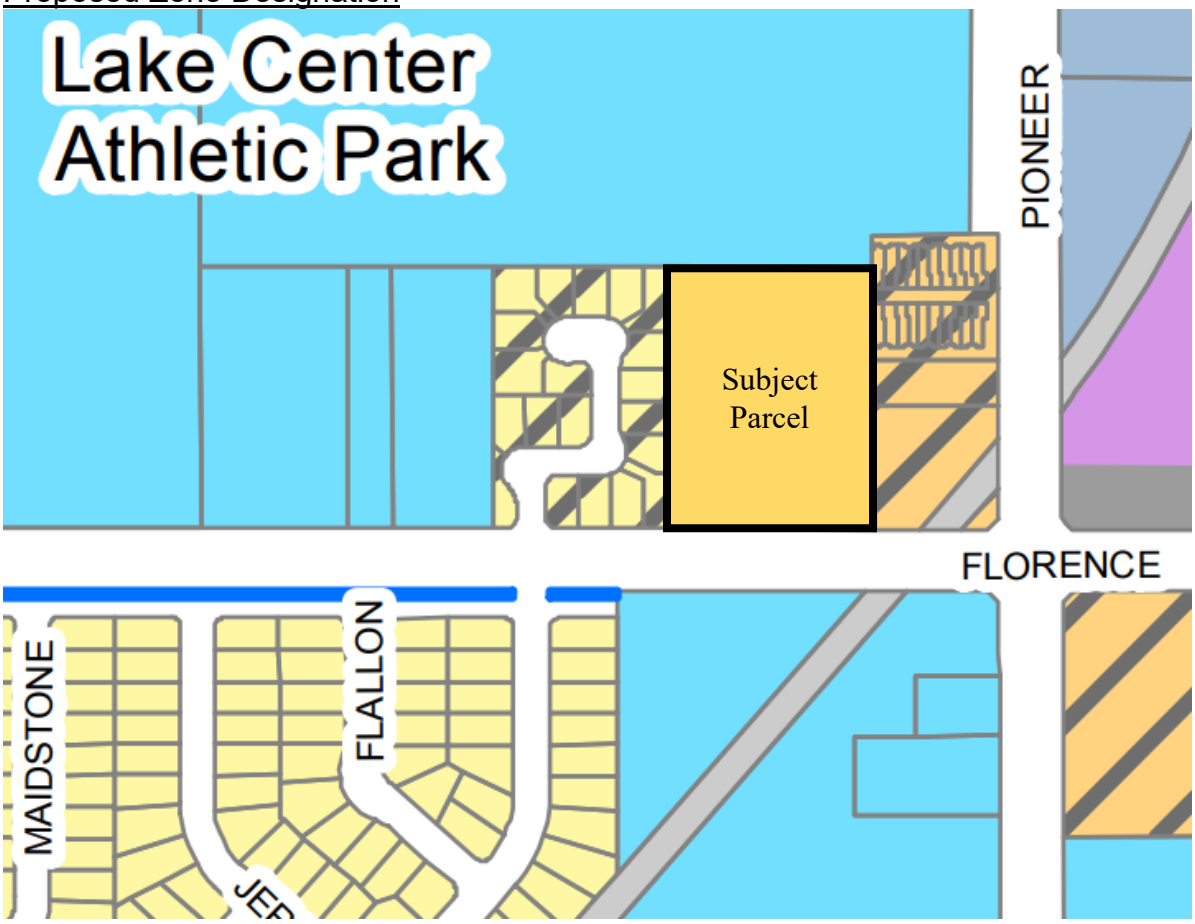
**ZONE CHANGE CASE NO. 140**

The applicant, Melia Homes Inc., is also proposing to change the zoning of the subject parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone.

Existing Zoning Designation



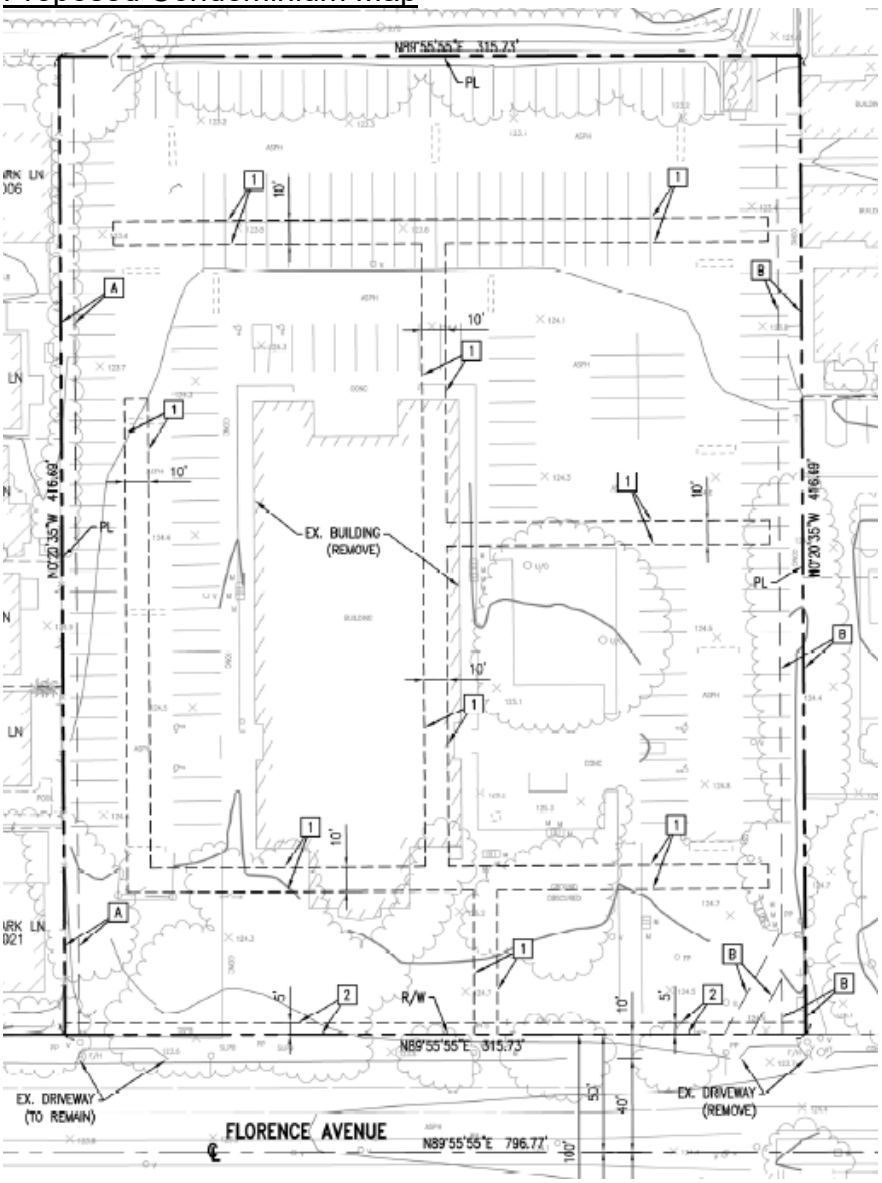
Proposed Zone Designation



## TENTATIVE TRACT MAP NO. 83383

The proposed Tentative Tract Map will effectively subdivide the air space of the existing approximately 3-acre parcel (APN: 8008-017-014), and thereby creating 54 condominium units for 11 buildings.

Proposed Condominium Map




## DEVELOPMENT PLAN APPROVAL CASE NO. 982

As mentioned previously, the applicant is proposing to construct a new 54-unit condominium development and appurtenant improvement on the subject property. The

proposed development will consist of 11 buildings and each of the buildings will contain four (4) to seven (7) condominium units.

As mentioned previously, the applicant recently decided to modify the proposed development in order to address the various concerns expressed by members of the public related to density, parking, traffic generation, and privacy. Specifically, the proposed modifications include the following: (1) reducing the unit count from 63 units to 54 dwelling units, even though the R-3 zone would allow for up to 65 dwelling units on the subject property; (2) Reducing the overall height of the westerly units by incorporating 2-story attached units along the western boundary of the project; (3) increasing guest parking spaces on-site from 22 to 34 stalls, which brings the overall parking ratio for the condominium development to 2.63 spaces per unit; and (4) increasing the setback for the majority of the westerly buildings from 36 feet to 38 feet, with a setback distance for the northerly, rearmost, building increasing from a 22 feet setback to 26 feet.

Site Plan

The approximately 3-acre property consists of one (1) existing building measuring 16,847 sq. ft. The applicant, Melia Homes Inc., is proposing to demolish the existing church structure and thereafter construct 11 residential buildings: one (1) 2-story building; three (3) buildings with a mixture of 2-story and 3-story; and seven (7) 3-story buildings The total building area for the 11 buildings is 94,340 sq. ft., with a 35% lot coverage. The eleven (11) buildings will provide a total of 54 new for-sale market-rate condominium units.

As noted previously, all proposed units along the westerly portion of the project will be 2-story with a minimum setback of 26 ft. from the west property line for the most northerly building and a maximum setback of 62 ft. for the most southerly building.

As required under the proposed R-3, Multiple-Family, Zone, the proposed development will have a minimum 20 ft. setback along the front property line (Florence Avenue), and a minimum 15 ft. setback from the rear property lines. Additionally, all proposed buildings will have a minimum building separation of 25 feet.

The proposed condominium development will provide a total of 27,800 sq. ft. of common open space, which includes an open recreational/children's play area, covered picnic table, and bbq amenities located between buildings 3 and 4.

The applicant is proposing a single 26 ft. wide driveway for egress and ingress along Florence Avenue. Additionally, there will be one pedestrian gate for entry and exit along Florence Avenue. It should be noted that while there is a pedestrian gate within the front area, the subject condominium development is not a gated community.

Floor Plan

The floor plan for the proposed development is summarized in the following table:

| Number of Unit | Floor Plan | Story | Bedroom | Square Footage |
|---|---|---|---|---|
| 8 | Plan 1 | 3 | 2 BD + Den | 1,528 |
| 9 | Plan 2 | 3 | 3 BD + Den | 1,640 |
| 16 | Plan 3 | 3 | 3 BD | 1,702 |
| 14 | Plan 4 | 3 | 3 BD + Den, Opt 4th | 1,801 |
| 7 | Plan 5 | 2 | 4 BD | 2,130 |

The proposed 3-story condominiums will consist of 2-bedroom units and 3-bedroom units, with some 3-bedrooms units having an option for a 4th bedroom by converting the den located on the first floor. The floor area will range from 1,528 sq. ft. to 1,801 sq. ft. The first floor will consist of a 2-car garage and a den along with a storage area for trash bins. The second and third floors will consist of habitable space and a balcony area.

The proposed 2-story condominium will consist of 4-bedroom units only, with a total floor area of 2,130 sq. ft. The first floor will consist of a 2-car garage with a storage area for trash bins and habitable space. The second floor will consist of habitable space only.

Elevations

The architectural design of the proposed buildings are characterized as contemporary. Design features include utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.

The maximum building height from the finished grade to the top of the roof ridges will be 35 ft. for the three-story units and 23′-6″ for the two-story units.

**§ 155.097 BUILDING HEIGHT.**

The building height shall not be greater than 25 feet; except, that buildings of greater height may be permitted; provided, that they comply with the additional side and rear yard requirements as set forth in this subchapter.

**§ 155.101 YARD REQUIREMENTS FOR BUILDINGS OF ADDITIONAL HEIGHT.**

For each additional 10 feet, or fraction thereof, above the height limitation of 25 feet the front, side and rear yard setback requirements shall be increased five feet.

According to the City of Santa Fe Springs' Zoning Ordinance, the maximum building height within the R-3, Multiple Family, Zone shall not be greater than 25 ft., except that buildings of greater height may be permitted provided they comply with additional side and rear yard setback requirements set forth in Section 155.101 of the City's Zoning Ordinance.

As proposed, the maximum building height of 35 ft. is 10 ft. above the height limitation of 25 ft. therefore the Code requires an additional 5 ft. for the front, side, and rear setbacks.

| | REQUIRED SETBACK (MIN.) | WITH ADDT'L 5' SETBACK (MIN.) | PROPOSED SETBACK (MIN.) |
|---|---|---|---|
| **Front** | 15 ft. | 20 ft. | 20 ft. |
| **Side (east)** | 5 ft. | 10 ft. | 12 ft. |
| **Side (west)** | 5 ft. | 10 ft. | 26 ft. |
| **Rear** | 5 ft. | 10 ft. | 15 ft. |

The proposed buildings, therefore, meet or exceed the building height and additional setback requirements set forth by the City's Zoning Ordinance.

To address privacy concerns expressed by the neighboring residents, the applicant strategically revised the initial proposal by replacing all 3-story dwelling units along the westerly adjacent edge with 2-story dwelling units. Building 11 is proposed to only consist of 2-story dwelling units, with a maximum height of 23'-6". Additionally, building 1 and building 8 will have a mixture of 2-story and 3-story dwelling units. The most westerly unit will be 2-story tall with a maximum height of 23'-6", and the rest of the building will consist of 3-story tall units with a maximum height of 35 ft.

Parking Requirements

A total of 142 parking stalls will be provided for the proposed condominium project: 108 garage stalls (2 spaces for each unit) and 34 guest stalls. A total of 2 accessible stalls will be provided throughout the development. As proposed, the project is required to provide a total of 108 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
    - 54 units x 2 covered spaces = 108 covered spaces required

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

It should be noted that the City's Zoning Ordinance does not have any specific requirements for guest parking within multiple-family residential developments. Nevertheless, the proposed development will provide more than 1 guest parking stall

for every 2 units, which exceeds the guest parking requirements from all neighboring cities surveyed. Furthermore, the overall number of parking stalls provided for both standard parking and guest parking also exceeds such requirements from the neighboring cities.

| **Multi-Family Residential Parking Requirement Survey** | | | |
|---|---|---|---|
| *City* | *Parking Requirements* | *Guest Parking Requirements* | *Calculation Based On Proposed Development* |
| Whittier | 2.0 stalls each studio, one-bedroom unit, or two-bedroom unit.<br><br>2.25 stalls per each three or more bedrooms. | 1 guest parking stall per 4 unit | 8 two-bedroom units x 2 stalls<br>+<br>46 three or more bedroom units x 2.25 stalls<br>+<br>54 total units /4 guest stall<br>=<br>133 parking stalls |
| Downey | 2 stalls per unit | 1 guest parking space for every 2 units | 135 parking stalls |
| Pico Rivera | 2 stalls per unit | 1 guest parking space that shall be provided for each 8 dwelling units or fraction thereof | 115 parking stalls |
| Norwalk | 2 stalls per unit | 1 guest parking space for every 3 units | 126 parking stalls |

Open Space:
The proposed project will provide 27,800 sq. ft. of public open space. The proposed public open space area will provide a recreational/children's play area, covered picnic table, and community BBQ amenities for future residents within the project.

Fence/Wall:
The project will not modify the existing six (6) ft. tall block wall located along the westerly property line. It should be noted, however, that the proposed landscaping plan does indicate that trees will be planted along the west property line to provide additional screening and noise buffer between the subject property and the adjacent residential properties to the west. Staff is also requiring that the trees at initial planting be a minimum of 15 feet.

A new six (6) ft. tall CMU wall is proposed along the north and east property lines.

Additionally, a new six (6) ft. tall block wall is proposed with a 10 ft. setback from the front property line. It should be noted that the architectural elements of the pillar will be six and one-half (6.5) ft. tall.

**MODIFICATION PERMIT CASE NO. 1340**

In accordance with the City's Zoning Ordinance, based on the building height of 35 ft., all fences, hedges, and walls over the height of three and one-half feet shall be set back a minimum of 20 ft. The applicant is proposing to construct a six (6) ft. high block wall within said setback area, 10 ft. from the front property line along Florence Avenue. The proposed block wall will consist of pillars that will be six and one-half (6.5) ft. tall. Therefore, the applicant is concurrently requesting approval of a Modification Permit to allow the proposed wall to exceed 3.5 ft. within the required 20 ft. front yard setback area. It should be noted that the proposed block wall will provide separation and noise attenuation caused by existing traffic noise from Florence Avenue and the nearby railroad. Additionally, it should be noted that the proposed wall will be set further back than the wall of the adjacent single-family residential development to the west of the subject property.

| **§ 155.106 FENCES, HEDGES AND WALLS.** |
|---|
| Fences, hedges and walls shall be permitted; except, that in a required front yard the height shall be limited to three and one-half feet. |

**STREETS AND HIGHWAYS**

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

**ZONING & GENERAL PLAN LAND USE DESIGNATION**

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The applicant is proposing to rezone the subject property from PF, Public Facilities, to R-3, Multiple-Family Residential, and also amend the existing general plan land use designation from "Public Facilities" to "Multiple-Family Residential" to be consistent with the proposed zoning.

| **Surrounding Zoning, General Plan and Land Use** | | | |
|---|---|---|---|
| **Direction** | **Zone District** | **General Plan** | **Land Use** |
| North | PF (Public Facilities) | Open Space | School |
| South | PF (Public Facilities) | Multiple-Family Residential | Apartment |

| | | | |
|---|---|---|---|
| East | R-3-PD (Multiple-Family Residential with Planned Development Overlay) | Multiple-Family Residential | Church and Townhomes |
| West | R-1-PD (Single-Family Residential with Planned Development Overlay ) | Single Family Residential | Single Family Residential |

**LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed tentative tract map, zone change, general plan amendment, development plan approval, and modification 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 August 26, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on September 2, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

As of January 6, 2022, staff received a total of 14 comment letters and two (2) signed petitions against the proposed project. Those letters and petitions are attached to the subject staff report.

**OUTREACH EFFORTS**

As noted previously, on July 16, 2021, the applicant had reach out to the surrounding properties (500 feet radius) via mail (attachment 6a). According to the applicant, no resident has contacted the applicant prior to the September Planning Commission Meeting.

On October 20, 2021, the applicant hosted a community meeting at the subject site in an effort to listen to the community's concerns that was raised and hopefully find a viable solution that could meet everyone's goals. A notice was sent out on October 7th, 2021, to all residents immediately west of the subject site as well as others listed on the petition that was submitted to the City on September 7th (attachment 6b). According to the record, only one resident attended the community meeting.

**COMMENTS AND CONCERNS FROM THE PUBLIC**

The topics below provide a brief description of the specific issues raised by the members of the public, along with staff's response.

1. There is a lack of on-site parking.

**Staff Response:**

The original condominium project included a total of 148 parking stalls: 126 garage stalls (2 spaces for each unit) and 22 guest stalls. For the original proposal, the project was required to provide a total of 126 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
- 63 units x 2 covered spaces = 126 covered spaces required

However, to further address concerns related to parking, the applicant revised the proposed development and reduced the total number of dwelling-units from 63 to 54 units. For the current proposal, the project is now required to provide a total of 108 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
- 54 units x 2 covered spaces = 108 covered spaces required

Nevertheless, a total of 142 parking stalls will be provided per the revised site plan: 108 garage stalls (2 spaces for each unit) and 34 guest stalls. The parking ratio for the revised project is now 2.63 stalls per unit. It was previously parked at 2.34 stalls per unit.

It should be noted that the City's Zoning Ordinance does not have any specific requirements on guest parking for multiple-family residential developments. Nevertheless, the proposed development will be providing 34 guest parking stalls and therefore will exceed the standard parking requirements set forth within the City's Zoning Ordinance. In fact, with the revised plans, the proposed condominium project will now provide more parking than what was provided for the last three multi-family residential projects that were approved. Alivia Apartments has 267 spaces for 128 units (2.16 spaces per unit), iL Borgo Townhomes has 119 spaces for 50 units (2.38 spaces per unit), and Miro Apartments has 292 spaces for 155 units (1.88 spaces per unit).

2. The new resident will not use their garage for the storage of the vehicle.

**Staff Response:**

The proposed 54-unit condominium development will have a homeowners association (HOA) governed by Covenants, Conditions, and Restrictions (CC&Rs). Before the CC&Rs are recorded, it requires review and approval by the City Attorney. A condition of the CC&Rs will be a provision that garages shall only be used for the parking of vehicles and cannot be used for storage purposes. If necessary, the HOA will be required to provide monthly or quarterly reports, including any fines levied.

3. The proposed development will exacerbate the existing street parking situation.

**Staff Response:**

Parking is currently prohibited along the Florence Avenue street frontage and said condition will remain with the condominium project. As mentioned previously, all of the parking related to the 54-unit condominium development will be relegated to the subject property. Moreover, the applicant is decreasing the number of dwelling units from 63 to 54 and also increasing the number of guest stalls from 22 to 34 stalls. As proposed, the revised development provides 2.63 parking stalls per dwelling unit for a total of 142 parking stalls. This is well above the parking requirement for the City and also for other neighboring cities as shown in the table below.

| **Multi-Family Residential Parking Requirement Survey** | | | |
|---|---|---|---|
| *City* | *Parking Requirements* | *Guest Parking Requirements* | *Calculation Based On Proposed Development* |
| Whittier | 2.0 stalls each studio, one-bedroom unit, or two-bedroom unit.<br>+<br>2.25 stalls per each three or more bedrooms. | 1 guest parking stall per 4 unit | 8 two-bedroom units x 2 stalls<br>+<br>46 three or more bedroom units x 2.25 stalls<br>+<br>54 total units /4 guest stall<br>=<br>133 parking stalls |
| Downey | 2 stalls per unit | 1 guest parking space for every 2 units | 135 parking stalls |
| Pico Rivera | 2 stalls per unit | 1 guest parking space that shall be provided for each 8 dwelling units or fraction thereof | 115 parking stalls |
| Norwalk | 2 stalls per unit | 1 guest parking space for every 3 units | 126 parking stalls |

Additionally, as stated previously, the proposed condominium project will now provide more parking than what was provided for the last three multi-family residential projects that were approved. Alivia Apartments has 267 spaces for 128 units (2.16 spaces per unit), iL Borgo Townhomes has 119 spaces for 50 units (2.38 spaces per unit), and Miro Apartments has 292 spaces for 155 units (1.88 spaces per unit).

4. The proposed development will negatively impact the traffic along Florence Ave.

**Staff Response:**

As shown in the tables below (traffic analysis), with the project, all studied intersections will continue to operate at an acceptable LOS D, which would not exceed the City's

threshold. It should be noted that the two closest intersections, at Orr and Day Road/Florence Avenue and Pioneer Boulevard/Florence Avenue, would both operate below LOS D, with and without the project. Consistent with the conclusions of the Public Review Draft IS/MND, the additional traffic generated by the project would increase the delay at this intersection by less than 1 second, which is considered a less than significant impact. It should be noted that the traffic study did take into consideration the new Parcel Service Facility at 11811 East Florence Avenue.

In addition, a new condition was added to require the applicant to construct a new raised median island on Florence Avenue to eliminate potential left-turn conflicts and queuing issues in the existing two-way left-turn lane near the project site. As a result, the proposed project will utilize one right-in/right-out-only access, controlled by a raised median.

| | Traffic Control | Existing | | | | Existing plus Project | | | | Degraded Operation? | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | PM Peak | | | |
| | | Delay[1] | LOS[2] | Delay[1] | LOS[2] | Delay[1] | LOS[2] | Delay[1] | LOS[2] | AM | PM |
| 1. Orr and Day Road/ Florence Avenue | Signal | 44.9 | D | 34.8 | C | 45.3 | D | 35.0 | C | No | No |
| 2. Roseton Avenue/ Florence Avenue | Signal | 17.9 | B | 8.6 | A | 17.9 | B | 8.6 | A | No | No |
| 3. Lake Center Park Lane/ Ringwood Avenue/ Florence Avenue | Signal | 5.5 | A | 4.5 | A | 5.6 | A | 4.6 | A | No | No |
| 4. Project Driveway/ Florence Avenue | TWSC[3] | 0.0 | A | 0.0 | A | 17.5 | C | 17.7 | C | No | No |
| 5. Pioneer Boulevard/ Florence Avenue | Signal | 36.2 | D | 27.4 | C | 36.3 | D | 27.7 | C | No | No |

[1] Delay in Seconds
[2] Level of Service
[3] Two Way Stop Control

| | Traffic Control | Opening Year (2023) | | | | Opening Year (2023) plus Project | | | | Degraded Operation? | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | PM Peak | | | |
| | | Delay[1] | LOS[2] | Delay[1] | LOS[2] | Delay[1] | LOS[2] | Delay[1] | LOS[2] | AM | PM |
| 1. Orr and Day Road/ Florence Avenue | Signal | 50.3 | D | 37.5 | C | 51.0 | D | 37.8 | C | No | No |
| 2. Roseton Avenue/ Florence Avenue | Signal | 18.7 | B | 8.8 | A | 18.8 | B | 8.9 | A | No | No |
| 3. Lake Center Park Lane/ Ringwood Avenue/ Florence Avenue | Signal | 5.6 | A | 4.7 | A | 5.7 | A | 4.7 | A | No | No |
| 4. Project Driveway/ Florence Avenue | TWSC[3] | 0.0 | A | 0.0 | A | 18.2 | C | 18.6 | C | No | No |
| 5. Pioneer Boulevard/ Florence Avenue | Signal | 41.2 | D | 29.7 | C | 41.3 | D | 30.1 | C | No | No |

[1] Delay in Seconds
[2] Level of Service
[3] Two Way Stop Control

5. The proposed development will create additional vehicle collisions and pedestrian accidents within the area.

**Staff Response:**

According to the traffic study, the number of collisions per million vehicle miles (C/MVM) has been calculated for Florence Avenue from Orr and Day Road to Pioneer Boulevard using the following formula from Fundamentals of Traffic Engineering, 14th Edition Institute of Transportation Studies, University of California Berkeley, 1996 ("Fundamentals of Traffic Engineering"):

$$\text{Collision Rate} = \frac{\text{Number of Accidents (A)} * 1{,}000{,}000}{\text{Years} * 365 * \text{Length (miles)} * \text{Average Daily Traffic (v)}}$$

Under Opening Year plus Project conditions, Florence Avenue experiences 1.21 C/MVM when accidents at the intersections of Orr and Day Road/Florence Avenue and Pioneer Boulevard/Florence Avenue and the midblock collisions near the project site are considered. This is lower than the expected midblock collision rate of 1.73 C/MVM for Urban Roadways that are Major Arterial with six or more lanes and have a speed limit of fewer than 40 miles per hour. The expected collision rate is presented in the County of Los Angeles Department of Public Works 2013 Collision Rate Analysis

Report. Therefore, the proposed development would not exacerbate vehicle accidents.

6. The proposed 3-Story design does not match the existing neighborhood characteristics.

**Staff Response:**

The initial 3-story design (35') that was proposed was consistent with all recently approved multi-family developments within the City: Miro Apartment within the Village at Heritage Springs (38'), Il Borgo Townhomes on Alburtis Avenue and Jersey Avenue (34.7'), and Storm Alivia Apartment Development (37.4') on Carmenita Road, south of Lakeland Road. Additionally, the proposed buildings meet the building height and additional setback requirements set forth within the development standards of the proposed R-3, Multiple-Family, Zone.

Notwithstanding, to further match the character of the adjacent single-family residential development, the applicant revised their development proposal by incorporating a mixture of 2-story dwellings with the proposed 3-story dwelling. Only 2-story dwelling units will be located along the west edge of the subject property, with a maximum height of 23'-6", which is consistent with the height of the single-family homes located adjacent to the west side of the subject property.

7. The 3-Story design creates a privacy issue for the existing residents.

**Staff Response:**

As required by the development standards set forth within the proposed R-3, Multiple-Family, Zone, the proposed buildings must be set back a minimum of 10 ft. from the side and rear property lines. The initial development provided a minimum of 15 ft. from the east property line and a minimum of 22 ft. from the west property line. To further address the privacy issue that was raised by the community, the applicant revised the original site plan and increased the setback distance from the west property line to 26 ft. It should be noted that, if the subject property was zoned R-1, the setback to another single-family home would have only been 15'. Moreover, the revised development now consists of only 2-story dwelling units along the westerly property line, adjacent to the single-family dwellings, with a maximum building height of 23'-6''. As such, the proposed condominium development provides more privacy than if it had been proposed as a single-family residential project.

Lastly, the proposed development will also plant tall trees along both the east and west property lines to create a landscape screen between the subject property and the adjacent properties. The mixture of landscape screens, an increase of setback, and a reduction of building height along the westerly property line show the developer has considered the privacy issues raised. The revised project reflects the efforts made by the applicant to provide additional privacy for the existing residents.

Privacy concerns raise already exist within the 19 single-family dwellings to the west because they currently can view each other's yards. Unfortunately, privacy will always be an issue when one constructs a building that is greater than 1-story tall. The only solution is to make every effort to minimize said effects. Staff believes that, with the changes incorporated into the revised plans, the applicant has made a commendable attempt to minimize the potential privacy impacts onto adjacent properties.

8. The proposed development will be a gated community.

**Staff Response:**

A proposed 6'-5" block wall along the front yard setback area will provide separation and noise attenuation due to the existing traffic noise from Florence Avenue and the nearby railroad. Additionally, it should be noted that the proposed wall will be a further setback behind the existing block wall of the adjacent single-family residential development to the west of the subject property. While the project will have said wall in front of the southerly units, the entrance/exit driveway will not have any gates. The project is therefore not proposed to be a gated community.

9. Non-homeowner is less invested in the community.

**Staff Response:**

The project is not proposed to be apartment units. Rather, all units are intended to be for-sale, market-rate residential units. It would be disingenuous to say that anyone who is willing to buy a new condominium at the current market rates in Santa Fe Springs (with prices in the high $600K to low $700K) is less invested in the community.

10. Some residents were not notified about the proposed development.

**Staff Response:**

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on July 15, 2021. In addition, the Notice of Intent was also mailed out to residents within 500 ft. of the subject property on July 15, 2021. Said NOI initiated a 20-day public review and comment period (began on July 15, 2021, and ended on August 5, 2021). Staff also extended the review period to August 12, 2021, after receiving a request from the residents that they did not receive the notice during the beginning of the review period. The NOI identified all of the available locations in which to review the IS/MND, which includes the details of the proposed development. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website.

In addition, the applicant had also reach out to the surrounding properties on July 16, 2021 via mail (attachment 6a). Lastly, as required by Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed Project (TTM 83383, GPA 31, ZC 140, DPA 982, MOD 1340) 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 August 26, 2021.

Additionally, as noted previously, the applicant hosted a community meeting at the subject site on October 20, 2021, in an effort to listen to the community's concerns and find a viable solution that could meet everyone's goals. The applicant had notified all residents immediately west of the subject site as well as others listed on the petition that was submitted to the City on September 7th. Unfortunately, only one resident attended the community meeting.

11. The proposed zone change from PF to R-3 is not appropriate for this neighborhood.

**Staff Response:**

The subject property meets the minimum property development standards for an R-3, Multiple-Family Residential, Zone, as shown in the table below.

| | **R-3 Property Standard** | **Subject Property** |
|---|---|---|
| Minimum Lot Area | 7,500 sq. ft. | approx. 131,115.6 sq. ft. |
| Minimum Lot Width | 60 ft. | 315.5 ft. |
| Minimum Lot Depth | 125 ft. | 416.69 ft. |

Additionally, the adjacent properties to the east, west, and south are residential uses. The properties to the east and south are also currently zoned R-3, Multiple-Family Residential, with a Planned Development Overlay. The property to the west is currently zoned as R-1, Single-Family Residential with a Planned Development Overlay. The proposed zone change will be consistent with the adjacent residentially zoned properties.

12. Too many units for the subject property.

**Staff Response:**

The proposed Multiple-Family Residential land use designation allows up to 21.8 dwelling units per acre, and the initial proposal included 21 dwelling units per acre (63 units/3 acres). The applicant considered the community's concerns and has since reduced the project density from 63 to 54 dwelling units. The revised development will now have a density of 18 dwelling units per acre, 3 units/per acre less than the original proposal.

The adjacent existing townhomes development, Rancho Santa Fe Townhomes, to the east has a density of 21.7 units per acre (20 units/~0.92 acres). The apartment development to the south has a density of 20.9 units per acre (43 units/~2.05 acres). The proposed density of 18 units per acre is therefore lower than the surrounding multi-family residential developments, while still providing various onsite amenities and

significantly more parking than said nearby developments.

**ENVIRONMENTAL DOCUMENTS**

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, EPD Solutions, Inc.

**Phases in the Environmental Review Process:**

The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environmental effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect of a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and EPD Solutions, Inc. reviewed the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially

substantial adverse change in the physical environment. City Staff and EPD Solutions, Inc. determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and EPD Solutions, Inc. determined that, although, the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

**Draft MND Review:**
The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, EPD Solutions, Inc., as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from July 15, 2021 to August 12, 2021. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. The Planning Commission were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on July 15, 2021. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On July 15, 2021, the City released the Draft IS/MND, along with the accompanying appendices. These materials were made available to the public throughout the 20-day review and comment period. It should be noted that the public comment period was extended for an additional eight (8) days as required by the member of the public. The public comment period for the Draft IS/MND ended August 12, 2021, and staff received three (3) comment letters within the review period. Staff also received an additional comments letter after the review period on September 13, 2021. Additionally, information including accident analysis and additional intersections were added to the traffic analysis. It should be noted that the additional traffic information concluded that the proposed project will not have any significant effects related to traffic. All environmental documents related to the proposed project were also made available for review on our City website.

- City of Santa Fe Springs Website:
  https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

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

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

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

**Response to Comments:**
A response to comments section was created as part of the Final Initial Study/Mitigated Negative Declaration (IS/MND) in response to the comments that the City received. The public comments and responses to comments are included in the public record and are available for the Planning Commission to review. (Attachment 5)

## STAFF REMARKS:

### Tentative Tract Map

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Tentative Tract Map No. 83383 is consistent with the policies and goals set forth in the General Plan, Subdivision Map Act and California Environmental Quality Act (CEQA) requirement.

### General Plan Amendment

Based on the findings set forth in the attached Resolution 196-2021, staff finds that the applicant's request meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law set forth the procedures for amending the City's General Plan.

**Zone Change**
Based on the findings set forth in the attached Resolution 196-2021, staff finds that Zone Change Case No. 140 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.829 for the subject change of zone request.

**Development Plan Approval**
Based on the findings set forth in the attached Resolution 196-2021, staff finds that Development Plan Approval Case No. 982 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the subject change of zone request.

**Modification Permit**
Based on the findings set forth in the attached Resolution 196-2021, staff finds that Modification Permit Case No. 1340 meets and satisfies the criteria established within the City's Zoning Ordinance Section §155.695 for the subject change of zone request.

**AUTHORITY OF PLANNING COMMISSION**:
**General Plan Amendment**
The Planning Commission has the authority, subject to procedures set forth in the Government Code, to make a written recommendation on the adoption or amendment of a general plan to the City Council. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission.

**Zone Change**
The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than a majority of the total membership of the commission.

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

**Development Plan Approval**

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

**Modification Permit**

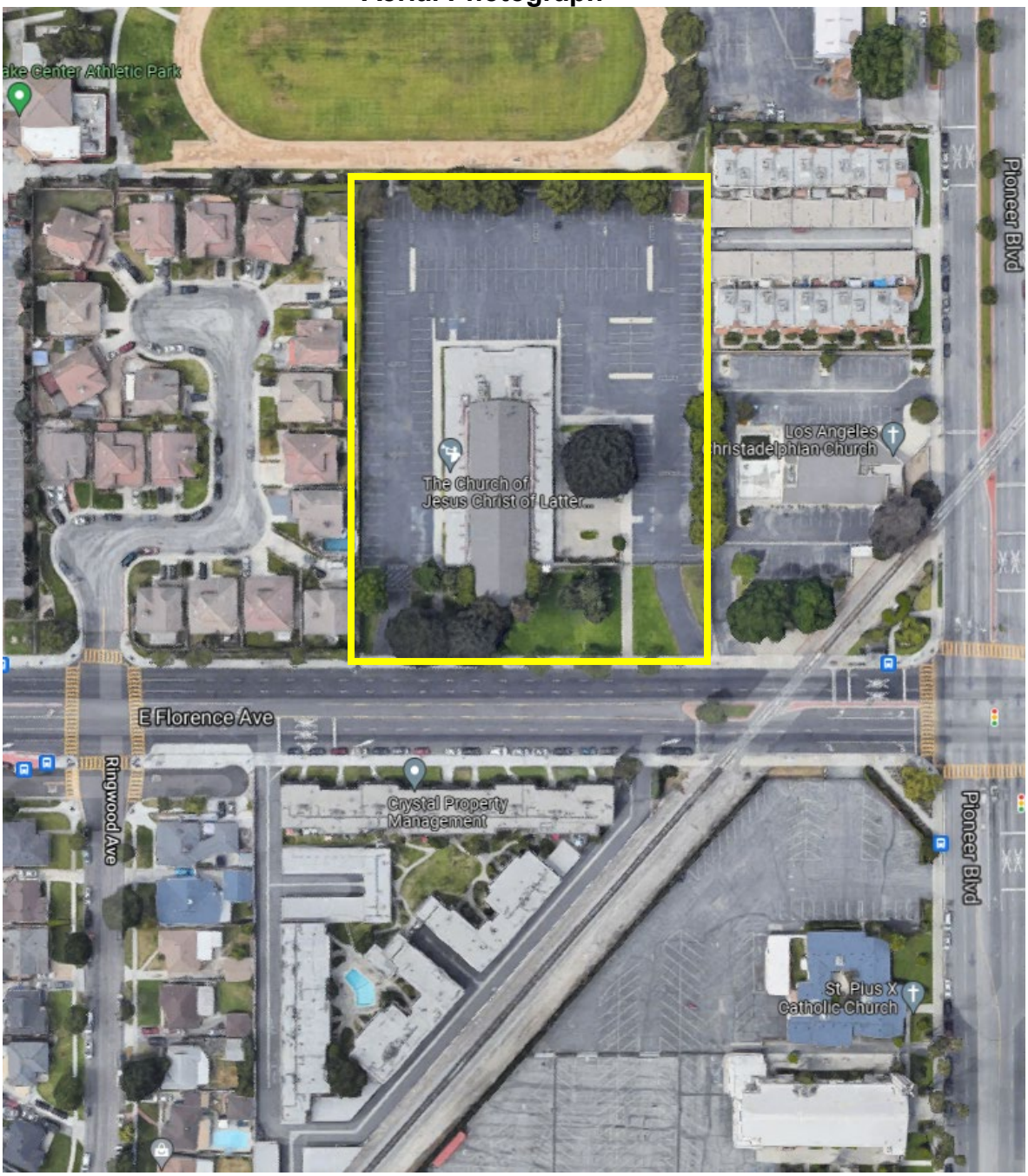
The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a modification from requirements of the property development standards set forth in the City's Zoning Ordinance when it is found that the strict and literal interpretation of such provisions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

Wayne M. Morrell
Director of Planning

Attachments:

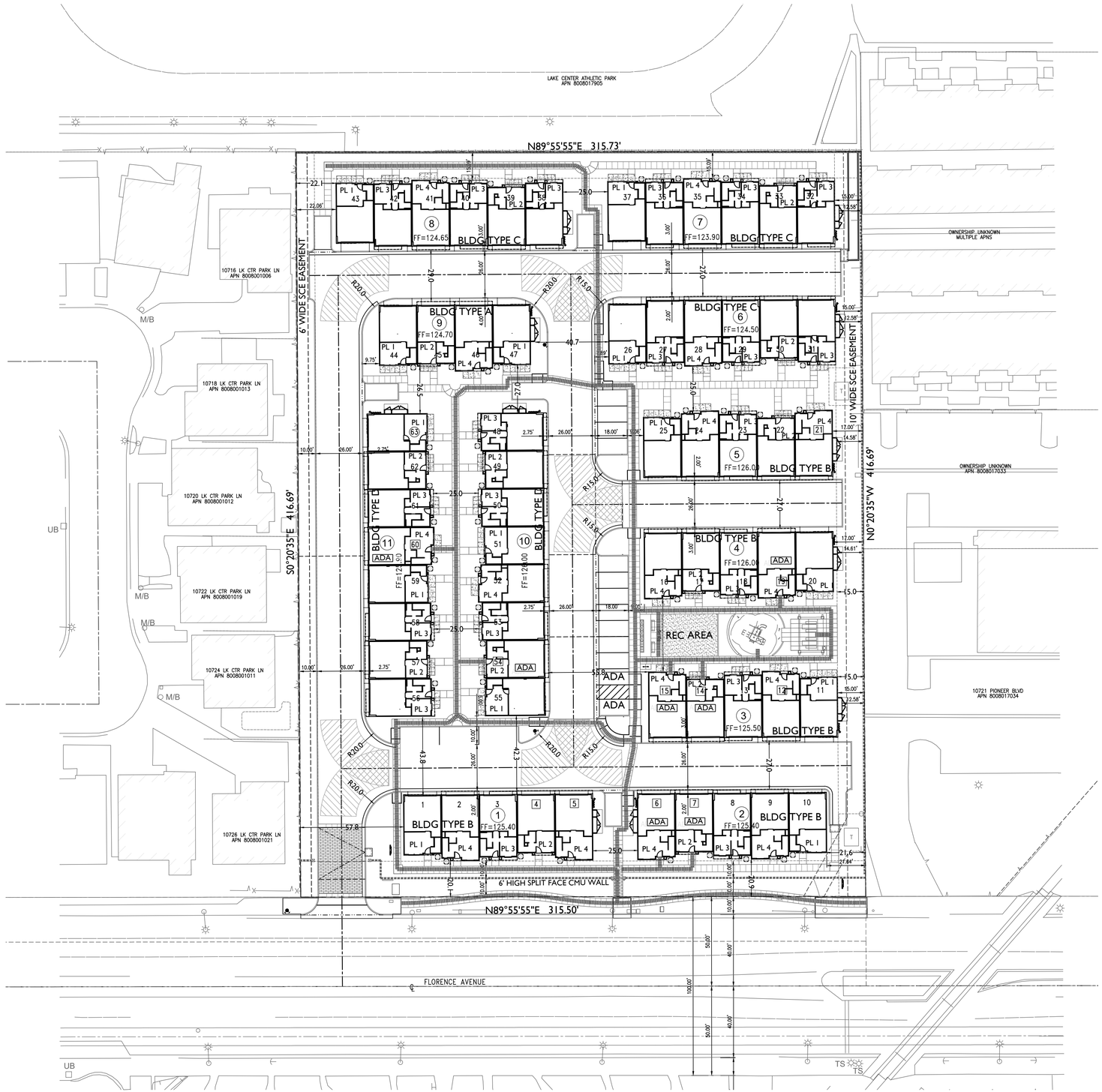
1. Aerial Photograph
2. Previously Proposed Plan
3. Proposed Full Set of Plan
4. Tentative Tract Map Case No. 83383
5. IS/MND - Response to Comments
    1) County of Los Angeles Fire Department
    2) Los Angeles County Sanitation Districts
    3) Resident: Alejandro Huitron
    4) Resident: Irma Huitron (after review period)
        i. Applicant Attorney Response to Comments
6. Applicant Outreach Mail
    a. July 16, 2021
    b. October 7, 2021
7. Public Hearing Notice
8. Comment Letters to Public Hearing Notice
9. Signed Petitions
10. Radius Map for Public Hearing Notice
11. Memo - CEQA Review of the Proposed Modified Project
12. Revised Traffic Study (Link)
13. Final Draft Initial Study/Mitigated Negative Declaration (*previously delivered to PC on 7/15/2021*)
    a. Mitigated Monitoring and Reporting Program
14. Resolution 196-2021
    a. Exhibit A – Conditions of Approval

**Attachment 1**
**Aerial Photograph**




**11733 Florence Avenue**

**Attachment 2**
**Previously Proposed Plan**




## PROJECT SUMMARY

| | | |
|---|---|---|
| ZONING | R-3 (PROPOSED) | |
| | 1 DU/2,000 SF | |
| SITE AREA | 3.02 ACRES | |
| UNITS | 63 TOTAL | |
| DENSITY | 21 DU/ACRE | |
| PRODUCT TYPE | 3 STORY ROW TOWNHOMES | |
| | R3/U OCCUPANCY, TYPE VB | |

## PLAN SUMMARY

| | | | |
|---|---|---|---|
| 14 | PLAN 1 | 1,528 S.F. | 2BD+DEN |
| 13 | PLAN 2 | 1,640 S.F. | 3BD+DEN |
| 20 | PLAN 3 | 1,702 S.F. | 3BD |
| 16 | PLAN 4 | 1,795 S.F. | 3BD+DEN, OPT 4TH |

LOT COVERAGE 36.2% PROPOSED (60% ALLOWED)

## BUILDING SETBACKS

| | |
|---|---|
| FRONT | 20' |
| SIDE | 15' |
| REAR | 15' |

## BUILDING HEIGHT

FASCIA ABV. FIN. GRADE = 30'-0"
OVERALL HT. TO RIDGE = 35'=0" MAXIMUM

## BUILDING SEPARATION

25' MINIMUM @ 35' BLDG HEIGHT

## PARKING SUMMARY

| | |
|---|---|
| 2 CAR ATTACHED GARAGES = | 126 STALLS |
| GUEST PARKING = | 22 STALLS |
| TOTAL PARKING PROVIDED = | 148 STALLS |

2.35 STALLS/UNIT PROVIDED
2.0 STALLS/UNIT REQUIRED

## OPEN SPACE

| | |
|---|---|
| COMMON OPEN SPACE | 27,800 S.F. |
| PRIVATE OPEN SPACE | 3,800 S.F. |
| TOTAL OPEN SPACE | 31,600 S.F. |

501 S.F. PER UNIT

## BUILDING AREA SUMMARY

BUILDING A = 8,810 SF X 1 = 8,810 S.F.
BUILDING B = 11,354 SF X 5 = 56,770 S.F.
BUILDING C = 13,521 SF X 3 = 40,563 S.F.
BUILDING D = 17,852 SF X 2 = 35,704 S.F.
TOTAL BUILDING AREA = 141,847 S.F.

## ACCESSIBLE UNIT SUMMARY

10% OF UNITS REQUIRED TO BE ACCESSIBLE
63 UNITS X 10% = 6.3 = 7 TOTAL UNITS
(PROVIDED ACCESSIBLE UNITS 6, 7, 14, 15, 19, 54, 60)

NORTH

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

# SITE PLAN

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

Scale 0 30 60 90

APR. 1, 2021

SUMMA ARCHITECTURE
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

SP




SHADOW STUDY: DEC 21 - 10 AM



FRONT PERSPECTIVE - BUILDING B - 5 PLEX



REAR PERSPECTIVE - BUILDING B - 5 PLEX



END PERSPECTIVE - BUILDING B - 5 PLEX

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

PERSPECTIVES/SHADOW STUDY

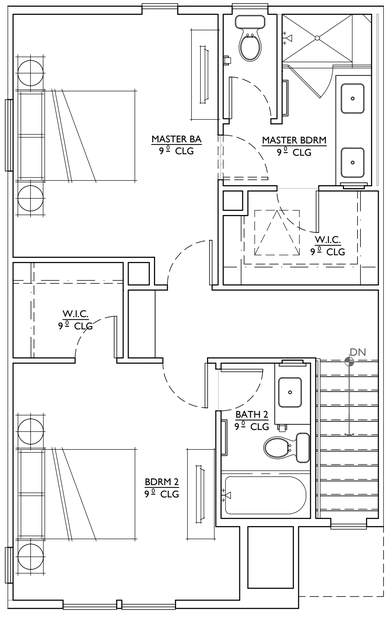
MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

Scale N.T.S

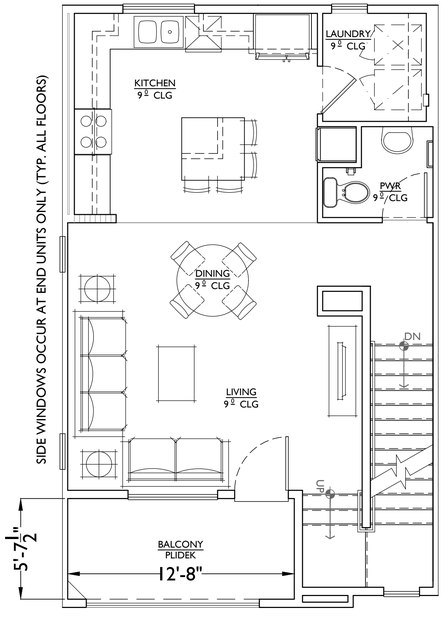
APR. 1, 2021

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BONSALL, CA. 92003
760.724.1198

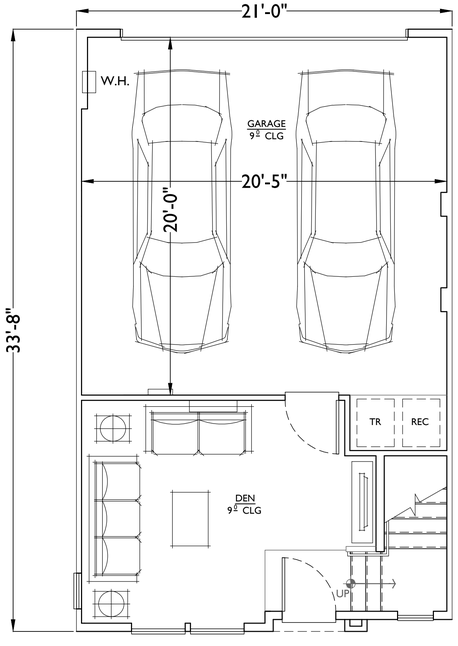
A-1




3RD FLR

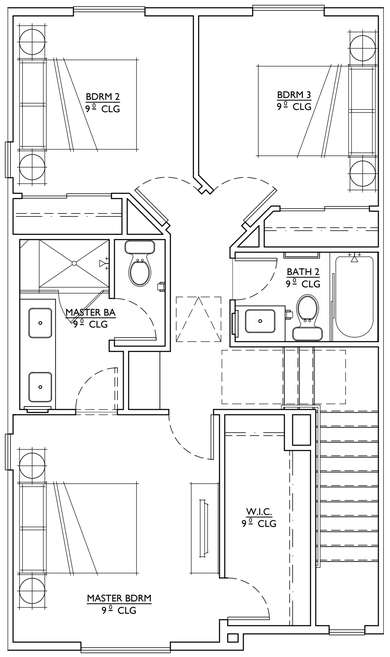


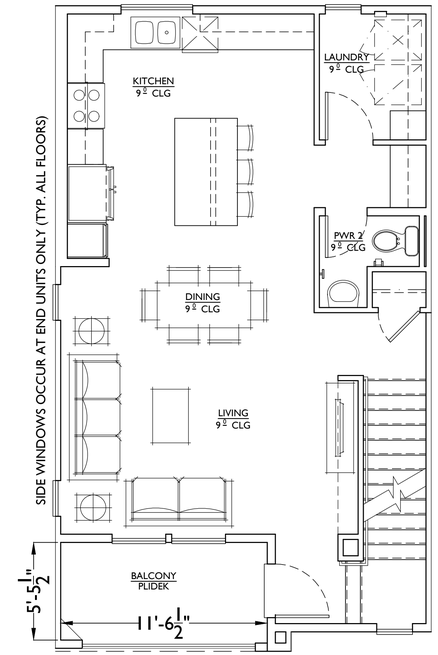

2ND FLR

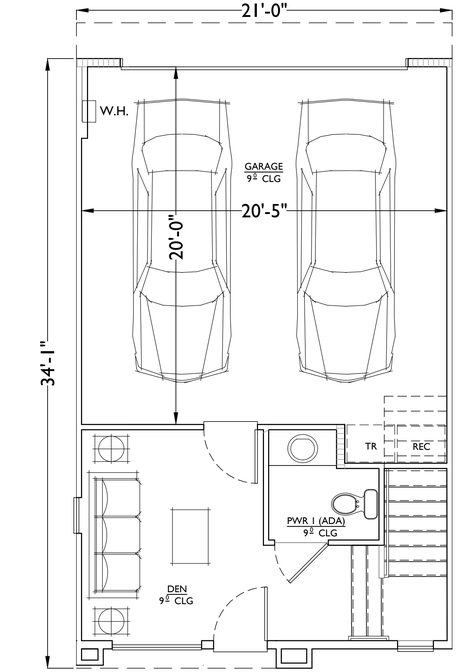



1ST FLR

| PLAN 1 | 2BED/2.5BA |
|---|---|
| 1ST FL - | 253 |
| 2ND FL - | 625 |
| 3RD FL - | 650 |
| TOTAL LIVABLE - | 1,528 S.F. |
| BALCONY - | 75 S.F. |
| GARAGE - | 447 S.F. |




| PLAN 2 | 3BED/2.5BA |
|---|---|
| 1ST FL - | 254 |
| 2ND FL - | 677 |
| 3RD FL - | 709 |
| TOTAL LIVABLE - | 1,640 S.F. |
| BALCONY - | 68 S.F. |
| GARAGE - | 442 S.F. |

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

UNIT PLAN 1 AND 2

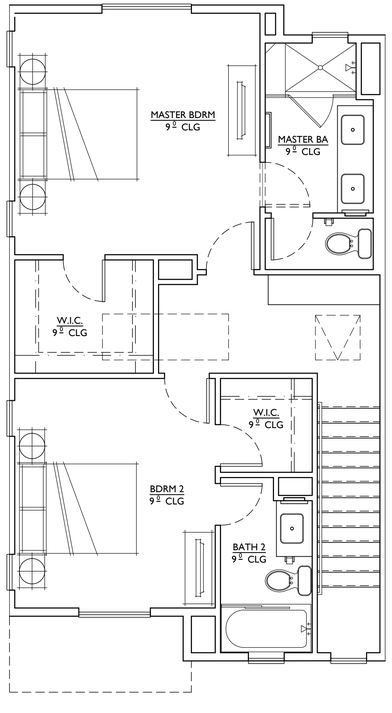
MELIA HOMES
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Irvine, CA 92618
(949) 759-4367

Scale 0 4 8 12

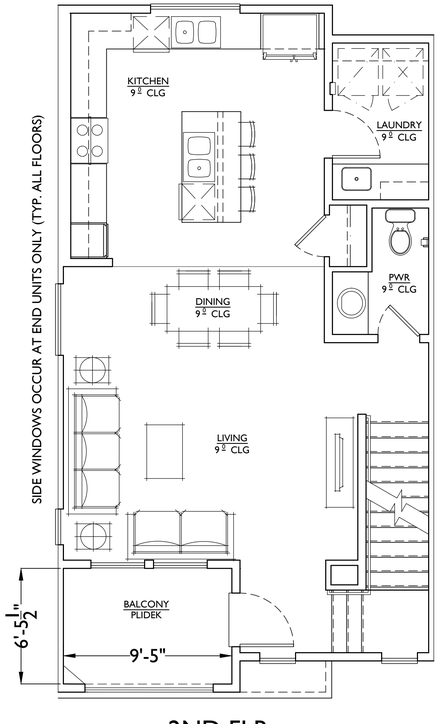
APR. 1, 2021

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5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

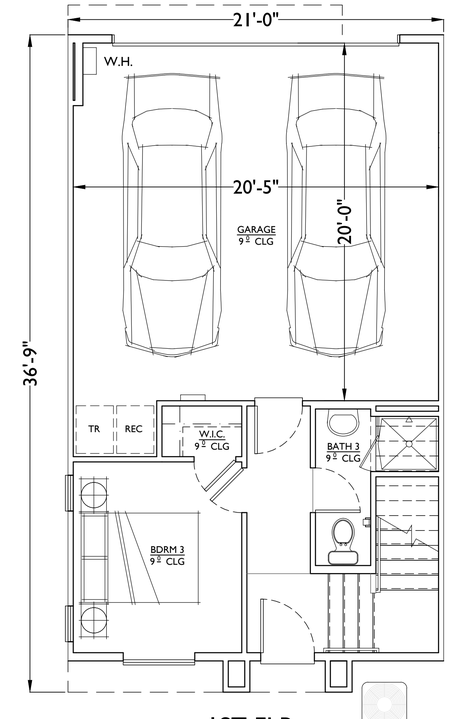
A-2




3RD FLR



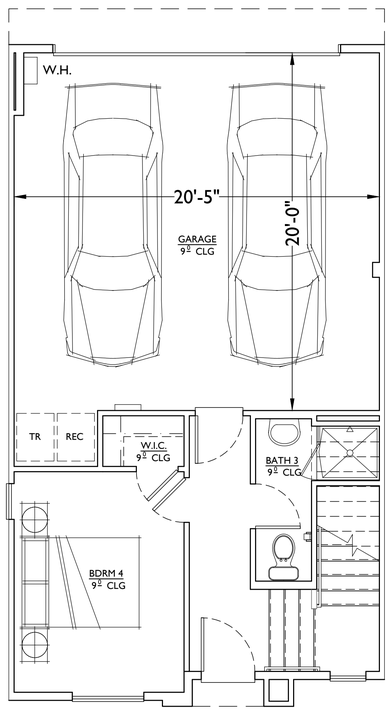

2ND FLR

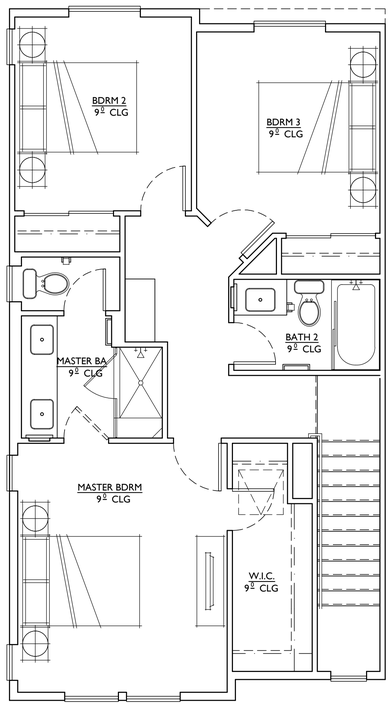


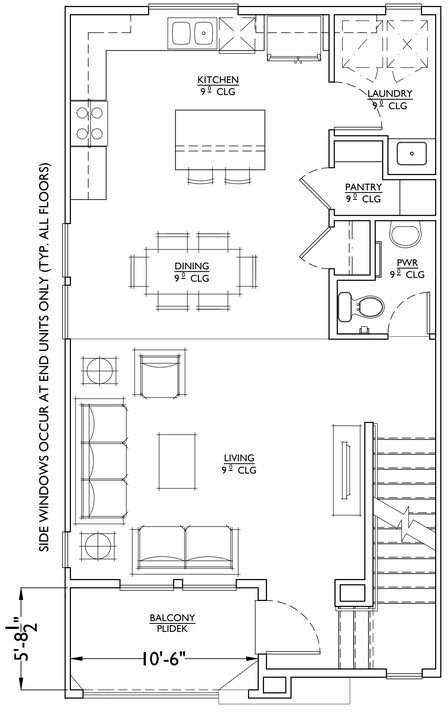

1ST FLR

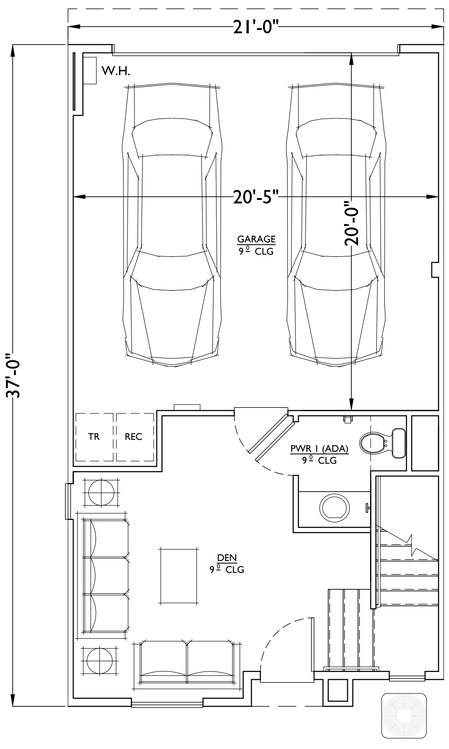
| PLAN 3 | 3BED/3.5BA |
|---|---|
| 1ST FL - | 295 |
| 2ND FL - | 710 |
| 3RD FL - | 697 |
| TOTAL LIVABLE - | 1,702 S.F. |
| BALCONY - | 64 S.F. |
| GARAGE - | 445 S.F. |

OPTIONAL 1ST FLR




| PLAN 4 | 3BED/2.5BA |
|---|---|
| 1ST FL - | 315 |
| 2ND FL - | 736 |
| 3RD FL - | 744 |
| TOTAL LIVABLE - | 1,795 S.F. |
| BALCONY - | 63 S.F. |
| GARAGE - | 445 S.F. |
| (OPTIONAL 4BED/3.5BA) | |

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## UNIT PLAN 3 AND 4

MELIA HOMES
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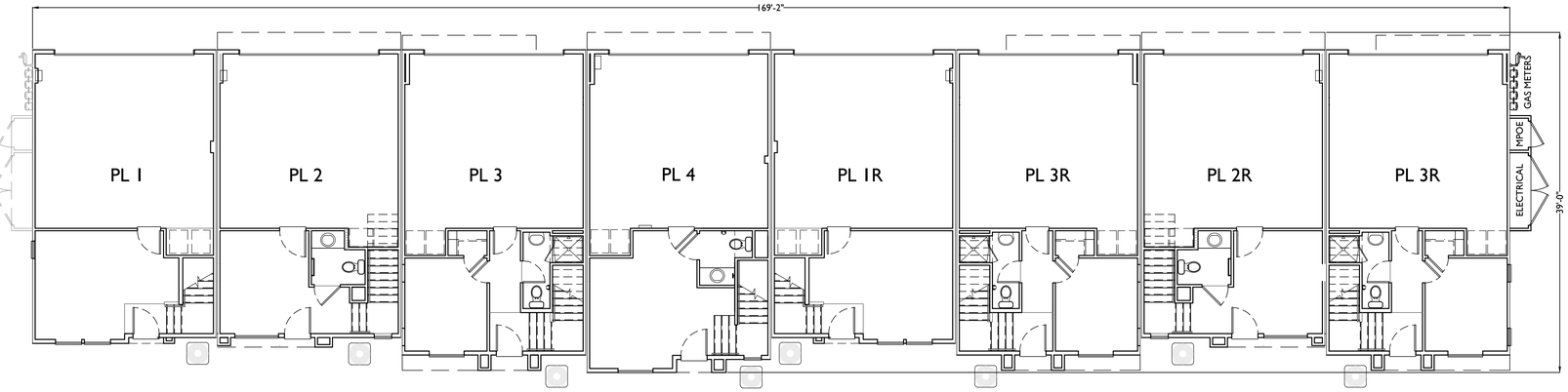
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APR. 1, 2021

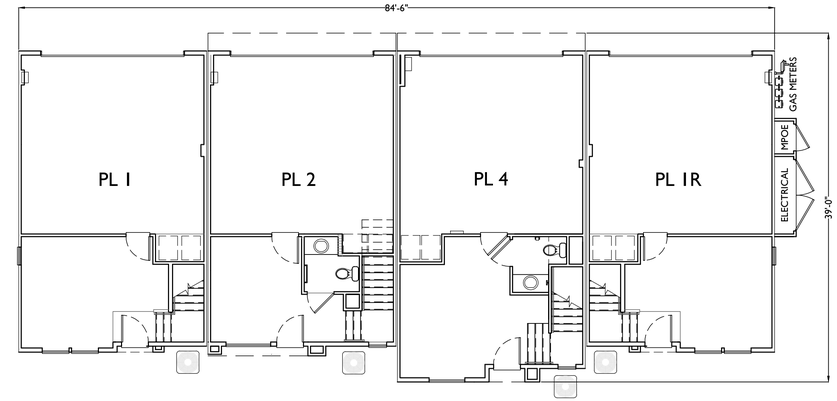
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760.724.1198

A-3

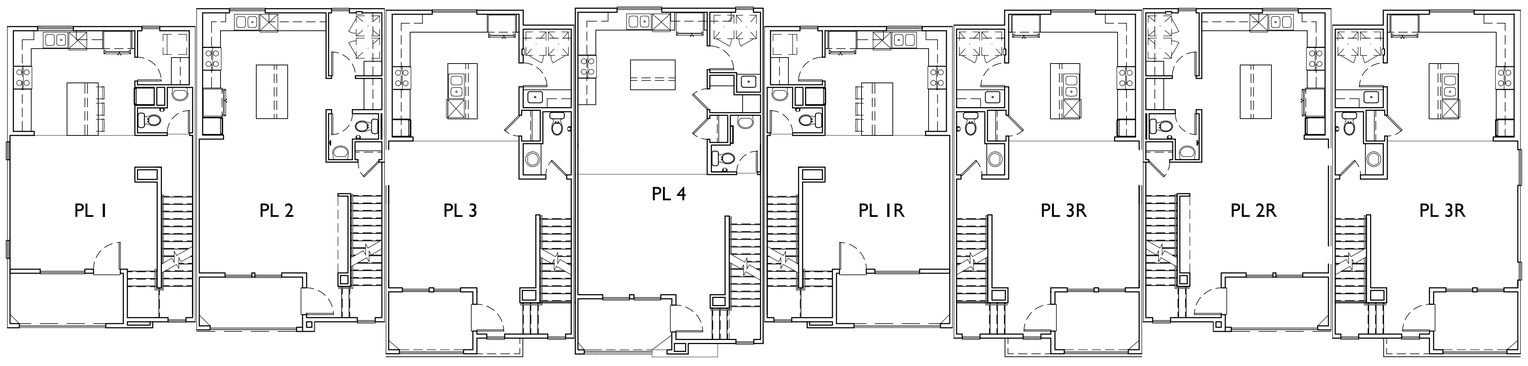
ALTERNATE UTILITY LOCATION.
REFER TO SITE PLAN FOR LOCATION.



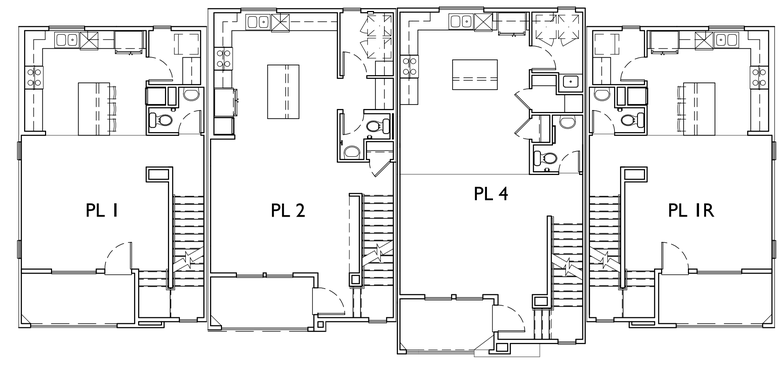

1ST FLR - BLDG D



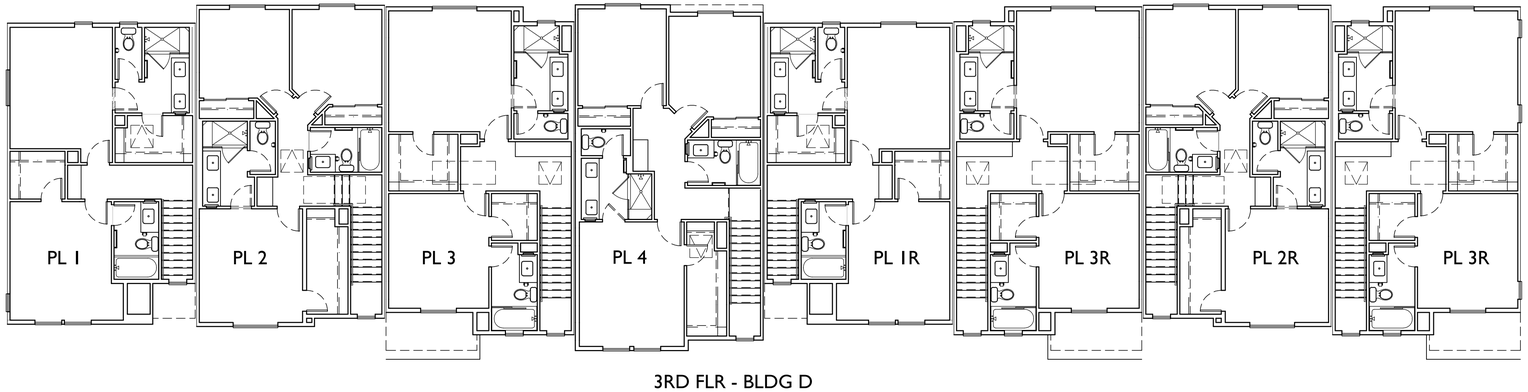

1ST FLR - BLDG A



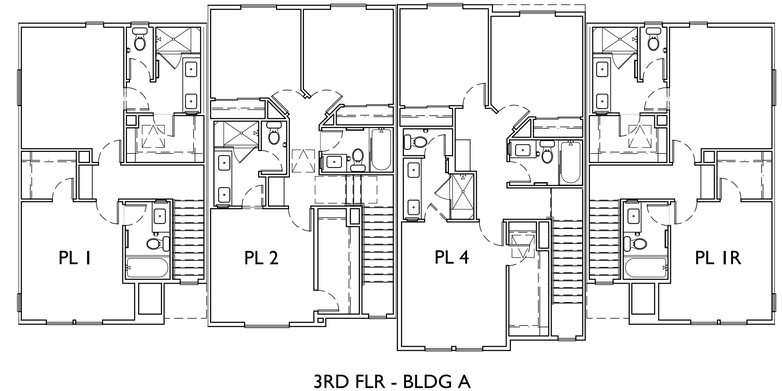

2ND FLR - BLDG D




2ND FLR - BLDG A




3RD FLR - BLDG D




3RD FLR - BLDG A

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

BLDG TYPE A & D

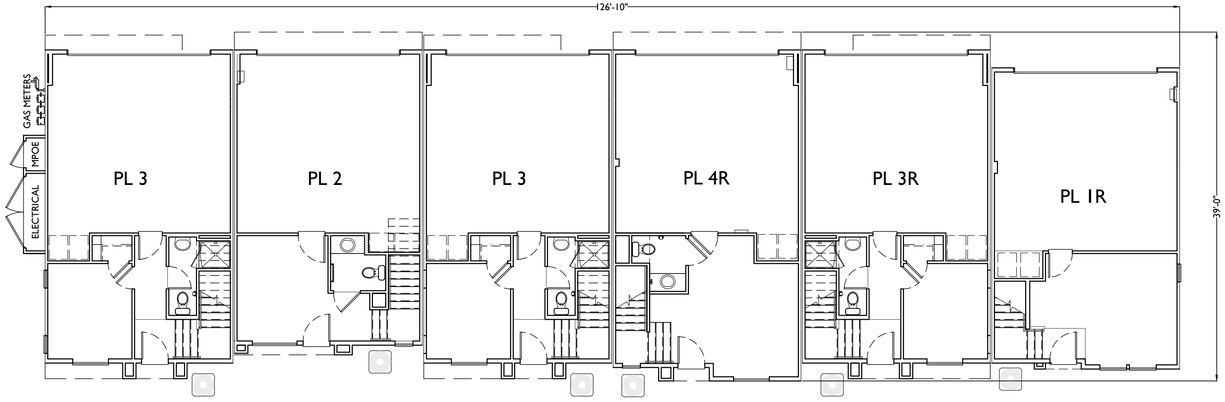
MELIA HOMES
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Irvine, CA 92618
(949) 759-4367

Scale 0 8 16 24

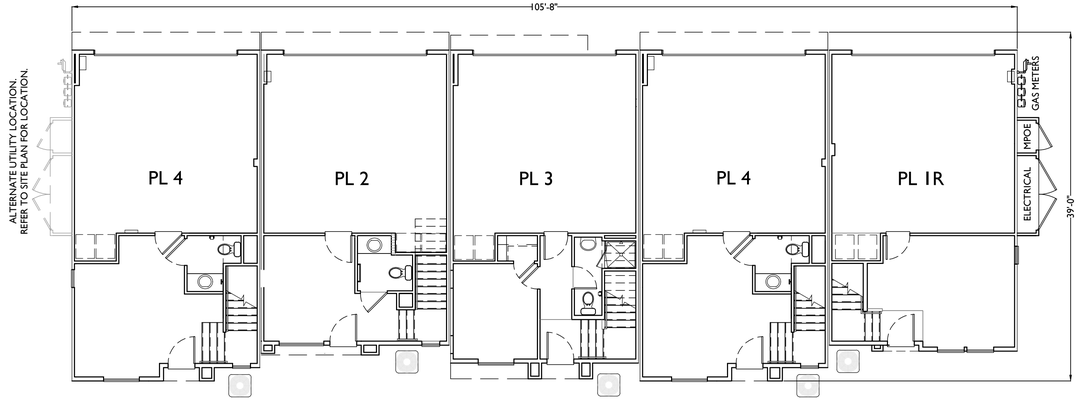
APR. 1, 2021

SUMMA ARCHITECTURE
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

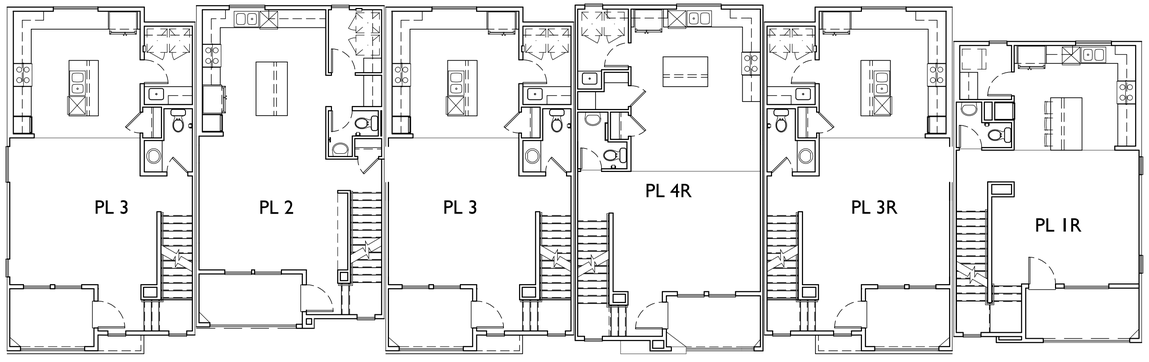
A-4



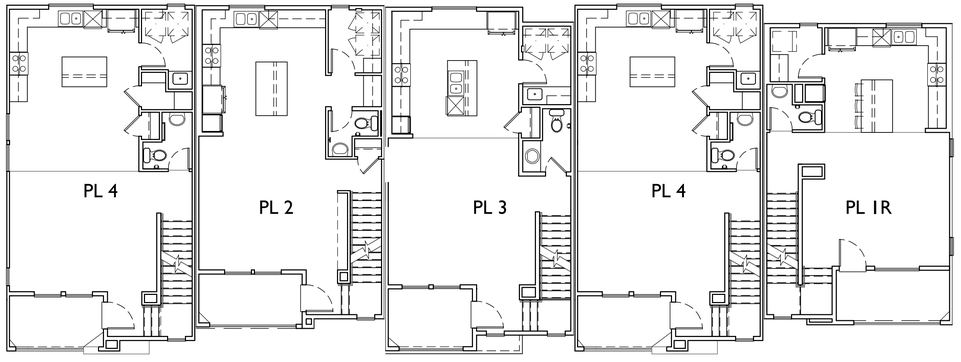

1ST FLR - BLDG C



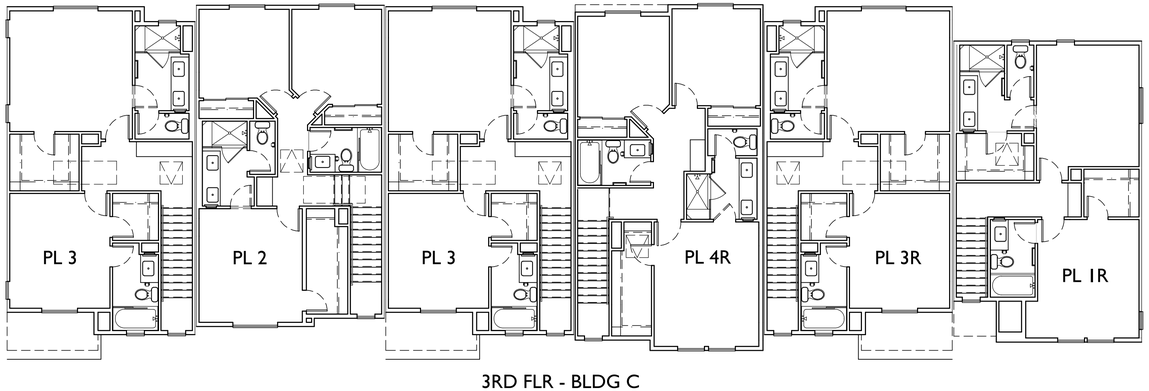

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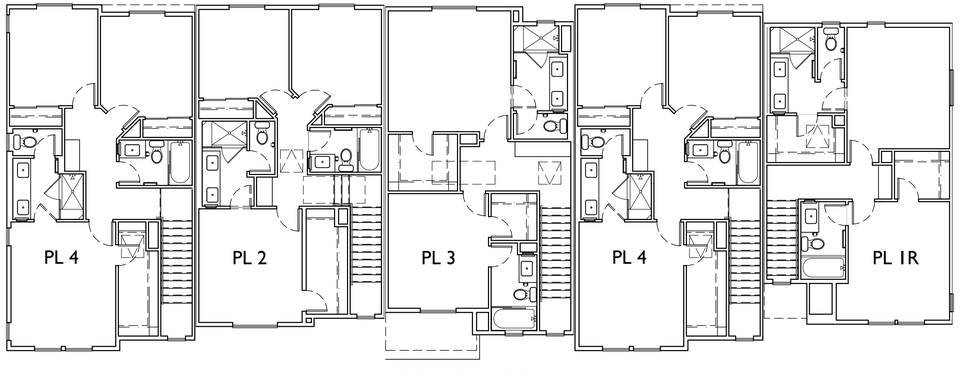

2ND FLR - BLDG C




2ND FLR - BLDG B




3RD FLR - BLDG C




3RD FLR - BLDG B

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

BLDG TYPE B & C

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Irvine, CA 92618
(949) 759-4367

Scale 0 8 16 24

APR. 1, 2021

SUMMA ARCHITECTURE
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-5



LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
7. 2X STUCCO O/ E.P.S. TRIM
8. DECORATIVE OUTLOOKER
9. STUCCO REGLET
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE STUCCO O/ E.P.S. CORBEL
12. DECORATIVE METAL AWNING
13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG A ELEVATIONS

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(949) 759-4367

Scale 0 8 16 24

APR. 1, 2021

SUMMA ARCHITECTURE Inc
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-6



LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
7. 2X STUCCO O/ E.P.S. TRIM
8. DECORATIVE OUTLOOKER
9. STUCCO REGLET
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE STUCCO O/ E.P.S. CORBEL
12. DECORATIVE METAL AWNING
13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG B ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

Scale 0 8 16 24

APR. 1, 2021

SUMMA ARCHITECTURE
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-7



LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
7. 2X STUCCO O/ E.P.S. TRIM
8. DECORATIVE OUTLOOKER
9. STUCCO REGLET
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE STUCCO O/ E.P.S. CORBEL
12. DECORATIVE METAL AWNING
13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG C ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

Scale 0 8 16 24

APR. 1, 2021

SUMMA ARCHITECTURE
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198



LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
7. 2X STUCCO O/ E.P.S. TRIM
8. DECORATIVE OUTLOOKER
9. STUCCO REGLET
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE STUCCO O/ E.P.S. CORBEL
12. DECORATIVE METAL AWNING
13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG D ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

Scale 0 8 16 24

APR. 1, 2021

SUMMA ARCHITECTURE
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198



FLORENCE AVE. ENTRY PERSPECTIVE



FLORENCE AVE. PERSPECTIVE

SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

SITE ENTRY PERSPECTIVES

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N.T.S

Scale

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5256 S. MISSION ROAD STE. 404
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A-10




*Conceptual images (provided herein are conceptual and subject to change)










## LEGEND

1. Central community open space area with shade structure, picnic tables, trash receptacle, and integral colored concrete for small social events and group gatherings.
2. Tot-lot play area with curved seat wall, specimen tree, and canopy trees for shade.
3. Turf area for passive and active play and bench seating.
4. Four community cluster mailboxes and two parcel lockers, per USPS review and approval.
5. Proposed wall, pilaster, or gate, per Wall & Fence Plan.
6. Enhanced paving at main project entry.
7. Proposed tree, per Planting Plan.
8. 6' wide pedestrian esplanade, natural colored concrete, with light top-cast finish and saw-cut joints.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest / Residential parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Common area landscape, builder installed and HOA maintained.
14. Community dog bag station (black in color), for pet owners.
15. Property line.
16. Public street R.O.W.
17. Proposed meandering public street sidewalk.
18. Transformer to be screened with landscape, quantity and final locations to be determined.
19. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
20. Integral colored concrete paving nodes, with light top-cast finish and saw-cut joints.
21. Entry wall sign at main project entry.







0 15' 30' 60'
Scale: 1" = 30'

Melia Homes

# Schematic Landscape Plan

2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

L-1

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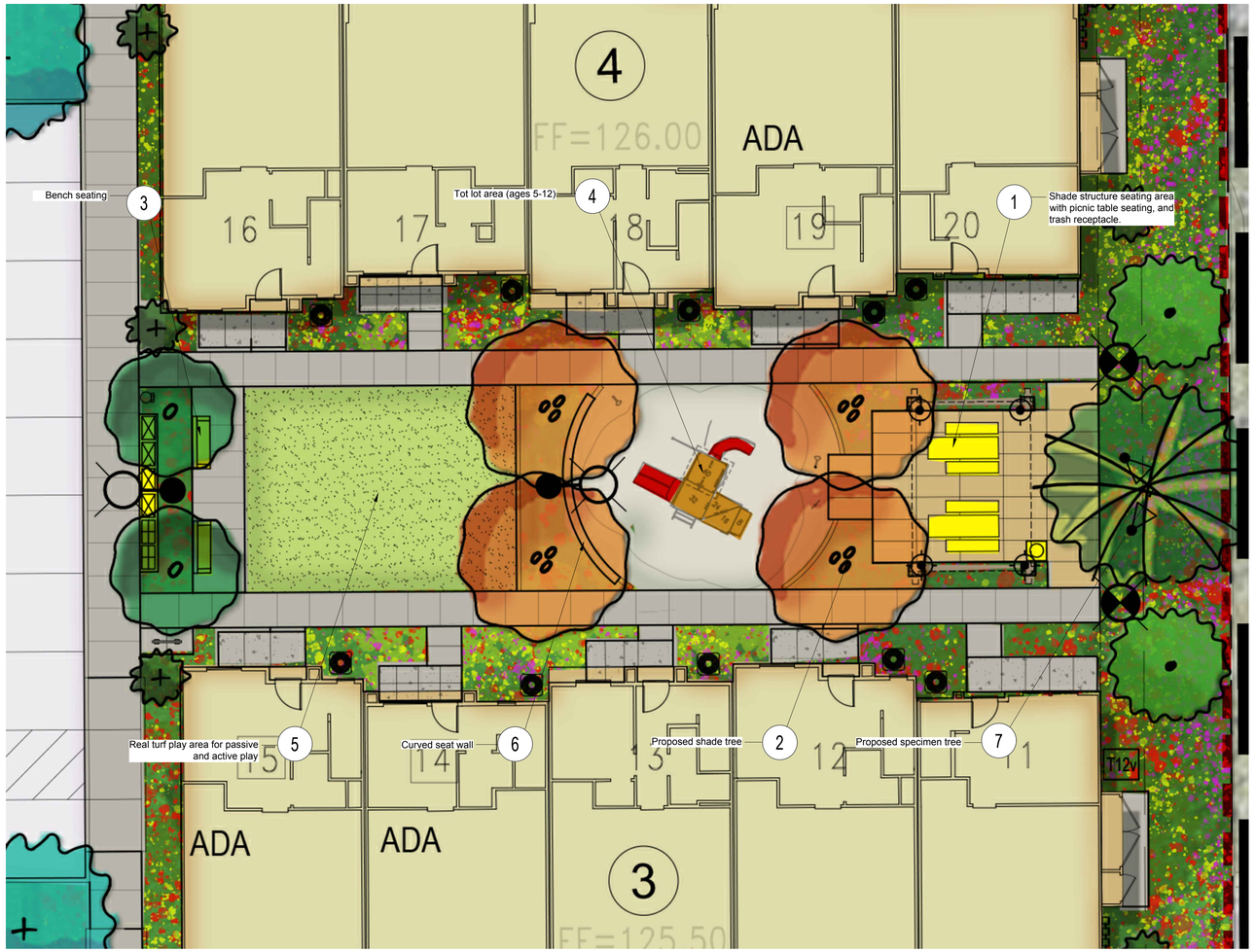


*Conceptual images (provided herein are conceptual and subject to change)



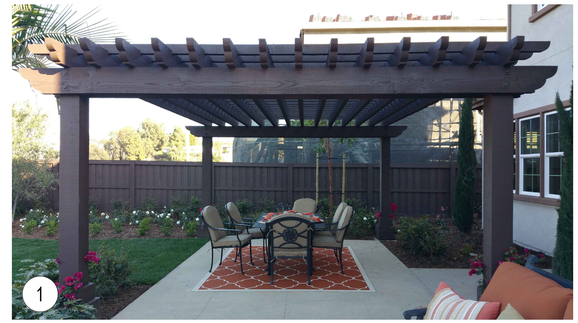













*Conceptual images (provided herein are conceptual and subject to change)







0 4' 8' 16'

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

# Schematic Enlargement Plan - Community Open Space Area

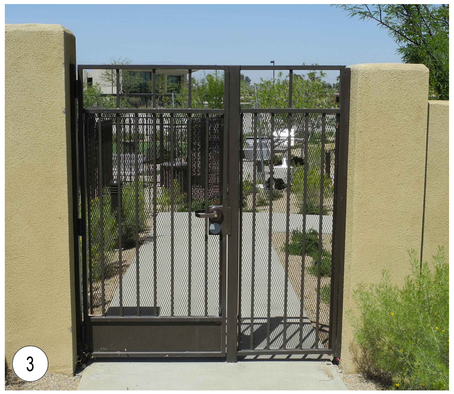
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Date: April. 01, 2021

L-2

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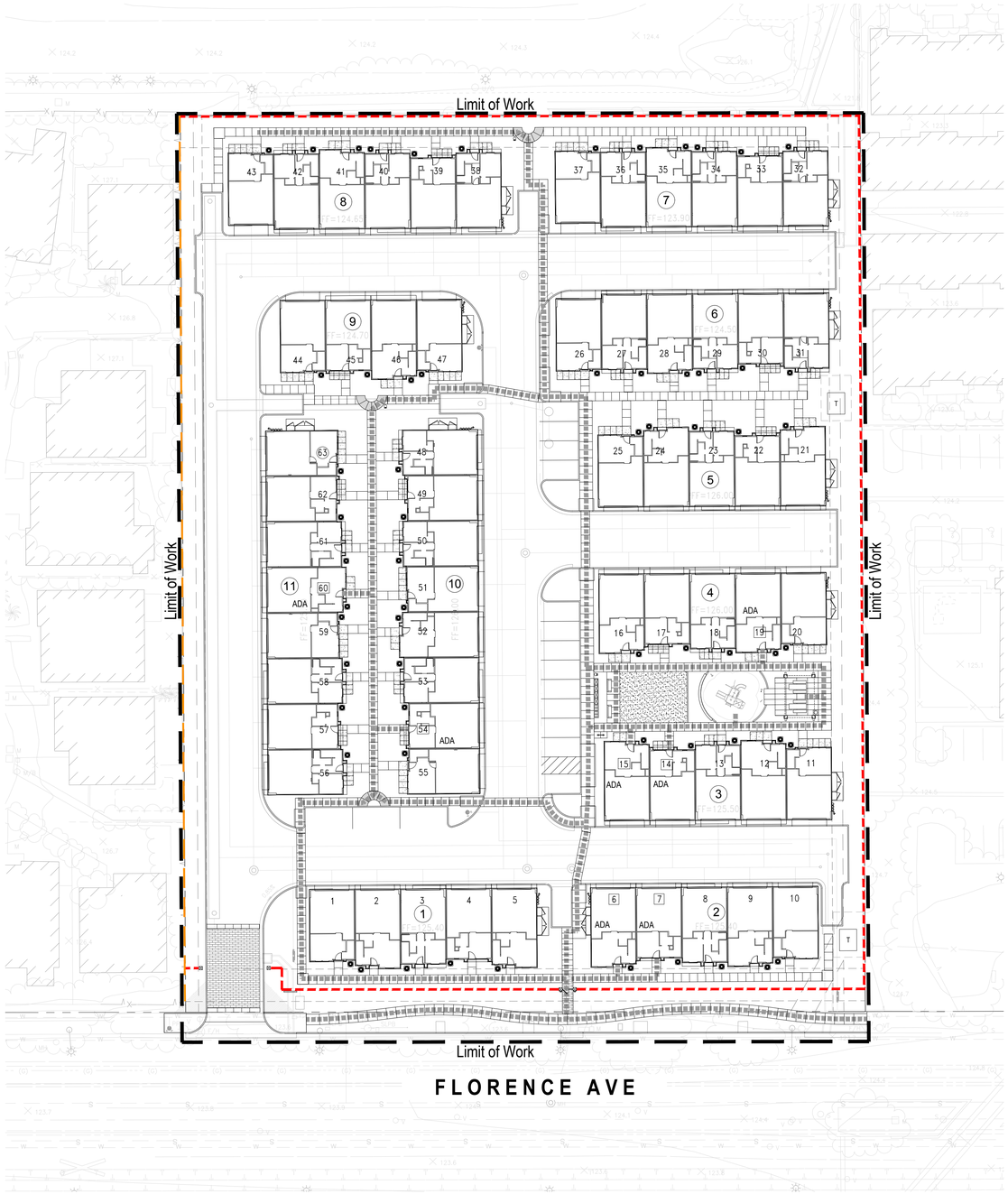
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## WALL LEGEND

- Existing +- 6'-0" High property line wall, protect in place.
- 1 — 6'-0" High split-face CMU wall, with 2" high precision CMU cap (Borrego color).
- 2 — 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. split-face cap to match (Borrego color).
- 3 — 5'-6" High metal pedestrian gate (ADA accessible, non lockable).
- ADA Path of Travel







0 15' 30' 60'
Scale: 1" = 30'

# Schematic Wall and Fence Plan

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2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

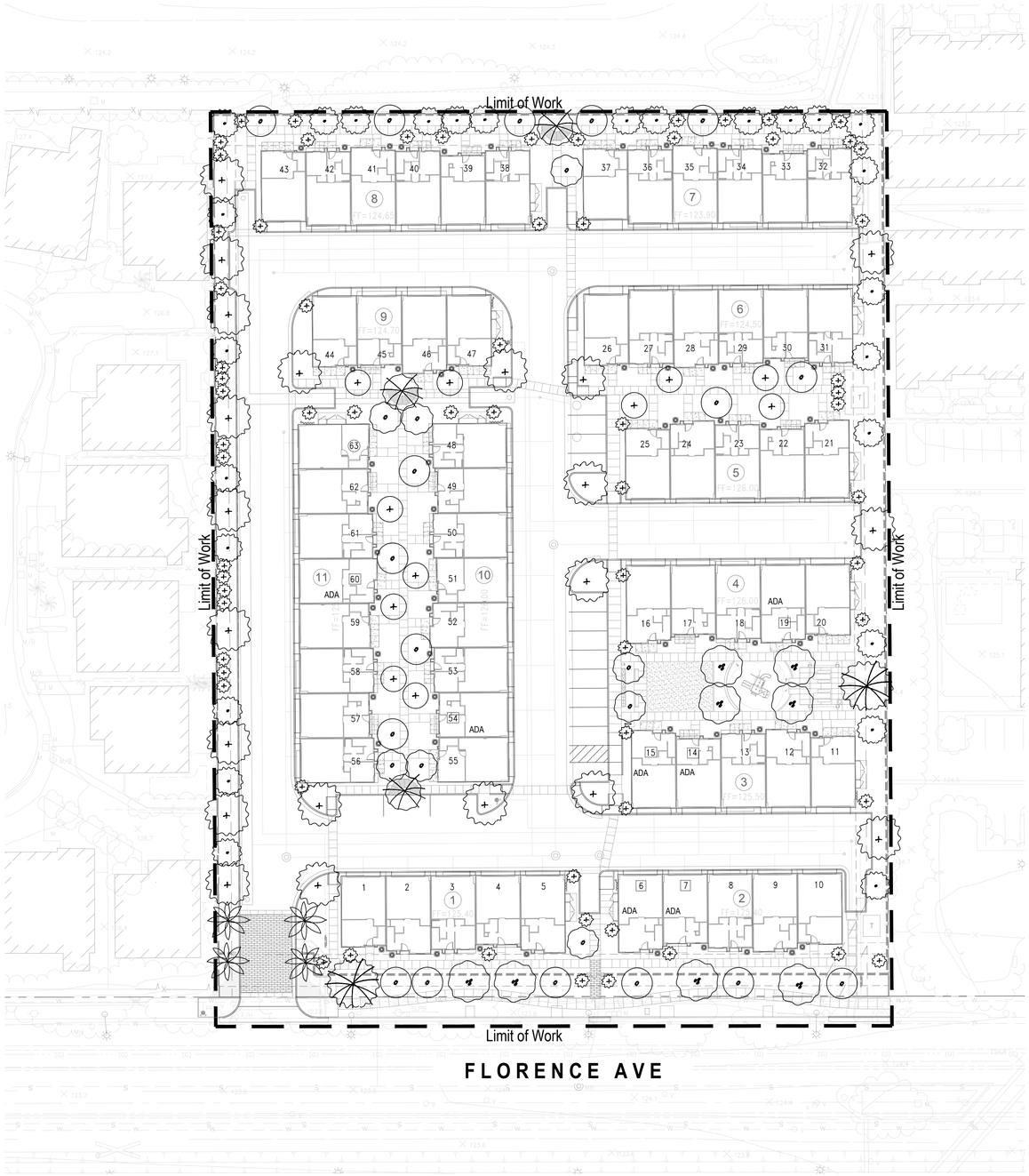
L-3

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| SHRUBS and GROUND COVER | | WUCOLS (R3) |
|---|---|---|
| Anigozanthos | Kangaroo Paw | Low |
| Agave sp. | Agave | Low |
| Aloe sp. | Aloe | Low |
| Bougainvillea sp. | Bougainvillea | Low |
| Callistemon citrinus 'Little John' | Dwarf Bottlebrush | Low |
| Carex divulsa | Berkeley Sedges | Low |
| Carissa m. 'Green Carpet' | Dwarf Natal Plum | Low |
| Chamaerops humilis | Mediterranean Fan Palm | Low |
| Cordyline 'Pink Passion' | Pink Passion Dracaena Palm | Low |
| Dasylirion longissimum | Mexican Grass Tree | Low |
| Delosperma cooperi | Trailing Ice Plant | Low |
| Dianella revoluta 'Little Rev' | Little Rev™ Flax Lily | Low |
| Iris sp. | Iris | Low |
| Kalanchoe thyrsiflora | Flapjack Paddle Plant | Low |
| Lavandula stoechas 'Larkman Hazel' | Hazel™ Spanish Lavender | Low |
| Ligustrum japonicum "Texanum" | Japanese Privet | Low |
| Nassella pulchra | Purple Needlegrass | Low |
| Muhlenbergia rigens | Deer Grass | Low |
| Rhaphiolepis indica 'Clara" | India Hawthorn | Low |
| Rosmarinus p. 'Huntington Carpet' | Groundcover Rosemary | Low |
| Strelitzia reginae | Bird of Paradise | Low |
| Trachelospermum jasminoides | Star Jasmine | Low |
| Westringia sp. | Westringia | Low |
| Xylosma congestum 'Compact' | Compact Xylosma | Low |
| Yucca gloriosa | Spanish Dagger | Low |

| VINES & ESPALIERS | | |
|---|---|---|
| Bougainvillea 'Monka' (Oo-La-La® Bougainvillea) | Bougainvillea | Low |
| Macfadyena unguis-cati | Cat's Claw Vine | Low |
| Pandorea jasminoides 'Lady Di' | White Bower Vine | Med |
| Trachelospermum jasminoides | Star Jasmine | Med |




## PLANTING LEGEND

| Symbol | Type/Form | Suggestions | Trunk | Size | Wucols (R3) | Qty. |
|---|---|---|---|---|---|---|
| | | Botanical Name (Common Name) | | | | |
| | PALMS | | | | | |
| | Vertical | Phoenix dactylifera (Date Palm)<br>Syagrus romanzoffiana (Queen Palm) | Single | 10' BT | Low | 4 |
| | TREES | | | | | |
| | Specimen | Olive olea 'Wilsonii' (Wilsonii Olive) | Multi | 36" Box | Low | 2 |
| | Focal | Magnolia g. 'Little Gem' (L. Gem Magnolia) | Single | 36" Box | Medium | 3 |
| | Canopy Deciduous | Platanus racemosa (California Sycamore) | Single | 24" Box | Medium | 8 |
| | Street Buffer | Tristania conferta (Brisbane Box) | Single | 24" Box | Medium | 21 |
| | Evergreen Flowering | Arbutus unedo (Strawberry Tree) | Multi | 24" Box | Low | 8 |
| | Deciduous Flowering | Lagerstroemia i.x f. 'Natchez' (Crape Myrtle) | Single | 15 Gal | Medium | 11 |
| | Vertical Buffer | Melaleuca quinquenervia (Paperbark Melaleuca) | Multi | 15 Gal | Medium | 26 |
| | Medium Evergreen | Geijera parvilflora (Australian Willow)<br>Rhus lancea (African Sumac) | Single | 15 Gal | Low | 17 |
| | Columnar | Cupressus sempervirens (Italian Cypress)<br>Podocarpus macrophyllus (Yew Pine) | Columnar | 15 Gal | Low<br>Medium | 67 |

TOTAL = 167

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

0 15' 30' 60'
Scale: 1" = 30'

# Schematic Planting Plan

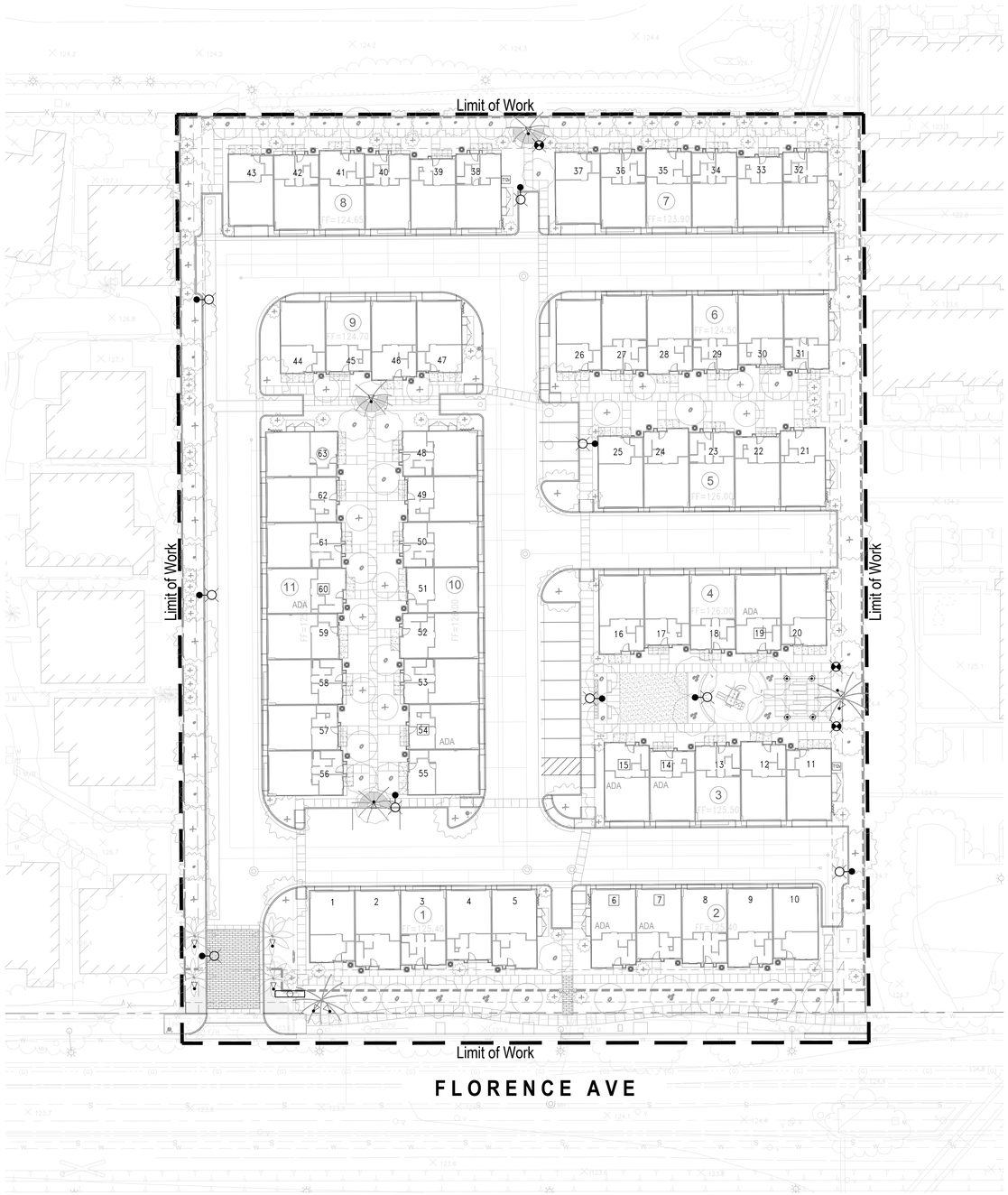
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Date: April. 01, 2021

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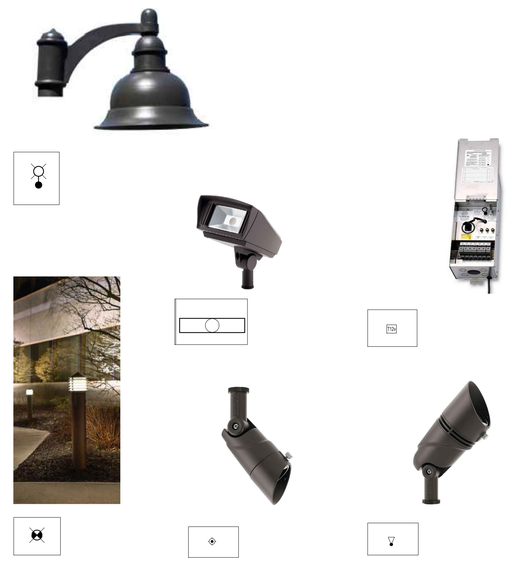
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## LIGHTING SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | LED Area Pole Light<br>Pole light, quantities and specfication per Electrical Eng. Refer to SWGroup`s Electrical Plans.<br>Cast Aluminum, Textured Bronze, RA21 Radius<br>Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng.<br>Accessories: On DBC-1 Base & 10' round pole. | 9 |
| | Bollard, Kichler Louvered 2800K LED Bollard AZT<br>16130AZT28 (Textured Architectural Bronze)<br>Cast aluminum, Textured Architectural Bronze, Surface, with footing, Final location by Elec. Eng. Footing specs per Manufacturer.<br>Lamp: LED, 3.5W,5.67VA, 2700K Warm White | 3 |
| | Shade Structure Downlight - Kichler model #16017AZT27.<br>Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket<br>Lamp: LED, 5.25 W-12W, 2700K Warm White | 4 |
| | Tree uplight, Staked - Kichler model VLO #16018-16020.<br>Order #16019AZT27 (35Flood).<br>Cast aluminum, Textured Architectural Bronze, Staked<br>Lamp: LED, 5.25 W-12W, 2700K Warm White | 11 |
| TRN | Low-voltage transformer - Kichler model #15PR300 SS.<br>Cast Aluminum, Stainless Steel, Wall<br>300W<br>Accessories: Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K). | 2 |
| | Kichler-Flood Light<br>VLO 12V LED Flood Variable Lumen AZT<br>16022AZT27<br>Brass, Textured Architectural Bronze, Surface<br>Lamp: LED | 1 |




*Conceptual images (provided herein are conceptual and subject to change)

**NOTES:**
1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
2. Light spill shall be confined to the limits of the property.

0 15' 30' 60'
Scale: 1" = 30'

# Schematic Lighting Plan

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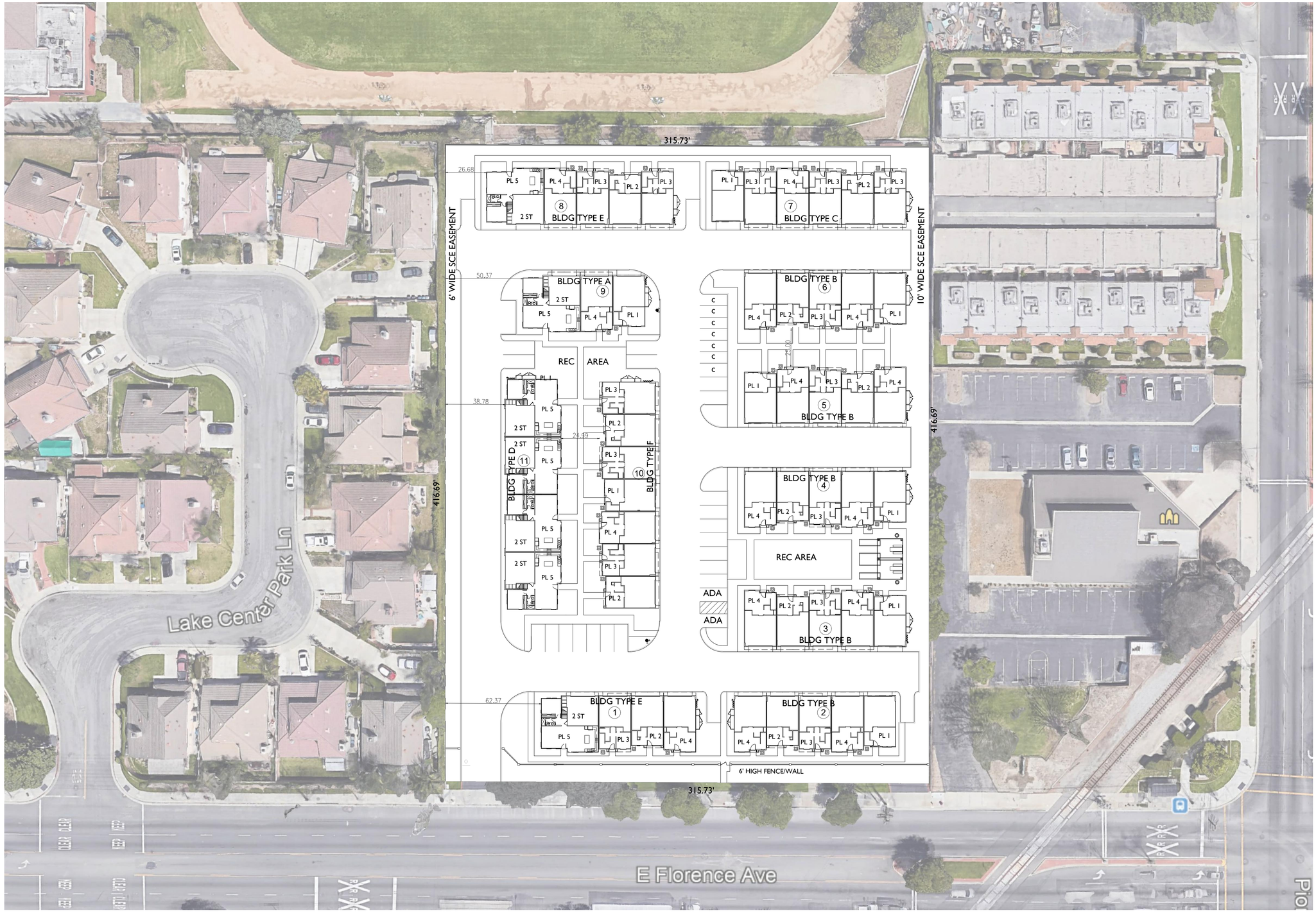
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**Attachment 3**
**Proposed Full Set of Plan**




## PROJECT SUMMARY

| | |
|---|---|
| ZONING | R-3 (PROPOSED)<br>1 DU/2,000 SF |
| SITE AREA | 3.02 ACRES |
| UNITS | 54 TOTAL |
| DENSITY | 17.88 DU/ACRE |
| PRODUCT TYPE | 2-3 STORY ROW TOWNHOMES<br>R3/U OCCUPANCY, TYPE VB |

## PLAN SUMMARY

| | | | |
|---|---|---|---|
| 8 | PLAN 1 (3 ST) | 1,528 S.F. | 2BD+DEN |
| 10 | PLAN 2 (3 ST) | 1,640 S.F. | 3BD+DEN |
| 14 | PLAN 3 (3 ST) | 1,702 S.F. | 3BD |
| 15 | PLAN 4 (3ST) | 1,801 S.F. | 3BD+DEN, OPT 4TH |
| 7 | PLAN 5 (2 ST) | 2,130 S.F. | 4BD |

LOT COVERAGE 35.0% PROPOSED (60% ALLOWED)

## BUILDING SETBACKS

| | |
|---|---|
| FRONT | 20' |
| SIDE | 15' |
| REAR | 15' |

## BUILDING HEIGHT

FASCIA ABV. FIN. GRADE = 30'-0"
OVERALL HT. TO RIDGE = 35'-0" MAXIMUM
25'-0" MAX. 2 STORY

## BUILDING SEPARATION

25' MINIMUM @ 35' BLDG HEIGHT

## PARKING SUMMARY

| | |
|---|---|
| 2 CAR ATTACHED GARAGES = | 108 STALLS |
| OPEN GUEST PARKING = | 27 STALLS |
| COMPACT GUEST PARKING = | 7 STALLS |
| TOTAL PARKING PROVIDED = | 142 STALLS |

2.63 STALLS/UNIT PROVIDED
2.0 STALLS/UNIT REQUIRED

## OPEN SPACE

| | |
|---|---|
| COMMON OPEN SPACE | 27,330 S.F. |
| PRIVATE OPEN SPACE | 3,140 S.F. |
| TOTAL OPEN SPACE | 30,470 S.F. |

564 S.F. PER UNIT

NORTH

# SANTA FE SPRINGS, CA

# 11733 FLORENCE STREET

# SITE PLAN

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Scale 0 30 60 90

JAN 3, 2021

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SP



FRONT PERSPECTIVE - 2-STORY BUILDING



FRONT PERSPECTIVE - BUILDING B - 5 PLEX



REAR PERSPECTIVE - 2-STORY BUILDING



REAR PERSPECTIVE - BUILDING B - 5 PLEX



END PERSPECTIVE - BUILDING B - 5 PLEX

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

3-D RENDERING

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A-1




FLORENCE AVE. ENTRY PERSPECTIVE

SANTA FE SPRINGS, CA

11733 FLORENCE STREET - ROW TOWNHOMES

SITE PERSPECTIVES

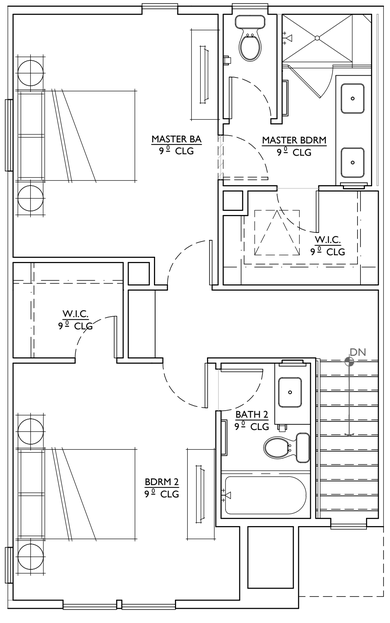
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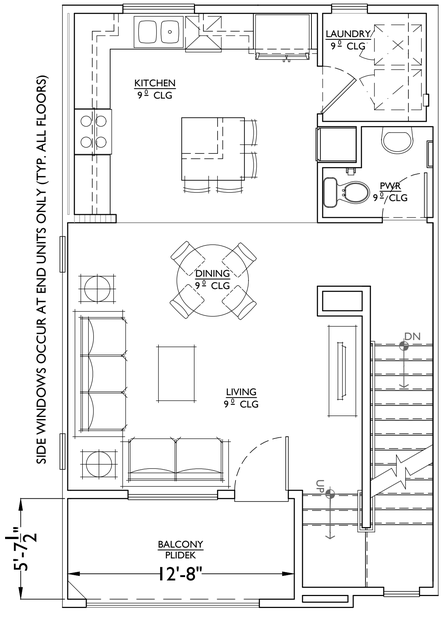
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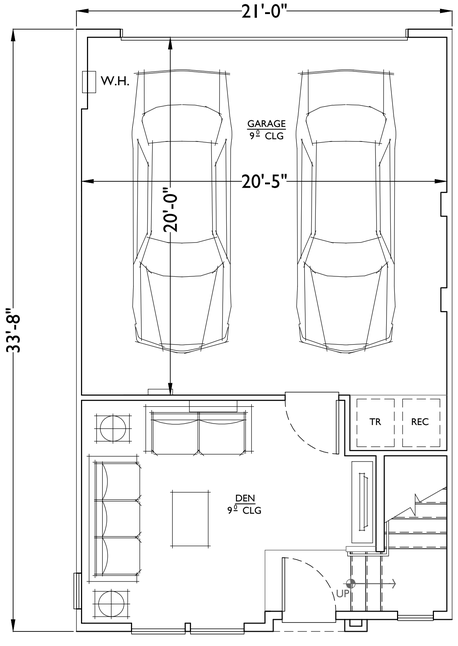
A-10




3RD FLR

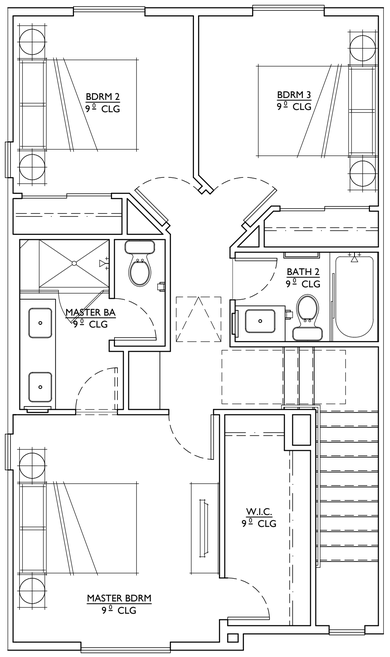


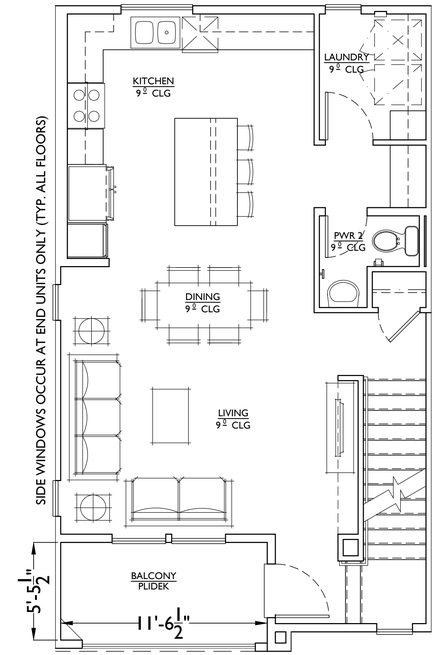

2ND FLR

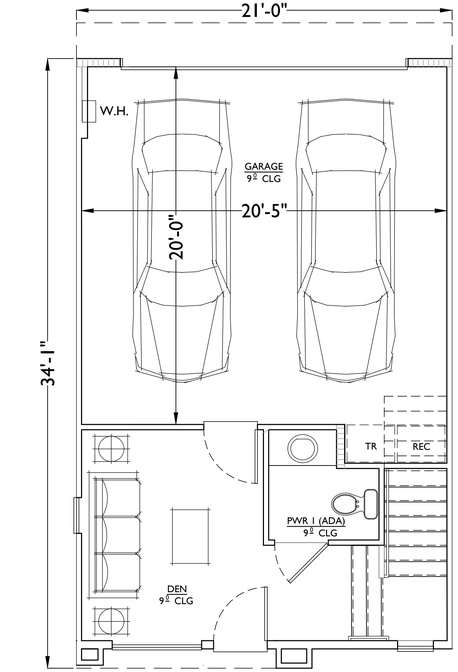



1ST FLR

| PLAN 1 | 2BED/2.5BA |
|---|---|
| 1ST FL - | 253 |
| 2ND FL - | 625 |
| 3RD FL - | 650 |
| TOTAL LIVABLE - | 1,528 S.F. |
| BALCONY - | 75 S.F. |
| GARAGE - | 447 S.F. |




| PLAN 2 | 3BED/2.5BA |
|---|---|
| 1ST FL - | 254 |
| 2ND FL - | 677 |
| 3RD FL - | 709 |
| TOTAL LIVABLE - | 1,640 S.F. |
| BALCONY - | 68 S.F. |
| GARAGE - | 442 S.F. |

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

UNIT PLAN 1 AND 2

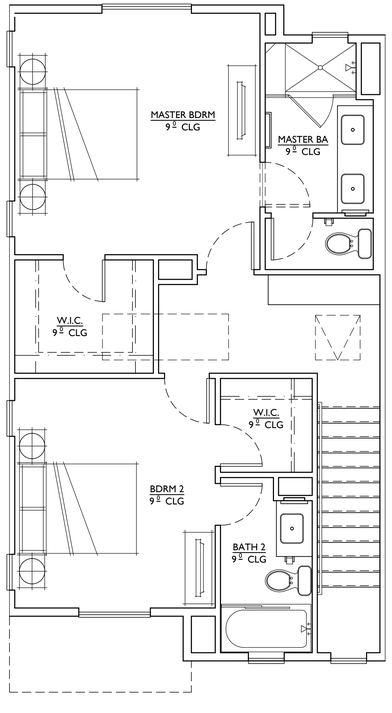
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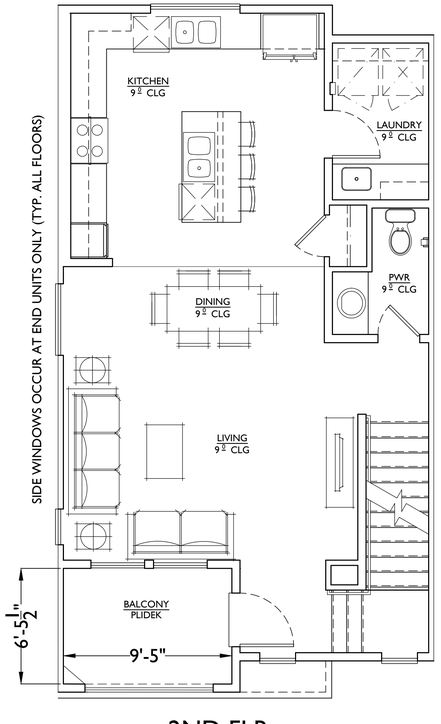
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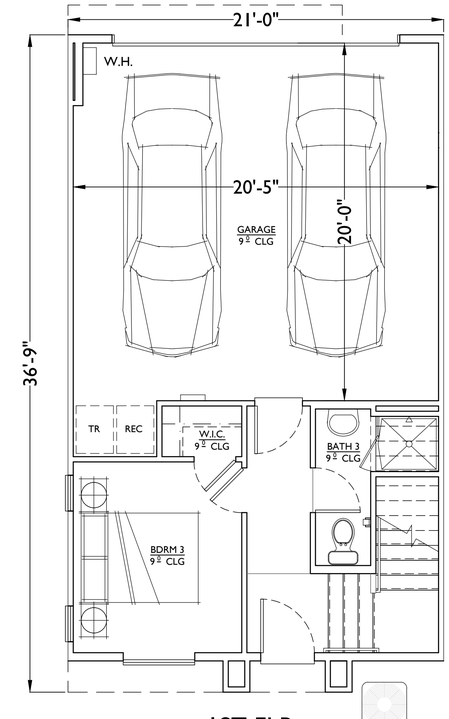
A-2




3RD FLR



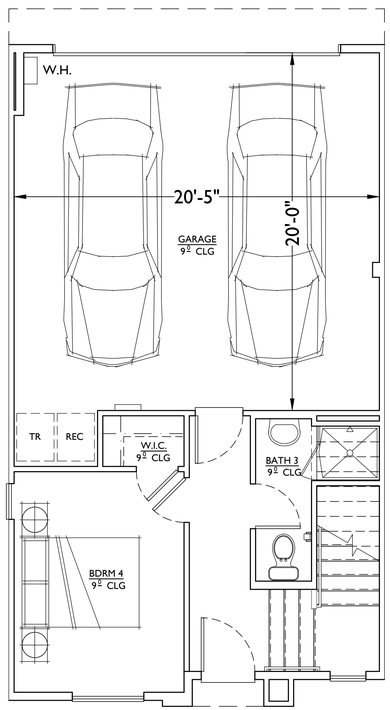

2ND FLR

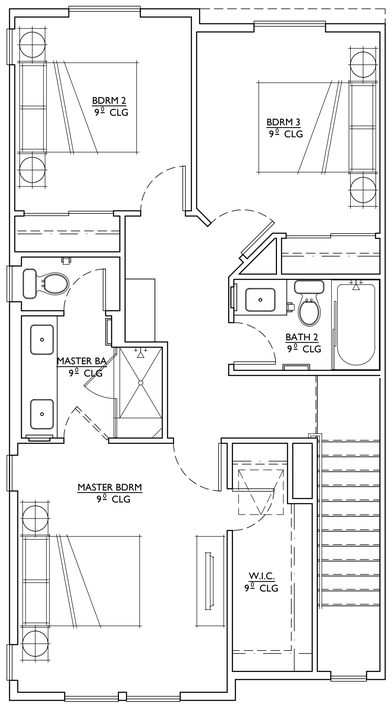


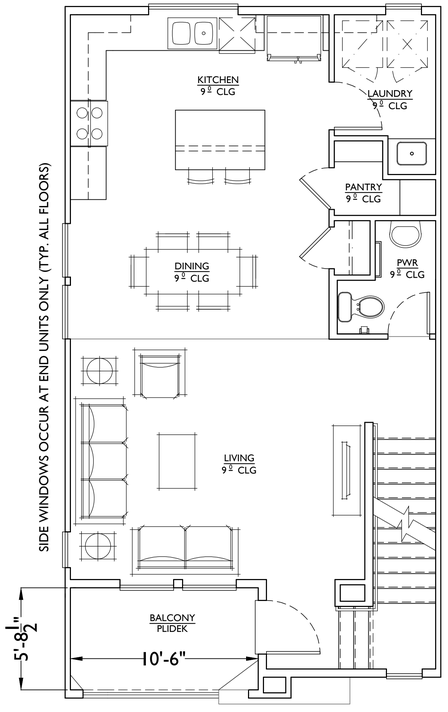

1ST FLR

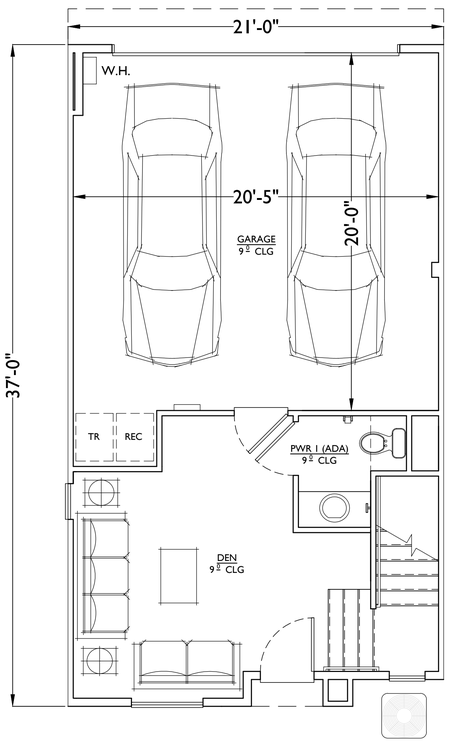
| PLAN 3 | 3BED/3.5BA |
|---|---|
| 1ST FL - | 295 |
| 2ND FL - | 710 |
| 3RD FL - | 697 |
| TOTAL LIVABLE - | 1,702 S.F. |
| BALCONY - | 64 S.F. |
| GARAGE - | 445 S.F. |

OPTIONAL 1ST FLR




| PLAN 4 | 3BED/2.5BA |
|---|---|
| 1ST FL - | 315 |
| 2ND FL - | 736 |
| 3RD FL - | 744 |
| TOTAL LIVABLE - | 1,795 S.F. |
| BALCONY - | 63 S.F. |
| GARAGE - | 445 S.F. |
| (OPTIONAL 4BED/3.5BA) | |

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## UNIT PLAN 3 AND 4

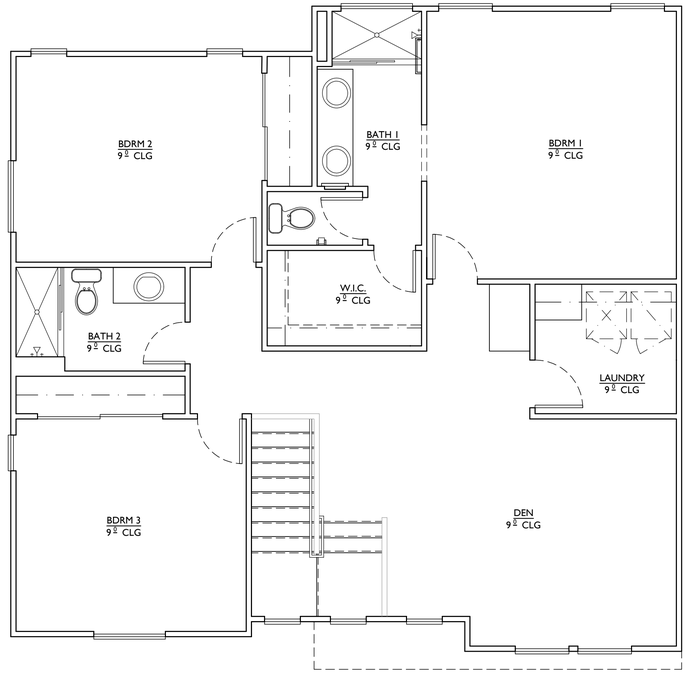
MELIA HOMES
8951 Research Drive, Suite 100
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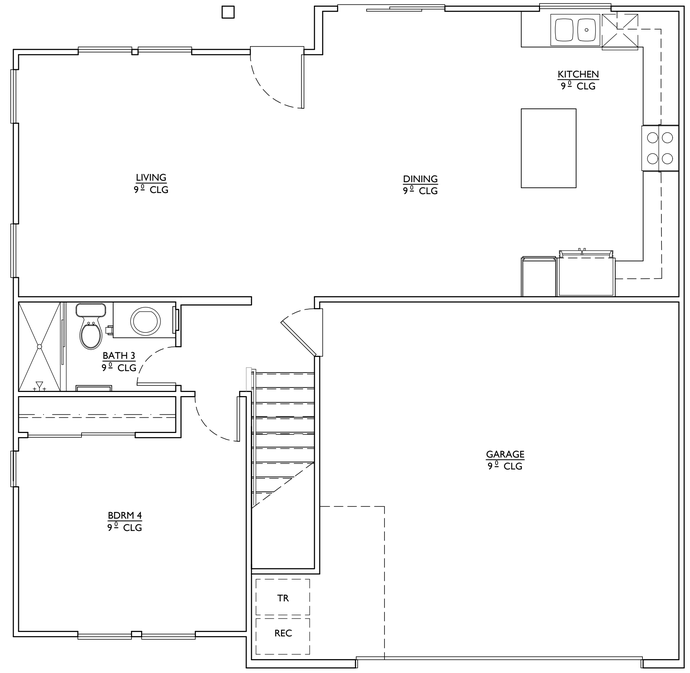
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A-3




PLAN 5
2,130 SF

# SANTA FE SPRINGS, CA

# 11733 FLORENCE STREET - ROW TOWNHOMES

UNIT PLAN 5

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LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
7. 2X STUCCO O/ E.P.S. TRIM
8. DECORATIVE OUTLOOKER
9. STUCCO REGLET
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE STUCCO O/ E.P.S. CORBEL
12. DECORATIVE METAL AWNING
13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG A ELEVATIONS

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A-6



LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
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# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG B ELEVATIONS

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A-7



LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
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# SANTA FE SPRINGS, CA

# ASPIRE - 11733 FLORENCE AVENUE

## BLDG C ELEVATIONS

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APR. 1, 2021

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LEFT ELEVATION




FRONT ELEVATION




RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

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# SANTA FE SPRINGS, CA

# 11733 FLORENCE STREET - ROW TOWNHOMES

## BLDG A ELEVATIONS

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A-6



LEFT ELEVATION




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

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# SANTA FE SPRINGS, CA

# 11733 FLORENCE STREET - ROW TOWNHOMES

## BLDG D ELEVATIONS

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DEC 29, 2021

SUMMA ARCHITECTURE
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LEFT ELEVATION




FRONT ELEVATION



RIGHT ELEVATION




REAR ELEVATION

## MATERIAL SCHEDULE

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# SANTA FE SPRINGS, CA

# 11733 FLORENCE STREET - ROW TOWNHOMES

## BLDG E ELEVATIONS

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A-10




*Conceptual images (provided herein are conceptual and subject to change)










## LEGEND

1. Central community open space area with shade structure, picnic tables, trash receptacle, and integral colored concrete for small social events and group gatherings.
2. Tot-lot play area with curved seat wall, specimen tree, and canopy trees for shade.
3. Turf area for passive and active play and bench seating.
4. Four community cluster mailboxes and two parcel lockers, per USPS review and approval.
5. Proposed wall, pilaster, or gate, per Wall & Fence Plan.
6. Enhanced paving at main project entry.
7. Proposed tree, per Planting Plan.
8. 6' wide pedestrian esplanade, natural colored concrete, with light top-cast finish and saw-cut joints.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest / Residential parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Common area landscape, builder installed and HOA maintained.
14. Community dog bag station (black in color), for pet owners.
15. Property line.
16. Public street R.O.W.
17. Proposed meandering public street sidewalk.
18. Transformer to be screened with landscape, quantity and final locations to be determined.
19. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
20. Integral colored concrete paving nodes, with light top-cast finish and saw-cut joints.
21. Entry wall sign at main project entry.







0 15' 30' 60'
Scale: 1" = 30'

Melia Homes

# Schematic Landscape Plan

2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

L-1

# ASPIRE - Florence Ave. / Santa Fe Springs, CA

studio PAD
Landscape Architecture
23276 S. Pointe Drive (Ste 109)
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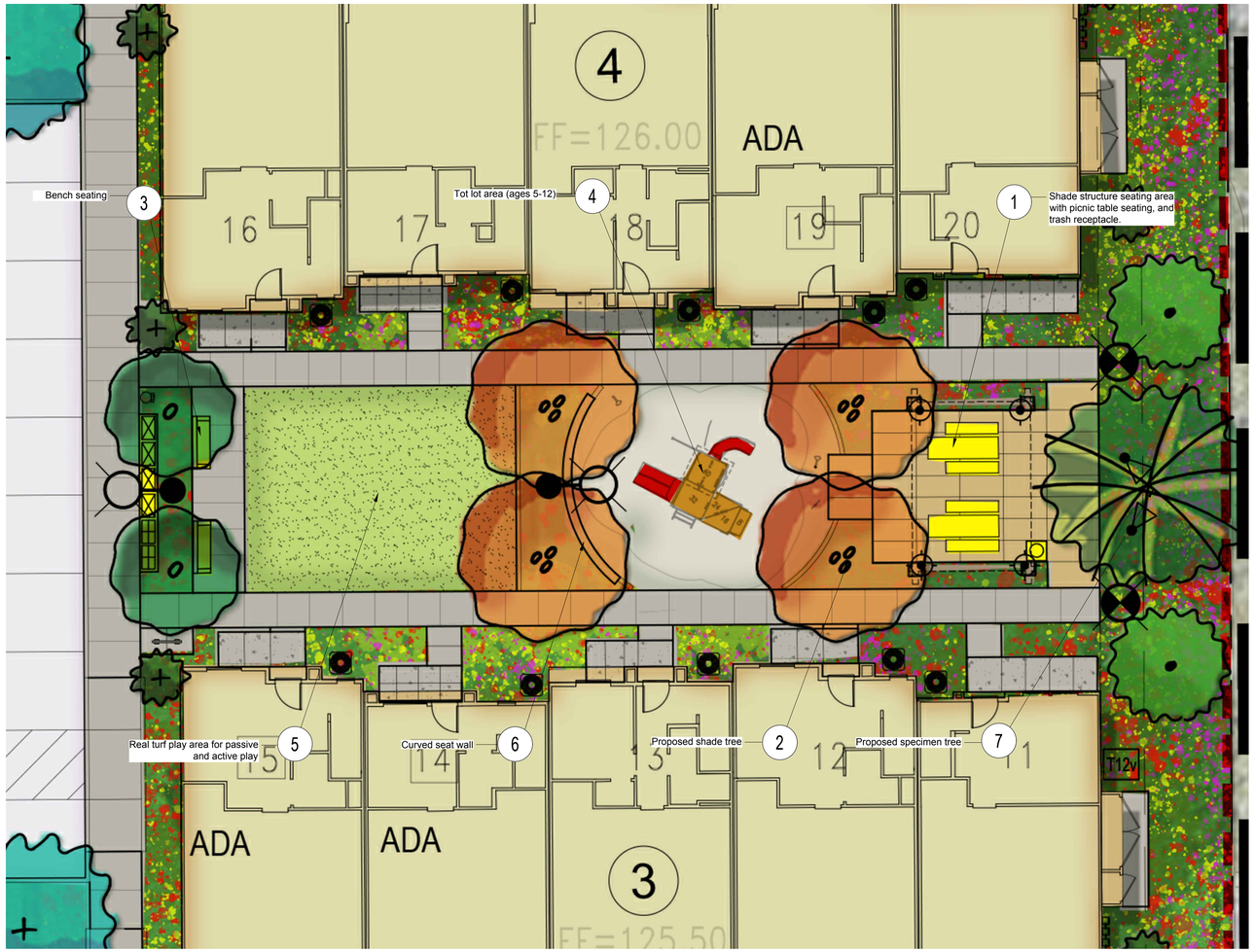


*Conceptual images (provided herein are conceptual and subject to change)



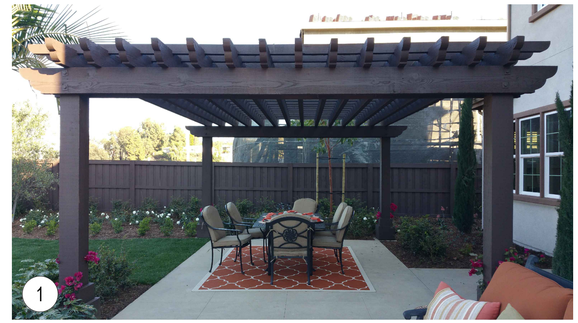













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0 4' 8' 16'

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

# Schematic Enlargement Plan - Community Open Space Area

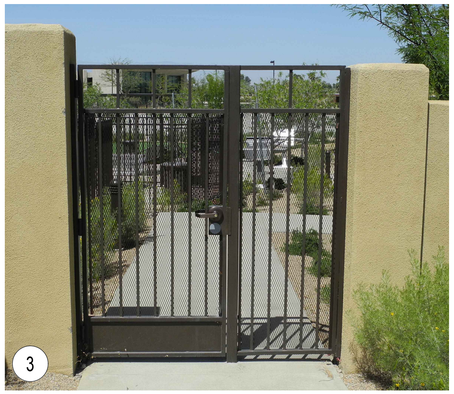
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2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

L-2

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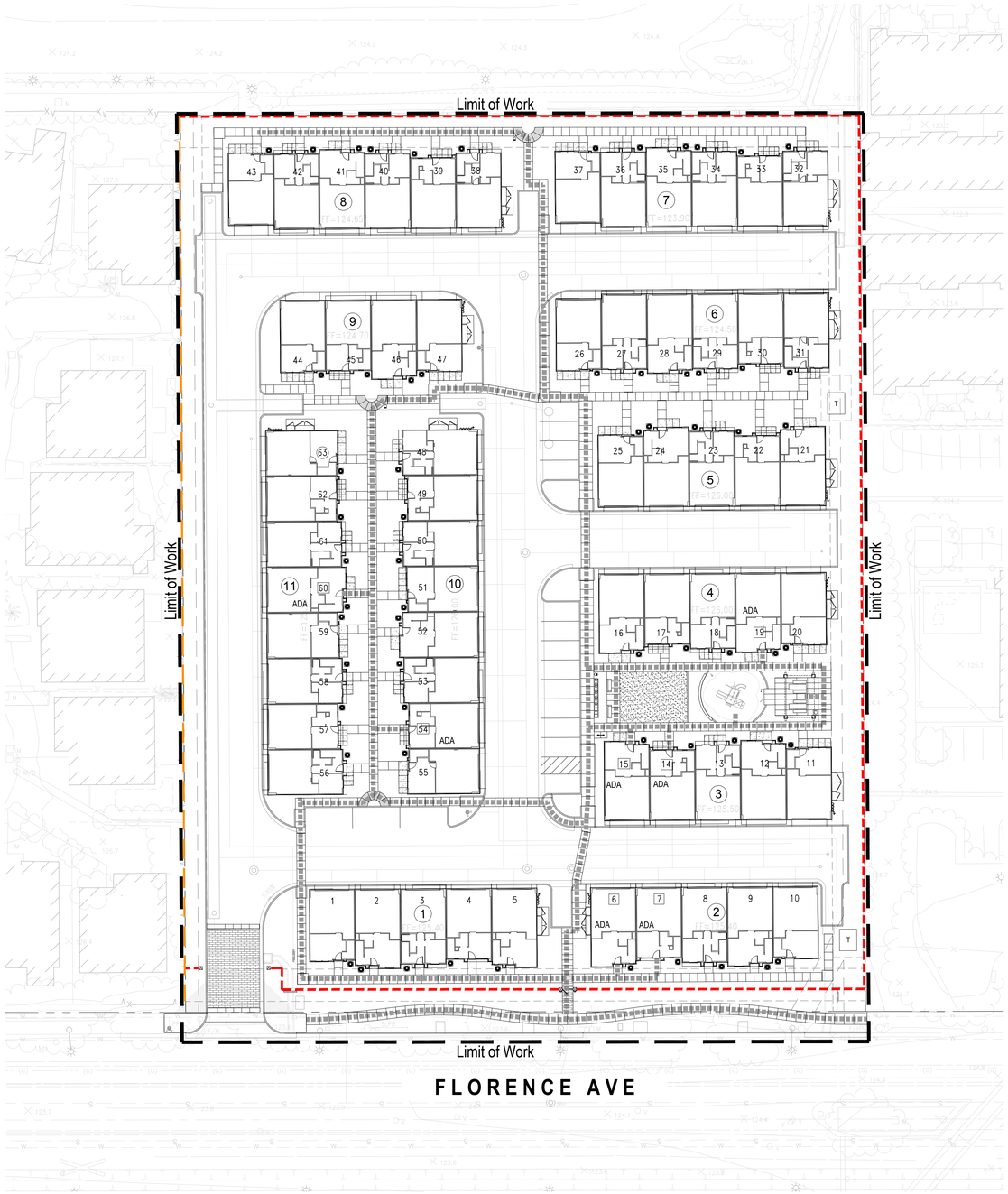
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23276 S. Pointe Drive (Ste 103)
Laguna Hills, CA. 92653 (www.studio-PAD.com)







*Conceptual images (provided herein are conceptual and subject to change)




## WALL LEGEND

- Existing +- 6'-0" High property line wall, protect in place.
- 1 — 6'-0" High split-face CMU wall, with 2" high precision CMU cap (Borrego color).
- 2 — 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. split-face cap to match (Borrego color).
- 3 — 5'-6" High metal pedestrian gate (ADA accessible, non lockable).
- ADA Path of Travel







0 15' 30' 60'
Scale: 1" = 30'

# Schematic Wall and Fence Plan

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2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

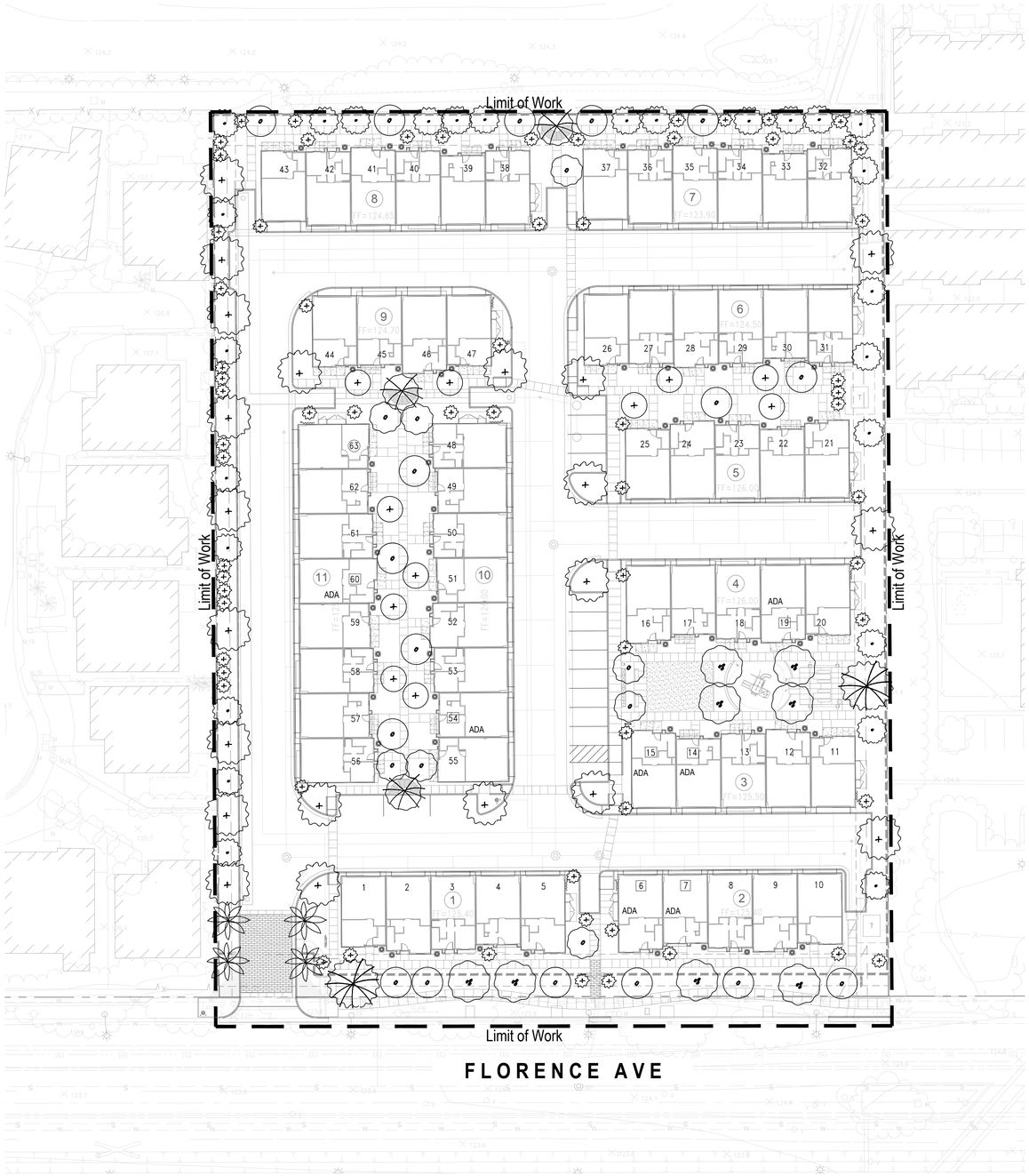
L-3

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| SHRUBS and GROUND COVER | | WUCOLS (R3) |
|---|---|---|
| Anigozanthos | Kangaroo Paw | Low |
| Agave sp. | Agave | Low |
| Aloe sp. | Aloe | Low |
| Bougainvillea sp. | Bougainvillea | Low |
| Callistemon citrinus 'Little John' | Dwarf Bottlebrush | Low |
| Carex divulsa | Berkeley Sedges | Low |
| Carissa m. 'Green Carpet' | Dwarf Natal Plum | Low |
| Chamaerops humilis | Mediterranean Fan Palm | Low |
| Cordyline 'Pink Passion' | Pink Passion Dracaena Palm | Low |
| Dasylirion longissimum | Mexican Grass Tree | Low |
| Delosperma cooperi | Trailing Ice Plant | Low |
| Dianella revoluta 'Little Rev' | Little Rev™ Flax Lily | Low |
| Iris sp. | Iris | Low |
| Kalanchoe thyrsiflora | Flapjack Paddle Plant | Low |
| Lavandula stoechas 'Larkman Hazel' | Hazel™ Spanish Lavender | Low |
| Ligustrum japonicum "Texanum" | Japanese Privet | Low |
| Nassella pulchra | Purple Needlegrass | Low |
| Muhlenbergia rigens | Deer Grass | Low |
| Rhaphiolepis indica 'Clara" | India Hawthorn | Low |
| Rosmarinus p. 'Huntington Carpet' | Groundcover Rosemary | Low |
| Strelitzia reginae | Bird of Paradise | Low |
| Trachelospermum jasminoides | Star Jasmine | Low |
| Westringia sp. | Westringia | Low |
| Xylosma congestum 'Compact' | Compact Xylosma | Low |
| Yucca gloriosa | Spanish Dagger | Low |

| VINES & ESPALIERS | | |
|---|---|---|
| Bougainvillea 'Monka' (Oo-La-La® Bougainvillea) | Bougainvillea | Low |
| Macfadyena unguis-cati | Cat's Claw Vine | Low |
| Pandorea jasminoides 'Lady Di' | White Bower Vine | Med |
| Trachelospermum jasminoides | Star Jasmine | Med |




## PLANTING LEGEND

| Symbol | Type/Form | Suggestions | Trunk | Size | Wucols (R3) | Qty. |
|---|---|---|---|---|---|---|
| | | Botanical Name (Common Name) | | | | |
| | PALMS | | | | | |
| | Vertical | Phoenix dactylifera (Date Palm)<br>Syagrus romanzoffiana (Queen Palm) | Single | 10' BT | Low | 4 |
| | TREES | | | | | |
| | Specimen | Olive olea 'Wilsonii' (Wilsonii Olive) | Multi | 36" Box | Low | 2 |
| | Focal | Magnolia g. 'Little Gem' (L. Gem Magnolia) | Single | 36" Box | Medium | 3 |
| | Canopy Deciduous | Platanus racemosa (California Sycamore) | Single | 24" Box | Medium | 8 |
| | Street Buffer | Tristania conferta (Brisbane Box) | Single | 24" Box | Medium | 21 |
| | Evergreen Flowering | Arbutus unedo (Strawberry Tree) | Multi | 24" Box | Low | 8 |
| | Deciduous Flowering | Lagerstroemia i.x f. 'Natchez' (Crape Myrtle) | Single | 15 Gal | Medium | 11 |
| | Vertical Buffer | Melaleuca quinquenervia (Paperbark Melaleuca) | Multi | 15 Gal | Medium | 26 |
| | Medium Evergreen | Geijera parvilflora (Australian Willow)<br>Rhus lancea (African Sumac) | Single | 15 Gal | Low | 17 |
| | Columnar | Cupressus sempervirens (Italian Cypress)<br>Podocarpus macrophyllus (Yew Pine) | Columnar | 15 Gal | Low<br>Medium | 67 |

TOTAL = 167

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

0 15' 30' 60'
Scale: 1" = 30'

# Schematic Planting Plan

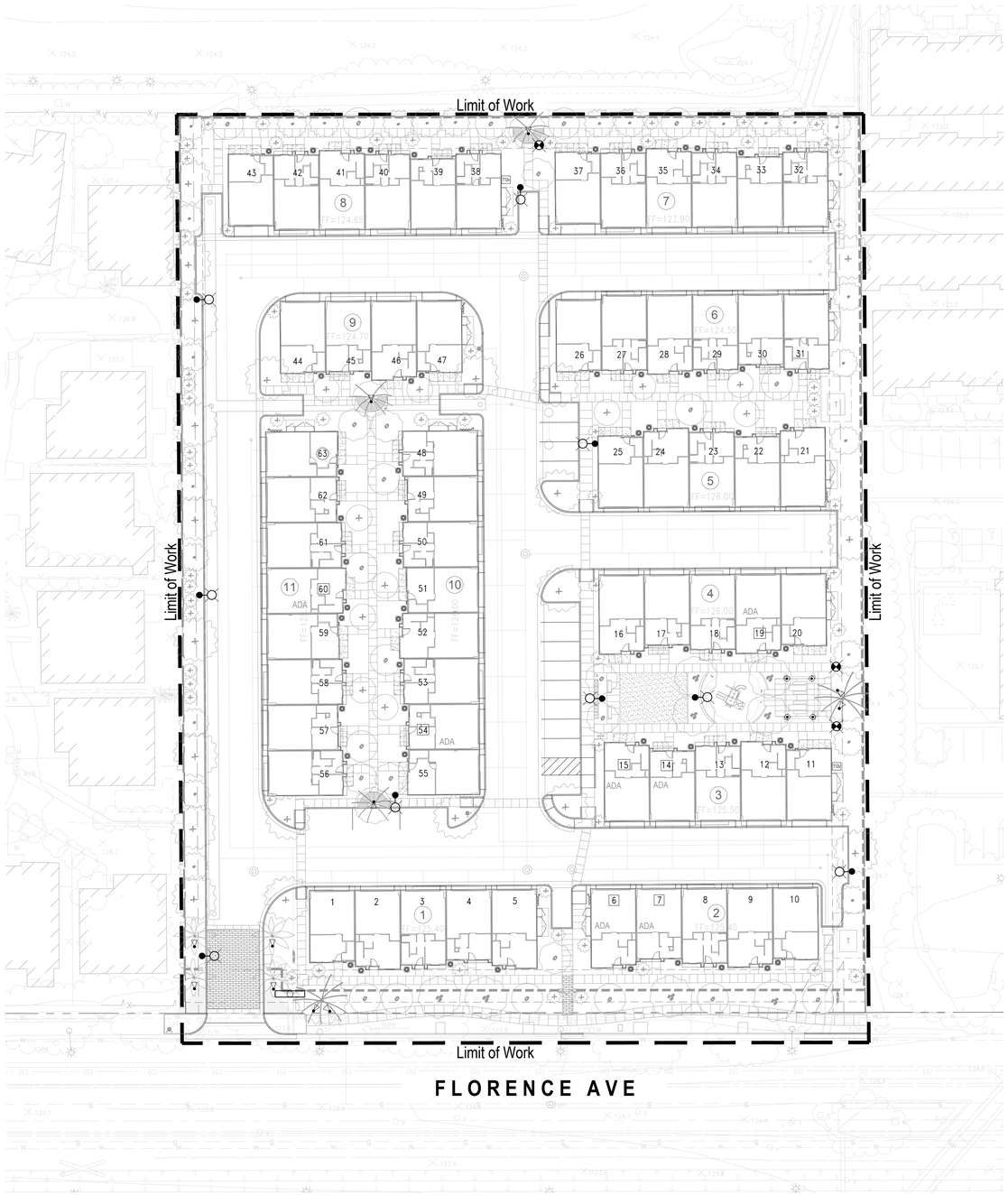
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2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

L-4

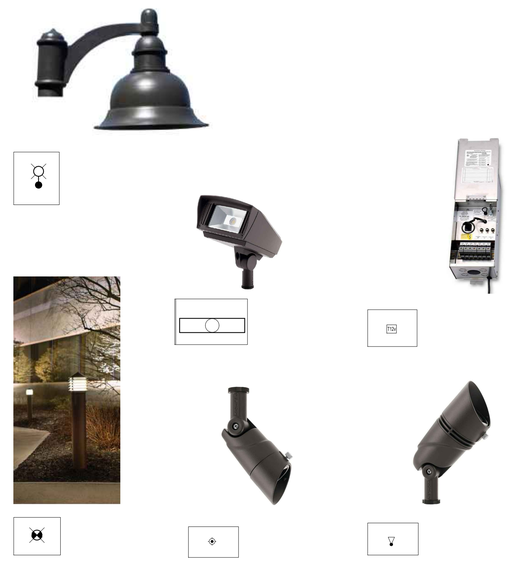
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## LIGHTING SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | LED Area Pole Light<br>Pole light, quantities and specfication per Electrical Eng. Refer to SWGroup`s Electrical Plans.<br>Cast Aluminum, Textured Bronze, RA21 Radius<br>Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng.<br>Accessories: On DBC-1 Base & 10' round pole. | 9 |
| | Bollard, Kichler Louvered 2800K LED Bollard AZT<br>16130AZT28 (Textured Architectural Bronze)<br>Cast aluminum, Textured Architectural Bronze, Surface, with footing, Final location by Elec. Eng. Footing specs per Manufacturer.<br>Lamp: LED, 3.5W,5.67VA, 2700K Warm White | 3 |
| | Shade Structure Downlight - Kichler model #16017AZT27.<br>Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket<br>Lamp: LED, 5.25 W-12W, 2700K Warm White | 4 |
| | Tree uplight, Staked - Kichler model VLO #16018-16020.<br>Order #16019AZT27 (35Flood).<br>Cast aluminum, Textured Architectural Bronze, Staked<br>Lamp: LED, 5.25 W-12W, 2700K Warm White | 11 |
| TRN | Low-voltage transformer - Kichler model #15PR300 SS.<br>Cast Aluminum, Stainless Steel, Wall<br>300W<br>Accessories: Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K). | 2 |
| | Kichler-Flood Light<br>VLO 12V LED Flood Variable Lumen AZT<br>16022AZT27<br>Brass, Textured Architectural Bronze, Surface<br>Lamp: LED | 1 |




*Conceptual images (provided herein are conceptual and subject to change)

**NOTES:**
1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
2. Light spill shall be confined to the limits of the property.

0 15' 30' 60'
Scale: 1" = 30'

# Schematic Lighting Plan

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Date: April. 01, 2021

L-5

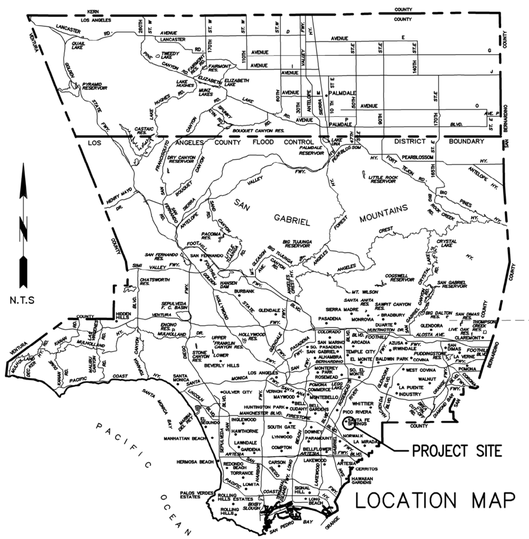
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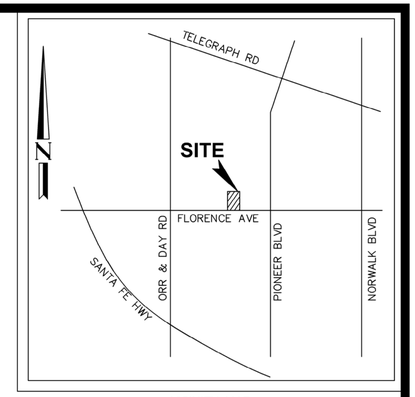
**Attachment 4**
**Tentative Tract Map Case No. 88383**

# TENTATIVE TRACT MAP NO 83383

FOR CONDOMINIUM PURPOSES
11733 FLORENCE AVENUE, CITY OF SANTA FE SPRINGS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



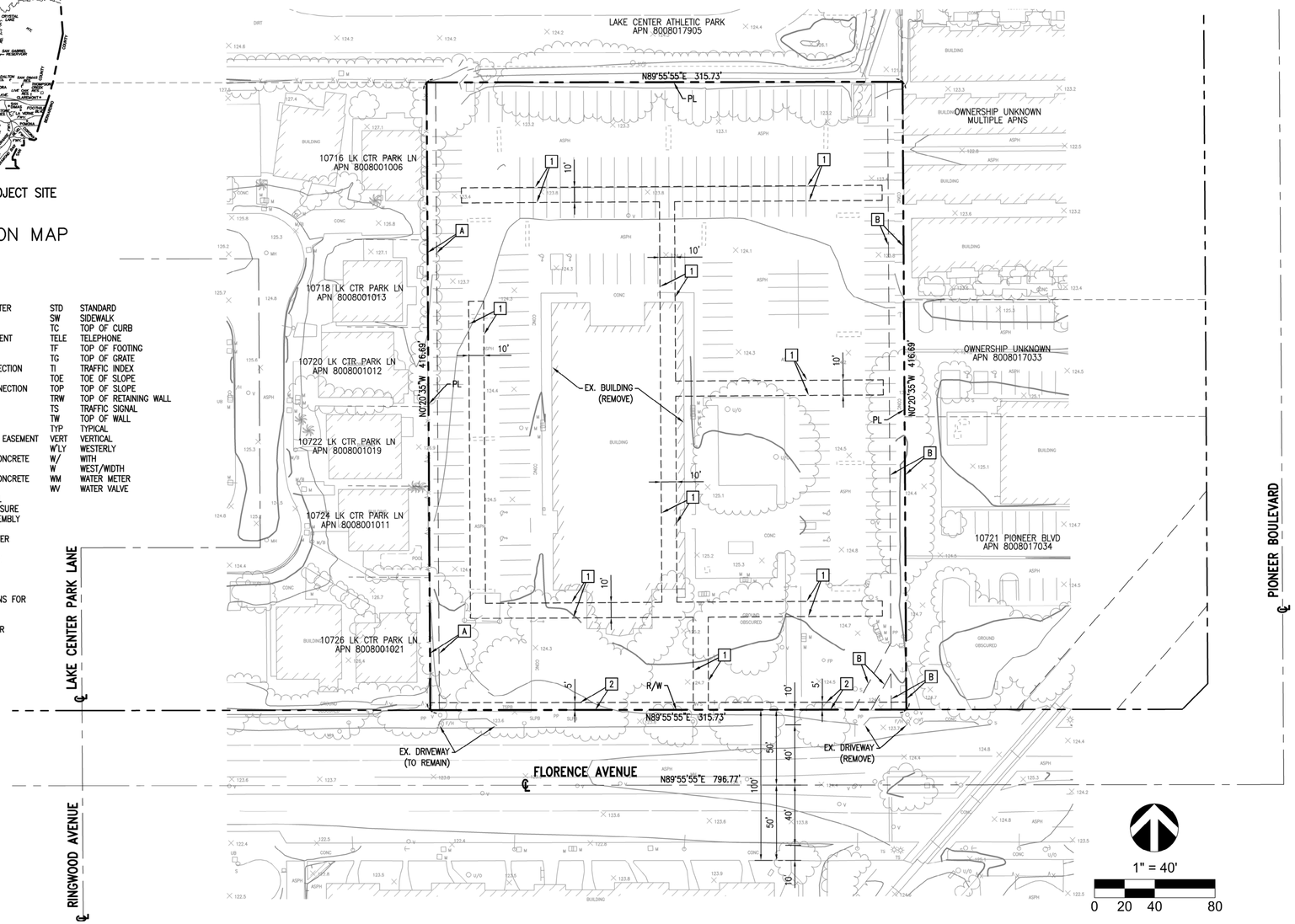

LOCATION MAP




VICINITY MAP
NTS

## ABBREVIATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AB | AGGREGATE BASE | FF | FINISHED FLOOR ELEVATION | OD | OUTSIDE DIAMETER | STD | STANDARD |
| AC | ASPHALTIC CONCRETE | FG | FINISHED GRADE | PAD | PAD ELEVATION | SW | SIDEWALK |
| AD | AREA DRAIN | FH | FIRE HYDRANT | PB | PULLBOX | TC | TOP OF CURB |
| AP | ANGLE POINT | FL | FLOW LINE | PCC | PORTLAND CEMENT CONCRETE | TELE | TELEPHONE |
| AV | AIR/VACUUM RELEASE | FNC | TOP OF FENCE | PERIM | PERIMETER | TF | TOP OF FOOTING |
| BC | BEGIN CURVE | FS | FINISHED SURFACE | PI | POINT OF INFLECTION | TG | TOP OF GRATE |
| BCR | BEGIN CURB RETURN | FW | FIRE WATER | ℄ | PROPERTY LINE | TI | TRAFFIC INDEX |
| BDRY | BOUNDARY | GB | GRADE BREAK | POC | POINT OF CONNECTION | TOE | TOE OF SLOPE |
| BLDG | BUILDING | GF | GARAGE FLOOR | PP | POWER POLE | TOP | TOP OF SLOPE |
| BOC | BACK OF CURB | GW | GUY WIRE | PRIV | PRIVATE | TRW | TOP OF RETAINING WALL |
| BVC | BEGIN VERTICAL CURVE | HDPE | HIGH DENSITY POLY PIPE | PROP | PROPOSED | TS | TRAFFIC SIGNAL |
| CB | CATCH BASIN | HOR | HORIZONTAL | PUB | PUBLIC | TW | TOP OF WALL |
| CF | CURB FACE | HP | HIGH POINT | PUE | PUBLIC UTILITY EASEMENT | TYP | TYPICAL |
| ℄ | CENTER LINE | ID | INSIDE DIAMETER | R | RADIUS | VERT | VERTICAL |
| CO | CLEAN OUT | INV | INVERT | RCB | REINFORCED CONCRETE BOX | W/ | WITH |
| CONC | CONCRETE | IRR | IRRIGATION | RCP | REINFORCED CONCRETE PIPE | W | WEST/WIDTH |
| CONST. | CONSTRUCT | JS | JUNCTION STRUCTURE | RET | RETAINING WALL | WM | WATER METER |
| CSP | CORRUGATED STEEL PIPE | LAT | SEWER LATERAL | RPDA | REDUCED PRESSURE DETECTOR ASSEMBLY | WV | WATER VALVE |
| C&G | CURB AND GUTTER | LF | LINEAL FEET | RT | RIGHT | W'LY | WESTERLY |
| DCDA | DOUBLE CHECK DETECTOR ASSEMBLY | LIP | LIP OF GUTTER | RW | RECLAIMED WATER | | |
| DW | DOMESTIC WATER | LP | LOW POINT | R/W | RIGHT OF WAY | | |
| DWY | DRIVEWAY | LS | LUMP SUM/ LANDSCAPE | S | SOUTH/ SLOPE | | |
| EA | EACH | LT | LEFT | SD | STORM DRAIN | | |
| EC | END CURVE | MAX | MAXIMUM | SF | SQUARE FEET | | |
| ECR | END CURB RETURN | MH | MANHOLE | S'LY | SOUTHERLY | | |
| ELEC | ELECTRIC | MJ | MECHANICAL JOINT | SPPWC | STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION | | |
| EG | EXISTING GRADE | MIN | MINIMUM | SS | SANITARY SEWER | | |
| E'LY | EASTERLY | MISC | MISCELLANEOUS | STLT | STREET LIGHT | | |
| EOP | EDGE OF PAVEMENT | MTR | WATER METER | STA | STATION | | |
| ESMT | EASEMENT | N'LY | NORTHERLY | | | | |
| EVC | END VERTICAL CURVE | N | NORTH | | | | |
| EX. | EXISTING | NAP | NOT A PART | | | | |
| FDC | FIRE DEPARTMENT CONNECTION | NTS | NOT TO SCALE | | | | |
| | | OC | ON CENTER | | | | |




## EASEMENT LEGEND:

- A — EXISTING 6 FOOT SCE EASEMENT PER INSTRUMENT NO. 5789.
- B — EXISTING 10 FOOT SCE EASEMENT PER INSTRUMENT NO. 3492.
- 1 — PROPOSED 10 FOOT SEWER ACCESS AND MAINTENANCE EASEMENT.
- 2 — PROPOSED 5 FOOT SIDEWALK ACCESS AND MAINTENANCE EASEMENT.

## SERVICE PURVEYORS:

*WATER*
GOLDEN STATE WATER COMPANY
*SEWER*
CITY OF SANTA FE SPRINGS
*GAS*
SOUTHERN CALIFORNIA GAS
*TELEPHONE*
———
*FIRE*
CITY OF SANTA FE SPRINGS
*POLICE*
SANTA FE SPRINGS POLICE SERVICES
WHITTIER POLICE DEPARTMENT

## VESTED OWNER:

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

## APPLICANT/DEVELOPER:

MELIA HOMES
8951 RESEARCH DRIVE
IRVINE, CA 92618

## LEGAL DESCRIPTION:

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

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP OF THE SOUTHERN PORTION OF THE RANCHO SANTA GERTRUDES, RECORDED IN BOOK 1, PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DISTANT EASTERLY THEREON 466.69 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 466.69 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF 606.38 FEET, MORE OR LESS, TO A POINT DISTANT WESTERLY 250.00 FEET (MEASURED PARALLEL WITH SAID SOUTHERLY LINE) FROM THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;
THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 466.69 FEET TO A POINT IN THE SOUTHERLY LINE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 606.73 FEET, MORE OR LESS,
TO THE POINT OF BEGINNING.

EXCEPT THE INTEREST IN THE SOUTH 25 FEET THEREOF, CONVEYED TO THE BOARD OF SUPERVISORS OF SAID COUNTY OF LOS ANGELES, BY DEED RECORDED MARCH 13, 1872 IN BOOK 19,
PAGE 556 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF LOS ANGELES, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1957 AS INSTRUMENT NO. 3203 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN TRACT NO. 51873, IN BOOK 1214, PAGES 82 THROUGH 84 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY.

APN: 8008-017-014

## BENCHMARK:

BENCH MARK LACOBM #EY9667
RDBM TAG IN N. WALL C.B. 20FT NORTH OF BCR @NW COR.
NORWALK BLVD & FLORENCE AVE.

ELEVATION= 136.35'

## BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTERLINE OF FLORENCE AVENUE PER TRACT NO. 51873 MB 1214/82-84, BEING: NORTH 89°55'55" EAST

## TAX ASSESSOR'S PARCEL NO.:

APN: 8008-017-014

## SITE AREA:

131,561.29 SQ. FT. OR 3.02 ACRES±

## SITE ADDRESS(ES):

11733 FLORENCE AVE, SANTA FE SPRINGS, CALIFORNIA

## ZONING AND LAND USE:

CURRENT ZONING: PF (PUBLIC USE FACILITY)
PROPOSED ZONING: R-3 (MULTIPLE FAMILY RESIDENTIAL)

## FLOOD ZONE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X – AREA WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FEMA MAP NO. 06037C1837F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008.

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| DESIGNED BY | JS |
| DRAWN BY | JS |
| CHECKED BY | DK |
| APPROVED BY | |
| DATE | |

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PHONE (949) 339-5331

DATE

TENTATIVE TRACT MAP 83383

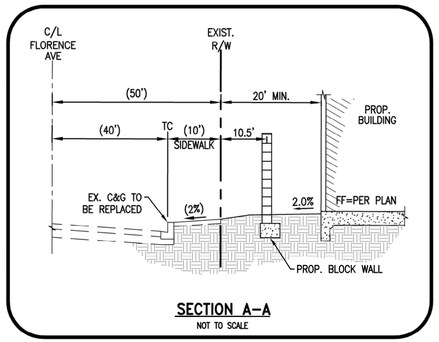
TENTATIVE TRACT 83383 – 11733 FLORENCE AVE

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF SANTA FE SPRINGS

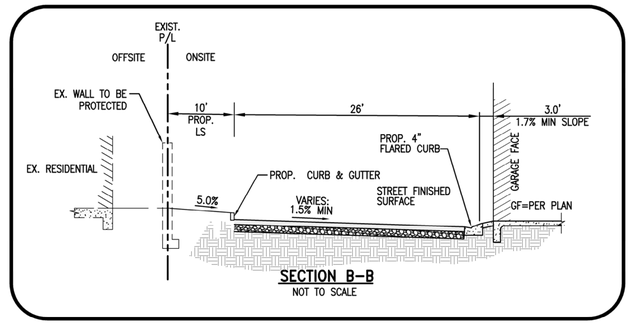
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SHEET 1 OF 6

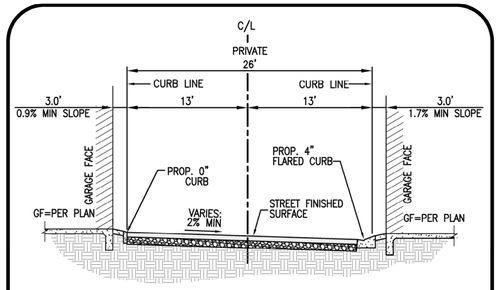
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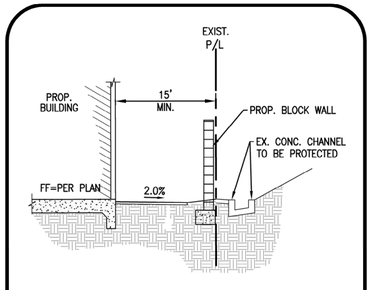

SECTION A–A
NOT TO SCALE



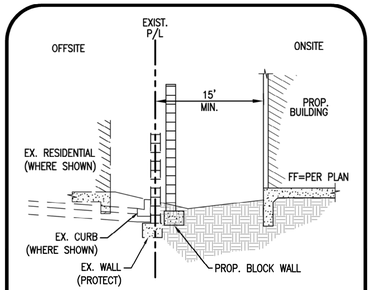

SECTION B–B
NOT TO SCALE




SECTION C–C
NOT TO SCALE




SECTION D–D
NOT TO SCALE




SECTION E–E
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# SECTIONS AND DETAILS

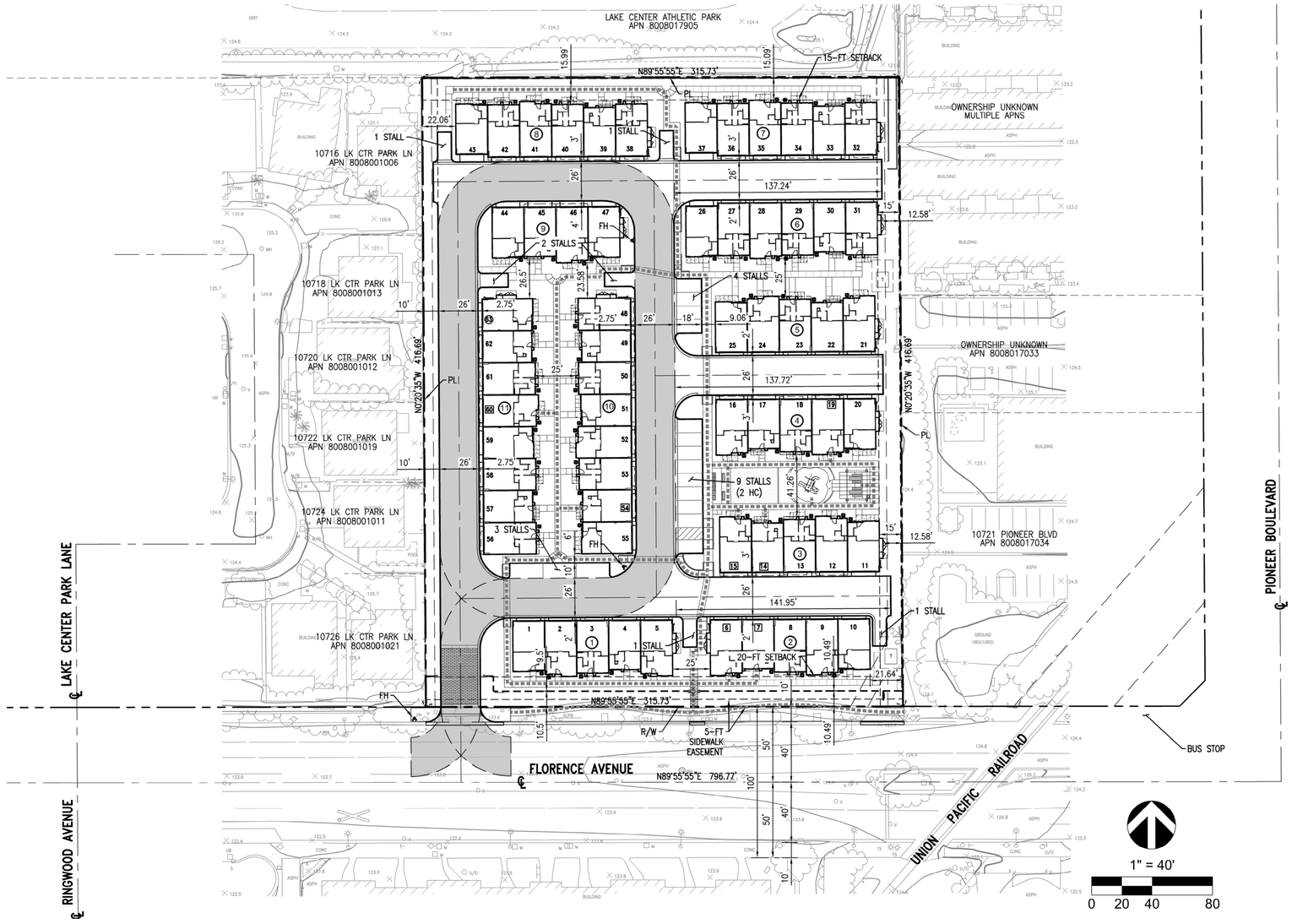
## TENTATIVE TRACT 83383 – 11733 FLORENCE AVE

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF SANTA FE SPRINGS

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SHEET 2 OF 6

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## LEGEND:

- INDICATES FIRE ACCESS LANE
- INDICATES FIRE HYDRANT
- INDICATES R/W OR PROPERTY LINE
- 46' OUTSIDE TURN RADIUS (TYPICAL)
- 20' INSIDE TURN RADIUS (TYPICAL)
- HOSE PULL
- INDICATES ADA ADAPTABLE UNIT
- INDICATES ADA PATH OF TRAVEL

## FIRE DEPARTMENT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET SFSFD MINIMUM REQUIREMENTS 20' & 46' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC AND CFC, 2019 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH SFSFD GUIDELINES FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = _____ SQ.FT.
6. BUILDINGS ARE DESIGNATED TYPE _____.
7. ALL BUILDING OCCUPANCIES ARE _____.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY ____ FEET MAX.
9. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
10. IF GATES ARE PROPOSED, A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE IN ACCORDANCE WITH FIRE CODE 902.4.
11. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS ____ GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2.
12. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2.
13. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL FIRE CODE 903.2.1
14. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
15. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48-HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

## PROPOSED SETBACKS (R-3):

FRONT SETBACK: 20-FT (20-FT PROVIDED)

SIDE YARD SETBACK: 10-FT (15-FT PROVIDED)

REAR SETBACK: 10-FT (15-FT PROVIDED)

## PARKING SUMMARY:

REGULAR: 20 SPACES

HANDICAP: 2 SPACES

GARAGE: 126 SPACES

TOTAL: 148 SPACES (22 OPEN)

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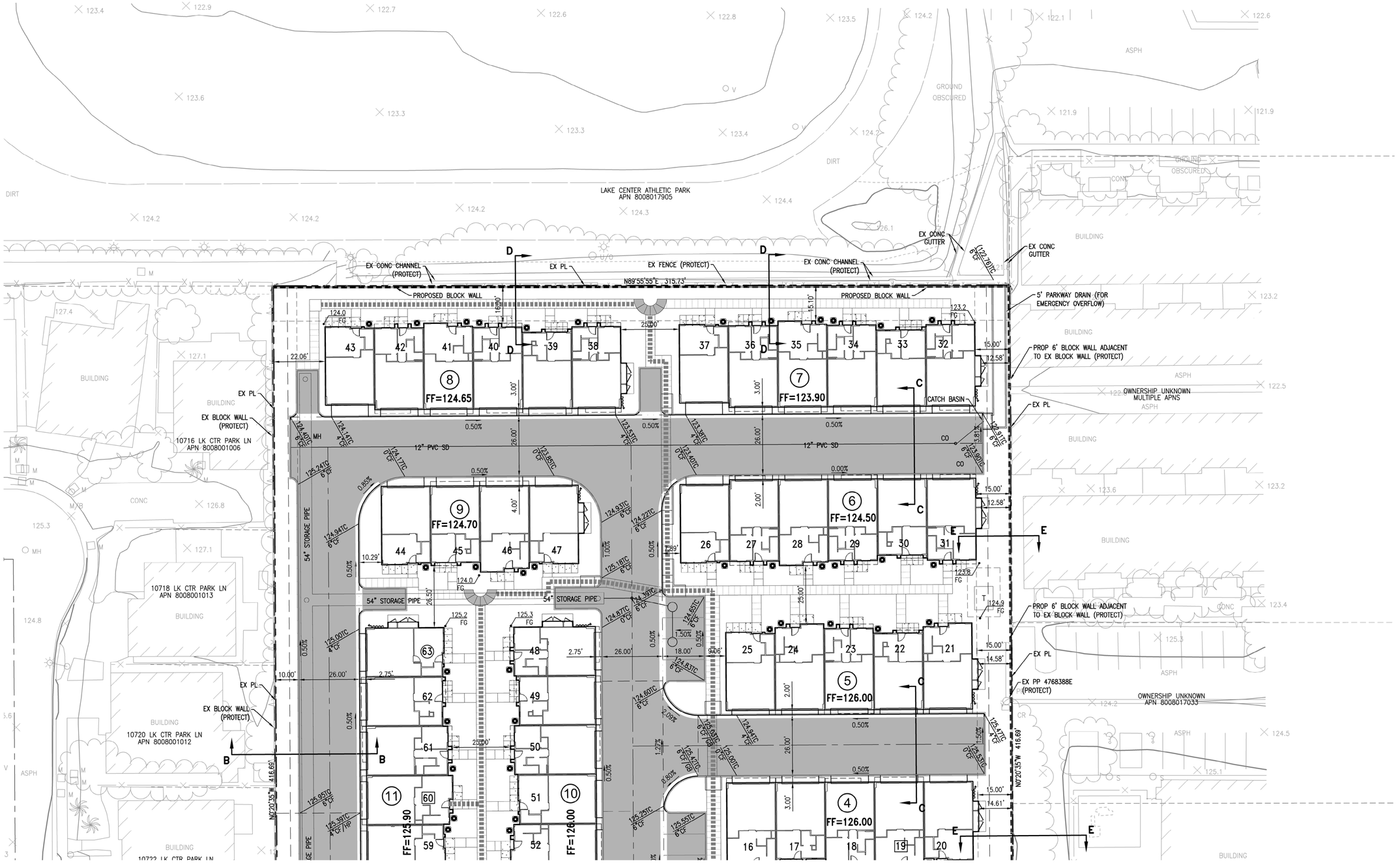
# PRELIMINARY SITE PLAN AND FIRE ACCESS PLAN
# TENTATIVE TRACT 83383 - 11733 FLORENCE AVE

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF SANTA FE SPRINGS

DRAWING NO. REV. --_---

SHEET 3 OF 6

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SEE SHEET 5

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# PRELIMINARY GRADING AND DRAINAGE

## TENTATIVE TRACT 83383 – 11733 FLORENCE AVE

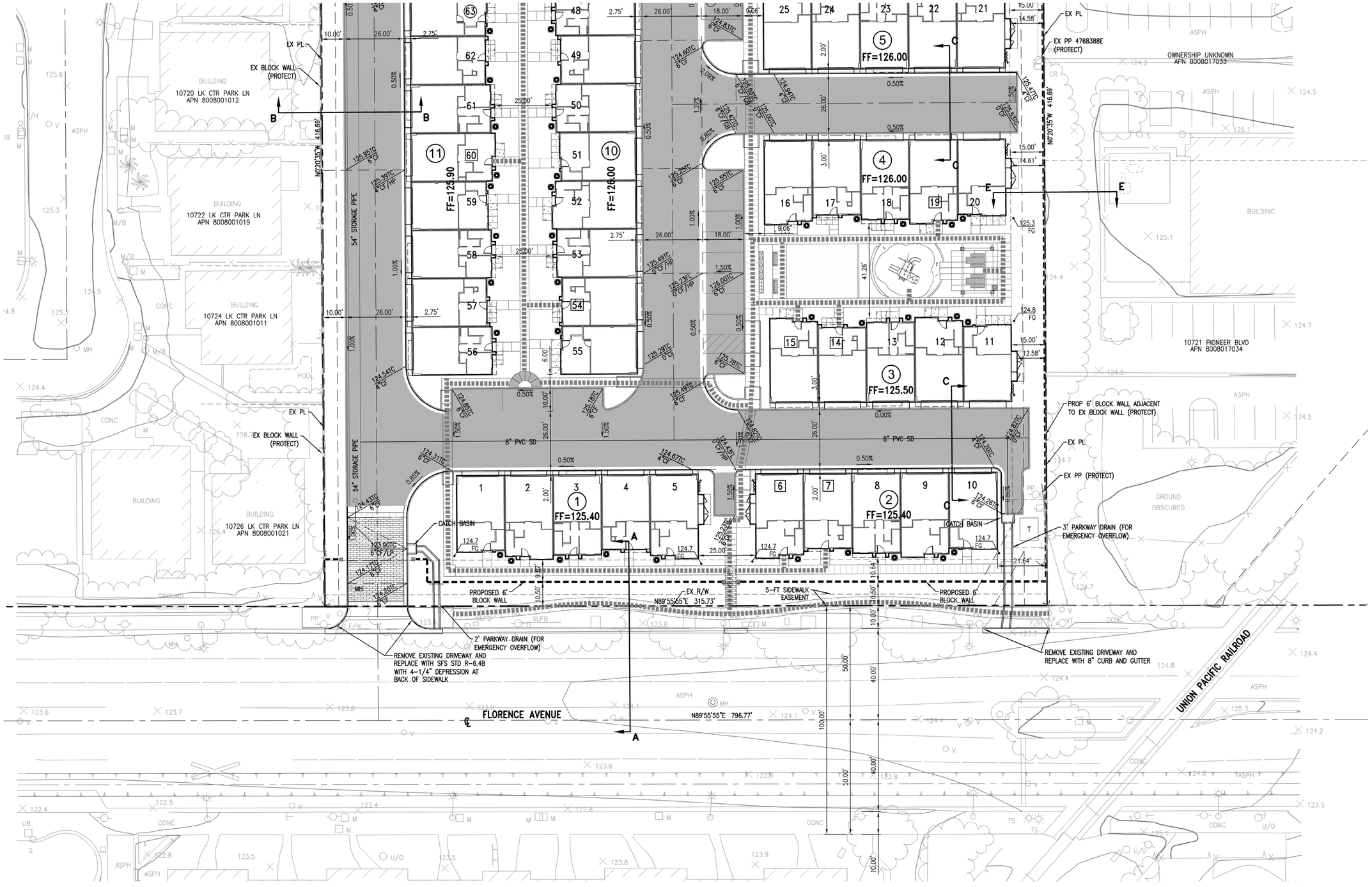
## DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF SANTA FE SPRINGS

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SHEET 4 OF 6

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# PRELIMINARY GRADING AND DRAINAGE

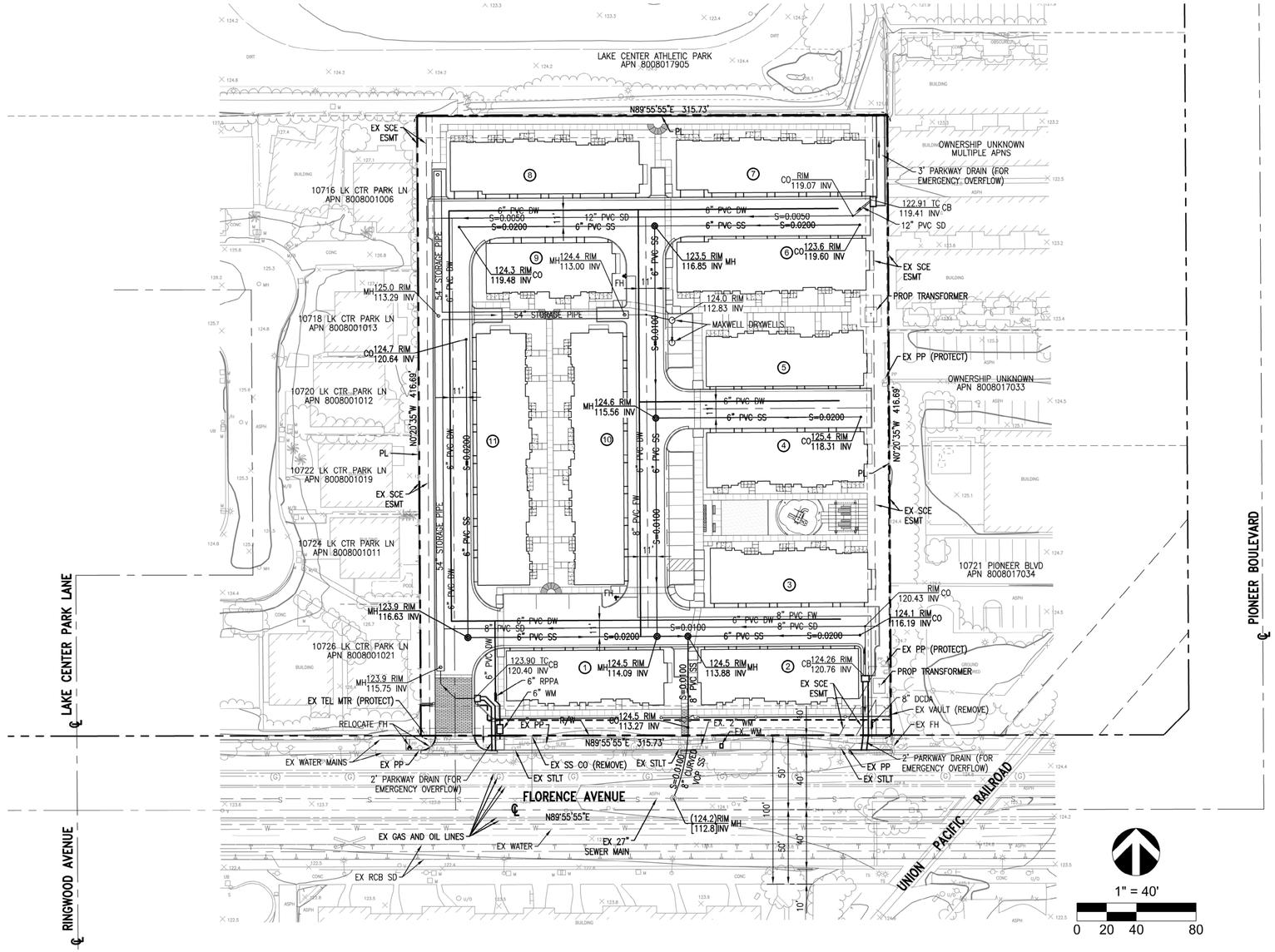
## TENTATIVE TRACT 83383 – 11733 FLORENCE AVE

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF SANTA FE SPRINGS

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SHEET 5 OF 6

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# PRELIMINARY UTILITIES

## TENTATIVE TRACT 83383 – 11733 FLORENCE AVE

## DEPARTMENT OF COMMUNITY DEVELOPMENT
## CITY OF SANTA FE SPRINGS

DRAWING NO. —-—— REV.

SHEET 6 OF 6

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**Attachment 5**
**IS/MND - Response to Comments**

# 1.0 Response to Comments on the Public Review IS/MND

This chapter of the Final Initial Study/Mitigated Negative Declaration (IS/MND) contains responses to the comments that the City of Santa Fe Springs (Lead Agency) received on the Public Review IS/MND (Chapter 1) for the Florence Avenue Townhome Project during the public review period, which began July 13, 2021and closed August 12, 2021. This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document, together with the Public Review IS/MND, the Revisions to the Public Review IS/MND, and the Mitigation Monitoring and Reporting Program comprise the Final MND.

The following public comments were submitted to the City of Santa Fe Spring during the public review period that began July 13, 2021and closed August 12, 2021:

1. County of Los Angeles Fire Department, Received August 10, 2021 (3 pages)
2. Los Angeles County Sanitation Districts, Received August 2, 2021 (2 pages)
3. Alejandro Huitron, Received August 12, 2021 (2 pages)

In addition, the following public comment was submitted to the City of Santa Fe Spring after the close of the public review period:

4. Alejandro and Irma Huitron, Received September 13, 2021 (6 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision whether to approve the proposed project. Pursuant to State CEQA Guidelines Section 15074(b) *Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration*, none of the comments provide substantial evidence that the project will have significant environmental effects which would require preparation of an Environmental Impact Report. Further, none of the information in the letters or responses constitute the type of significant new information that requires recirculation of the Florence Avenue Townhome Project IS/MND for further public review under State CEQA Guidelines Section 15073.5 *Recirculation of a Negative Declaration Prior to Adoption*. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Florence Avenue Townhome Project IS/MND. Additionally, none of this information indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in State CEQA Guidelines Section 15073.5.

This Response to Comments includes revisions to the Public Review Draft IS/MND based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. These revisions do not alter any impact significance conclusions as disclosed in the MND. Changes made to the MND are identified here in ~~strikeout~~ text to indicate deletions and in **<u>bold underlined</u>** text to signify additions. These revisions are similarly identified in the analysis discussion of this Final IS/MND.

Although State CEQA Guidelines Section 15088 does not require a Lead Agency to prepare written responses to comments received, the City of Santa Fe Springs has elected to prepare the following written responses with the intent of providing a comprehensive and meaningful evaluation of the proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

**Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (1 of 3 pages)**

**COUNTY OF LOS ANGELES**
**FIRE DEPARTMENT**
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

*"Proud Protectors of Life, Property, and the Environment"*

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS
HILDA L. SOLIS
FIRST DISTRICT
HOLLY J. MITCHELL
SECOND DISTRICT
SHEILA KUEHL
THIRD DISTRICT
JANICE HAHN
FOURTH DISTRICT
KATHRYN BARGER
FIFTH DISTRICT

August 10, 2021

Jimmy Wong, Associate Planner
City of Santa Fe Springs
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Wong:

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "FLORENCE AVENUE TOWNHOME PROJECT," WOULD DEMOLISH THE EXISTING CHURCH AND PARKING LOT TO REDEVELOP THE 3.02-ACRE PROJECT SITE WITH 63 ATTACHED FOR-SALE 3-STORY MULTI-FAMILY RESIDENTIAL TOWNHOMES AND OPEN SPACE RECREATIONAL AREAS, LOCATED AT 11733 FLORENCE AVE, SANTA FE SPRINGS, FFER 2021007626**

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

The following are their comments:

**PLANNING DIVISION:**

1.1

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

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

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

| | | | | | | |
|---|---|---|---|---|---|---|
| AGOURA HILLS | CARSON | EL MONTE | INGLEWOOD | LAWNDALE | PICO RIVERA | SIGNAL HILL |
| ARTESIA | CERRITOS | GARDENA | IRWINDALE | LOMITA | POMONA | SOUTH EL MONTE |
| AZUSA | CLAREMONT | GLENDORA | LA CANADA-FLINTRIDGE | LYNWOOD | RANCHO PALOS VERDES | SOUTH GATE |
| BALDWIN PARK | COMMERCE | HAWAIIAN GARDENS | LA HABRA | MALIBU | ROLLING HILLS | TEMPLE CITY |
| BELL | COVINA | HAWTHORNE | LA MIRADA | MAYWOOD | ROLLING HILLS ESTATES | VERNON |
| BELL GARDENS | CUDAHY | HERMOSA BEACH | LA PUENTE | NORWALK | ROSEMEAD | WALNUT |
| BELLFLOWER | DIAMOND BAR | HIDDEN HILLS | LAKEWOOD | PALMDALE | SAN DIMAS | WEST HOLLYWOOD |
| BRADBURY | DUARTE | HUNTINGTON PARK | LANCASTER | PALOS VERDES ESTATES | SANTA CLARITA | WESTLAKE VILLAGE |
| CALABASAS | | INDUSTRY | | PARAMOUNT | | WHITTIER |

**Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (2 of 3 pages)**

Jimmy Wong, Associate Planner
August 10, 2021
Page 2

**LAND DEVELOPMENT UNIT:**

This project is located entirely in the City of Santa Fe Springs; therefore, the City of Santa Fe Springs Fire Department has jurisdiction concerning this project and will be setting conditions.

This project is located in close proximity to the jurisdictional area of the County of Los Angeles Fire Department: however, this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the County of Los Angeles Fire Department. 1.1

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade. 1.2

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no jurisdiction in the City of Santa Fe Springs.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions. 1.3

If you have any additional questions, please contact this office at (323) 890-4330.

**Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (3 of 3 pages)**

Jimmy Wong, Associate Planner
August 10, 2021
Page 3

Very truly yours,

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac

**RESPONSE TO COMMENT LETTER 1: County of Los Angeles Fire Department**

**Comment 1.1:** This comment states that the Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The letter states that the project site is not within the response area for the County Fire Department and that the Planning Division and Land Development Unit do not have concerns related to potential project impacts.

**Response to Comment 1.1:** This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

**Comment 1.2:** This comment describes the Forestry Divisions authority related to erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed. The comment also details the Los Angeles County Oak Tree Ordinance.

**Response to Comment 1.2:** This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. Potential impacts related to each of the issue areas have been evaluated within the IS/MND, which determined that impacts would be less than significant with implementation of existing regulations related to erosion control, vegetation, watershed management and mitigation measures related to archeological and cultural resources. The IS/MND determined that the site does not contain rare/endangered species, oak trees, and is not within a fire hazard area. No further response is needed or warranted.

**Comment 1.3:** This comment states that the Health Hazardous Materials Division has no jurisdiction in the City of Santa Fe Springs and provides Los Angeles County Fire Department contact information.

**Response to Comment 1.3:** This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

## Letter 2: Los Angeles County Sanitation Districts, Received August 2, 2021 (1 of 2 pages)

LOS ANGELES COUNTY SANITATION DISTRICTS
*Converting Waste Into Resources*

**Robert C. Ferrante**
Chief Engineer and General Manager
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

August 2, 2021

Ref. DOC 6252023

Mr. Jimmy Wong
City of Santa Fe Springs
Planning Department
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Wong:

**NOI Response for The Florence Avenue**
**Townhome Project at 11733 Florence Avenue**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on July 15, 2021. The proposed project is located within the jurisdictional boundary of District No. 18. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Florence Avenue Trunk Sewer, located in Florence Avenue west of Pioneer Boulevard. The Districts' 27–inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at engineeringcounter@lacsd.org or (562) 908-4288, extension 1205. **2.1**

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd. **2.2**

3. The expected increase in average wastewater flow from the project site, described in the document as 63 attached for-sale 3-story multi-family residential townhomes, is 11,443 gallons per day, after the structure on the project site is demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link. **2.3**

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more **2.4**

DOC 6266671.D18

## Letter 2: Los Angeles County Sanitation Districts, Received August 2, 2021 (2 of 2 pages)



specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. **2.4**

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities. **2.5**

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Raza

Adriana Raza
Real Property Agent
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard

DOC 6266671.D18

**RESPONSE TO COMMENT LETTER 2: Los Angeles County Sanitation Districts**

**Comment 2.1:** This comment introduces the comment letter, and describes that wastewater flows from the project would discharge into the existing 27–inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. The comment also states that a connection to the trunk sewer requires a permit from the Sanitation Districts.

**Response to Comment 2.1:** The IS/MND describes that the project would install onsite sewer lines that would connect to the existing 27-inch sewer line in Florence Avenue, which would be completed pursuant to permits and approvals from the Sanitation Districts. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

**Comment 2.2:** This comment states that the wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd.

**Response to Comment 2.2:** This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

**Comment 2.3:** This comment states that the increase in wastewater flow from the project is 11,443 gallons per day based on the Districts' average wastewater generation factors, as detailed at www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

**Response to Comment 2.2:** Page 125 of the public review draft IS/MND describes that the Los Angeles County Sanitation District wastewater generation factors (LACSD 2021) estimate that townhome residences generate 156 gallons of wastewater per day. Therefore, the 63 proposed townhome residences would generate approximately 9,828 gallons of wastewater per day. This generation factor is consistent with the District's Table 1, Loadings for Each Class of Land Use link that is listed on the Districts' website. Pursuant to Comment 2.2, wastewater from the site would be treated at the Joint Water Pollution Control Plant that has excess capacity. The 9,828 gallons of wastewater per day would be 0.00007 percent of the existing available capacity of the Joint Water Pollution Control Plant. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

**Comment 2.4:** This comment describes the connection fees that the Sanitation Districts collect to maintain and upgrade wastewater facilities.

**Response to Comment 2.4:** This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

**Comment 2.5:** This comment states that the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG) and that all expansions of facilities must be sized and service phased in a manner that will be

consistent with the SCAG regional growth forecast and air quality management plans. The comment also states that the Districts intend to provide service up to the levels that are legally permitted.

**Response to Comment 2.5:** The IS/MND describes in Section 14, *Population and Housing*, that the 63 new residences would result in a 1.1 percent increase in residential units within the City that would not exceed growth projections and would be consistent with the assumptions in the SCAQMD Air Quality Management Plan. In addition, IS/MND Section 3, *Air Quality,* details that emissions generated by construction and operation of the proposed project would not exceed thresholds. This comment does not specifically identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

**Letter 3: Alejandro Huitron, Received August 12, 2021 (1 of 2 pages)**

From: Alejandro Huitron <alxhuitron@aol.com>
Sent: Thursday, August 12, 2021 10:26 PM
To: Jimmy Wong
Cc: Irma Huitron
Subject: Comments - Notice of Intent to Adopt a Mitigated Negative Declaration "11733 Florence Townhomes Project"

August 12, 2021

To: City of Santa Fe Springs:

We are residents of Lake Center Park Lane and offer the following comments on the Notice of Intent to Adopt a Mitigated Negative Declaration prepared for the "11733 Florence Townhomes Project".

Concerns

3.1

* Zone Change
* General Plan Amendment
* Number of Units
* Number of Stories
* Parking concerns
* Construction hours

Sensitive Receptor

* Document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site.
* The track field is used as an athletic facility and is used for school physical education classes during school hours.
* The track and field is a sensitive receptor which shares the property line with the project site.
* Study describes the project to include a park facility which actually serves as private open space not a park.

3.2

Traffic/Noise

* Document refers to traffic counts and data taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic".

3.3

* These traffic counts should be taken again to reflect "normal" traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume. 3.3

* Mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards.
* Instead a 10-foot high wall or taller should be required for noise mitigation.
* Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. 3.4
* A construction sound wall should be required next to all homes.

Landscaping

* The project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place. 3.5

Sincerely,

Alejandro Huitron
10726 Lake Center Park Lane

**RESPONSE TO COMMENT LETTER 3: Alejandro Huitron**

**Comment 3.1:** This comment states that the letter is from residents of Lake Center Park Lane and lists concerns including the zone change, General Plan Amendment, number of units, number of stories, parking, and construction hours. The comment does not provide specific concerns related to these issues and does not question the content or conclusions of the IS/MND.

**Response to Comment 3.1:** Pages 36 through 38 of the IS/MND details the project's consistency with the proposed General Plan and zoning designations. As described the proposed Multiple Family Residential land use designation allows up to 21.8 dwelling units per acre, and the project includes 21 units per acre. In addition, the project meets or exceeds the proposed R-3 zone required setbacks, height, and lot coverage standards. Section 3.0, *Project Description,* describes that the project includes 2 garage parking spots per unit, which equals 126 parking spots and 22 guest parking spots that equates to 2.35 parking spots per residential unit, which is more than the City's requirement of 2.0 parking spaces per unit. In regard to construction hours, the IS/MND details in Section 3.0, *Project Description* and Section 13, *Noise* that Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

**Comment 3.2:** This comment states that the document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site, that the track field is used as an athletic facility and is used for school physical education classes during school hours, and that the track and field is a sensitive receptor which shares the property line with the project site. The comment also states that the study describes the project to include a park facility which actually serves as private open space not a park.

**Response to Comment 3.2:** As described on page 4 and shown on Figure 2 and Figure 5 of the IS/MND, the Lake Center Athletic Park is located to the north of the site. The Lake Center Middle School is located further north past the park. The Lake Center Athletic Park includes a running track that is used by the adjacent school. The location of the running tract is identified on pages 77, 86, and 92; and the location of the school facility is identified throughout the IS/MND on pages 4, 46, 77, and 131. Page 49 of the IS/MND describes that sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. As shown on Tables AQ-4 and AQ-5, air quality modeling identified that localized emissions impacts related to sensitive receptors adjacent to the project site would be less than significant. The noise analysis describes both the existing noise conditions and the potential noise impacts at the park facility, which is identified by noise measurement B (shown on IS/MND Figure 13). The construction noise analysis identifies that existing noise sensitive receptors are as close as three feet from the project site boundary and that construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, construction noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature and would be required to comply with construction noise regulations in Municipal Code Chapter 155.425 as part of project permitting.

The IS/MND does not state that the project includes a park facility. Page 17 of the IS/MND, under the header of Recreation and Open Space, describes that the project includes approximately 27,800 SF (441 SF/Unit) of common open space that would be provided in an open space recreational area on the site. This would be private open space and recreation facilities to be used for site residents.

**Comment 3.3:** This comment states that the traffic counts conducted for the project were taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic". The comment states that traffic counts should be taken again to reflect "normal" traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.

**Response to Comment 3.3:** Pages 114 and 115 of the IS/MND details that traffic counts were collected on Tuesday, April 20, 2021 at Pioneer Boulevard and Florence Avenue and on Thursday, June 3, 2021, at Orr and Day Street and Florence Avenue. The schools in the project vicinity were operating on a regular schedule on both of the days when traffic counts were conducted. The Little Lake School District started in-person learning on April 12, 2021[1] and the Whittier Union High School District started in-person learning on April 6, 2021[2]. Also, to provide for a conservative assumption of potential impacts, the traffic analysis for the opening year added a 2 percent per year growth rate to the traffic counts and added trips generated by the other development project in the area. Therefore, the existing and project opening year traffic conditions that are identified in the IS/MND are reflective of an appropriate baseline condition and provide for a conservative estimate of traffic in the opening year of the project.

However, in response to the comment and due to the traffic variation related to distance learning options available in the 2020-2021 school year, additional traffic counts were taken at both intersections on Thursday, August 26, 2021. Full time in-person instruction for the 2021-2022 school year began on Wednesday, August 18, 2021 for the Little Lake City School District and began on Thursday, August 12, 2021 for the Whittier Union High School District. Schools serving the project area were in operation during all of traffic counts. The additional traffic counts are provided in Attachment A. The traffic generated from the proposed project was combined with the new traffic count data and is provided in Table 1.

**Table 1: Opening Year Plus Project Level of Service with Additional Traffic Counts**

| | Opening Year | | | | Opening Year plus Project | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | AM Peak | | PM Peak | | AM Peak | | PM Peak | | |
| Intersection | Delay | LOS[1] | Delay | LOS[1] | Delay | LOS[1] | Delay | LOS[1] | Impact? |
| 1. Project Driveway/Florence Ave[2] | 0.00 | A | 0.00 | A | 15.97 | B | 13.44 | B | **No** |
| 2. Pioneer Blvd/Florence Ave | 38.45 | D | 28.79 | C | 38.49 | D | 28.82 | D | **No** |
| 3. Orr and Day St/Florence Ave | 93.18 | F | 60.78 | E | 94.17 | F | 61.23 | E | **No** |

[1] Level of Service

[2] Delay on Public Right of Way

As shown in Table 1, utilizing the additional traffic counts, both Florence Avenue at the project driveway and the intersection of Pioneer Boulevard/Florence Avenue would continue to operate at an acceptable LOS D, which would not exceed the City's threshold. The Orr and Day Street and Florence Avenue intersection would operate below LOS D both with and without the project. Consistent with the conclusions of the Public Review Draft IS/MND, the addition of project traffic would increase the delay at this intersection by less than 1 second, which is a less than significant impact. Therefore, the project would result in a less than significant impact under both traffic count scenarios.

[1] https://4.files.edl.io/d057/03/30/21/225038-28816d31-bd9c-46af-834c-0efa1ecc3a9b.pdf and https://www.whittierdailynews.com/2021/03/18/coronavirus-little-lake-school-board-votes-to-return-for-in-person-instruction-on-april-12/

[2] https://www.wuhsd.org/

**Comment 3.4:** This comment states that mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards and that a 10-foot-high wall or taller should be required for noise mitigation. The comment also states that Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The comment asserts that homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. The comment further states that a construction sound wall should be required next to all homes.

**Response to Comment 3.4:** The comment related to the 1972 HUD Noise/Land Use Compatibility Matrix and General Plan regulations is inaccurate. The Noise Impact Analysis (IS/MND Appendix F) details that the current General Plan Noise Element identifies an exterior noise standard of 65 dBA CNEL and an interior noise standard of 65 dBA CNEL at residential properties, which are typical noise standards for residential uses within an urban area of southern California. In addition, the existing Noise Ordinance (Municipal Code Section 155.424 (E)) provides noise standards based on the cumulative duration of noise in any 1-hour period. These current standards are used to identify potential impacts related to noise and land use compatibility, as describes on pages 90 and 91 of the IS/MND. As detailed on page 99 (and on Table N-6), with the proposed 6-foot-high CMU walls along the south and east sides of the project site and Mitigation Measure NOI-1 that requires a 3.5-foot-high solid noise barrier (to be constructed of either a minimum 3/8-inch thick glass [tempered or laminate], 3/4-inch wood, or plaster or stucco) on the second-floor balconies of units 3, 8, and 18, the noise levels would be below the City's 65 dBA CNEL residential exterior noise standard and a 10-foot-high wall is not required for noise mitigation.

To identify the existing ambient noise and traffic levels on the site adjacent to Florence Avenue 24-hour noise level measurements were taken approximately 100 feet north of the Florence Avenue centerline beginning on March 31, 2021. These measurements captured existing noise from operation of Florence Avenue and the Southern Pacific Railroad line. In addition, traffic counts were taken (as detailed in Response to Comment 3.3) that identified existing traffic along Florence Avenue. As described in the Caltrans Transportation and Construction Vibration Guidance Manual, 2020[3] vibration related damage to modern residential structures could occur at 1.0 PPV in/sec for transient sources such as roadway related vibration. As shown on IS/MND Table N-9, a large bulldozer would create a vibration level of 0.089 inch-per-second PPV at 25 feet, and as detailed on IS/MND page 104, Mitigation Measure NOI-1 restricts operation of large bulldozers within 20 feet of any offsite residence. Thus, potentially significant vibration impacts from the project would not occur. Existing ambient vibration from roadway and train operations would be accommodated by structural engineering that is required by the California Building Code, which is included in the City's Municipal Code Section 150.001 and verified during the City's construction permitting process.

Regarding construction noise, as detailed in Response 3.1, construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425. Also, as detailed in the IS/MND on pages 97-98 construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day and the location of construction activities would vary throughout the site. Thus, impacts related to construction noise were determined to be less than significant in the IS/MND; and a construction sound wall would not be required.

[3] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf

**Comment 3.5:** This comment states that the project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

**Response to Comment 3.5:** There are no City designated heritage trees along Florence Avenue. However, non-native ornamental trees exist on the project site and along the Florence Avenue right-of way that is adjacent to the project site. As described in the IS/MND on pages 18 and 55, the project may install new trees along Florence Avenue, which would be new public street trees. Installation and/or removal of any new public street trees would be completed in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the "Tree Ordinance". The comment does not question the content or conclusions of the IS/MND, and no further response is warranted.

September 13, 2021 Via email: imt@jones-mayer.com

Ivy Tsai, City Attorney
City of Santa Fe Springs
City Hall, Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

Alejandro and Irma Huitron
10726 Lake Center Park Lane
Santa Fe Springs, CA 90670

*Re:* Comments on Initial Study Recommending a Mitigated Negative Declaration; Applicant: Melia Homes; Location: 11733 Florence Avenue, Santa Fe Springs, 90670. The project site consists of one parcel with the Assessor's Parcel Number (APN 8008-017-014); General Plan Amendment (GPA) Case No. 31; Zone Chase (ZC) Case No. 140; Development Plan Approval (DPA) Case No. 982; and Modification Permit No. 1340

Dear Ms. Tsai,

This letter is to outline our grievances as well as factual and legal comments and objections to the Initial Study Recommending a Mitigated Negative Declaration (ISMND), and concludes that a full Environmental Impact Report (EIR) is required.

**I. Legal Framework**

In reviewing an agency's decision to adopt a Mitigated Negative Declaration (MND), a court (whether at the trial or the appellate level) must determine whether there is substantial evidence in the record to support a "fair argument" that a proposed project may have a significant effect on the environment. (*Citizens for responsible & Open Government v. City of Grand Terrace* (2008) 160 Cal.App.4th 1323, 1331.) The fair argument standard creates a "low threshold" for requiring an EIR, reflecting a legislative preference for resolving doubts in favor of environment review. (Sierra Club v. County of Sonoma (1992) 6 Cal.App.4th 1307, 1316-1317.) 1

Whether the evidence establishes a fair argument that a project may result in a significant environmental impact is a question of law. (*Pocket Protector v. City of Sacramento* (2004) 124.App.4th 903, 928.) Evidence supporting a fair argument may consist of facts, reasonable assumptions based on fact, or expert opinions supported by fact not "argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment." (Public Resources Code (PRC) Section 21080, subd. (e)(2); see 14 Code California of Regulations (CCR) section 15384, subds. (a), (b).)

## Letter 4: Alejandro and Irma Huitron, Received September 13, 2021 (2 of 6 pages)



If substantial evidence exists to support a fair argument that a significant environmental effect may result from the project, *the agency is required to prepare an EIR, irrespective of whether there is other substantial evidence in the record to the contrary.* (PRC. section 21080, subd. (d) 14 CCR sections 15063, subd. (b) (1), 15074, subds. (a) (b); *Citizens for Responsible & Open Government v. City of Grand Terrace, supra*, 160 Cal.App.4th at 1331.)

The term "substantial evidence" is defined in 14 CCR 15384:

(a) "Substantial evidence" as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence. 1

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

As will be shown, there is a fair argument that a significant environmental effect may result from the project with respect to: (1) the privacy of adjacent single family homeowners and land use & planning; (2) traffic impacts and noise and (3) lack of response to public input and lack of transparency.

### II. Significant Environmental Impacts

#### A. Privacy and Division Land Use & Planning

The privacy of existing residential uses, including but not limited to the nineteen single family homes located on Lake Center Park Lane, inclusive of Mr. and Mrs. Alejandro and Irma Huitron's neighboring home at 10726 Lake Center Park Lane, must be given "due consideration" in the project applicant's plan of development. Yet the ISMND is utterly silent on the issue. The City of Santa Fe Springs currently adopted General Plan, Goal Number 1, provides in part (with emphasis added):

> Provide for attractive, efficient and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, ***preserve the single family nature of the community***, maintain a high quality of life, and create an efficient yet pleasing environment. 2

Similarly, Santa Fe Springs Municipal Code Section § 155.829 provides in part (with emphasis added):

In considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

> (C) *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.*

## Letter 4: Alejandro and Irma Huitron, Received September 13, 2021 (3 of 6 pages)



And pursuant to Section § 65353-65356 of the State Planning, Zoning and Development, it is required to make the finding that (with emphasis added):

> *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor the community in general.*

Despite the foregoing privacy consideration mandates, the ISMND is utterly silent on the issue. Yet the three-story, 35-feet town homes will be towering over single family residences at their bedroom and bathroom windows and yards. It appears no consideration was given to this invasion of privacy. This is especially grievous as the location of the project is a church zoned "Public Facilities" with a General Plan Land Use Designation of "Public facilities" and the project can only be completed if the proposed zoning and general plan amendments are adopted. It is also irrelevant that the issue of privacy impacts is not included in the prepackaged ISMND environmental "checklist" form. The fact that an impact of a particular project is not included in the checklist does not protect the lead agency against a potential challenge based on a failure to adequately consider the potential impact. (See Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App4th 1099.) 2

On this point, the ISMND, is likewise defective in its analysis of the potential impacts addressed in Section XI: "Land Use and Planning". This section requires an analysis on whether the project will "physically divide an established community" and whether it will "cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect." Clearly, the project will divide the community as it be replacing the public facility church use with a 63 unit townhome development. Not only that, it is conceded that the project is surrounded by single family homes to the west and additional single family neighborhoods to the south and north of the project site; in addition to a school/park/track field to the north and a public facility church use to the east.

Furthermore, the site plan layout, massing and urban design of the proposed project incorporates design characteristics that divide the established community. The 35-feet towering townhome project secludes the proposed development from the rest of the community by installing a 6.5-foot block wall within the required front yard setback (required by the proposed R3 zone). The proposed zone change and general plan would allow a 35-feet tall, towering three story building to loom over single family homes and community amenities such as the track field. Based on these facts, the proposed project would undoubtedly physically divide the established community. 3

The development is proposed to be gated, further sending the message to the surrounding community that we should stay out and not trespass. The wall and gate will isolate the residents from each other, which does not serve to further the City's goal to master plan for persons or property in the surrounding area, and community in general. Finally, the proposed site plan layout, design, and landscaping are designed in contrary to the master plan of the City, the General Plan and does not preserve the single family nature of established neighborhoods as required by the City's adopted General Plan.

To conclude, that there is "no impact" on the question of community division is fatuous on its face.

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**B. Traffic and Noise**

The residents of Santa Fe Springs who live on Lake Center Park Lane and Florence Avenue as well as the surrounding residential neighborhoods have already tried to address the existing traffic safety issue with no resolution. Bringing more traffic into the area will only exacerbate what is already a dangerous situation with the atrocious traffic, speeding cars, railroad crossing, freeway on and off ramps, commercial/industrial vehicles. In addition, in a matter of weeks, the traffic and noise situation will be exacerbated when the new Amazon facility on Florence and Pioneer Avenues begins operation, located just 300-feet away from the proposed project site, adding hundreds of delivery trucks to the traffic on Florence Avenue. 4

The amount of noise pollution that will accompany the requested change from PF to the proposed R3 zone is a significant traffic and noise impact to our neighborhoods.

Residents of Ringwood and Roseton Avenues and adjoining single family neighborhoods already have issues with cars who enter the neighborhoods to bypass Florence Avenue traffic, drive their vehicles through red lights or block the intersections. This leaves the residents, including school children from nearby schools with no alternative or safer routes to school as they exit the neighborhood. The schools located nearby include but are not limited to Santa Fe High School, Lake Center Middle School, St. Pius X Catholic School, and Kid Zone Christian Preschool. The ISMND does not consider the safety of children and parents traveling by vehicle and walking to these nearby schools. 5

The Florence Avenue Bridge was recently widened from four lanes to six lanes and on and off-ramps were reconstructed and realigned to accommodate the I-5 freeway widening. There are four lanes open to traffic in each direction of I-5. Furthermore, new HOV lanes are expected to open by mid-2022. The new Florence Avenue loop on ramp to southbound I-5 opened to traffic on Thursday, May 13, 2021 and the northbound I-5 Florence Ave. on and off ramps opened to traffic on April 22, 2021. Florence Avenue in and around the project site was recently restriped to a six lane street with a continuous left turn lane. This area of Santa Fe Springs is simply not poised to handle additional traffic or other negative impacts that would come along with such a project. 6

Consideration of Caltrans and METRO is essential to a proper traffic analysis in Section XVII of the ISMND, as cumulative impacts are a component of a proper ISMND analysis. A lead agency must find that a project may have significant effect on the environment and must therefore require an EIR if the project's potential environmental impacts, although individually limited, are cumulatively considerable. Pub Res C § 21083(b); 12 Cal Code Regs §15065(a)(3). "Cumulatively considerable means that the incremental effects are significant when viewed in connection with the effects of past projects, ***other current projects, and probable future projects***. Pub Res C §21083(b)(2); Cal Code Regs §15065(a)(3). See San Bernardino Valley Audubon Soc'y v Metropolitan Water District. (1997) 71 CA4th 382, 398, 83, CR2d 836 (EIR required for habitat conservation plan in part because initial study did not adequately explain why cumulative adverse effects to endangered species would not occur.

For similar reasons the ISMND's analysis of the noise impacts is inadequate. Nowhere is there consideration of the increase of traffic noise over 343 trips counts per day. The omission is especially egregious in light of the project. A cumulative impact analysis and full EIR should be required. 7

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Noise impacts with respect to the project itself also requires a full EIR. The projects involves the destruction of existing mature vegetation on the site, which currently serves as a noise buffer for the property owners on Lake Center Park Lane. Yet nothing is required of the project applicant to replace removed vegetation and trees with similar mature replacements. The existing and proposed six foot perimeter wall on the north, west and east sides of the property are also insufficient to alleviate the increase in noise resulting from project and traffic. 8

**C. Public Input and Transparency**

This letter is provided in addition to the correspondence we have submitted and will be submitting into the public record, verbally and in writing along with those submitted by members of the public.

On July 22, 2021, our household received a notice by U.S. mail, dated July 9, 2021, which described the Notice of Intent to adopt a MND. The notice indicated that the City has established a 20-public review period, from July 13, 2021 through August 2, 2021, to solicit comment and input on the draft IS/MND per CEQA, however the notice was received on July 22, 2021. In addition, we tried to come into the Planning Department on July 23, 3021 to view the project documents, however City Hall was closed and we were not able to come in to view the documents as indicated on the notice we received. Upon my request, the comment deadline was extended to August 13, 2021. 9

Furthermore, we submitted comments to the ISMND and did not receive a written response from the City. In the process of navigating the City's atrocious and confusing City website, we came across responses to our ISMND comments but unfortunately, it did not address the concerns we submitted. 10

Furthermore, on April 4, 2021, correspondence was sent to the City outlining the following:

(a) The Appendices of the Proposed Mitigation Negative Declaration were not linked on the website.
(b) This proposed project is not featured in the City's Planning Division ["New or Upcoming Residential Projects"] website.
(c) Although a public hearing notice had been mailed for this project, and a Planning Commission hearing had been set for September 13, 2021, there is no reference to any public hearing with the Planning Commission on the Planning Commission's website. Not even a place holder for the meeting date. The public hearing notice for this project at that time appeared nowhere on the City's website.
(d) In the COVID times we are living in, residents depend on an updated website to obtain information. The City is not being transparent with the public. 11

It is troubling to see this project move forward so quickly, and it feels like this proposal is being pushed through without consideration of the public comments and input. We ask the Planning Department and the City acting as the lead agency not "precommit" to a proposed project which results in the lost opportunities to consider feasible alternatives. (*Citizens of Goleta valley v. Bd. Of Supervisors* (1990) 52 Cal 3d 553, 564.) 12

The opposition to this project is overwhelming and well documented. This project relies on the approval of the proposed General Plan Amendment that not in the best interest of the greater Santa Fe Springs community as is evidenced by over 180 petition supporters (opposing the proposal) and comment

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letters delivered directly to the City in advance of the September 13, 2021 Planning Commission Hearing and also as verbalized by residents at the September 7, 2021 City Council meeting (during Public Comments). The City's general plan expresses the community's goals. The proposed general plan amendment shall not be allowed to bypass and ignore the visions and priorities of its very own residents. 12

**D. Further Action**

City of Santa Fe Springs residents, including my household, are prepared to take further legal action with the desire to remedy our collective concerns and welcome the opportunity to speak with City officials to *resolve all concerns* and will exercise our rights to the fullest extent of the law. The residents of the City of Santa Fe Springs, including our household, have voiced our opinion opposing the proposal, as a collective voice as evidenced by the petition and written comments entered into the public record, that should be heard and taken into consideration by decision makers and city staff. In addition, any future analysis related to CEQA shall be prepared by an party that is not retained by the applicant to ensure impartiality.

The correspondence received from city staff dated August 13, 2021, and the September 13, 2021 Planning Commissions staff report have completely ignored our concerns and the community's concerns raised about this project. The correspondence and report do not discuss any details related to the comments submitted into the public record. 13

As you aware, California Code of Civil Procedure §1021.5, upon motion, a court may award attorneys' fees to a successful party against one or more opposing parties in any action which has resulted in the enforcement of an important right affecting the public interest if: (a) a significant benefit, whether pecuniary or non-pecuniary, has been conferred on the general public or a large class of persons, (b) the necessity and financial burden of private enforcement, or of enforcement by one public entity against another public entity, are such as to make the award appropriate, and (c) such fees should not in the interest of justice be paid out of the recovery, if any.

**III. Conclusion**

The California Supreme Court has a long held that: "[S]ince the preparation of an EIR is the key environmental protection under CEQA, accomplishment of the high objectives of that act require the preparation of an EIR whenever it can be *fairly argued on the basis of substantial evidence* that the property may have significant environmental impact." *No oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68,75 (emphasis added). In light of the foregoing, an EIR is required. 14

Thank you for your attention to this matter.

Sincerely,

Alejandro Huitron
10726 Lake Center Park Lane
Santa Fe Springs, CA 90670

Irma Huitron
10726 Lake Center Park Lane
Santa Fe Springs, CA 90670

**RESPONSE TO COMMENT LETTER 4: Alejandro and Irma Huitron**

**Comment 4.1:** This comment provides a summary of the comment letter that outlines objections to the Initial Study recommendation of an MND and states that an Environmental Impact Report (EIR) is required. This comment also provides general CEQA framework description related to the fair argument standard and substantial evidence. The comment concludes that the letter describes that there is a fair argument that a significant environmental effect may result from the project with respect to: (1) the privacy of adjacent single-family homeowners and land use & planning; (2) traffic impacts and noise and (3) lack of response to public input and lack of transparency.

**Response 4.1:** The comment is general in nature and provides statutory and case law information related to CEQA requirements. The comment does not identify project specific details related to the asserted potential impacts. CEQA is an environmental protection statute that is concerned with the physical changes to the environment (CEQA Guidelines Section 15358(b)). The issue of privacy is outside of the scope of CEQA. The project has incorporated design elements and landscaping to minimize the intrusion on the privacy of residents. Potential impacts related to traffic and noise have been reduced to a less than significant level as described in the MND, and the public review and comment process has been conducted in compliance with CEQA requirements.

**Comment 4.2:** This comment states that 19 homes on Lake Center Lane must be given "due consideration" in the project applicant's plan of development. The comment provides Genera Plan goal and Municipal Code text related to preserving the single-family nature of the community and that the city must find that the proposed zone change is not detrimental to any persons and property. The comment asserts that the three-story, 35-feet town homes will be towering over single-family residences at their bedroom and bathroom windows and yards, which could only occur if a zone change occurred because the site zoned “Public Facilities” with a General Plan Land Use Designation of “Public facilities”. The comment further states that the fact that an impact of a particular project is not included in the checklist does not protect the lead agency against a potential challenge based on a failure to adequately consider the potential impact.

**Response 4.2:** The proposed project does not conflict with the City’s General Plan goals related to preserve the single-family nature of the community, maintain a high quality of life, and create an efficient yet pleasing environment. The project would result in infill residential development in an area that is developed with residential, park, and school facilities. As detailed in Section 2.4, of the Draft Initial Study/MND, areas to the north of the site are developed with school and park facilities, areas to the west of the site are developed with single-family residences, and areas to the south and east are developed with multi-family residential. Provision of townhome residences on the site would be consistent with the surrounding land use and zoning designations and does not conflict with preservation of the single-family nature of the existing development located on Lake Center Park Lane.

The Initial Study/MND details that implementation of the project would result in less than significant impacts with mitigation and implementation of existing regulations. Thus, overall environmental impacts would not be detrimental to persons or properties in the surrounding area nor the community in general. As described in Response 1, CEQA is an environmental protection statute that is focused on physical changes to the environment (CEQA Guidelines Section 15358(b)). The issue of privacy is outside of the scope of CEQA. However, in response to the comment, it should be noted that no privacy issues related to the adjacent single-family residential would occur. The project has incorporated design elements and landscaping to minimize the intrusion on the privacy of residents. As shown on MND Figure 7, *Conceptual Site Plan*, the project includes a 36-foot setback and retention of the existing 6-foot-high cement wall along the western portion of the site that is adjacent to the single-family residences. Within this setback, the project includes a 10-foot-wide

landscaped buffer and a 26-foot-wide driveway. MND Figure 10, *Conceptual Landscape Plan*, shows the tree lined landscape setback of 24-inch and 36-inch box trees adjacent to the 6-foot-high wall shown on Figure 9, *Wall and Fence Plan*. There are only two existing trees on the project site along the western boundary. The proposed landscaping with 24-inch and 36-inch box trees would improve the existing visual screening between the project site and the adjacent single-family residences. In addition, MND Figure 7, *Conceptual Site Plan* and Figure 10, *Conceptual Landscape Plan*, shows that the proposed residences are both setback from and not facing towards the adjacent single-family residences. Activities on the project site and adjacent single-family residential would be buffered by distance, walls, landscaping, and site design.

Furthermore, as detailed in MND Section 11, *Land Use and Planning*, the existing General Plan land use and zoning designation of Public Facilities does not have the purpose of avoiding or mitigating an environmental effect, or provision of privacy. The Public Facilities designation is for public and quasi-public uses that generally involve larger buildings such as schools, government offices, museums, and utility structures. The General Plan does not identify a lot coverage or density maximum for the Public Facilities land use designation. In addition, the zoning code does not include lot area dimensions for the PF zone and the maximum building height is in the PF zone is 35 feet. Thus, redevelopment under the existing General Plan land use and zoning designations could result in a larger and higher density development than the proposed project. The proposed residential zoning standards are more restrictive than the existing Public Facilities zoning standards, and the project would meet the setback and height requirements of both the existing and proposed zoning designations.

**Comment 4.3:** This comment asserts that the IS/MND is defective related to the analysis of Land use and Planning. The comment states that the project would divide the community by replacing the church with townhomes. The comment also states that the project's design would divide the established community because it is 35 feet high, includes a block wall surrounding the site, and is gated. The comment states that the wall and gate will isolate the residents from each other, which does not serve to further the City's goal to master plan for persons or property in the surrounding area, and community in general. Finally, the proposed site plan layout, design, and landscaping are designed in contrary to the master plan of the City, the General Plan and does not preserve the single-family nature of established neighborhoods as required by the City's adopted General Plan. The comment asserts disagreement with the no impact conclusion of the Initial Study/MND.

**Response 4.3:** The redevelopment of the existing vacant church site with townhome residences in an area that is developed with single-family and multi-family residences, park, and school facilities would provide new development that is consistent with the surrounding land uses and does not conflict with preservation of the single-family nature of the existing development located on Lake Center Park Lane. The project driveway is not proposed to be gated. The ungated driveway is shown on MND Figure 11, *Perspectives from Florence Avenue*. The new development would become a part of the existing residential community and would not physically divide an established community.

As described in MND Section 2.2, *Existing Land Uses*, and shown in Figure 4, *Existing Views of the Site from Florence Avenue*, the project site is *currently* bound by 6-foot-high block walls on the north, west, and east sides. There is *existing* fencing between the adjacent school use and the existing parking lot is secured with block walls, wrought iron fencing, and gates. The congregation of the church has relocated permanently, and the site is gated and fenced. The existing building is unoccupied and has not been used for several years. In its existing condition, the site is set aside and not a contributing factor to the existing community. The proposed townhome residences would be consistent with the surrounding residential, park, school uses that are adjacent to the site, as described previously, which would add to (and not physically divide) the established community.

Although the proposed three-story structures on the site would be one-story (approximately 10 feet) taller than the adjacent two-story single-family homes to the west of the site, the 36-foot setback with landscaping would minimize the visual height difference. Further, the one-story difference in building heights would not result in division of an established community. The project would also include a 15-foot landscaped setback along the northern boundary of the project site that is near the Lake Center Athletic Park running track facility, which is setback from the park boundary. The development of the three-story residential structures on the site would not result in community division related impacts with the park track facility. Overall, the project would result in infill residential townhome development that would add to the existing community and does not result in physical division of an established community.

**Comment 4.4:** This comment states that residents have already tried to address an existing traffic safety issue with no resolution and that bringing more traffic into the area will only exacerbate what is already a dangerous situation related to traffic, speeding cars, railroad crossing, freeway on and off ramps, commercial/industrial vehicles. The comment states that when the new Amazon facility on Florence and Pioneer Avenues begins operation, located just 300-feet away from the proposed project site, it will add hundreds of delivery trucks to the traffic on Florence Avenue. The comment also states that the amount of noise pollution that will accompany the requested change from PF to the proposed R3 zone is a significant traffic and noise impact to our neighborhoods.

**Response 4.4:** Redevelopment of the project site would not result in or exacerbate a safety hazard along Florence Avenue. The Traffic Impact Analysis (TIA) (included as Appendix G) shows that the intersections along Florence Avenue would operate at an acceptable LOS with the addition of project trips in the existing and opening year scenarios. In response to this comment, the traffic analysis and Initial Study/MND has been updated to include a history of recent accidents along Florence Avenue between Orr and Day Road and Pioneer Boulevard. As detailed in the Final MND traffic discussion, at the intersection of Orr and Day Road and Florence Avenue there were five rear end accidents, two broadside accidents, and one sideswipe accident in the 32-month period between January 2018 and August 2021. A total of four of these crashes resulted in injuries, none of them fatalities. At the intersection of Pioneer Boulevard and Florence Avenue there were eight rear end accidents, ten broadside accidents, and two sideswipe accidents within this 32-month period. A total of twelve crashes of these resulted in injuries, none of them fatalities. On Florence Avenue between Ringwood Avenue and Pioneer Boulevard, there were eight rear end accidents, two broadside accidents, and four sideswipe accidents. Six of these crashes resulted in injuries, none of them fatalities.

Of the 14 multi-car accidents near the project site (between Ringwood Avenue and Pioneer Boulevard), three were caused by drivers under the influence of alcohol/drugs and six were caused by vehicles traveling at an unsafe speed. Thus, 64 percent of the accidents were related to illegal vehicle operation along the major arterial roadway. These are vehicular law enforcement issues and would not be exacerbated by reuse of the site for residential uses. Thus, they should not be considered when determining the potential increase in collisions due to project construction and operation.

Two of the rear end accidents and one of the sideswipe accidents occurred on the north side of Florence Avenue (adjacent to the project site). Both rear end accidents were westbound and caused by unsafe speed between two westbound vehicles, and the sideswipe accident was caused by unsafe turning/merging between two westbound vehicles. These accidents do not involve vehicles exiting or entering the project driveway. Use of the driveway by future residents is unlikely to result in an increase in these types of accidents because the sight distance for vehicles exiting the project driveway is, and will remain, unrestricted. As such, the project is not anticipated to exacerbate these types of collisions from occurring on the north side of Florence Avenue.

The two broadside accidents near the project site involved vehicles exiting out of the driveways of the multi-family residential development on the south side of Florence Avenue across the street from the project site. On-street parking is currently permitted between the two driveways on the south side of Florence Avenue, across the street from the site, which results in a restricted sight distance for drivers exiting those driveways. The project would not exacerbate accidents happening at those driveways, as both accidents involved vehicles and site distance issues on the opposite side of the street. Also, the project does not propose on-street parking on the north side of Florence Avenue on either side of the project driveway. Therefore, sight distance would be unrestricted for vehicles exiting the project site and provide for safe merging onto Florence Avenue.

Also, the project site currently has two driveways serving the property. The project would eliminate the existing east driveway, which is consistent with the City's General Plan Circulation Element, Policy 1.6 to "Limit driveway access on arterial streets to maintain a desired quality of flow." Similarly, Policy 8.6 requires that "the driveway access points onto arterial roadways be limited in number and location in order to ensure the smooth and safe flow of vehicles and bicycles." Because the project would eliminate one of the existing driveways, the project would be consistent with these General Plan policies to provide a smooth and safe traffic flow along Florence Avenue. In addition, Table T-5 of this Final MND shows that the queue on Florence Avenue at the project driveway and the westbound left turning vehicles into the New Englander Apartments driveway east of Ringwood Avenue during peak hours would not exceed the queue that could result in dangerous traffic situation. As shown in Table T-5, a shared storage length of 80 feet is provided for left turn movements. The queue for both movements are less than 1 vehicle long under both peak hours. Assuming a conservative queue of 25 feet per vehicle, the total queue would be 50 feet. As the available storage length is 80 feet, the left-turn movements would not exceed the queue.

The Amazon project at 11811 Florence Avenue is within the project's traffic study area. However, it results in a net decrease in vehicular/truck trips compared to the existing use of that site. The trip reduction from the Amazon project was not included in the cumulative vehicular trips to provide a conservative analysis. In response to this comment, the TIA has been revised to describe this conservative assumption and the technical memorandum detailing the logistics facility trip generation has been provided in the Traffic Impact Analysis (Appendix G).

Regarding noise, as described in Response 2, redevelopment of the site pursuant to the existing PF zone could result in a higher density, and therefore greater traffic and traffic noise than the proposed project. As detailed in MND Table T-1, *Project Trip Generation*, the proposed project would result in 23 a.m. peak hour traffic trips. This equates to one vehicular trip every 2.6 minutes during the a.m. peak hour. Of these trips 6 would be entering the site and 17 would be leaving the site. In the p.m. peak hour, the project would generate 28 vehicular trips, which equates to one vehicular trip every 2.1 minutes. Table N-5 of the MND shows that these vehicular trips would result in a 0.2 dBA noise level increase, which is below the 2 dBA noise level threshold. Therefore, vehicular noise from the project would be less than significant. In addition, Table N-5 shows that roadway noise levels would be 61.6 dBA with the project, which is less than the 65 dBA exterior General Plan noise level standard for residential areas. Therefore, the project would result in a less than significant impact related to vehicular noise.

The commenter generally claims there is a traffic safety hazard in the area and speculates that the Amazon facility and project will make it worse, but no evidence or facts are submitted into the record related to substantiate the claim and no flaws of the MND's environmental analysis are identified. Therefore, the commenter has not presented substantial evidence of a fair argument that significant effects related to the noise and traffic and the preparation of an EIR is not required.

**Comment 4.5:** This comment states that residents of Ringwood and Roseton Avenues and adjoining single-family neighborhoods have issues with cars who enter the neighborhoods to bypass Florence Avenue traffic, drive their vehicles through red lights or block the intersections. This leaves the residents, including school children from nearby schools with no alternative or safer routes to school as they exit the neighborhood. The schools located nearby include but are not limited to Santa Fe High School, Lake Center Middle School, St. Pius X Catholic School, and Kid Zone Christian Preschool. The comment asserts that the MND does not consider the safety of children and parents traveling by vehicle and walking to these nearby schools.

**Response 4.5:** The proposed project would not result in a hazard or public safety impact related to transportation to nearby schools. As described in Response 4, approximately 23 vehicular trips would occur during the a.m. peak hour. Table T-5 of this Final MND shows that the queue on Florence Avenue at the project driveway and the westbound left turning vehicles into the New Englander Apartments driveway east of Ringwood Avenue during peak hours would not exceed the queue that could result in safety issues would not occur.

Also, the City's construction permitting process includes review of project plans to ensure that no potentially hazardous transportation design features would be introduced by the project. For example, the design of the onsite circulation would be reviewed to ensure compliance with the City's safety standards. In addition, as detailed on page 120 of the Final MND, sidewalks currently exist adjacent to the site along both Florence Avenue and Pioneer Boulevard; and pedestrian crosswalks are provided at the intersection of Florence Avenue and Pioneer Boulevard. The existing offsite sidewalks provide direct access to both Lake Center Middle School and Lake Center High School without having to cross a major intersection. The proposed project would provide onside pedestrian sidewalks that would circulate the site and connect to a new sidewalk along Florence Avenue that would facilitate safe pedestrian access to nearby school facilities. Therefore, the proposed project would install and improve, and not cause a hazard related to, pedestrian facilities.

The commenter generally claims there is a traffic safety hazard in the area and speculates that the project will make it worse, but no evidence or facts are submitted into the record related to substantiate the claim and no flaws of the MND's environmental analysis are identified. Therefore, the commenter has not presented substantial evidence of a fair argument that significant effects related to the noise and traffic and the preparation of an EIR is not required.

**Comment 4.6:** This comment states that the Florence Avenue bridge was recently widened from four lanes to six lanes and on and off-ramps were reconstructed and realigned to accommodate the I-5 freeway widening. There are four lanes open to traffic in each direction of I-5. Furthermore, new HOV lanes are expected to open by mid-2022. The new Florence Avenue loop on ramp to southbound I-5 opened to traffic on Thursday, May 13, 2021 and the northbound I-5 Florence Avenue on and off ramps opened to traffic on April 22, 2021. Florence Avenue in and around the project site was recently restriped to a six-lane street with a continuous left turn lane. This area of Santa Fe Springs is simply not poised to handle additional traffic or other negative impacts that would come along with such a project. The comment also states that consideration of Caltrans and METRO is essential to a proper cumulative traffic analysis. The comment emphasizes that this includes other current and probable projects.

**Response 4.6:** The traffic counts that were collected for the Public Review Draft IS/MND were completed on Tuesday, April 20, 2021 at Pioneer Boulevard and Florence Avenue and on Thursday, June 3, 2021, at Orr and Day Street and Florence Avenue. Additional traffic counts were taken at both intersections on Thursday, August 26, 2021.

For the revised traffic analysis that was completed for the Final MND (included as Appendix G), traffic counts were taken again at both Pioneer Boulevard and Florence Avenue and Orr and Day Street and Florence Avenue in addition to counts at two additional intersections on Thursday September 16, 2021. These traffic counts identify the existing traffic condition, including the conditions that exist after April and May 2021. As detailed in Section 17, *Transportation*, of the MND with inclusion of these conditions, a 2 percent per year growth rate, and trips from other projects in the study area, the project would result in a less than significant related to traffic. The other identified projects include one 137,000 sf industrial facility on Greenstone Avenue. As described in Response 4, the Amazon project would result in a net decrease in vehicular trips compared to the use of the Amazon site. Per Caltrans Transportation Impact Study Guide (May 20, 2020) Caltrans is transitioning away from LOS or other vehicle operations analysis of land use projects, and as a result would not have cumulative comments related to the LOS analysis of the proposed project. Therefore, the commenter has not presented substantial evidence of a fair argument that significant effects related to the traffic and the preparation of an EIR is not required.

**Comment 4.7:** This comment states that the MND's analysis of the noise impacts is inadequate. Nowhere is there consideration of the increase of traffic noise over 343 trips counts per day. The comment asserts that this omission is especially egregious in light of the project and that a cumulative impact analysis and full EIR should be required.

**Response 4.7:** As detailed previously in Response 4, Table N-5 of the MND shows that vehicular trips from the project would result in a 0.2 dBA noise level increase, which is below the 2 dBA noise level threshold and vehicular noise from the project would be less than significant. Therefore, the commenter has not presented substantial evidence of a fair argument that significant effects related to the noise and the preparation of an EIR is not required.

**Comment 4.8:** This comment states that noise impacts with respect to the project requires an EIR. The comment states that the project involves the destruction of existing mature vegetation on the site, which currently serves as a noise buffer for the property owners on Lake Center Park Lane. Yet nothing is required of the project applicant to replace removed vegetation and trees with similar mature replacements. The existing and proposed six-foot perimeter wall on the north, west and east sides of the property are also insufficient to alleviate the increase in noise resulting from project and traffic.

**Response 4.8:** The existing vegetation on the site is limited and does not buffer ambient noise. As described in Response 2, there are only two existing trees on the project site along the western boundary that is adjacent to the single-family residences. The project includes a 36-foot setback and retention of the existing 6-foot-high cement wall along the western portion of the site. Within this setback, the project includes a 10-foot-wide landscaped buffer. MND Figure 10, *Conceptual Landscape Plan*, shows the tree lined landscape setback of 24-inch and 36-inch box trees adjacent to the 6-foot-high wall shown on Figure 9, *Wall and Fence Plan*. The proposed landscaping with 24-inch and 36-inch box trees would increase the number of trees on the site. Thus, the existing vegetation does not currently buffer noise and an increase in trees would occur after implementation of the project.

In addition, as described throughout Section 13, *Noise*, of the MND, the proposed project would not result in an exceedance of any existing noise standard or otherwise generate a substantial increase in noise. Thus, impacts related to noise generated by the project were determined to be less than significant. The MND does include mitigation related to provision of noise barriers at specific second story balconies that are proposed by the project. However, this is related to reduction of existing train noise at proposed second story balconies of specific units that face the railroad tracks. This mitigation is not related to noise generated

by the project. Impacts related to generation of noise by the project would be less than significant, and analysis within an EIR is not required.

**Comment 4.9:** This comment states that the letter is in addition to previous correspondence sent to the City. The comment also states that on July 22, 2021 the commentor received the MND Notice of Intent that was mailed on July 9, 2021 that described the 20-public review period, from July 13, 2021 through August 2, 2021. The comment also states that the Planning Department was closed on Friday, July 23, 3021 and that the documents were not available on that day. The comment concludes that upon request, the comment deadline was extended to August 13, 2021.

**Response 4.9:** The MND Notice of Intent was mailed on July 9, 2021 providing notice of a 20-day public review period beginning July 13, 2021 and ending August 2, 2021 to solicit comments and input on the Initial Study/MND in compliance with CEQA. Upon notification that mail to the commentors residence had taken until July 22, the City extended the public review period by 10 days to allow additional time for public input until August 12, 2021. An updated Notice of Intent was mailed to provide notice of the extended public review period.

Both of the Notice of Intent documents that were mailed included a website address link to the Environmental Document page of the City's website (https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp) where the environmental documents for the proposed project are posted for review. As detailed on the City's website and City Calendar, City Hall is closed every other Friday (https://www.santafesprings.org/about/city_hall___hours_of_operation.asp). Public review and noticing of the Initial Study/MND was completed in compliance with CEQA Guidelines Sections 15072 and 15105.

**Comment 4.10:** This comment states that comments were submitted for the Initial Study/MND and the commentor did not receive a written response from the City. The comment states that responses were found on the City's website, but that they did not address the concerns that were raised.

**Response 4.10:** Although, formal responses to comments on an MND are not required by CEQA, the Final Initial Study/MND provides responses to all of the comments that were received. This chapter includes the first comment letter sent by the commentor (Comment Letter 3), which each of the comments are numbered and specific responses are provided for each environmental concern that was raised. The responses were posted on the City's website on September 2, 2021. Prior to the first planned Planning Commission Meeting for the proposed project (September 13, 2021), the City mailed notices on August 26, 2021 and a notice was published in Whittier Daily on September 2, 2021.

**Comment 4.11:** This comment states that on April 4, 2021, correspondence was sent to the City outlining that the Appendices of the Initial Study/MND were not linked on the website; the project is not featured in the City's Planning Division ["New or Upcoming Residential Projects"] website; although a public hearing notice had been mailed for this project, and a Planning Commission hearing had been set for September 13, 2021, there is no reference to any public hearing on the Planning Commission's website. Not even a place holder for the meeting date. The comment further asserts lack of transparency.

**Response 4.11:** As described in Response 9, the environmental documents for the proposed project, including appendices, are listed on the City's Environmental Document webpage. A direct link to the webpage was

provided on the Notice of Intent documents that were distributed. The City's Calendar includes all Planning Commission and City Council meetings and City hours for the entire year and into 2022. The City's Calendar is provided on the City's website (under "About The City" -> "City Hall" -> "City Calendar").

Information regarding regularly scheduled Planning Commission meetings, agendas, and reports are provided on the City's Planning Commission webpage (https://www.santafesprings.org/cityhall/planning/planningcommission/default.asp). As detailed in bold on the webpage, the Planning Commission meets on the 2nd Monday of each month at 6:00 p.m. at City Hall in the Council Chambers. Likewise, information regarding regularly scheduled City Council meetings is provided on the City's City Council webpage (https://www.santafesprings.org/council/city_council_meetings/default.asp). As detailed City Council meetings are held the first and third Tuesday of each month beginning at 6 p.m. Noticing regarding the project has been completed in compliance with both CEQA requirements and the City's standard noticing procedures.

**Comment 4.12:** This comment expresses opposition to the proposed project and asserts that the project is moving forward quickly without public input.

**Response 4.12:** The comment does not raise concern or provide comment about the analysis or conclusions of the Initial Study/MND. As detailed in previous responses, the CEQA public review, response to comments, and public hearing process is being implemented pursuant to CEQA requirements and City procedures.

**Comment 4.13:** This comment expresses opposition to the proposed project and states that residents are prepared to take legal action to exercise rights to the fullest extent of the law. The comment states that future analysis related to CEQA should be prepared by a party that is not retained by the applicant. The comment states that previous comments sent by the commentor have been ignored. The comment provides information related to attorney fees.

**Response 4.13:** The comment does not raise concern or provide comment about the analysis or conclusions of the Initial Study/MND. As detailed in Response 10, the comments received in response to the public review of the Initial Study/MND are responded to in Chapter 2 of the Final MND. It should be noted that the CEQA documents and related technical studies for the proposed project were prepared through City retention of a CEQA environmental consulting firm who has assisted with various projects throughout the City.

**Comment 4.14:** This comment provides case law information related to the requirement to prepare an EIR when it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact. The comment asserts that an EIR is required.

**Response 4.14:** As detailed throughout the Initial Study/MND and previous responses, with implementation of the identified mitigation measures and existing regulations as ensured through the City's development permitting and processing procedures, the proposed project would result in a less than significant impact to the environment. Thus, preparation of an EIR is not required.

**Attachment 5 (4i)**
**Applicant Attorney Response to Comments**

G | D | B Gatzke Dillon & Ballance LLP
LAWYERS

October 15, 2021 *By E-Mail*

Jimmy Wong, Associate Planner
City of Santa Fe Springs
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
jimmywong@santafesprings.org

Ivy Tsai, City Attorney
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
ivytsai@santafesprings.org

*Re: Initial Study/Mitigated Negative Declaration for Melia Homes Townhome Project, 11733 Florence Avenue (APN 8008-017-014); Response to Letter from Alejandro and Irma Huitron*

Dear Mr. Wong and Ms. Tsai:

This law firm represents Melia Homes, applicant for the proposed townhome project (the "Project") at 11733 Florence Avenue in the City of Santa Fe Springs ("the "City"). We have reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project, as well as the public comments submitted to the City regarding the Project and its potential impacts. City staff has adequately addressed the comments that were submitted within the established comment period, which closed on August 13, 2021. The City also received one late letter, dated September 13, 2021, which was submitted by Alejandro and Irma Huitron, who own a home in the neighborhood to the immediate west of the Project site. Set forth below is Melia Homes' response to the Huitrons' letter. We understand that the City, through its CEQA consultant, will be preparing a separate response to the Huitrons' letter as well.

## I. Legal Framework

The first part of the Huitrons' letter provides what they believe are the legal rules that govern the City' preparation and review of the IS/MND for the Project. While it is accurate as far as it goes, it is also incomplete. For example, the Huitrons fail to mention that the proposed Project is an urban infill development located within a transit priority area (i.e., within one-half mile of a

major transit stop).[1] As such, the Project is entitled to certain exemptions under CEQA pursuant to Public Resources Code section 21099. Specifically, section 21099(d)(1) provides as follows:

> Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.

As the quoted text indicates, projects that meet the section 21099(d)(1) criteria by law do not create significant parking or aesthetic impacts. This is important because the Huitrons and other commenters contend that the proposed Project's impacts on parking and aesthetics (which include impacts on the privacy of neighboring landowners) are significant and thus require the City to prepare an Environmental Impact Report (EIR) for the Project. However, because the Project meets the section 21099(d)(1) criteria, its impacts on parking and aesthetics are automatically deemed less than significant and cannot be used to demand preparation of an EIR. Furthermore, CEQA is an environmental protection statute that is concerned with the physical changes to the environment (CEQA Guidelines Section 15358(b)). The issue of privacy is outside of the scope of CEQA.

In addition, most of the Huitrons' comments focus on how the proposed Project will affect them and their neighbors on Lake Center Park Lane. CEQA, however, does not address impacts that affect only a handful of persons; rather, CEQA addresses impacts on the environment as a whole. This is well established in the caselaw: "Under CEQA, the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons." (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 492.) "The 'mere possibility of adverse impact on a few people, as opposed to the environment in general,' is not sufficient to constitute substantial evidence of an adverse effect." (*Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007) 157 Cal.App.4th 885, 900-901, quoting *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 929.)

[1] As explained in the IS/MND, the Project is within 120 feet of a bus stop operated by the Norwalk Transit System which provides direct connections to both the Metrolink and Metro Green line light rail. (Public Review Draft IS/MND, pp. 115-117.) The Project is also within 120 feet of a bus stop that is connect to the LA Metro system. (*Id.*) In addition, the City of Santa Fe Springs qualifies as an "urbanized area" under Public Resources Code section 21071(a)(2) because the City's population of 16,223, when combined with the populations of the adjoining cities of Downey (111,779) and Norwalk (103,949), exceeds 100,000 persons.

## II. Alleged Impacts of the Melia Homes Project

### A. The Project Creates No Significant Impacts on Privacy

The Huitron's argue that the IS/MND fails to give "due consideration" to the Project's potential impacts on the privacy of existing residential uses – i.e., the homes west of the Project located on Lake Center Park Lane. The Huitrons are wrong.

As noted above, the Huitron's "privacy" concerns, do not qualify as a CEQA issue at all, and are limited to the Huitrons themselves and perhaps the residents of the other five single-family homes located along the Project's western edge. Such a limited impact is not "significant" as that term is defined in CEQA. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 492.) Nor does such a limited impact qualify as substantial evidence supporting a fair argument that a significant impact will occur. (*Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007) 157 Cal.App.4th 885, 900-901, quoting *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 929.) Thus, the IS/MND was not required to address the "privacy" concerns of the Huitron's and their five neighbors along east side of Lake Center Park Lane.

Nevertheless, the IS/MND does cover the issue. Specifically, the IS/MND explains that, under the proposed R-3 zoning (Multi-family Residential), the Project will have to comply with lot coverage and set back rules that do not apply to the site's current PF (Public Facilities) zoning designation. These rules are expressly intended to prevent "massing" on residential lots and to protect the privacy of adjacent residents by providing additional buffer space between the two sets of homes. (See Public Review Draft IS/MND, pp. 17, 35, 37.) In the case of the Melia Homes Project, the townhomes will be setback from the properties to the west by margins even greater than what the R-3 zoning requires. Specifically, the buildings at the northern end of the Project will be at least 22 feet from the single family homes to the west; the buildings in the center of the Project will be 36 feet from the homes to the west; and the buildings at the southern end of the Project will be more than 57 feet from the homes to the west. (Melia Homes Planning Commission Presentation, p. 14.). Moreover, the Project's landscape plan provides an additional "privacy" buffer, with installation of large trees and shrubs within a 10-foot-wide landscaped buffer along the western boundary of the site and along the perimeter of the entire Project site. (See Public Review Draft IS/MND, p. 29 (Fig. 11).)

In short, even if CEQA recognized privacy as an *environmental* condition or resource – which it does not – the Project would not create a significant "privacy" impact.

**B. The Project Creates No Significant Impact on Community Character or Plan Consistency**

In their letter, the Huitrons contend that the Project, as a multi-family residential development, violates Goal Number 1 of the Land Use Element of the City's adopted General Plan, which states that the City should "preserve the single family nature of the community." (Huitron Ltr, p. 2.) The City's General Plan, however, also includes a number of goals and policies that expressly encourage the development of *multi-family residential* dwellings, such as the proposed Project. For example, Land Use Policy 5, Goal 16.1 states that while the predominant residential use in the City should continue to be single-family detached dwellings, "[a] greater variety of housing types, sizes, and costs is encouraged, . . . including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre." This same desire for a varied residential portfolio is expressed in the General Plan's Housing element, Policy 2.1, which states that the City should:

> Provide adequate sites to facilitate development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single family uses, moderate density townhomes, and higher density apartments and condominiums.

The residential uses adjacent to and near the Project site confirm the City's commitment to providing a range of housing types at differing price points. There are single family homes to the west of the Project site, and multi-family residential developments to the east (on Pioneer Boulevard) and to the south (across Florence Avenue).[2] What's more, the multi-family development to the south (in the triangular lot) shares its western boundary with a single-family residential development. (See Public Review Draft IS/MND, p. 9 (Fig. 3).) This is the same situation that would occur with the proposed Project (i.e., multi-family residences next to single-family residences). In short, the Project is neither out of place in its proposed location, nor does it introduce a novel "interface" between two different types of dwelling unit. ***To the contrary, it is completely consistent with the City's General Plan Land Use and Housing Elements***.

Next, the Huitrons claim that the change in land use designation from Public Facility to Multi-family Residential will be "detrimental to persons or properties in the surrounding area and/or the community in general." (Huitron Ltr, p. 3, citing Govt.Code §§ 65353-65356.) There is, however, no evidence to support this claim. As shown above, the proposed townhome project is

[2] The multi-family development on Pioneer is immediately adjacent to the Project site and has the same R-3 zoning that Melia Homes is requesting for its Project.

consistent with the residential character of the neighborhood – a neighborhood that includes a mixture of single-family and multi-family dwellings.

Moreover, the proposed *land use designation* – R-3 Multi-family residential – actually affords neighboring residents more protections than does the existing PF Public Facilities designation. For example, the R-3 zoning limits lot coverage to 60 percent, whereas the PF zoning includes no such restriction. In addition, under R-3 zoning, homes in excess of 25 feet high must include 5 feet of additional setback, bringing the front setback to 20 feet and the rear and side setbacks to 15 feet.[3] By contrast, public facilities can be up to 35 feet high without any additional setbacks. (See Mun.Code §§ 155,097 and 155.101, cited in City Staff Report, dated September 10, 2021, p. 11.) Thus, the proposed land use change from PF to R-3 would not be detrimental to persons or properties or the community in general.

The Huitrons then argue that the proposed Project would "divide the community" by "replacing the public facility church use with a 63 unit townhome development." (Huitron Ltr, p. 3.) According to the Huitrons, this is a significant impact under CEQA. The Huitrons, however, misunderstand what CEQA means when it refers to projects that "physically divide an established community." To trigger this impact, a proposed project must actually impose a *physical* barrier that separates one part of an established community from the rest. The proposed Project here does nothing of the sort. It does not contemplate the construction of walls or roads or other infrastructure that would cordon off one part of the neighborhood from any other. It would simply replace the existing church structure with townhomes. The vacant project site is currently surrounded by walls and locked gates. And contrary to what the Huitrons represent in their letter, the use of a 6.5 block wall in the front yard setback does not "seclude" the proposed Project from the rest of the community; nor does it result in a physical impact recognized by CEQA. Further, the project would not interfere with or impede activities conducted at the surrounding land uses, including the athletic field to the north.

The Huitrons also contend that Melia Homes intends to put a vehicle security gate at the Project's entry, thereby sending a "message to the community that we should stay out and not trespass." (Huitron Ltr, p. 3.) This is a very odd complaint, in that Melia Homes has no plans to place a vehicle gate anywhere on the Project. Second, gate or no gate, trespass is illegal, and CEQA does not protect any person's "right" to trespass on the property of another. Next, the Huitrons argue that the Project's plan, layout, and design are inconsistent with the Master Plan and General Plan of the City. (Huitron Ltr, p. 3.) This allegation, like most in the letter, is made without supporting evidence or citation to legal authority. Simply put, nothing in the Project's layout or design violates any City planning document, rule, or guideline.

[3] As explained above, the Project's setback will exceed these minimum requirements, especially along its western edge. There, the setbacks will range from 22 feet to 57 feet, 8 inches. (See Melia Homes Planning Commission Presentation, p. 14.)

### C. The Project Creates No Significant Traffic or Safety Impact

In their letter, the Huitrons, without evidence, contend that the Project will worsen existing traffic conditions in the local neighborhood, which the Huitrons describe as "atrocious". (Huitron Ltr, p. 4.). The Project's traffic study – which is summarized in the IS/MND – draws a different conclusion. It shows that the Project will generate only 343 vehicle trips per day, with only 23 trips during the AM peak and 28 trips during the PM peak. This minimal increase in traffic would not cause any intersection to drop below an acceptable Level of Service (LOS), which, in the City of Santa Fe Springs, is LOS D. (Public Review Draft IS/MND, pp. 114-115.) Thus, the Project would not result in a significant traffic impact.

The Huitrons also allege that traffic conditions in and around the Project site are dangerous and that the Project will exacerbate this problem. (Huitron Ltr, p. 4.) The Huitrons, however, provide no evidence in support of this claim, and for that reason, it should be rejected, especially given that the traffic study confirms the Project would not significantly increase the number of cars on local streets or the speed at which they travel.

The Huitrons' letter discusses various transportation projects that have no direct bearing on whether the Project's traffic and noise impacts are significant. To the extent the Huitrons are arguing that the IS/MND failed to account for these projects in its cumulative traffic assessment, the Huitrons are mistaken. The background or "ambient" traffic conditions that are plugged into the Project's traffic model were derived from the latest land use and development data provided by the Southern California Area Governments (SCAG). These data include the projects mentioned in the Huitrons' letter. For this reason, the IS/MND includes a complete and accurate cumulative analysis of the Project's traffic impacts.

### D. The Project Creates No Significant Noise Impacts

Without evidence, the Huitrons claim that the Project will cause significant noise impacts, and that by removing existing vegetation on the west side of the Project site, it will destroy an existing noise buffer. The noise study draws a different conclusion. Specifically, the noise study determined that Project-related noise would be below the thresholds set forth in the City's Municipal Code and thus would not be significant. (See Public Review Draft IS/MND, pp. 92-100.). In fact, the only Project-related noise impact that even requires mitigation relates to anticipated noise levels at the exterior balconies of three of the proposed townhomes and at the Common Recreational Area within the Project site itself. ((Public Review Draft IS/MND, p. 99.) These impacts will be mitigated to less than significant (i.e., below the applicable noise thresholds) through the installation of a 6-foot high CMU wall along the south and east perimeter of the site. (*Ibid.*). For this reason, the IS/MND correctly determined the Project's noise impacts – including noise from traffic – would be less than significant.

With regard to the vegetation along the west side of the Project site, the Huitrons are incorrect in alleging that the current trees and shrubs will be destroyed but not replaced. As Figure 11 of the IS/MND makes clear, the Project's Landscaping Plan calls for installation of new trees and shrubs along the entire perimeter of the project site, including a ten foot (10') wide evergreen tree and shrub planter along the western edge closest to the Huitrons' neighborhood. (Public Review Draft IS/MND, p. 29.)

## III. The City Has Complied With All Public Notice and "Transparency" Requirements

In their letter, the Huitrons also claim that they did not receive the City's Notice of Intent (NOI) to adopt the Project MND in a timely fashion and thus did not have a sufficient opportunity to review the IS/MND and provide comments thereon. Melia Homes has no information as to the date the City provided the NOI to the Huitrons. However, the Huitrons themselves admit they received the NOI on July 22, 2021, and that the City granted the Huitrons' request to extend the public comment deadline until August 13, 2021. Thus, the Huitrons had 22 days in which to review the IS/MND and provide comments, which is more than the 20 days required by law. (See Pub.Res.Code § 21091(b).) In addition, the City has accepted and will be responding to the Huitrons letter of September 13, 2021, which was received more than 50 days after the Huitrons received the NOI. These facts demonstrate that the Huitrons received ample notice and opportunity to comment on the IS/MND.

With respect to the Huitrons' complaint that the City's website failed to include or provide access to key Project-related documents, Melia Homes has confirmed with the City that all documents associated with the IS/MND have been available on the City's website since July 13, 2021.

## IV. Conclusion

It has become commonplace for neighboring residents to object to any new development on adjacent property. In the CEQA context, these objections take the form of allegations that the proposed project in question will cause significant environmental impacts. The law, however, requires that such allegations be supported by substantial evidence, not unsupported opinion or the personal beliefs of the project opponents. And this is true no matter how many people sign a petition stating they would prefer the project be denied or located elsewhere.

In this case, the City has closely examined the potential impacts of the Melia Homes townhome project, a project that is consistent with the State of California's directive to focus new housing developments on underutilized urban infill lots located near transit stations. Through its analysis of the Project, the City has determined that the Project will result in no significant impacts that cannot be readily mitigated through standard mitigation measures. Moreover, the evidence shows that the concerns expressed by the Huitrons in their letter of September 13, 2021, either do

not trigger any CEQA issue at all, or provide insufficient evidence to support a fair argument that the Project would cause an unmitigated significant effect. For these reasons, the City should adopt the IS/MND as proposed and reject the claims presented by Mr. and Mrs. Huitron.

If you have any questions regarding the content of this letter, please feel free to contact me.

Sincerely,



David P. Hubbard
of
Gatzke Dillon & Ballance LLP

DPH/rlf

cc: Chad Brown, Vice President of Planning & Development, Melia Homes
Wayne Morrell, Director of Planning & Community Development,
City of Santa Fe Springs

**Attachment 6a**
**Applicant Outreach Mail – July 16, 2021**

MELIA HOMES

8951 Research Drive,
Suite 100
Irvine, CA 92618
Phone: 949-759-4367

July 16, 2021

Dear Neighbor:

We are Melia Homes, a residential homebuilder, and we are reaching out to you because you own a home or property near our proposed new residential for-sale townhomes community "Aspire" at 11733 Florence Ave, and we would like to share some information about this new proposed project with you. The project site is located on the now permanently closed Church of Jesus Christ of Latter-Day Saints meetinghouse site located at 11733 Florence Avenue, Santa Fe Springs.

We understand that neighbors naturally have concerns when changes occur in their neighborhood, and we are sensitive to that fact and would like to share some project information. The current property owner, Church of Jesus Christ of Latter-Day Saints has decided to forever abandon the church and sell the property. Melia Homes is a private homebuilder of for sale homes throughout Orange and LA Counties. Please see our company information and our portfolio of past and present projects on Meliahomes.com website. The proposed project consists of market rate residential for sale homes development on the site and is requesting the City to review and permit sixty three townhomes. The plan proposes the development of new For-Sale residential Townhomes in 11 buildings on the property with access from Florence Ave. The community will include a community recreation area within the project and provide ample parking, landscaping improvements and landscape screening. Buildings, as proposed are consistent with the allowed building height, story limitations and perimeter setbacks when adjacent to existing single-family and the other residential properties. Please note that we have considered your homes privacy and are setback 36 feet away from the boundary with your lot.

The architectural design of the proposed buildings is characterized as contemporary, utilizing low profile roofs with varying roof planes and angles, rich color blocking for exterior stucco, stone veneers, vertical metal railings, decorative rafter tails, stucco relief details, corbels, and decorative metal awnings. Two distinct color schemes are proposed. The proposed Townhomes are comprised of 4 plan types, Plan 1 through Plan 4; which range in size from a 2 bedroom 1,528 sq. ft., 3 bedroom with 1,640 sq. ft., 3 bedroom with 1,702 sq. ft., or a 1,801 sq. ft. 4 bedroom home. The units are grouped in 4 different building types for variation and articulation. Each home will have an attached two-car enclosed private garage. There is a total of 148 parking spaces, 2 per garage and open stalls distributed around the site. The project complies City Parking Requirements.

The proposed project is consistent with allowable density for the site and provides a compatible traditional townhome residential design and uses consistent with proposed zoning and other surrounding properties. I have attached additional information illustrating our design and invite you to please contact me with questions.

We want to be "good neighbors" and hope that if you have any questions or concerns about the project, that you will reach out and contact me directly. Please feel free to contact **Chad Brown, 949-759-4367; Ext 264** for questions and to review the proposed residential project. Thank you for your time.

Kind Regards,

Chad Brown, Vice President of Planning & Development
Melia Homes




Proposed Site Plan

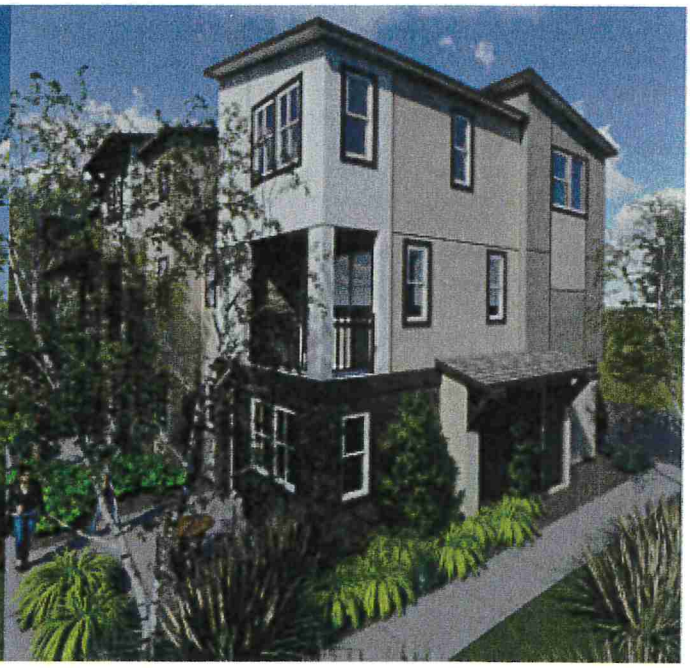
*See Legend for call out information.



FRONT PERSPECTIVE - BUILDING B - 5 PLEX



REAR PERSPECTIVE - BUILDING B - 5 PLEX



END PERSPECTIVE - BUILDING B - 5 PLEX



Northeast view perspective of Florence Ave Frontage – Looking northeast from Florence Ave.

*** Site Plan**

**LEGEND**

1. Central community open space area with shade structure, picnic tables, trash receptacle, and integral colored concrete for small social events and group gatherings.
2. Tot-lot play area with curved seat wall, specimen tree, and canopy trees for shade.
3. Turf area for passive and active play and bench seating.
4. Four community cluster mailboxes and two parcel lockers, per USPS review and approval.
5. Proposed wall, pilaster, or gate, per Wall & Fence Plan.
6. Enhanced paving at main project entry.
7. Proposed tree, per Planting Plan.
8. 6' wide pedestrian esplanade, natural colored concrete, with light top-cast finish and saw-cut joints.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest / Residential parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Common area landscape, builder installed and HOA maintained.
14. Community dog bag station (black in color), for pet owners.
15. Property line.
16. Public street R.O.W.
17. Proposed meandering public street sidewalk.
18. Transformer to be screened with landscape, quantity and final locations to be determined.
19. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
20. Integral colored concrete paving nodes, with light top-cast finish and saw-cut joints.
21. Entry wall sign at main project entry.

**Attachment 6b**
**Applicant Outreach Mail – October 7, 2021**

MELIA HOMES

8951 Research Drive,
Suite 100
Irvine, CA 92618
Phone: 949-759-4367

October 7, 2021

Dear property owner and neighbor:

We are Melia Homes, a residential homebuilder, and we are reaching out to you once again because you own a home or property near our proposed new residential for-sale townhomes community "Aspire" at 11733 Florence Ave, and we would like to share some information about this new proposed project with you. The project site is located on the now permanently closed Church of Jesus Christ of Latter-Day Saints meetinghouse site located at 11733 Florence Avenue, Santa Fe Springs. When we previously reached out to each of you and your neighbors, I did not receive any response from anyone in your neighborhood with any questions or concerns. We are now aware that there are concerns and some misinformation that we are inviting you to a community project meeting to hear about the proposed project and for us to hear concerns and to answer your questions.

We understand that neighbors naturally have concerns when changes occur in their neighborhood, and we are sensitive to that fact and would like to share project information and design elements integrated with respect to general concerns. The plan proposes the development of new market rate For-Sale residential Townhomes in 11 buildings on the property with a single access driveway from Florence Ave. The community will include a community recreation area within the project and provide parking in excess of the Santa Fe Springs municipal code requirements, landscaping improvements and landscape screening. Buildings, as proposed are consistent with the allowed building height, story limitations and perimeter setbacks when adjacent to existing single-family and the other residential properties under the existing zoning for the site; P-F- Public Facilities Zone.

Please join Melia Homes to meet with us and answer questions and hear your comments on:

**WHEN:** **WEDNESDAY, October 20, 2021, at 6:30 PM – 7:30 PM**

**WHERE:** **11733 Florence Ave, west side parking lot**

**Meeting will be held outdoors in open air due to COVID 19 protocols (lighting will be provided)**

We want to be "good neighbors" and hope that if you have any questions or concerns about the project, that you will attend. Please share with other interested individuals who do not own properties directly adjacent to the project site. Please email **Chad Brown, Chad@melia-homes.com to RSVP in advance.** Thank you for your time.

Kind Regards,

Chad Brown, Vice President of Planning & Development
Melia Homes




Proposed Site Plan



FRONT PERSPECTIVE - BUILDING B - 5 PLEX



Northeast view perspective of Florence Ave Frontage – Looking northeast from Florence Ave.

**Attachment 7**
**Public Hearing Notice**

**FILE COPY**

CITY OF SANTA FE SPRINGS
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**CITY OF SANTA FE SPRINGS**
**NOTICE OF HEARING FOR**
**TENTATIVE TRACT MAP (TTM) 83383**
**GENERAL PLAN AMENDMENT (GPA) CASE NO. 31**
**ZONE CHANGE (ZC) CASE NO. 140**
**DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982**
**MODIFICATION PERMIT (MOD) CASE NO. 1340**

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

**Tentative Tract Map (TTM) 83383:** A request for Tentative Tract Map to subdivide the air space of a 3-acre parcel (APN: 8008-017-014) into 63 condominium units.

**General Plan Amendment (GPA) Case No. 31**: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential.

**Zone Change (ZC) Case No. 140**: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone.

**Development Plan Approval (DPA) Case No. 982:** A request for approval to allow the construction of a new 63-unit townhome development and appurtenant improvement on the subject property.

**Modification Permit (MOD) Case No. 1340:** A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

**PROJECT SITE:** The project site is located at 11733 Florence Avenue (APN: 8008-017-014), within the proposed R-3, Multiple Family Residential, Zone.

**APPLICANT:** Melia Home

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, September 13, 2021 at 6:00 p.m.**

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

**CEQA STATUS:** Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solution Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on July 15, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

**ALL INTERESTED PERSONS** are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

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

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

**CITY OF SANTA FE SPRINGS**
**NOTICE OF HEARING FOR**
**TENTATIVE TRACT MAP (TTM) 83383**
**GENERAL PLAN AMENDMENT (GPA) CASE NO. 31**
**ZONE CHANGE (ZC) CASE NO. 140**
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**PROJECT SITE:** The project site is located at 11733 Florence Avenue (APN: 8008-017-014), within the proposed R-3, Multiple Family Residential, Zone.

**APPLICANT:** Melia Home

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, September 13, 2021 at 6:00 p.m.

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solution Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on July 15, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

**ALL INTERESTED PERSONS** are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

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

**Published: September 1, 2021** **Whittier Daily News** **Ad#11484476**

**Attachment 8**
**Comment Letters to the Notice**

# Oppose Florence Ave Townhome Project

1 message

**Norma Hernandez** <hernandez_norma@icloud.com> Sun, Sep 5, 2021 at 1:53 AM
To: Teresa Cavallo <teresacavallo@santafesprings.org>, cityclerk@santafesprings.org
Cc: SFSTake Action <sfstakesaction@gmail.com>

Dear City of Santa Fe Springs City Council and Planning Commissioner:

I am writing to express my strong opposition of the proposed rezoning for the Florence Avenue Townhome Project at 11733 Florence Avenue. The rezoning would allow a whopping 63 units, sitting at 3 stories tall, gated and surrounded by a 6 foot wall with no curbside or driveway parking.

Formerly having lived at the Placita Park Apartments on Pioneer I have experienced lack of parking, nowhere to leave my vehicle on street sweeping days, car theft after having left my car blocks away and rushing home hoping I'd be lucky enough to find a nearby parking spot so I wouldn't have to walk blocks with a baby and groceries in tow. Fast forward to my current residence, in the past 8 years we've slowly lost parking due to nearby apartments, multiple families in one home due to high mortgages and rents, and consistent park activities at Lake Center Athletic Park. The traffic in this area and demand for parking is already on the rise. I urge you to stop the development of 63 units until a more suitable plan is reached in which we provide parking for the new residents, while respecting the already established neighborhoods.

The traffic safety on Florence is of utmost concern particularly on the weekdays. The traffic bottlenecks beginning from Pioneer to Studebaker leading to 4 freeways entrances. There is a railroad track within a one minute walk of the proposed project causing bouts of road rage and frustration. The intersection as I leave my neighborhood at the signal light on Ringwood on to Florence is routinely blocked from backflow of vehicles trying to make it across the intersection only to have the light turn red. I must then wait for the light to turn green again in hopes the pattern doesn't repeat itself. The same happens if I leave Roseton and Florence. One can only hope a single file line of big rigs doesn't form. As I sit at the light, I witness parents drop of their children for St. Pius School or Lake Center. One block over is Foursquare Children's School. Directly across the proposed site is a large two story apartment building at 11730 Florence Ave. Resident's there constantly fear accident's as several of them have gotten into fender bender's attempting to cross traffic. It's truly a nightmare.

After speaking with other residents I know we share the same concerns. We are also disappointed that we found out about this project just a few days ago from a neighbor. Only 19 notices were given. I searched online for the Public Hearing Notice or any notice and found myself in a

scavenger hunt whilst on the city website. This is unacceptable, especially in times of pandemic. I resorted to notifying my neighbors by text and social media. After having realized there was inadequate notice or online posting I requested for the notices to be on social media to no avail.

I ask that this letter not fall on deaf ears. Do not approve this project.  As our elected and appointed leaders I ask that you truly listen and address our concerns. This is our home and we ask that you make your decision based on the concerns of the residents, not the recommendation of the Planning Department or pressure by the vested developer Melia Homes.

Sincerely,

Norma Hernandez

(562) 652-8605

September 7, 2021

ATTENTION: Mayor, Mayor Pro Tem and City Council, Planning Commission, and Staff:

**Re: TTM 83383, GPA NO. 31, ZC NO. 140, DPA NO. 982, MOD NO. 1340**
**OPPOSITION LETTER - FLORENCE AVENUE TOWNHOMES PROJECT**

Dear City Leaders:

I am **OPPOSED** the Florence Avenue Townhomes project at 11733 Florence Avenue.

**I ask that you DENY THE GENERAL PLAN LAND USE DESIGNATION CHANGE FROM PUBLIC FACILITIES TO MULTIPLE FAMILY, REZONE AND OTHER REQUESTED ENTITLEMENTS.**

- VOTE NO to a development that is a towering 3 stories (35 feet) tall.
- VOTE NO to a project that will not fit in within the nearby neighborhoods of predominantly single-family homes and buildings that are no taller than two-stories.
- VOTE NO to a development that provides no parking on curbside, no public street, no driveway parking.
- VOTE NO to a project that is gated and wrapped by a 6.5-foot high wall.
- VOTE NO. This project will NOT enhance or improve the quality of life of the existing Santa Fe Springs community.

**PROBLEMS:**

- This project will add to the traffic congestion – it would be within a few feet of a train tracks and school drop off zones for 3 schools and a major intersection at Florence and Pioneer Avenues that is operating a Level of Service of D! This is unacceptable.
- Anyone that doesn't park in the garage would be parking in the local neighborhoods which are already experiencing parking overflow from an apartment building and a park that has consistent sporting events.
- Residents that live in the "triangle" have so many extra cars on Ringwood, Flallon, and along Florence. The proposal will exacerbate the situation.
- Parking and traffic is a nightmare for Lake Center Park Lane residents, with the athletic center and community center next door. Our neighborhood is overflowed with folks attending the events at the parking. And when traffic backs up on Florence, cars enter the street to turnaround.
- This area is already a traffic bottleneck right before the 5 and 605 freeway and Florence/Orr and Day bridge.
- This project will NOT enhance or improve the quality of life of the existing Santa Fe Springs community.

**I OPPOSE THIS PROJECT AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL <u>DENY</u> THE PROPOSAL.**

Sincerely,

Irma Huitron

Irma Huitron
10726 Lake Center Park Lane

Scanned with CamScanner

September 6, 2021

City of Santa Fe Springs
**Attn: City Council/Planning Commission**
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSTakesAction@gmail.com

Dear **City Council and Planning Commissioner**,

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounding by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

Respectfully,

Name: Marla Velasquez

Address:
10730 Lake Center Park Lane

Santa Fe Spring, CA 90670

Gmail SFSTake Action <sfstakesaction@gmail.com>

# Proposed 63 Unit Florence Avenue Townhomes Project

1 message

**Ingrid Varela** <iv@dallasavionics.com> Tue, Sep 7, 2021 at 10:28 AM
To: cityclerk@santefesprings.org, waynemorrell@santafesprings.org, jimmywong@santafesprings.org, teresacavallo@santafesprings.org
Cc: SFSTakesAction@gmail.com

Please see attached letter asking you to NOT SUPPORT the building of these units or any other Condominiums or Apartments at this location.

Regards,

Roger and Ingrid Varela

Residence of Lake Center Park Lane

**20210907.pdf**
341K

September 3, 2021

City of Santa Fe Springs
**Attn: City Council/Planning Commission**
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSTakesAction@gmail.com

Dear **City Council and Planning Commissioner,**

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounding by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

Respectfully,

Name: Roger + Ingrid Varela

Address: 10714 Lake Center Park Lane

Santa Fe Spring, CA 90670

September 6, 2021

**Re: OPPOSITION TO FLORENCE AVENUE TOWNHOMES PROJECT (TTM 83383, GPA NO. 31, ZC NO. 140, DPA NO. 982, MOD NO. 1340)**

Dear Mayor, Mayor Pro Tem and City Council, Planning Commission, and Staff:

- I **OPPOSE** the Florence Avenue townhomes project at 11733 Florence Avenue.
- I have been a SFS resident for 41 years.
- I have lived at my home on Lake Center Park Lane for 25 years.
- I was one of the original homeowners of the Lake Center Park Lane neighborhood.
- **I OPPOSE THE GENERAL PLAN LAND USE DESIGNATION CHANGE FROM PUBLIC FACILITIES TO MULTIPLE FAMILY AND THE REZONE AND OTHER REQUESTED ENTITLEMENTS.**
- **THE PROPOSED CHANGE IS NOT CONSISTENT WITH THE CITY ADOPTED GENERAL PLAN GOALS:**

GOAL 1: Provide for attractive, efficient and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, preserve the single family nature of the community, maintain a high quality of life, and create an efficient yet pleasing environment.

**Residential Community Goals**

GOAL 15: Maintain and improve the residential community of Santa Fe Springs as an area of safe, quiet, pleasant neighborhoods, conveniently served by shopping, schools, parks, churches and other community facilities. The single family nature of the community should be preserved and enhanced.

- **The proposed townhome project at three-stories tall surrounded by a 6.5-foot block wall will be out of character with the surrounding predominantly single-family neighborhoods.**
  - The surrounding residential neighborhoods are overwhelmingly single-family neighborhoods and there are no residential building over two-stories tall.
- **The proposed development will cause adverse effects to the surrounding neighborhoods.**
  - The surrounding residential neighborhoods are developed with curbside public parking, with driveway parking and no more than two-stories. The proposed project is not with any of these characteristics.
  - The proposed Land Use Designation change and zone change are not consistent with the City's Adopted General Plan Goals.
- Please listen to the collective voices of all of us residents of Santa Fe Springs.
- **I ask that the PLANNING COMMISSION AND CITY COUNCIL DENY the proposal.**

Sincerely,

Alejandro Huitron
10726 Lake Center Park Lane

Scanned with CamScanner

**From:** Norma Hernandez [mailto:hernandez_norma@icloud.com]
**Sent:** Monday, September 13, 2021 3:04 PM
**To:** City Clerk <CityClerk@santafesprings.org>; Teresacavalllo@santafesprings.org; sfstakesaction@gmail.com
**Subject:** Comments for Public Record/Florence Ave Townhome Project

Dear Ivy Tsai and Planning Commission,

My name is Norma Hernandez a resident of 10838 Flallon Avenue, Santa Fe Springs, CA 90670. I have reviewed the Mitigated Negative Impact Report for the Florence Avenue Town home Project. I continue to have the same concerns with regards to traffic, safety, noise, and land use. The MND does not appropriately analyze nor address my concerns. This project is not in the best interest of our community. After having discussed this with many neighbors and friends the consensus is the same. This project is out of scale and disproportionate to the surrounding areas. It is not inclusive of the surrounding neighborhoods as it will have a gate and a 6.5 foot wall. It is nothing like the adjacent neighborhoods. After having reviewed all of the information to date it is clear to me that the aforementioned is not in line with the General Plan. The General Plan requires that Single Family Neighborhoods be protected from harmful impacts and for this reason I request a (EIR) Environmental Impact Report.

I also would like to state that I am a proud member of this community. Perhaps this may not be of technical importance but it's important for you to know that the neighbors at Lake Center Park Lane purchased those homes with the idea of privacy and a feeling of safety and not a house but a home for their family. A place where their kids could go out and play on the street or play in their yard without being seen. The purchase of a home is usually a family's greatest asset not solely financially but because a home affords a family peace. Unfortunately, in the past few years we've come to know peace is not easily afforded. People don't usually sell their homes in our city. It's because this is a small town feel in a big city. This proposed development would change that. If you were here when the Lake Center Park Lane homes where sold you can only imagine the feeling of great pride it was to be part of a plan, and a vision, to create neighborhoods. I thought that was the first of many projects as such, not the last. It is my greatest hope that you, the Planning Commission, City Council and Planning Department still wish to have that American dream happen. The one where a parent pulls up to a driveway to hug their child on their bike in a safe place or one where my 76 year old mom can walk the dog or cross the street, a place not noise and traffic ridden or full of tall buildings and gates. I ask that you tap into the vision of Lake Center Park Lane. It is still a beautiful development. I ask that you please don't take that feeling away from any of us especially those on Lake Center Park Lane or Ringwood and surrounding areas. Do not disrupt that feeling of accomplishment and peace for our families. Please protect us.

Sincerely,
Norma Hernandez

**From:** Melanie Nelson [mailto:melanienelsonmsw@gmail.com]
**Sent:** Friday, September 03, 2021 10:47 AM
**To:** Jimmy Wong <JimmyWong@santafesprings.org>
**Subject:** ATTN: City of Santa Fe Springs Planning Commission, City Council, and Planning Department

Hello!
It was brought to my attention that the city is considering approving the building of a large condo complex on Florence at the location of the old church building. While I sincerely recognize the need for more housing, I honestly don't think this particular spot in the city can handle any more traffic, especially at the number of residents proposed.

I live in the triangle area just south of Florence and we have been impacted with awful traffic between the 5 freeway and Pioneer ever since the reopening of Florence. It's EXTREMELY frustrating trying to get in and out of our neighborhood at the lights because there are so many cars trying to merge on Florence that when the lights turn green, the intersection is already backed up and you can't get in. I have to allocate an extra 15 minutes in the morning to get onto Florence to take my kids to Cresson elementary school, the school we are assigned to. This means having to leave at 7:45 to get them there by the 8:10 bell.

We need measures that HELP the traffic. The apartments that already exist on Florence and Pioneer are part of the issue as one of the lanes closes so they can keep their street parking, and I can't imagine that adding 63 units across the street with two cars per unit and no street parking would do anything but make an already impossible traffic situation even worse. Can you understand what we deal with already (and I'm not even mentioning the trains that randomly slow it down as well). Four cars waiting ahead of me at the light at Roseton and Florence can mean waiting through four light cycles to be able to get out. It should not take half an hour to drive my kids 1.2 miles to school!

Please please please have some compassion and help us with this. We need a grocery store in our area so desperately, not more traffic or parking issues. These are the types of considerations that will help the current residents want to remain in the city. I love Santa Fe Springs and appreciate everything you guys do for us!

Thank you most sincerely,
Melanie Nelson
11242 Ringwood Ave., Santa Fe Springs, CA 90670

From: Alejandro Huitron [mailto:alxhuitron@aol.com]
Sent: Wednesday, September 1, 2021 3:57 PM
To: Teresa Cavallo <TeresaCavallo@santafesprings.org>
Cc: Irma Huitron <irmahuitron@icloud.com>; hernandez_norma@icloud.com
Subject: Email to Planning Commissioners

Dear Teresa:
Please forward this e-mail to the all the Planning Commissioners.

Dear Planning Commissioner,
We are residents of Santa Fe Springs. Our home is located on Lake Center Park Lane.
We are concerned about the Melia Homes Townhome project and would like to discuss this further with you.
Would you please let us know your contact information (e-mail and phone number) where we may reach you at?
Thank you for your time and consideration, Alejandro & Irma Huitron
c/(562) 508-1358

Thank you Teresa,
Alex

From: **SFSTake Action** <sfstakesaction@gmail.com>
Date: Sat, Sep 4, 2021 at 10:54 AM
Subject: PUBLIC COMMENT/ATTENTION PLANNING COMMISSION/CITY COUNCIL-NEW RESIDENTIAL TOWNHOME DEVELOPMENT LOCATED AT 11733 FLORENCE AVE.
To: Teresa Cavallo <teresacavallo@santafesprings.org>, <cityclerk@santafesprings.org>, SFSTake Action <SFSTakesAction@gmail.com>

**DATE: 9-4-2021**

**RE:** PUBLIC COMMENT NEW RESIDENTIAL TOWNHOME DEVELOPMENT LOCATED AT 11733 FLORENCE AVE. -

DEAR CITY OF SANTA FE SPRINGS CITY COUNCIL AND PLANNING COMMISSION:

**The information on the proposed project is virtually non-existent and the environmental documents very difficult to find on the Planning Department's website:**

**Specifically:**

(1) The Appendices of the Proposed Mitigation Negative Declaration are not linked on the website. The weblink is there but when it is clicked nothing is loaded and documents are not there.

"**Melia Homes - Appendices"**
**- https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15400**

(2) This proposed project (Melia Homes) is not featured in the city's Planning Division ["New or Upcoming Residential Projects"] website. The only housing projects featured are the:

-il Borgo townhomes, and
-Storm properties.

https://www.santafesprings.org/cityhall/planning/planning/new_or_upcoming_residential_projects.asp

(3) Although a public hearing notice has been mailed for this project, and a Planning Commission hearing has been set for 9/13/2021 - there is not reference to any public hearing with the Planning Commission on the Planning Commission's website. Not even a place holder for the meeting date. The public hearing notice for this project appears nowhere on the City website.

(4) FINALLY, especially in the COVID times we are living in, residents depend on an updated website to obtain information. The project information and materials for this project are not being shared with the public when project information is not even on the City's website as presented above. This information can very easily be shared on the City's website.

Santa Fe Springs residents expect more from our City. **Please provide more transparency and access to public information.**

Sincerely,
SFS Takes Action (SFS Residents Focused on Improving Our Quality of Life)

September 6, 2021

City of Santa Fe Springs
**Attn: City Council/Planning Commission**
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSTakesAction@gmail.com

Dear **City Council and Planning Commissioner**,

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounding by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

Respectfully,

Name: Marla Velasquez

Address:

10730 Lake Center Park Lane

Santa Fe Spring, CA 90670

September 13, 2021 Via email: imt@jones-mayer.com

Ivy Tsai, City Attorney
City of Santa Fe Springs
City Hall, Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

Alejandro and Irma Huitron
10726 Lake Center Park Lane
Santa Fe Springs, CA 90670

*Re:* Comments on Initial Study Recommending a Mitigated Negative Declaration; Applicant: Melia Homes; Location: 11733 Florence Avenue, Santa Fe Springs, 90670. The project site consists of one parcel with the Assessor's Parcel Number (APN 8008-017-014); General Plan Amendment (GPA) Case No. 31; Zone Chase (ZC) Case No. 140; Development Plan Approval (DPA) Case No. 982; and Modification Permit No. 1340

Dear Ms. Tsai,

This letter is to outline our grievances as well as factual and legal comments and objections to the Initial Study Recommending a Mitigated Negative Declaration (ISMND), and concludes that a full Environmental Impact Report (EIR) is required.

**I. Legal Framework**

In reviewing an agency's decision to adopt a Mitigated Negative Declaration (MND), a court (whether at the trial or the appellate level) must determine whether there is substantial evidence in the record to support a "fair argument" that a proposed project may have a significant effect on the environment. (*Citizens for responsible & Open Government v. City of Grand Terrace* (2008) 160 Cal.App.4th 1323, 1331.) The fair argument standard creates a "low threshold" for requiring an EIR, reflecting a legislative preference for resolving doubts in favor of environment review. (Sierra Club v. County of Sonoma (1992) 6 Cal.App.4th 1307, 1316-1317.)

Whether the evidence establishes a fair argument that a project may result in a significant environmental impact is a question of law. (*Pocket Protector v. City of Sacramento* (2004) 124.App.4th 903, 928.) Evidence supporting a fair argument may consist of facts, reasonable assumptions based on fact, or expert opinions supported by fact not "argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment." (Public Resources Code (PRC) Section 21080, subd. (e)(2); see 14 Code California of Regulations (CCR) section 15384, subds. (a), (b).)

If substantial evidence exists to support a fair argument that a significant environmental effect may result from the project, *the agency is required to prepare an EIR, irrespective of whether there is other substantial evidence in the record to the contrary*. (PRC. section 21080, subd. (d) 14 CCR sections 15063, subd. (b) (1), 15074, subds. (a) (b); *Citizens for Responsible & Open Government v. City of Grand Terrace, supra*, 160 Cal.App.4th at 1331.)

The term "substantial evidence" is defined in 14 CCR 15384:

(a) "Substantial evidence" as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

As will be shown, there is a fair argument that a significant environmental effect may result from the project with respect to: (1) the privacy of adjacent single family homeowners and land use & planning; (2) traffic impacts and noise and (3) lack of response to public input and lack of transparency.

## II. Significant Environmental Impacts

### A. Privacy and Division Land Use & Planning

The privacy of existing residential uses, including but not limited to the nineteen single family homes located on Lake Center Park Lane, inclusive of Mr. and Mrs. Alejandro and Irma Huitron's neighboring home at 10726 Lake Center Park Lane, must be given "due consideration" in the project applicant's plan of development. Yet the ISMND is utterly silent on the issue. The City of Santa Fe Springs currently adopted General Plan, Goal Number 1, provides in part (with emphasis added):

> Provide for attractive, efficient and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, ***preserve the single family nature of the community***, maintain a high quality of life, and create an efficient yet pleasing environment.

Similarly, Santa Fe Springs Municipal Code Section § 155.829 provides in part (with emphasis added):

In considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

> (C) *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general*.

And pursuant to Section § 65353-65356 of the State Planning, Zoning and Development, it is required to make the finding that (with emphasis added):

> *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor the community in general.*

Despite the foregoing privacy consideration mandates, the ISMND is utterly silent on the issue. Yet the three-story, 35-feet town homes will be towering over single family residences at their bedroom and bathroom windows and yards. It appears no consideration was given to this invasion of privacy. This is especially grievous as the location of the project is a church zoned "Public Facilities" with a General Plan Land Use Designation of "Public facilities" and the project can only be completed if the proposed zoning and general plan amendments are adopted. It is also irrelevant that the issue of privacy impacts is not included in the prepackaged ISMND environmental "checklist" form. The fact that an impact of a particular project is not included in the checklist does not protect the lead agency against a potential challenge based on a failure to adequately consider the potential impact. (See Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App4th 1099.)

On this point, the ISMND, is likewise defective in its analysis of the potential impacts addressed in Section XI: "Land Use and Planning". This section requires an analysis on whether the project will "physically divide an established community" and whether it will "cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect." Clearly, the project will divide the community as it be replacing the public facility church use with a 63 unit townhome development. Not only that, it is conceded that the project is surrounded by single family homes to the west and additional single family neighborhoods to the south and north of the project site; in addition to a school/park/track field to the north and a public facility church use to the east.

Furthermore, the site plan layout, massing and urban design of the proposed project incorporates design characteristics that divide the established community. The 35-feet towering townhome project secludes the proposed development from the rest of the community by installing a 6.5-foot block wall within the required front yard setback (required by the proposed R3 zone). The proposed zone change and general plan would allow a 35-feet tall, towering three story building to loom over single family homes and community amenities such as the track field. Based on these facts, the proposed project would undoubtedly physically divide the established community.

The development is proposed to be gated, further sending the message to the surrounding community that we should stay out and not trespass. The wall and gate will isolate the residents from each other, which does not serve to further the City's goal to master plan for persons or property in the surrounding area, and community in general. Finally, the proposed site plan layout, design, and landscaping are designed in contrary to the master plan of the City, the General Plan and does not preserve the single family nature of established neighborhoods as required by the City's adopted General Plan.

To conclude, that there is "no impact" on the question of community division is fatuous on its face.

**B. Traffic and Noise**

The residents of Santa Fe Springs who live on Lake Center Park Lane and Florence Avenue as well as the surrounding residential neighborhoods have already tried to address the existing traffic safety issue with no resolution. Bringing more traffic into the area will only exacerbate what is already a dangerous situation with the atrocious traffic, speeding cars, railroad crossing, freeway on and off ramps, commercial/industrial vehicles. In addition, in a matter of weeks, the traffic and noise situation will be exacerbated when the new Amazon facility on Florence and Pioneer Avenues begins operation, located just 300-feet away from the proposed project site, adding hundreds of delivery trucks to the traffic on Florence Avenue.

The amount of noise pollution that will accompany the requested change from PF to the proposed R3 zone is a significant traffic and noise impact to our neighborhoods.

Residents of Ringwood and Roseton Avenues and adjoining single family neighborhoods already have issues with cars who enter the neighborhoods to bypass Florence Avenue traffic, drive their vehicles through red lights or block the intersections. This leaves the residents, including school children from nearby schools with no alternative or safer routes to school as they exit the neighborhood. The schools located nearby include but are not limited to Santa Fe High School, Lake Center Middle School, St. Pius X Catholic School, and Kid Zone Christian Preschool. The ISMND does not consider the safety of children and parents traveling by vehicle and walking to these nearby schools.

The Florence Avenue Bridge was recently widened from four lanes to six lanes and on and off-ramps were reconstructed and realigned to accommodate the I-5 freeway widening. There are four lanes open to traffic in each direction of I-5. Furthermore, new HOV lanes are expected to open by mid-2022. The new Florence Avenue loop on ramp to southbound I-5 opened to traffic on Thursday, May 13, 2021 and the northbound I-5 Florence Ave. on and off ramps opened to traffic on April 22, 2021. Florence Avenue in and around the project site was recently restriped to a six lane street with a continuous left turn lane. This area of Santa Fe Springs is simply not poised to handle additional traffic or other negative impacts that would come along with such a project.

Consideration of Caltrans and METRO is essential to a proper traffic analysis in Section XVII of the ISMND, as cumulative impacts are a component of a proper ISMND analysis. A lead agency must find that a project may have significant effect on the environment and must therefore require an EIR if the project's potential environmental impacts, although individually limited, are cumulatively considerable. Pub Res C § 21083(b); 12 Cal Code Regs §15065(a)(3). "Cumulatively considerable means that the incremental effects are significant when viewed in connection with the effects of past projects, ***other current projects, and probable future projects***. Pub Res C §21083(b)(2); Cal Code Regs §15065(a)(3). See San Bernardino Valley Audubon Soc'y v Metropolitan Water District. (1997) 71 CA4th 382, 398, 83, CR2d 836 (EIR required for habitat conservation plan in part because initial study did not adequately explain why cumulative adverse effects to endangered species would not occur.

For similar reasons the ISMND's analysis of the noise impacts is inadequate. Nowhere is there consideration of the increase of traffic noise over 343 trips counts per day. The omission is especially egregious in light of the project. A cumulative impact analysis and full EIR should be required.

Noise impacts with respect to the project itself also requires a full EIR. The projects involves the destruction of existing mature vegetation on the site, which currently serves as a noise buffer for the property owners on Lake Center Park Lane. Yet nothing is required of the project applicant to replace removed vegetation and trees with similar mature replacements. The existing and proposed six foot perimeter wall on the north, west and east sides of the property are also insufficient to alleviate the increase in noise resulting from project and traffic.

**C. Public Input and Transparency**

This letter is provided in addition to the correspondence we have submitted and will be submitting into the public record, verbally and in writing along with those submitted by members of the public.

On July 22, 2021, our household received a notice by U.S. mail, dated July 9, 2021, which described the Notice of Intent to adopt a MND. The notice indicated that the City has established a 20-public review period, from July 13, 2021 through August 2, 2021, to solicit comment and input on the draft IS/MND per CEQA, however the notice was received on July 22, 2021. In addition, we tried to come into the Planning Department on July 23, 3021 to view the project documents, however City Hall was closed and we were not able to come in to view the documents as indicated on the notice we received. Upon my request, the comment deadline was extended to August 13, 2021.

Furthermore, we submitted comments to the ISMND and did not receive a written response from the City. In the process of navigating the City's atrocious and confusing City website, we came across responses to our ISMND comments but unfortunately, it did not address the concerns we submitted.

Furthermore, on April 4, 2021, correspondence was sent to the City outlining the following:

(a) The Appendices of the Proposed Mitigation Negative Declaration were not linked on the website.
(b) This proposed project is not featured in the City's Planning Division ["New or Upcoming Residential Projects"] website.
(c) Although a public hearing notice had been mailed for this project, and a Planning Commission hearing had been set for September 13, 2021, there is no reference to any public hearing with the Planning Commission on the Planning Commission's website. Not even a place holder for the meeting date. The public hearing notice for this project at that time appeared nowhere on the City's website.
(d) In the COVID times we are living in, residents depend on an updated website to obtain information. The City is not being transparent with the public.

It is troubling to see this project move forward so quickly, and it feels like this proposal is being pushed through without consideration of the public comments and input. We ask the Planning Department and the City acting as the lead agency not "precommit" to a proposed project which results in the lost opportunities to consider feasible alternatives. (*Citizens of Goleta valley v. Bd. Of Supervisors* (1990) 52 Cal 3d 553, 564.)

The opposition to this project is overwhelming and well documented. This project relies on the approval of the proposed General Plan Amendment that not in the best interest of the greater Santa Fe Springs community as is evidenced by over 180 petition supporters (opposing the proposal) and comment

letters delivered directly to the City in advance of the September 13, 2021 Planning Commission Hearing and also as verbalized by residents at the September 7, 2021 City Council meeting (during Public Comments). The City's general plan expresses the community's goals. The proposed general plan amendment shall not be allowed to bypass and ignore the visions and priorities of its very own residents.

**D. Further Action**

City of Santa Fe Springs residents, including my household, are prepared to take further legal action with the desire to remedy our collective concerns and welcome the opportunity to speak with City officials to *resolve all concerns* and will exercise our rights to the fullest extent of the law. The residents of the City of Santa Fe Springs, including our household, have voiced our opinion opposing the proposal, as a collective voice as evidenced by the petition and written comments entered into the public record, that should be heard and taken into consideration by decision makers and city staff. In addition, any future analysis related to CEQA shall be prepared by an party that is not retained by the applicant to ensure impartiality.

The correspondence received from city staff dated August 13, 2021, and the September 13, 2021 Planning Commissions staff report have completely ignored our concerns and the community's concerns raised about this project. The correspondence and report do not discuss any details related to the comments submitted into the public record.

As you aware, California Code of Civil Procedure §1021.5, upon motion, a court may award attorneys' fees to a successful party against one or more opposing parties in any action which has resulted in the enforcement of an important right affecting the public interest if: (a) a significant benefit, whether pecuniary or non-pecuniary, has been conferred on the general public or a large class of persons, (b) the necessity and financial burden of private enforcement, or of enforcement by one public entity against another public entity, are such as to make the award appropriate, and (c) such fees should not in the interest of justice be paid out of the recovery, if any.

**III. Conclusion**

The California Supreme Court has a long held that: "[S]ince the preparation of an EIR is the key environmental protection under CEQA, accomplishment of the high objectives of that act require the preparation of an EIR whenever it can be *fairly argued on the basis of substantial evidence* that the property may have significant environmental impact." *No oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68,75 (emphasis added). In light of the foregoing, an EIR is required.

Thank you for your attention to this matter.

Sincerely,

Alejandro Huitron
10726 Lake Center Park Lane
Santa Fe Springs, CA 90670

Irma Huitron
10726 Lake Center Park Lane
Santa Fe Springs, CA 90670

From: Irma Huitron <irmahuitron@icloud.com>
Sent: Tuesday, September 14, 2021 12:48 AM
To: Ivy M. Tsai
Cc: City Clerk; SFSTakesAction@gmail.com; Alejandro Huitron; Wayne M. Morrell
Subject: 9/13 public hearing comments Florence Avenue townhome project 11733 Florence Avenue

Dear Ms. Tsai:

It is unacceptable that this "clarification" e-mail was sent out 16 minutes before the Planning Commission meeting started. As per my previous two emails on this subject matter, residents were confused and word spread quickly that the meeting was "cancelled" as a result of the poorly worded, deceiving correspondence received from staff. I personally received calls from neighbors asking me to clarify if they should still come to the meeting to provide public testimony as they had planned because they believed the email meant the item would not be heard at all and that they would not be able to provide public testimony.

I am disappointed that the Santa Fe Springs public hearing and public input process was not inclusive and inviting for residents. Rather there are residents that were confused prior to the meeting, and during the meeting, residents did not hear any resemblance of a plan from city staff on how residents would be included, consulted and considered between now and new meeting date, November 8, 2021. Most residents, including my husband and I, left wondering how we would be engaged in the planning process between now and 11/8/21.

Please include this correspondence as part of the public record for the Florence Avenue Townhome Project located at 11733 Florence Avenue.

Sincerely,
Irma Huitron

**From:** Alejandro Huitron <alxhuitron@aol.com>
**Sent:** Thursday, August 12, 2021 10:26 PM
**To:** Jimmy Wong
**Cc:** Irma Huitron
**Subject:** Comments - Notice of Intent to Adopt a Mitigated Negative Declaration "11733 Florence Townhomes Project"

August 12, 2021

**To:** City of Santa Fe Springs:

We are residents of Lake Center Park Lane and offer the following comments on the Notice of Intent to Adopt a Mitigated Negative Declaration prepared for the "11733 Florence Townhomes Project".

**Concerns**

- Zone Change
- General Plan Amendment
- Number of Units
- Number of Stories
- Parking concerns
- Construction hours

Sensitive Receptor

- Document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site.
- The track field is used as an athletic facility and is used for school physical education classes during school hours.
- The track and field is a sensitive receptor which shares the property line with the project site.
- Study describes the project to include a park facility which actually serves as private open space not a park.

Traffic/Noise

- Document refers to traffic counts and data taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic".
- These traffic counts should be taken again to reflect "normal" traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.

- Mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards.
- Instead a 10-foot high wall or taller should be required for noise mitigation.
- Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by.
- A construction sound wall should be required next to all homes.

Landscaping

- The project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

Sincerely,

Alejandro Huitron
10726 Lake Center Park Lane

**From:** Alejandro Huitron [mailto:alxhuitron@aol.com]
**Sent:** Tuesday, September 14, 2021 12:12 AM
**To:** Ivy M. Tsai <imt@jones-mayer.com>
**Cc:** Irma Huitron <irmahuitron@icloud.com>; Wayne M. Morrell <WayneMorrell@santafesprings.org>; Marla (neighbor) <lalaloves3@aol.com>; SFSTakesAction@gmail.com; Norma Hernandez <hernandez_norma@icloud.com>; City Clerk <CityClerk@santafesprings.org>; Teresa Cavallo <TeresaCavallo@santafesprings.org>
**Subject:** Re: PUBLIC COMMENT - Florence Avenue Townhome Project - PC 9-13-2021

Ms Tsai,
The planning department's e-mail notice of continuance was unclear and deceiving. Many fellow residents were confused about tonight's Planing Commission meeting and were under the impression that it was not necessary for them to attend and provide public testimony. Further, receiving this notice only 3hrs before the meeting raises the question if in fact the city staff is acting in good faith and with full cooperation.

I request that this e-mail be part of the public record for this Florence Avenue Townhome Project.

Thank you,
Alejandro Huitron
10726 Lake Center Park Ln

On Sep 13, 2021, at 4:39 PM, Ivy M. Tsai <imt@jones-mayer.com> wrote:

Ms. Huitron,

I am in receipt of your email. As you stated, the public is welcome and entitled to attend the Planning Commission meeting and address the Commission on this item. I believe the intent of staff was to merely to inform and communicate to members of the public of staff's decision to request a continuance at tonight's meeting and not to discourage any public participation. I will discuss this matter with the Director of Planning.

Ivy M. Tsai
JONES & MAYER
3777 N. Harbor Blvd
Fullerton, CA 92835
Tel: (714) 446-1400
Fax: (714) 446-1448

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From: Irma Huitron <irmahuitron@icloud.com>
Sent: Monday, September 13, 2021 4:27:55 PM
To: Ivy M. Tsai; City Clerk; Teresa (SFS Planning Dept Admin) Cavallo
Cc: Teresa (SFS Planning Dept Admin) Cavallo; Wayne M. Morrell; Marla (neighbor); Alejandro Huitron; SFSTakesAction@gmail.com; Norma Hernandez
Subject: PUBLIC COMMENT - Florence Avenue Townhome Project - PC 9-13-2021

PUBLIC COMMENT - Florence Avenue Townhome Project - PC 9-13-2021
Please forward to the Planning Commission.

Hello Ms. Tsai,

Today's item on the Florence Avenue Townhome Project is a legally noticed public hearing where public testimony is set to take place by members of the community.

Please advise City staff that all members of the public wishing to speak on the item, in person or via Zoom will be allowed to speak. City staff should not be emailing individuals in the community implying that the meeting is already continued to 11-8-2021 since the City Planning Commission has not yet continued the item.

By City staff (Jimmy Wong) sending the attached email, he is essentially discouraging and confusing members of the public that are already confused about the public hearing and government processes. It is appalling that the City continues to discourage the voices of the SFS residents to the heard.

I ask that City staff email all members of the public again and clarify to them that public testimony on the item will be allowed tonight and that they are encouraged to attend.

I request that this email be made part of the public record for this Florence Ave. Townhouse project.

Sincerely,
Irma Huitron
10726 Lake Center Park Lane Resident

**September 7, 2021** **CITY COUNCIL MEETING PUBLIC COMMENTS**

GOOD EVENING Mayor, Mayor Pro Tem and Council Members,

My name is Irma Huitron and I have had the pleasure of meeting most of you over the past few days. With the exception of CM Zamora --- it's a pleasure to meet you today Mr. Zamora.

As most of you know, I am a resident of SFS and more specifically live in the Lake Center Lane neighborhood next door to the proposed 63 unit market rate, Florence Avenue Townhome development proposed by Melia Homes.

**I am here today to state my opposition** to the proposed General Plan Land Use Designation and Rezone of the property from the Public Facilities to a Multiple Family land use designation and R3 zone. **I have also delivered to the City today, via email, a petition opposing this project with over 150 signatures.**

This is my first time speaking to this Council and I didn't imagine that I would ever be so passionately opposed to a project in the very City my family and I call home. I am a professional city planner, with a Bachelor's and Master's in Urban Planning and I have over 20 years of experience working in the public sector for cities in the San Diego, San Gabriel Valley and most recently in Orange County.

As I merge my technician city planner hat, with that of a SFS resident, I am here before you letting you know that this project is a case example of a project that should move forward:

1) The project is not consistent and does not carry out the vision of the City's currently adopted General Plan Land Use Element Goals 1 and 15, as this 3-story multi-family building with 63 units is not in keeping with the nearby single-family neighborhoods and lower profile buildings that take access from Florence in and around the area of Florence, Pioneer and Orr Day and adjoining tucked away neighborhoods.

2) The development would be out scale standing at a towering three stories, 35-feet tall, gated and surrounded by a 6.5-foot block wall, with no public street, no curb side parking, no driveway parking – these design characteristics are not in keeping with the surrounding single-family neighborhoods.

3) The current General Plan is currently being updated and has not yet been reviewed by the City Council nor has the public had a public hearing to render our opinion on the final General Plan or Housing Element documents. This project should not be allowed to bypass the comprehensive General Plan update of the City.

4) Please let us, your constituents, help guide the vision for our neighborhoods, which is what City General Plan Land Use Designations are all about. General Plan are about setting a vision for an area, and the vision for this area should not be Multi-Family!

5) The City Council does not need to look very far for examples of new construction that have the look and feel of single-family neighborhoods. We have examples here in SFS. For that matter, the developer's portfolio showcases recent developments in other city that carry out the vision of single-family neighborhoods.

In conclusion, I appeal to you City Council and also the Planning Commission, to consider the hard-working families like us that are trying to improve the quality of life in Santa Fe Springs. We are making the best of living in a manufacturing based, delivery truck-oriented City. Adding, a three-story multi-family project nearby our low profile 2 story neighborhoods will not improve of quality of life for us residents. Please OPPOSE all of the requested entitlements for the Florence Avenue Townhouse project.

Thank you for your time tonight.

Sincerely,

Irma Huitron

10726 Lake Center Park Lane.

## Teresa Cavallo

**From:** Karam Lotfi <karamabdalla2@icloud.com>
**Sent:** Monday, September 13, 2021 2:32 PM
**To:** Teresa Cavallo
**Subject:** OPPOSING FLORENCE PROJECT

Dear Planning Commission,

I oppose the Florence Avenue Project on the 9-13-21 Planning Commission agenda.

I signed the petition submitted to the City that is part of the public record.

Furthermore, the Mitigated Negative Declaration, should not be adopted for this project as it does not appropriately analyze the traffic, traffic noise, land use, and other impacts residents during submitted during public comments on September 7, 2021 and in writing to the City. This project is not consistent with the city's master plan, the General Plan, which states that single family neighborhoods should be protected from harmful impacts. Therefore, I request that an Environmental Impact Report be prepared for this project.

Sincerely,
Karam Ayad

**Teresa Cavallo**

**From:** Christina Colon <christina.colon81@gmail.com>
**Sent:** Monday, September 13, 2021 5:23 PM
**To:** City Clerk; Ivy M. Tsai; Teresa Cavallo
**Subject:** Opposition of proposed development on Florence Ave.

Dear Planning Commission,

I oppose the Florence Avenue Project on the 9-13-21 Planning Commission agenda.

I signed the petition submitted to the City that is part of the public record.

Furthermore, the Mitigated Negative Declaration, should not be adopted for this project as it does not appropriately analyze the traffic, traffic noise, land use, and other impacts to residents submitted during public comments on September 7, 2021 and in writing to the City. This project is not consistent with the city's master plan, the General Plan, which states that single family neighborhoods should be protected from harmful impacts. Therefore, I request that an Environmental Impact Report be prepared for this project.

Sincerely,

Christina Colón

**Teresa Cavallo**

| | |
|---|---|
| **From:** | Marla <lalaloves3@aol.com> |
| **Sent:** | Monday, September 13, 2021 4:36 PM |
| **To:** | City Clerk |
| **Cc:** | jayserno@santafesprings.org; John Mora; Annette Rodriguez; Joe Angel Zamora; Juanita Trujillo; Wayne M. Morrell; Jimmy Wong; Teresa Cavallo; sfstakesaction@gmail.com |
| **Subject:** | 63 Unit Townhome proposed project |

Dear City Council and Planning Commissioner,

I am writing to you again to let you know I DO NOT SUPPORT this said project proposed for 11733 Florence Ave.

The Mitigated Negative Declaration, should not be adopted for this project as it does not appropriately analyze the traffic, traffic noise, land use, and other major impacts I have voiced along with impacts described by other residents during public comments on September 7, 2021 and in writing. This project is not consistent with the city's master plan, The General Plan, which states that single family neighborhoods should be protected from harmful impacts.

Therefore, I request that an Environmental Impact Report be prepared for this project.

Regards,

Marla Velasquez
10730 Lake Center Park Lane
Santa Fe Springs, CA 90670

**Teresa Cavallo**

| | |
|---|---|
| **From:** | Irma Huitron <irmahuitron@icloud.com> |
| **Sent:** | Monday, September 13, 2021 4:45 PM |
| **To:** | Teresa Cavallo; City Clerk; Ivy M. Tsai; Wayne M. Morrell; Jimmy Wong |
| **Cc:** | Alejandro Huitron; SFSTakesAction@gmail.com; Marla (neighbor); Norma Hernandez |
| **Subject:** | Florence Avenue between Orr & Day and Norwalk Blvd. - Traffic Collision Data (PUBLIC COMMENT - Florence Avenue Townhome Project - PC 9-13-2021) |
| **Importance:** | High |

**Please forward to the Planning Commission and include as part of the public record.**
**PUBLIC COMMENT - Florence Avenue Townhome Project - Planning Commission 9-13-2021**

# Florence Avenue between Orr & Day and Norwalk Blvd. - Traffic Collision Data

Hello City Planning Commissioners,

The collision data below further supports the residents of Santa Fe Springs comments on the safety impacts related to traffic and the addition of 63-units at the proposed project. This area is unsafe and cannot handle the addition of so many units. In just nine months there are 34 collisions and has surpassed last year total collisions of 29 collisions. This year there was 18 reported injuries to people and one fatality. The 18 injury collisions this year have also surpassed all of last year's 14 injuries. There was also one fatality in this very small stretch of Florence Avenue in both 2020 and 2021. The information cannot be ignored and has not been considered in the proposed MND for the proposed project. The proposed project of 63 units in total should not be allowed to move forward. This data and information should be considered as part of an Environmental Impact Report for any project proposed at this site.

Sincerely,
Irma Huitron

Begin forwarded message:

**From:** Aviv Bar <abar@cityofwhittier.org>
**Subject: Collision Data**
**Date:** September 13, 2021 at 2:58:11 PM PDT
**To:** "irmahuitron@icloud.com" <irmahuitron@icloud.com>

Alex,

With the limited time provided to gather the statistical information, the following table represents the collision data:

| Traffic Analysis Florence between Orr & Day and Norwalk | | | |
|---|---|---|---|
| | 2019 | 2020 | 2021 YTD |
| Total Reported Collisions | 36 | 29 | 34 |
| Reported Injury Collisions | 14 | 14 | 18 |
| Reported Pedestrian Collisions | 1 | 1 | 0 |
| Reported Fatal Collisions | 0 | 1 | 1 |

*YTD – year to date

**Aviv Bar | Chief of Police**
**Proudly Serving Whittier and Santa Fe Springs**
Whittier Police Department | 13200 Penn Street | Whittier, CA 90602
562-567-9202 | Email: abar@cityofwhittier.org | www.whittierpd.org
***Go Green! Please consider the environment before printing this email.***

*This email and any information and/or files transmitted /attached with it may contain confidential information that is exempt from disclosure under applicable law, and is intended solely for the use of the individual or entity to whom they are addressed. No right to confidentiality is waived by this email transmission. If you are not the intended recipient, or responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, dissemination, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this email in error, please destroy the original transmission and its attachments without reading or saving them in any manner. Thank you*

**Attachment 9**
**Signed Petition**

City of Santa Fe Springs
**Attn: City Council/Planning Commission**
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSTakesAction@gmail.com

**Dear Mayor, Mayor Pro Tem, City Council, Planning Commission, and Traffic Commission, and Staff,**

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. This project does not fit into our neighborhoods.

| Signature | Name | Address Below<br>Santa Fe Springs, CA 90670 | Date |
|---|---|---|---|
| | JANINE BROWN | 11649 Clarkman St<br>Santa Fe Springs, CA 90670 | 9/4/21 |
| | RICHARD BROWN | 11649 CLARKMAN ST.<br>Santa Fe Springs, CA 90670 | 9/4/21 |
| | Adrian Tejeda | 11649 Clarkman St<br>Santa Fe Springs, CA 90670 | 9-4-21 |
| | Jessica Alvarez | 11121 Idalene St<br>Santa Fe Springs, CA 90670 | 9-4-2021 |
| | Miguel Alvarez | 11121 Idalene St<br>Santa Fe Springs, CA 90670 | 9-4-2021 |
| | Elia Mireo | Santa Fe Springs, CA 90670 | 9/4/21 |
| | Araceli Leyva | 10829 FLALLON AVE<br>Santa Fe Springs, CA 90670 | 9/6/21 |
| | | Santa Fe Springs, CA 90670 | |

City of Santa Fe Springs
**Attn: City Council/Planning Commission**
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSTakesAction@gmail.com

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| **Signature** | **Name** | **Address Below Santa Fe Springs, CA 90670** | **Date** |
|---|---|---|---|
| | José Colón | 10816 Flallon Ave Santa Fe Springs, CA 90670 | 9/4/2021 |
| | Rosaura Colon | 10816 Flallon Ave Santa Fe Springs, CA 90670 | 9/4/2021 |
| | Blanca Cisneros | 10905 Ringwood Ave Santa Fe Springs, CA 90670 | 9/5/2021 |
| | DAVID .A CISNEROS | 10905 Ringwood Ave Santa Fe Springs, CA 90670 | 09/06/2021 |
| | David Cisneros Jr | 10905 Ringwood Ave Santa Fe Springs, CA 90670 | 9/4/2021 |
| Joseph Cisneros | joseph Cisneros | 10905 Ringwood Ave Santa Fe Springs, CA 90670 | 9/6/2021 |
| | | 10906 Ringwood Ave Santa Fe Springs, CA 90670 | 9-6-21 |
| | Sandra Valencia Jimmyters | 10841 Ringwood Ave Santa Fe Springs, CA 90670 | 9/06/2021 |
| | Joranah Gonzales Kady Izquierdo | 10843 Flallon Ave SFS, CA 90670 | 9/6/2021 |

Linda Poirier 10843 Flaglon Ave 9/6/22,
Minerva B Perez 1109 Ringwood Ave Santa
Marco Montano MARCO Montano 10846 Ringwood Ave

**PETITION TO OPPOSE:**

**63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue**

City of Santa Fe Springs
**Attn: City Council/Planning Commission**
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.or
jimmywong@santafesprings.org
teresacavallo@santafesprings.or
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I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. This project does not fit into our neighborhoods.

| Signature | Name | Address Below Santa Fe Springs, CA 90670 | Date |
|---|---|---|---|
| | Raylene Botello | 10730 Lk Ctr Pk Ln Santa Fe Springs, CA 90670 | 9/3/2021 |
| | Christian Correel | 10730 Lake Ctr Pk Ln. Santa Fe Springs, CA 90670 | 9/3/2021 |
| | Marla Velasquez | 10730 Lake Ctr Pk Ln. Santa Fe Springs, CA 90670 | 9/5/2021 |
| | Melody Andrade | 10728 Lake Ctr Pk Lane Santa Fe Springs, CA 90670 | 9-5-21 |
| | | Santa Fe Springs, CA 90670 | |
| | | Santa Fe Springs, CA 90670 | |
| | | Santa Fe Springs, CA 90670 | |
| | | Santa Fe Springs, CA 90670 | |

Scanned with CamScanner

**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT**
**SIGNED PETITION**
**"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" -**
**https://www.change.org/SFSOppose63Units**
**143 PETITION SIGNATURES OPPOSING THIS PROJECT**

**Dear Santa Fe Springs City Council and Planning Commissioner,**

I am writing to let you know that **I DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you DO NOT approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we DO NOT want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounding by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

**https://www.change.org/SFSOppose63Units**



**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT**
**SIGNED PETITION**
**"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" -**
**https://www.change.org/SFSOppose63Units**
**143 PETITION SIGNATURES OPPOSING THIS PROJECT**

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**Marla Velasquez** · 3 days ago

I disagree on this development that is supposed to take place. Our city (planning department) is thinking more about the money rather than the good for our community. So many downsides to this.

♥ 2 · Share · Tweet

---

**Norma Hernandez** · 4 days ago

I oppose this 63 unit project. In a city where there are no grocery stores or attractions and a vehicle is necessary for all adults to go outside the city for necessities. The idea of no parking, a tall towering 3 story building towering over homes next to a train track on a grossly busy part of Florence near a freeway entrance and a school drop off zone ... Read more

♥ 2 · Share · Tweet

---

**William Raff** · 2 days ago

I live on Ringwood across from this proposed disaster. We all ready have overflow parking from sporting events and the apartments. These unit offer 9 parking spots for visitors. HA! A townhouse with 4 bedrooms will eventually have kids that drive cars. Then What? Where are there friends and family going to park when they have birthdays and holiday celebrations. This particular corner of SFS can't handle any more cars period, especially the parked kind! Most of my neighbors have 3-5 cars already sticking out of their driveways and parked on lawns, some have paved over their lawns to park extra cars. Nope, not a sound idea at all, Hope the planning department is smart enough to know this.

♥ 1 · Share · Tweet

**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT**
**SIGNED PETITION**
**"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" -**
**https://www.change.org/SFSOppose63Units**
**143 PETITION SIGNATURES OPPOSING THIS PROJECT**

**Christian B** · 3 days ago

I agree with this petition.

♥ 1 · Share · Tweet

---

**Judy Argueta-Cardenas** · 3 days ago

I do not agree with the addition of towering buildings when we do not have grocery store or entertainment.

♥ 1 · Share · Tweet

---

**SFS Takes Action** · 2 minutes ago

The project will cause adverse effects to the surrounding community and the proposal is inconsistent with the City's adopted General Plan. The land use designation change from Public Facilities to Multiple Family Residential, the zone change request from Public Facilities to R-3 to allow the Townhomes is not consistent with the ... Read more

♡ 0

---

**Ceci Barajas** · 2 days ago

My family owns a home on Florence Avenue, and Maidstone Avenue. The traffic on Florence Avenue is already horrible. This is a ridiculous!

♡ 0 · Report

---

**Mallorie Evans** · 2 days ago

There is already far too much congestion in this area, and adding a multi-unit residential building here will further exacerbate an already dangerous situation.

**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT**
**SIGNED PETITION**
**"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" -**
**https://www.change.org/SFSOppose63Units**
**143 PETITION SIGNATURES OPPOSING THIS PROJECT**

# ONLINE PETITION

# Signed by 143 INDIVIDUALS

(SEE ATTACHED LIST)

**Go to**
**https://www.change.org/SFSOppose63Units**
**to view the online petition and comments or simply SCAN QR CODE**

PETTION SIGNED ONLINE BY: https://www.change.org/SFSOppose63Units

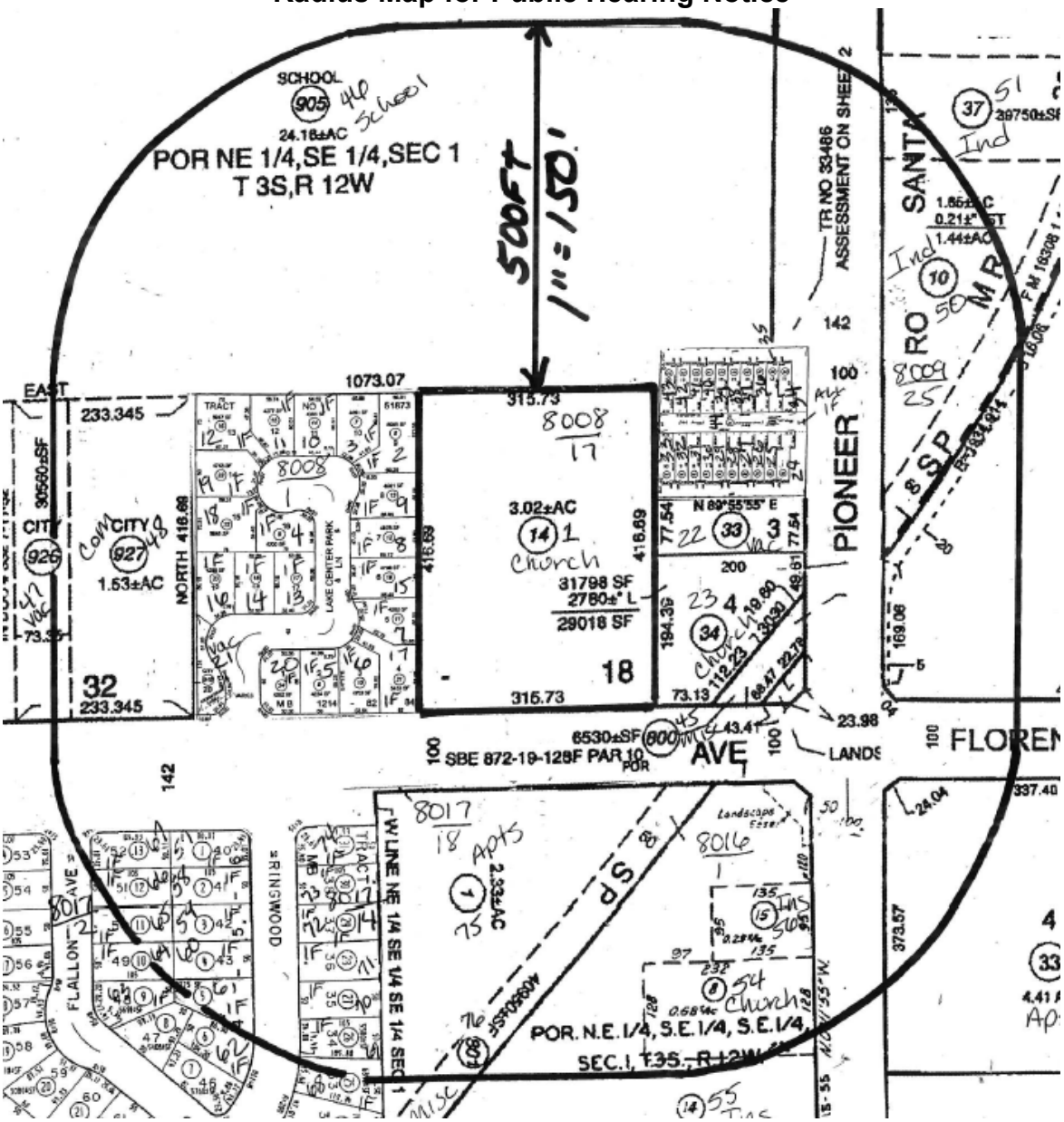
| | Name | Signed On |
|---|---|---|
| 1 | Florence Avenue | 9/3/21 |
| 2 | Melanie Nelson | 9/3/21 |
| 3 | Norma Hernandez | 9/3/21 |
| 4 | Berenice Valdez | 9/3/21 |
| 5 | Kady Yzquierdo | 9/3/21 |
| 6 | Christopher Munoz | 9/3/21 |
| 7 | Araceli Leyva | 9/3/21 |
| 8 | Archi Duenas | 9/3/21 |
| 9 | Lucia Najera | 9/3/21 |
| 10 | Blanca Cisneros | 9/3/21 |
| 11 | Londa Poirier | 9/3/21 |
| 12 | Elizabeth Rosales | 9/3/21 |
| 13 | Raylene Botello | 9/3/21 |
| 14 | Jacqueline garcia | 9/3/21 |
| 15 | Marla Velasquez | 9/3/21 |
| 16 | Melissa Garcia | 9/3/21 |
| 17 | Thelma Rojas | 9/3/21 |
| 18 | Kristina Underhill | 9/3/21 |
| 19 | Erma Escalona | 9/3/21 |
| 20 | Cayden Harmon | 9/3/21 |
| 21 | Alicia Moreno | 9/3/21 |
| 22 | Mirza Gallegos | 9/3/21 |
| 23 | Anthony Gallegos | 9/3/21 |
| 24 | Christina Colon | 9/3/21 |
| 25 | Muir Paterson | 9/3/21 |
| 26 | Nemesio Aguilar | 9/3/21 |
| 27 | Chris Marangakis | 9/3/21 |
| 28 | Maria Vargas | 9/4/21 |
| 29 | Luis Sahagun | 9/4/21 |
| 30 | Ignacio Avila | 9/4/21 |
| 31 | Lisa Diaz | 9/4/21 |
| 32 | Lucy Puente-Reveles | 9/4/21 |
| 33 | Vicki Goodwin | 9/4/21 |
| 34 | Judy Argueta-Cardenas | 9/4/21 |
| 35 | Sonia Chavez | 9/4/21 |
| 36 | Alice Medina | 9/4/21 |
| 37 | Kat Anguiano | 9/4/21 |
| 38 | Cristian Ayala | 9/4/21 |
| 39 | Paul Griffith | 9/4/21 |
| 40 | Leilani Martinez | 9/4/21 |
| 41 | Michelle Guzman | 9/4/21 |
| 42 | Elia Moreno | 9/4/21 |

| | | |
|---|---|---|
| 43 | Carlos Chavez | 9/4/21 |
| 44 | America Chavez | 9/4/21 |
| 45 | Ricardo Guzman | 9/4/21 |
| 46 | Christian B | 9/4/21 |
| 47 | Rafael Acosta | 9/4/21 |
| 48 | Pamela Jimenez | 9/4/21 |
| 49 | Annie Lozano | 9/4/21 |
| 50 | Dana Olney | 9/4/21 |
| 51 | Karen Sandoval | 9/4/21 |
| 52 | Jacqueline Perez | 9/4/21 |
| 53 | Babba Nidel | 9/4/21 |
| 54 | Yvonne Murphy | 9/4/21 |
| 55 | Patty Avila | 9/4/21 |
| 56 | Yvette Bujanda | 9/4/21 |
| 57 | Mara Siqueiros | 9/4/21 |
| 58 | Jay Sarno | 9/4/21 |
| 59 | Sergio Ramirez | 9/4/21 |
| 60 | Christina Portillo | 9/4/21 |
| 61 | Veronica Martinez | 9/4/21 |
| 62 | Martha Esteves | 9/4/21 |
| 63 | Eric Ortiz | 9/4/21 |
| 64 | Angela Bauer | 9/4/21 |
| 65 | Jaime Andrade | 9/4/21 |
| 66 | Maria Lee | 9/4/21 |
| 67 | Jenny Miranda | 9/4/21 |
| 68 | Debra Quiroz | 9/4/21 |
| 69 | Jules VASQUEZ | 9/4/21 |
| 70 | Holly Cardoso | 9/4/21 |
| 71 | Melissa Ess-Haghabadi | 9/4/21 |
| 72 | Zayd Gallegos | 9/4/21 |
| 73 | Irene Patino | 9/4/21 |
| 74 | Virginia Serrano | 9/4/21 |
| 75 | Bonnie Cabrera | 9/4/21 |
| 76 | Natalie Kubes | 9/4/21 |
| 77 | Jamie Rivera | 9/4/21 |
| 78 | Miriam Sandoval | 9/4/21 |
| 79 | Henry Ramirez | 9/4/21 |
| 80 | Susan Colon | 9/4/21 |
| 81 | Elianna Gomez | 9/4/21 |
| 82 | Jessica Alvarez | 9/4/21 |
| 83 | Paul Olivas | 9/4/21 |
| 84 | Katherine Reid | 9/4/21 |
| 85 | Gerald Reid | 9/4/21 |

| | | |
|---|---|---|
| 86 | Crystal Diaz | 9/4/21 |
| 87 | Ramiro Castro | 9/5/21 |
| 88 | William Raff | 9/5/21 |
| 89 | Maria Villalobos | 9/5/21 |
| 90 | Jovanah Gonzales | 9/5/21 |
| 91 | Dulce Cisneros | 9/5/21 |
| 92 | Laura Covington | 9/5/21 |
| 93 | David Kearns | 9/5/21 |
| 94 | Diana Armendariz | 9/5/21 |
| 95 | Salvador Limon | 9/5/21 |
| 96 | Tina Ray | 9/5/21 |
| 97 | Marta Gomez | 9/5/21 |
| 98 | Kerry Cobos | 9/5/21 |
| 99 | Omar Deleon | 9/5/21 |
| 100 | Teresa Deleon | 9/5/21 |
| 101 | Greg I forget | 9/5/21 |
| 102 | Brianne Gomez | 9/5/21 |
| 103 | Chanette Keb | 9/5/21 |
| 104 | Tianna Moreno | 9/5/21 |
| 105 | JoEllen Bazdar | 9/5/21 |
| 106 | Karter Gunnels | 9/5/21 |
| 107 | Shelise Deluna | 9/5/21 |
| 108 | Tiffany C | 9/5/21 |
| 109 | Michael Weltz | 9/5/21 |
| 110 | Mallorie Evans | 9/5/21 |
| 111 | Beth Raff | 9/5/21 |
| 112 | Hugo Castillo | 9/5/21 |
| 113 | Brooklyn DeGruson | 9/5/21 |
| 114 | Patty McCollim | 9/5/21 |
| 115 | Ceci Barajas | 9/5/21 |
| 116 | Shawn Wydra | 9/5/21 |
| 117 | Tadashi Yamaguchi | 9/5/21 |
| 118 | Abel Castaneda | 9/6/21 |
| 119 | Violet Cobos | 9/6/21 |
| 120 | Maria Garfiaz | 9/6/21 |
| 121 | Sarah Dominello | 9/6/21 |
| 122 | Margaret Palacios | 9/6/21 |
| 123 | Amanda Gonzalez | 9/6/21 |
| 124 | Armando Hoyos | 9/6/21 |
| 125 | Rita Jimenez | 9/6/21 |
| 126 | Gabriella Bernard | 9/6/21 |
| 127 | Mary Kollar | 9/6/21 |
| 128 | Jill crail | 9/7/21 |

| | | |
|---|---|---|
| 129 | Carlos Calderon | 9/7/21 |
| 130 | Wendy Acosta | 9/7/21 |
| 131 | Kina Liera | 9/7/21 |
| 132 | Sandra Valencia | 9/7/21 |
| 133 | Jimmy Torres | 9/7/21 |
| 134 | Erasmo Martinez | 9/7/21 |
| 135 | Anna Martinez | 9/7/21 |
| 136 | Gary Polanco | 9/7/21 |
| 137 | Edwards Chavelas | 9/7/21 |
| 138 | Heather De Boer | 9/7/21 |
| 139 | Sara Franks | 9/7/21 |
| 140 | Larry Vargas | 9/7/21 |
| 141 | Sharon Byers | 9/7/21 |
| 142 | Erika Perez | 9/7/21 |
| 143 | Ana rangel | 9/7/21 |

**Attachment 10**
**Radius Map for Public Hearing Notice**



**Attachment 11**
**Memo - CEQA Review of the Proposed Modified Project**

| | |
|---|---|
| Date: | January 5, 2022 |
| Prepared by: | Renee Escario |
| To: | Jimmy Wong, Associate Planner, City of Santa Fe Springs |
| Project: | Florence Avenue Townhome Project |
| **Subject:** | **CEQA Review of the Proposed Modified Project** |

## 1.0 Purpose and Scope

This document provides a review of the Modified Project that is being proposed by the project applicant in response to concerns expressed by members of the community about density, parking, traffic generation, and privacy that are documented in the Response to Comments chapter of the Final Mitigated Negative Declaration (MND). The Draft MND, Final MND, in conjunction with this CEQA Review of the Proposed Modified Project, serves as the environmental review for the Project.

Subsequent to circulation of the Draft MND and prior to adoption of the Final MND, the Project applicant revised the development proposal to the City. This CEQA Review evaluates the revised development proposal (Modified Project), as described herein.

The Modified Project proposes reducing the project by 9 residential units, from 63 units to 54 units, which is a 14.3 percent reduction. In addition, the proposed Modified Project increase the number of open parking spaces and limits all residential structures along the western portion of the site to only 2-story townhomes. This CEQA Review evaluates these modifications to determine if any new or substantially more severe environmental impacts would occur from implementation of the Modified Project that were not identified in the MND.

Pursuant to the provisions of the California Environmental Quality Act (Pub. Resources Code, Section 21000 et seq.) (CEQA) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 et seq.), the City is the Lead Agency charged with deciding whether or not to approve the project with or without the proposed modifications. This CEQA Review addresses the potential environmental impacts associated with the proposed Modified Project and will be considered by the City during the project approval process, in tandem with the MND, all oral and written comments presented to the City, and all other documents comprising the project's administrative record.

## 2.0 Environmental Procedures

This CEQA Review has been prepared to determine if the proposed Modified Project would result in new or substantially increased environmental effects compared to those identified in the MND. This review focuses on the potential environmental impacts associated with the Modified Project that might cause a change in the conclusions of the MND, including significant new information related to new or increased adverse environmental effects. In other words, this document compares the environmental effects of the project as evaluated in the MND to those of the Modified Project and considers whether the proposed modifications would result in new or substantially more severe impacts than was disclosed in the MND.

Specifically, this document analyzes whether a reduction of 9 residential units (a 14.3 percent reduction), a reduction in the height of the proposed structures in the western side of the site, and an increase in the number of parking spaces would result in the new or substantially more severe impacts than were identified in the MND.

As detailed herein, implementation of the proposed Modified Project would not result in any new or substantially greater impacts and no new mitigation measures are required. Further, on the basis of these findings and the provisions of the State CEQA Guidelines, no further CEQA documentation is required for the modified multi-family residential project. As required by CEQA Guidelines section 15088.5(e) the analysis throughout this review provides substantial evidence to support these findings.

**3.0 Modifications to the Original Project Description**

The proposed Modified Project would reduce the number of residential units, the height of the residential structures along the western portion of the site and increase the number of open parking spaces.

The proposed modified site plan reduces unit count proposed from 63 units to 54 dwelling units, which is a reduction of 9 residential units (a 14.3 percent reduction). The residential structures along the western portion of the site would consist of seven 2-story attached townhomes, adjacent to the existing single-family residences to the west, and the remainder of the site would be developed with 47 3-story attached townhomes. This would result in a reduction in structure height along the western portion of the site from 35 feet to 23 feet 6 inches in height.

The Modified Project would increase the number of open parking spaces on the site from 22 open stalls for 63 residences to 34 open stalls for 54 residences. The open stalls in addition to the attached 2 car garage for each residence would result in a total of 2.63 parking spaces per dwelling unit, which exceeds the Municipal Code requirement of 2 spaces per residence.

The modified site plan results in a slight decrease in lot coverage, a slight increase in the amount of total open space per residential unit, and slight increase in building setback from the western site boundary. All other aspects of the proposed project would remain as originally proposed, including on-site circulation, types of recreation amenities, landscaping, walls, and utility provision. Table 1 provides a comparison between the Original Project as evaluated in the MND and the proposed Modified Project.

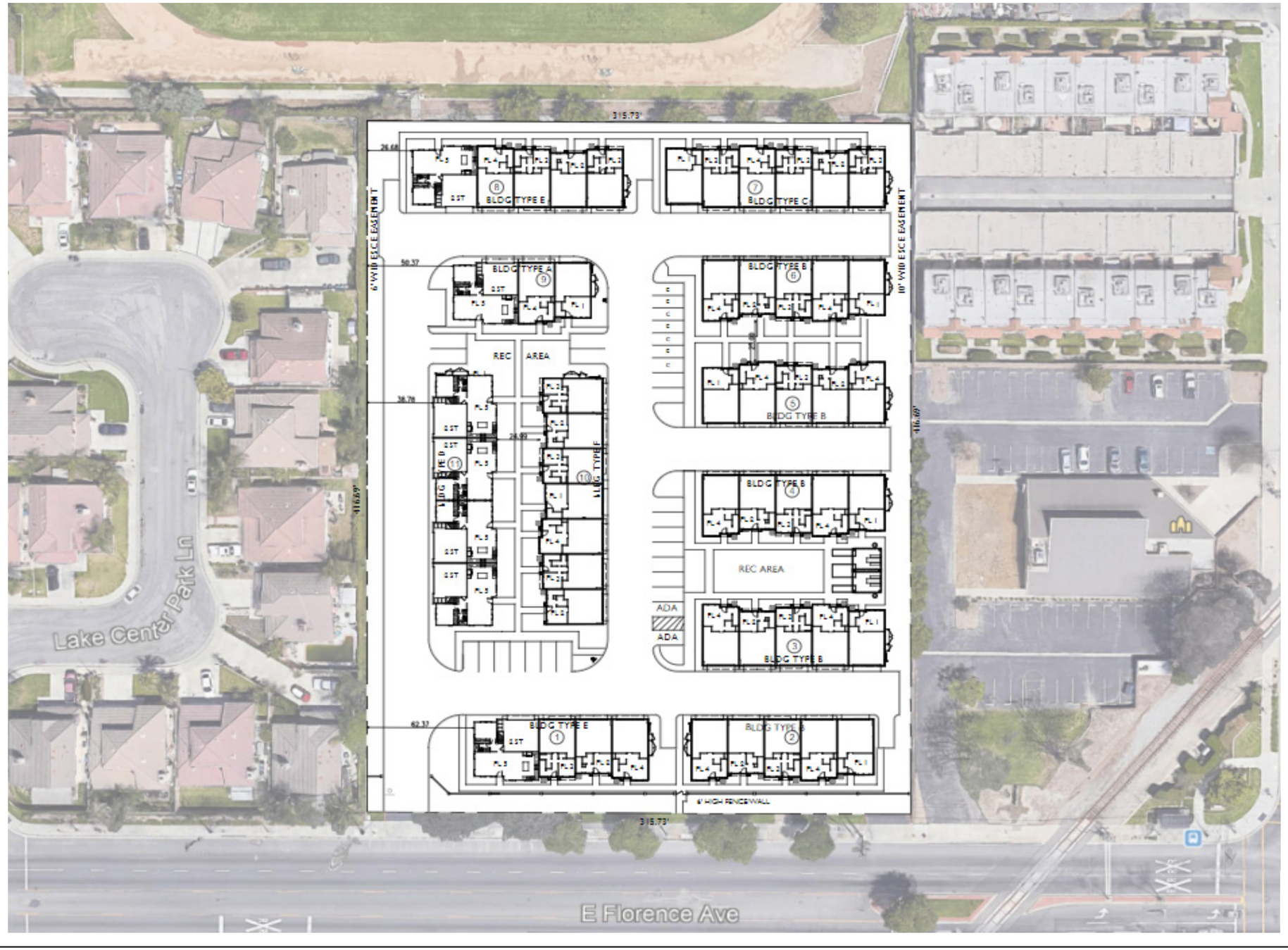
**Table 1: Proposed Project Modifications**

| Project Characteristic | Original Project (per MND) | Modified Project | Change |
|---|---|---|---|
| Number of Units | 63 units | 54 units | -9 units |
| Density of Residences | 21 units per acre | 18 units per acre* | -3 units per acre |
| Residential Unit Mix | Plan 1: 2 bdr. 1,528 SF – 14 units<br>Plan 2: 3 bdr. 1,640 SF – 13 units<br>Plan 3: 3 bdr. 1,702 SF – 20 units<br>Plan 4: 4 bdr. 1,801 SF – 16 units | Plan 1: 2 bdr. 1,528 SF – 8 units<br>Plan 2: 3 bdr. 1,640 SF – 10 units<br>Plan 3: 3 bdr. 1,702 SF – 14 units<br>Plan 4: 4 bdr. 1,801 SF – 15 units<br>Plan 5: 4 bdr. 2,130 SF – 7 units | Plan 1: – 6 units<br>Plan 2: – 3 units<br>Plan 3: – 6 units<br>Plan 4: – 1 units<br>Plan 5: + 7 units |
| Stories of Residential Structures | 3 stories | 2 and 3 stories | -1 story |
| Maximum Height of Residential Structures | 35-feet | 23-feet 6-inches | -11-feet 6-inches |
| Guest Parking* | 22 spaces for 63 units<br>(0.35 per unit) | 34 spaces for 54 units<br>(0.63 per unit) | +12 spaces<br>(+0.28 per unit) |
| Total Open Space | 31,600 SF<br>(501 SF per unit) | 30,470 SF<br>(564 SF per unit) | +63 SF per unit |
| Lot Coverage | 36.2% | 35.0% | -1.2% |
| Building Western Setback | Between 22.06 feet to 62.37 feet | Between 26.68 feet to 57.80 feet | +4.57 to +4.62 feet |

Notes: bdr = bedroom; SF = square feet

* In addition to 2 garage spaces per residence.

# Modified Project Site Plan



# Modified Site Plan 2-Story Elevation



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

N

# Driveway View Rendering





N

## 4.0 Evaluation of Environmental Impacts

The evaluation of environmental impacts in this review compares the potential impacts of the proposed Modified Project to the conclusions of the MND. Mitigation measures referenced are from the Final MND Mitigation Monitoring and Reporting Program (MMRP) and would be applied to proposed Modified Project. This comparative analysis has been undertaken pursuant to the provisions of CEQA and the State CEQA Guidelines to identify the potential of new or increased impacts that were not previously identified in the MND.

### 4.1 Aesthetics

As described in Section 4.3.1 of the IS/MND, the Original Project would not result in impacts to scenic vistas and scenic highways and would have less than significant impacts related to visual character, lighting, and glare. As the Modified Project would be developed on the same site as the Original Project and would not result in larger or higher building structures, it would also not result in impacts to scenic vistas or scenic highways. Also, the Modified Project would result in a decreased development density and would be consistent with applicable General Plan and Municipal Code development standards. Additionally, the Modified Project would provide two-story units along the western portion of the project site, which would provide increased compatibility with the adjacent two-story residences and would not result in any impacts related to the visual character of the site. Due to the reduction in number of residences from the Modified Project, there would be fewer sources of exterior lighting that could create glare when compared to the Original Project. Due to the 11-foot 6-inch reduction of the height of the residential structures along the western side of the project site, the Modified Project would result in a reduction of shadows. Overall, due to the reduction in number of residential structures and height of residential structures along the western portion of the site, impacts related to aesthetics from the Modified Project would be less than those from the Original Project. No new or increased impacts related to aesthetics would occur from the Modified Project.

### 4.2 Agricultural and Forestry Resources

As described in Section 4.3.2 of the IS/MND, the Original Project would not result in impacts to farmland, agricultural resources, or forestry resources. As the Modified Project would be constructed on the same site as the Original Project, it would also result in no impacts to farmland, agricultural resources, or forestry resources. No new or increased impacts related to agricultural and forestry resources would occur from the Modified Project.

### 4.3 Air Quality

As described in Section 4.3.3 of the IS/MND, the Original Project would result in less than significant impacts related to air quality emissions. As the proposed Modified Project would result in 9 fewer residences than the Original Project, it would result in fewer stationary source emissions from residences and fewer daily vehicular trips than the Original Project, as further detailed in Section 4.17, *Transportation*. The decrease in vehicle trips from the Modified Project would correlate with less vehicular source emissions, which generate a majority of the emissions from both the Original and Modified Project. Therefore, air quality emissions would decrease with implementation of the Modified Project in comparison to the Original Project. Consistent with the Original Project, the Modified Project would result in less than significant impacts related to air quality, and no new or increased impacts would occur from the Modified Project.

### 4.4 Biological Resources

As discussed in Section 4.3.4 of the IS/MND, the Original Project would result in no impacts to special status species, native communities, wetlands, riparian habitat, biological ordinances, or Habitat Conservation Plans. Due to the existing onsite trees, the Original Project would require implementation of Mitigation Measure BIO-1, which requires conduct of a nesting bird survey if commencement of vegetation clearing occurs

between February 1 and September 15. With implementation of Mitigation Measure BIO-1, impacts from the Original Project related to nesting birds would be less than significant. As the Modified Project would be constructed on the same site as the Original Project, it would also result in no impacts to special status species, native communities, wetlands, riparian habitat, biological ordinances, or Habitat Conservation Plans. Like the Original Project, the Modified Project would be required to implement Mitigation Measure BIO-1 to limit impacts to nesting birds. Overall, the Modified Project would result in the same impacts as the Original Project to biological resources. No new or increased impacts related to biological resources would occur from the Modified Project.

**4.5 Cultural Resources**

As discussed in Section 4.3.5 of the IS/MND, the Original Project would result in less than significant impacts related to historical resources and human remains. Due to the potential for project grading to encroach into native soils, which could potentially contain archaeological resources, Mitigation Measure CUL-1 is included to provide procedures for inadvertent discoveries. With implementation of Mitigation Measure CUL-1 the IS/MND concluded that impacts to archaeological resources would be less than significant. As the Modified Project would be constructed on the same site as the Original Project, it would also result in less than significant impacts related to historical resources, archaeological resources, and human remains with implementation of Mitigation Measure CUL-1. Overall, the Modified Project would result in the same impacts as the Original Project related to cultural resources. No new or increased impacts related to cultural resources would occur from the Modified Project.

**4.6 Energy**

As discussed in Section 4.3.6 of the IS/MND, the Original Project would result in less than significant impacts related to energy usage and no impacts related to conflict with a plan for renewable energy or energy efficiency. Due to the decrease in the number of residences proposed in the Modified Project, the Modified Project would use less electricity and natural gas than the Original Project. Furthermore, the reduction of residences would result in a reduction in daily vehicular trips associated with the Modified Project, which would result in a reduced amount of gasoline used. Therefore, the Modified Project would result in less energy consumption than the Original Project. Consistent with the Original Project, the Modified Project would be implemented in compliance with CalGreen/Title 24 and other applicable regulations related to energy efficiency and energy use. Thus, no new or increased impacts related to energy would occur from the Modified Project.

**4.7 Geology and Soils**

As discussed in Section 4.3.7 of the IS/MND, the Original Project would result in no impacts related to fault rupture, landslides, and septic tanks; and less than significant impacts related to other geological risks and soil erosion with adherence to existing regulations. As the Modified Project would be constructed on the same site as the Original Project, it would also result in no impacts related to fault rupture, landslides, and septic tanks; and less than significant impacts related to other geological risks and soil erosion. The Modified Project would result in the same impacts as the Original Project related to geology and soils. No new or increased impacts related to geology and soils would occur from the Modified Project.

**4.8 Greenhouse Gas Emissions**

As discussed in Section 4.3.8 of the IS/MND, the Original Project would result in less than significant impacts related to greenhouse gas (GHG) emissions and conflict with an applicable GHG reduction plan. As the proposed Modified Project would result in 9 fewer residences than the Original Project, it would result in fewer stationary source GHG emissions from residences. Also, the reduction in residences would generate fewer daily vehicular trips than the Original Project, as further detailed in Section 4.17, *Transportation*. The decrease in vehicle trips would correlate with a decrease in vehicular source GHG emissions, which generate

a majority of the GHG emissions from both the Original and Modified Project. Consistent with the Original Project, impacts related to GHG emissions would be less than significant. No new or increased impacts related to GHG emissions would occur from the Modified Project.

**4.9 Hazards and Hazardous Materials**

As discussed in Section 4.3.9 of the IS/MND, the Original Project would result in less than significant impacts related to the disposal of hazardous materials, release of hazardous materials, and emergency evacuation plans and no impacts related to a hazardous material site, airport safety hazards, or wildfire. As the Modified Project would be constructed on the same site as the Original Project, it also would result in no impacts related to a hazardous material site, airport safety hazards, or wildfire. Also, because the Modified Project would be constructed consistent with that of the Original Project and would result in 9 fewer residences that could potentially utilize limited hazardous materials, the Modified Project would result in less than significant impacts related to the disposal of hazardous materials, release of hazardous materials, and emergency evacuation plans. Overall, the Modified Project would result in the same less than significant impacts as the Original Project related to hazards and hazardous materials. No new or increased impacts related to hazards and hazardous materials would occur from the Modified Project.

**4.10 Hydrology and Water Quality**

As discussed in Section 4.3.10 of the IS/MND, the Original Project would result in less than significant impacts related to water quality, drainage, and groundwater recharge and would result in no impacts related to project inundation and conflict with a water quality control plan or sustainable groundwater management plan. Since the Modified Project would be constructed on the same site and because no changes are proposed to the overall drainage plan, the Modified Project would result in less than significant impacts related to water quality, drainage, and groundwater recharge and no impacts related to project inundation and conflict with applicable plans would occur. Overall, the Modified Project would result in the same impacts as the Original Project related to hydrology and water quality. No new or increased impacts related to hydrology and water quality would occur from the Modified Project.

**4.11 Land Use and Planning**

As discussed in Section 4.3.11 of the IS/MND, the Original Project would result in no impacts related to the division of an established community and less than significant impacts related to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. As the Modified Project would be developed on the same site as the Original Project, provides the same residential land uses, within the same general site layout it would not divide an established community. Additionally, consistent with the Original Project, the Modified Project would require a General Plan Amendment to change the land use to Multiple Family Residential and a zone change to change the zoning designation of the site to R3-Multiple Family Residential. The Modified Project would develop the site at a density of 17.88 dwelling units per acre, which would be less than the allowable density of 21.8 dwelling units per acre within the Multiple Family Residential land use designation. Additionally, the Modified Project would be consistent with the development standards associated with the R3 zone. Therefore, the Modified Project would be consistent with the proposed General Plan designation and zoning and impacts would be less than significant. Overall, the Modified Project would result in the same less than significant impacts as the Original Project related to land use and planning. No new or increased impacts related to land use and planning would occur from the Modified Project.

**4.12 Mineral Resources**

As discussed in Section 4.3.12 of the IS/MND, the Original Project would result in no impacts related to mineral resources. As the Modified Project would be developed on the same site as the Original Project, it

would also result in no impacts to mineral resources. No new or increased impacts related to mineral resources would occur from the Modified Project.

**4.13 Noise**

As discussed in Section 4.3.13 of the IS/MND, the Original Project would result in no impacts related to noise from an airport. Also, with implementation Mitigation Measure NOI-1, which requires the construction of noise barriers to reduce noise levels from the existing rail line to the project site, the IS/MND found that impacts related to noise would be less than significant. With implementation of Mitigation Measure NOI-2, which restricts operation of large bulldozers within 20 feet of any offsite residence, the IS/MND found that impacts related to vibration would be less than significant. As the Modified Project would be constructed on the same site as the Original Project in the same manner, it would result in no impacts related to air traffic noise but would require the same mitigation outlined in the IS/MND to reduce impacts from the rail line and to reduce construction vibration on offsite receptors. Consistent with the Original Project, with implementation of Mitigation Measures NOI-1 and NOI-2, impacts related to noise and vibration from the Modified Project would be less than significant. No new or increased impacts related to noise would occur from the Modified Project.

**4.14 Population and Housing**

As discussed in Section 4.3.14 of the IS/MND, the Original Project would result in less than significant impacts related to population growth and no impacts related to displacement of existing housing. As discussed in the IS/MND, the Original Project would result in approximately 214 new residents. Based on the City average of 3.39 persons per household, the Modified Project of 9 fewer residences would result in approximately 183 new residents. The Modified Project would result in approximately 31 fewer residents compared to the Original Project. As such, the proposed Modified Project, would not result in an increase in population growth and would not result in displacement of existing homes. No new or increased impacts related to population and housing would occur from the Modified Project.

**4.15 Public Services**

As discussed in Section 4.3.15 of the IS/MND, the Original Project would result in less than significant impacts to fire services, police protection, schools, parks, and other public services. As the Modified Project would result in 9 fewer residences, a decreased demand for public services including fire services, police protection, schools, and parks would occur in comparison to the Original Project. Thus, consistent with the Original Project, impacts related to public services would be less than significant. No new or increased impacts related to public services would occur from the Modified Project.

**4.16 Recreation**

As discussed in Section 4.3.16 of the IS/MND, the Original Project would result in less than significant impacts related to use of existing parks and construction or expansion of recreational facilities. As the Modified project would result in 9 fewer residences, and therefore, would result in less demand for existing parks and recreational facilities than the Original Project. Also, the Modified Project includes 27,330 square feet of common open space, which is 564 square feet per unit, which is 63 square feet more per unit than the 501 square feet per unit included in the Original Project. Therefore, an increase in open space is provided by the Modified Project in comparison to the Original Project. Impacts related to construction of recreation facilities would be consistent with those analyzed in the IS/MND. Overall, consistent with the Original Project, the Modified Project would result in less than significant impacts related to recreation. No new or increased impacts related to recreation would occur from the Modified Project.

### 4.17 Transportation

As discussed in Section 4.3.17 of the IS/MND, the Original Project would result in less than significant impacts related to the circulation system, vehicle miles traveled (VMT), and street design or incompatible uses and would result in no impacts related to emergency access. As detailed, the Original Project would result in approximately 343 daily vehicular trips. Because the Modified Project would result in 9 fewer residences, a reduction in vehicular trips would occur in comparison to the Original Project. Using a daily trip rate of 5.440 per unit, the Modified Project would result in approximately 294 daily trips. As such, the Modified Project result a less than significant impact related to intersection operations. Also, with fewer vehicular trips, the Modified Project would result in less than significant impacts to VMT. As the Modified Project would be constructed in a similar manner and would feature driveway layouts consistent with the Original Project, it would result in less than significant impacts to hazardous design and no impacts to emergency access. Overall, the Modified Project would result in fewer vehicular trips than the Original Project and would have impacts related to transportation that are less than significant. No new or increased impacts related to transportation would occur from the Modified Project.

### 4.18 Tribal Cultural Resources

As discussed in Section 4.3.18 of the IS/MND, the Original Project would result in no impacts to historical resources. Additionally, with incorporation of Mitigation Measure TCR-1, which requires Native American monitoring, impacts to tribal cultural resources would be less than significant. As the Modified Project would be constructed on the same site and in a similar manner to the Original Project, it would also require incorporation of Mitigation Measure TCR-1. With implementation of Mitigation Measure TCR-1, impacts to tribal cultural resources would be less than significant. Thus, the Modified Project would result in the same impacts as the Original Project related to tribal cultural resources. No new or increased impacts related to tribal cultural resources would occur from the Modified Project.

### 4.19 Utilities and Services Systems

As discussed in Section 4.3.19 of the IS/MND, the Original Project would result in less than significant impacts to wastewater, stormwater, water supplies, and solid waste generation and would result in no impacts related to conflict with solid waste reduction plans. As the Modified Project includes 9 fewer residences and would be constructed in a similar manner to the Original Project, the Modified Project would not result in any changes to water or wastewater treatment facilities and impacts would be less than significant. Based on the water use target of 119 gallons per capita per day, the Modified Project would result in the consumption of 21,117 gallons of water per day, which is less consumption than analyzed in the IS/MND. Based on the wastewater generation factor of 156 gallons of wastewater per day per unit, the Modified Project would result in the generation of 8,424 gallons of wastewater per day, which is less than what was analyzed in the IS/MND. Based on the solid waste generation factor of 0.41 tons per resident per year, the Modified Project would result in 75.03 tons of solid waste per year, which is less than what was analyzed in the IS/MND. As such, consistent with the Original Project, the Modified Project would result in less than significant impacts related to water supplies, wastewater generation, and solid waste generation. No new or increased impacts related to utilities and service systems would occur from the Modified Project.

### 4.20 Wildfire

As discussed in Section 4.3.20 of the IS/MND, the Original Project would result in no impacts related to wildfire. As the Modified Project would be developed on the same site as the Original Project, it would also result in no impacts to wildfire. No new or increased impacts related to wildfire would occur from the Modified Project.

**Attachment 12**
**Revised Traffic Study**

https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15696

**Attachment 13**
**Initial Study/Mitigated Negative Declaration**

https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15464

**Attachment 13a**
**Initial Study/Mitigated Negative Declaration**
**Mitigation Monitoring and Reporting Program**

# Mitigation Monitoring and Reporting Program

## Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration (MND) has been adopted which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "…reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Florence Avenue Townhome Project. The City of Santa Fe Springs is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

## Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Florence Avenue Townhome Project. The table identifies the Standard Conditions; Plan, Program, Policies (PPPs); and Mitigation Measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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# Table 1: Mitigation Monitoring and Reporting Program
# Florence Avenue Townhome Project

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| **AESTHETICS** | | | |
| **PPP AES-1: Light and Glare.** Pursuant to Municipal Code Chapters 155.432 and 155.496, no activity shall be permitted which causes light or glare to be transmitted or reflected in such concentrated quantities as to be detrimental or harmful to the use of surrounding properties or streets. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **AIR QUALITY** | | | |
| **PPP AQ-1: Rule 402.** The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. | In Construction Plans and Specifications. Prior to the issuance of Grading and Building Permits. | City of Santa Fe Springs Building Department | |
| **PPP AQ-2: Rule 403.** The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:<br>• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.<br>• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.<br>• The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |
| **PPP AQ-3: Rule 1113.** The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of | In Construction Plans and Specifications. Prior to the issuance of Building Permits | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| VOC) and/or High Pressure Low Volume (HPLV) applications shall be used. | | | |
| **BIOLOGICAL RESOURCES** | | | |
| **PPP BIO-1: Street Trees.** Installation of street trees shall occur in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the "Tree Ordinance". | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **Mitigation Measure BIO-1: Migratory Bird Treaty Act.** Prior to commencement of grading activities, the City Building Department, shall verify that in the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.<br><br>The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. | In Construction Plans and Specifications. Prior to issuance of Grading or Demolition Permits. | City of Santa Fe Springs Building Department | |
| **CULTURAL RESOURCES** | | | |
| **PPP CUL-1: Human Remains.** Should human remains be discovered during project construction, the project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| **Mitigation Measure CUL-1: Inadvertent Discoveries.** Prior to the issuance of any permits ground-disturbing activities that cause excavation of soils (including as grading, excavation, and trenching), the City of Santa Fe Springs shall ensure that all project grading and construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |
| **ENERGY** | | | |
| **PPP ENG-1: CalGreen Compliance.** The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code (Chapter 150.001) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **GEOLOGY AND SOILS** | | | |
| **PPP GEO-1: California Building Code.** The project is required to comply with the California Building Code as included in the City's Municipal Code Section 150.001 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of project approval. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **PPP WQ-1: SWPPP.** Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) in accordance with the City's Municipal Code Chapter 52 Stormwater Management and Discharge Control and the Los Angeles County RWQCB NPDES Storm Water Permit Order No. R4-2012- 0175. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance. | | | |
| **Mitigation Measure PAL-1: Paleontological Resources.** Prior to issuance of a grading permit, the City of Santa Fe Springs Building Department shall verify that all project grading and construction plans and specifications state that in the event that potential paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) from the City or County List of Qualified Paleontologists has evaluated the find in accordance with federal and state regulations. Construction personnel shall not collect or move any paleontological materials and associated materials. If any fossil remains are discovered, the paleontologist shall make a recommendation if monitoring shall be required for the continuance of earth moving activities. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. | City of Santa Fe Springs Building Department | |
| **GREENHOUSE GAS EMISSIONS** | | | |
| **PPP E-1: CalGreen Compliance.** As listed above in Energy. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **HAZARDS AND HAZARDOUS MATERIALS** | | | |
| **PPP HAZ-1: Municipal Code Section 117.131, Methane Gas.** Pursuant to Municipal Code Section 117.131, the project is located in a methane zone and shall install methane gas mitigation systems for the new buildings (e.g. ventilation system or a passive barrier system) and quarterly methane gas monitoring shall be conducted for one year. If concentrations are below 25 percent of the Lower Explosive Limit (LEL) (i.e. 1.25 percent by volume of air or 12,500 ppm/v), during the first year, the system shall be required to be monitored on an annual basis. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **PPP HAZ-2: SCAQMD Rule 1403, Asbestos.** Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building Department that an asbestos survey has been conducted at all existing buildings located on the project site. If asbestos is found, the project applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal | In Construction Plans and Specifications. Prior to the issuance of Demolition Permits. | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal. | | | |
| **PPP HAZ-3: Lead Based Paint**. Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building Department that a lead-based paint survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead. | In Construction Plans and Specifications. Prior to the issuance of Demolition Permits | City of Santa Fe Springs Building Department | |
| **HYDROLOGY AND WATER QUALITY** | | | |
| **PPP WQ-1: Stormwater Pollution Prevention Plan.** Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) in accordance with the City's Municipal Code Chapter 52 and the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) Storm Water Permit Order No. R4-2012-0175 (MS4 Permit). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by the City of Santa Fe Springs' staff to confirm compliance. | In Construction Plans and Specifications. Prior to the issuance of Grading and Demolition Permits. | City of Santa Fe Springs Building Department | |
| **PPP WQ-2: Water Quality Management Plan**. Prior to grading permit issuance, the project applicant shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City's Municipal Chapter 52 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. | City of Santa Fe Springs Building Department | |
| **NOISE** | | | |
| **PPP NOI-1: Construction Hours.** Per Municipal Code Section 155.424, it shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, | In Construction Plans and Specifications. Prior to the issuance of Demolition, Grading, and Building Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next. | | | |
| **Mitigation Measure NOI-1: Noise Barriers.** Project plans and specifications shall ensure that along with 6-foot-high CMU walls along the south and east sides of the project site, development of the project includes a 3.5-foot-high solid noise barrier on the second-floor balconies of units 3, 8, and 18 to shield noise from operation of the rail line. The balcony noise barriers shall be solid, free of cut-outs or openings, and shall be constructed of a minimum 3/8-inch-thick glass (tempered or laminate), 3/4-inch wood, plaster, or stucco. The construction of the noise barriers identified herein, shall be completed and verified by the City's Building and Safety Division prior to provision of occupancy permits. | In Construction Plans and Specifications. Prior to provision of Occupancy Permits. | City of Santa Fe Springs Building Department | |
| **Mitigation Measure NOI-2: Construction Vibration.** Project plans and specifications shall include the requirement that that operation of any large bulldozers that is powered by a greater than 150 horsepower engine be restricted from operating within 20 feet of any offsite residence. Construction plans and permits shall specify that the project shall utilize a small bulldozer (i.e., D1, D2, or D3 dozers) or other type of equipment that is less than 150 horsepower to perform construction activities within 20 feet of any offsite residence. | In Construction Plans and Specifications. Prior to provision of Occupancy Permits. | City of Santa Fe Springs Building Department | |
| **PUBLIC SERVICES** | | | |
| **PPP PS-1: School Fees.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |
| **TRIBAL CULTURAL RESOURCES** | | | |
| **PPP CUL-1: Human Remains.** As listed above in *Cultural Resources*. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |
| **Mitigation Measure CUL-1: Inadvertent Discoveries.** Listed previously in Section 5, Cultural Resources. | In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| **Mitigation Measure TCR-1: Native American Monitor.** Prior to the issuance of any permits for initial site clearing (such as pavement removal) or issuance of permits allowing ground-disturbing activities that cause excavation of soils (including boring, grading, excavation, drilling, potholing or auguring, and trenching), the City of Santa Fe Springs shall ensure that the project applicant/developer has retained qualified Native American Monitor(s) to be present during construction-related ground disturbance activities. The monitor(s) shall be approved by the tribal representatives of the Gabrieleño Band of Mission Indians - Kizh Nation and be present on-site during construction that involves ground disturbing activities identified herein. The Native American monitor(s) shall be responsible for the following activities during the monitoring, as appropriate:<br>• Complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified.<br>• The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources.<br>• Upon discovery, the tribal and/or archaeological monitor/consultant/consultant shall immediately divert work a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) shall then notify the tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner.<br>• Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC, as mandated by state law, who will then appoint a Most Likely Descendent (MLD).<br>• If the Gabrieleño Band of Mission Indians - Kizh Nation is designated MLD, the following treatment measures shall be implemented.<br>• Prior to the continuation of ground-disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. | In Construction Plans and Specifications. Prior to the issuance of Demolition and Grading Permits. Ongoing during Construction Activities. | City of Santa Fe Springs Building Department | |

| Standard Condition/ Plan, Program, Policy/ Mitigation Measure | Timing | Responsible for Ensuring Compliance / Verification | Date Completed and Initials |
|---|---|---|---|
| • In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours.<br>• The tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that the burials will be removed. The tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully.<br>• If data recovery is approved by the tribe, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the tribe for data recovery purposes.<br>• Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes<br>• Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project Site but at a location agreed upon between the tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. | | | |
| **UTILITIES AND SERVICE SYSTEMS** | | | |
| **PPP UT-1: Solid Waste.** As required by Municipal Code Chapter 50.64, Section 5.408.1 of the 2016 California Green Building Standards Code, and AB 341 the project shall implement a Waste Management Plan to ensure that the construction and operational diversion requirements would be met. | In Construction Plans and Specifications. Prior to the issuance of Building Permits. | City of Santa Fe Springs Building Department | |

**Attachment 14**
**Resolution 196-2021**

**CITY OF SANTA FE SPRINGS**
**RESOLUTION NO. 196-2021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING GENERAL PLAN AMENDMENT (GPA) CASE NO. 31 ZONE CHANGE (ZC) CASE NO. 140 TENTATIVE TRACT MAP (TTM) NO. 83383 DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982 MODIFICATION PERMIT (MOD) CASE NO. 1340**

WHEREAS, a request was filed for General Plan Amendment Case No. 31 to amend the general plan land-use designation of an existing ±3-acre parcel (APN: 8008-017-014) from Public Facilities to Multiple-Family Residential; and

WHEREAS, a request was filed for Zone Change Case No. 140, to change the zoning of an existing ±3-acre parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple- Family Residential, Zone; and

WHEREAS, a request was initially filed for Tentative Tract Map 83383 to subdivide the air space of an approximately 3-acre parcel to create 63 condominium units, but has since been revised to create 54 condominium units; and

WHEREAS, a request was initially filed for Development Plan Approval Case No. 982 to allow the construction of a new 63-unit condominium development and appurtenant improvements, but has since been revised to reduce the number of condominium units from 63 to 54; and

WHEREAS, a request was filed for Modification Permit Case No. 1340 to allow the modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue; and

WHEREAS, the subject property is located on the north side of Florence Avenue, with Assessor's Parcel Number of 8008-017-014, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Corp of the Presiding Bishop of the Church LDS, 50 East North Temple Street, 12th Floor, Salt Lake City, Utah, 84150; and

WHEREAS, the proposed General Plan Amendment Case No. 31, Zone Change Case No 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340 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 September 2, 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 August 26, 2021, to each property owner within a 500-foot radius of the subject property in accordance with state law; and

WHEREAS, on September 13, 2021, after the Planning Commission had conducted a duly noticed public hearing on the Project and all interested persons were provided the opportunity to address the Planning Commission, the Planning Commission kept the public hearing opened at the request of Chairperson Jimenez and thereafter voted (4-1) to continue the matter to the Planning Commission meeting of November 8, 2021 to allow additional time to properly address all concerns raised by the residents of Santa Fe Springs; and

WHEREAS, on November 8, 2021, the Planning Commission re-opened the public hearing on the Project and allowed all interested persons an opportunity to address the Planning Commission, and after much discussion and testimony from the applicant and several members of the public, the Planning Commission voted to continue the matter to the Planning Commission meeting of January 10, 2022 although Staff had recommended that the item be continued to the December 13, 2021 Planning Commission meeting; and

WHEREAS, the City of Santa Fe Spring's 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 January 10, 2022, concerning General Plan Amendment Case No. 31, Zone Change Case No 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340.

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 City's environmental consultant, EPD Solutions Inc.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts that could not be mitigated. 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 and Reporting 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 has made the following additional findings:

- A mitigation reporting or monitoring program will be required.
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions.
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

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

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Pursuant to Section 65353-65356 of the State Planning, Zoning and Development, the Planning Commission has made the following findings:

*(A) That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.*

1. The current General Plan land use designation and Zoning designation for the entire +/-3-acre property are PF, Public Facilities. With the proposed TTM

83383, 54 condominium units will be created within 11 on-site buildings. The proposal does include an amendment to the General Plan land use designation of the subject property from Public Facilities to Multiple-Family Residential and also a change to the existing zoning designation from PF, Public Facilities to R-3, Multiple-Family Residential to remain consistent with the proposed land use designation. With the proposed amendment, the subject property will be consistent with the adjacent residential land uses currently developed to the south, northeast, and west. Moreover, multi-family developments currently exist at both the northeast and south of the subject site. The proposed change to the land use therefore will not result in or otherwise be constituted as spot zoning.

2. The General Plan consists of seven mandatory elements, including 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation; and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.

   The table provided on the following page (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the following goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

| **Element** | **Policy** | **Project Consistency/Comment** |
|---|---|---|
| **Land Use** | **Policy 5:** Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business. | **Consistent:** The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses. |
| | **Goal 16.1:**. Goal 16.1 in part reads that…A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre. | **Consisten**t: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 18 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal |
| | **Goal 17:** Improve the appearance and attractiveness of the residential areas of the community. | **Consistent:** The proposed condominium development will bring a high-quality housing project with |

| | | |
|---|---|---|
| | | contemporary architecture to the area. Design features include low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette. |
| **Housing** | **Policy 2.1:** Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums. | **Consistent:** As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate 54 units of condominium development. |
| | **Policy 4.0:** Ensure that new housing is sensitive to the existing natural and built environment. | **Consistent:** The proposed condominium development will be surrounded by various single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. The condominium project has been designed with consideration of the adjacent land uses. Specifically, the proposed condo project provides guest parking that exceeds the ratio of recently approved multi-family residential projects, a height reduction to the westerly units, and its own recreational amenities. |
| **Open Space** | **Policy 2.3:** Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments. | **Consistent:** The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Some residential units will also have private open space in the form of a balcony. |
| **Circulation** | **Policy 1.8:** Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan. | **Consistent:** A Traffic Impact Analysis was prepared for the proposed condominium development. There is no significant traffic impacts. |

*(B) That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.*

1. The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. As mentioned previously, the General Plan land use designation and zoning designation are proposed to be changed from Public Facilities to Multiple Family Residential and from PF, Public Facilities to R-3-, Multiple Family Residential.

2. The proposed General Plan designation and zoning for the subject property will be consistent with the General Plan land use designation and zoning designation of the existing properties immediately northeast and south of the subject property. These properties have a General Plan land use designation of Multiple-Family Residential and are zoned R-3, Multiple Family Residential. The proposed change to the land use therefore will be consistent with the existing and proposed General Plan land use designation and zoning. Moreover, the proposed changes will not result in spot zoning.

*(C) That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor the community in general.*

Changing the land use designation and associated zone designation will not be detrimental to persons or properties in the surrounding area. In fact, the proposed condominium project will have the following positive impacts: (1) address a portion of the City's Regional Housing Needs Assessment (RHNA) of 952 units t by adding 54 condominium units and expanding the variety of housing options within the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment; (4) the proposed condominium project will provide 54 market-rate condominium units that will surely add to the existing property value for not only the subject property but for surrounding properties as well.

SECTION III. ZONE CHANGE FINDINGS

Section 155.829 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

(A) *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

1. There is a need in the community for additional housing in general. Santa Fe Springs is a predominantly industrial community with most of its residential neighborhoods built out in the 1950s. Approximately ten percent of the City's 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.

2. Based on SCAG's growth forecast, the City of Santa Fe Springs, along with the rest of the region, is expected to experience future growth in population and employment; thus residential uses are needed to accommodate said future growth. Table 1 outlines the Southern California Association of

Governments (SCAG) population, housing, and employment forecast for Santa Fe Springs.

Table 2
City of Santa Fe Springs
Population, Housing, and Employment Forecast

| Year | Population | Housing Units | Employment |
|---|---|---|---|
| 2019 | 17,630 | 5,200 | 49,600 |
| 2035 | 20,300 | 5,800 | 50,500 |
| Source: SCAG 2012 RTP Growth Forecast, website: http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx | | | |

As seen in the table, between 2019 and 2035, the population is projected to increase by 2,670 individuals, housing is projected to increase by 400 units, and employment is projected to increase by 900. With the projected increases in population and employment, combined with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City. The only way to facilitate such land uses in the City is to provide additional housing. One means of doing so is through general plan amendments and zone changes similar to the proposed zone change request.

(B) *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

The property involved in the proposed change of zone is developed with a church within the PF, Public Facilities, Zone. The church has not been utilized for r more than three years. There are three churches within half miles from the subject church. Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3, Multiple Family, Zone will be much more suitable with the various residential uses that currently surround the subject property. It should be noted that, although the existing church facility has not operated for months, churches are known to have weddings, funerals services, and other events that have the potential to bring together large gatherings with the potential to have noise and parking-related impacts. Therefore, the proposed zone change will allow the construction of more harmonious development, and thus, improve the appearance and attractiveness of the subject site.

(C) *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor the community in general.*

The proposed Zone Change and associated General Plan Amendment will not be detrimental to persons or properties in the surrounding area. In fact, the proposed condominium project will have the following positive impacts: (1) address the housing shortage in the City by adding up to 63 condominium units and expanding

the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment; (4) the proposed condominium project will provide 54 market-rate condominium units that will surely add to the existing property value for not only the subject property but for surrounding properties as well.

(D) *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long-range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work, and frequent Santa Fe Springs.

The General Plan consists of six mandatory elements, including 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will adversely affect the master plan of the city.

The following table (Table 3) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 3
General Plan Consistency Analysis

| Element | Policy | Project Consistency/Comment |
|---|---|---|
| **Land Use** | **Policy 5:** Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business. | **Consistent:** The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses. |
| | **Goal 16.1:**. Goal 16.1 in part reads that…A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre. | **Consisten**t: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 18 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal |
| | **Goal 17:** Improve the appearance and attractiveness of the residential areas of the community. | **Consistent:** The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features include low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette. |

| | | |
|---|---|---|
| **Housing** | **Policy 2.1:** Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums. | **Consistent:** As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate 54 units of condominium development. |
| | **Policy 4.0:** Ensure that new housing is sensitive to the existing natural and built environment. | **Consistent:** The proposed condominium development will be surrounded by various single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. The condominium project has been designed with consideration of the adjacent land uses. Specifically, the proposed condo project provides guest parking that exceeds the ratio of recently approved multi-family residential projects, a height reduction to the westerly units, and its own recreational amenities. |
| **Open Space** | **Policy 2.3:** Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments. | **Consistent:** The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Some residential units will also have private open space in the form of a balcony. |
| **Circulation** | **Policy 1.8:** Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan. | **Consistent:** A Traffic Impact Analysis was prepared for the proposed condominium development. There is no significant traffic impacts. |

## SECTION IV. TENTATIVE TRACT MAP DETERMINATION

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 cannot make 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 Tract Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Tentative Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 4" on the following page:

Table 4
General Plan Consistency Analysis

| Element | Policy | Project Consistency/Comment |
|---|---|---|
| **Land Use** | **Policy 5:** Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business. | **Consistent:** The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses. |
| | **Goal 16.1:**. Goal 16.1 in part reads that…A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre. | **Consisten**t: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 18 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal |
| | **Goal 17:** Improve the appearance and attractiveness of the residential areas of the community. | **Consistent:** The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features include low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette. |

| | | |
|---|---|---|
| **Housing** | **Policy 2.1:** Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums. | **Consistent:** As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate 54 units of condominium development. |
| | **Policy 4.0:** Ensure that new housing is sensitive to the existing natural and built environment. | **Consistent:** The proposed condominium development will be surrounded by various single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. The condominium project has been designed with consideration of the adjacent land uses. Specifically, the proposed condo project provides guest parking that exceeds the ratio of recently approved multi-family residential projects, a height reduction to the westerly units, and its own recreational amenities. |
| **Open Space** | **Policy 2.3:** Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments. | **Consistent:** The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Some residential units will also have private open space in the form of a balcony. |
| **Circulation** | **Policy 1.8:** Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan. | **Consistent:** A Traffic Impact Analysis was prepared for the proposed condominium development. There is no significant traffic impacts. |

(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 tract map, the applicant is concurrently seeking approval to allow for the existing zoning designation of PF, Public Facilities, to be changed to R-3, Multiple -Family Residential. The proposed zone change will allow the construction of a 54-unit condominium development and appurtenant improvements. Section 155.096 of the City's Municipal Code states that population density in the R-3 Zone shall be controlled by the requirement of 2,000 square feet of lot area for each dwelling unit. It should be noted that the subject property measures approximately 3 acres, which would allow a maximum of 65 units for an R-3 zoned property. As proposed, the condominium development is only for the construction of 54 new residential units; 9 units less than the allowable maximum in the R-3 zone.

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

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

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

As part of the process, any new easements for utility or roadways will be provided before final map approval, if necessary. Moreover, no public easements are anticipated as a result of the proposed air space subdivision.

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

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board. As such, the project will be required to submit an erosion control plan and also comply with the NPDES Best Management Practices during grading and construction.

(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 condominium development to ensure that energy-saving devices or

materials, including, but not limited to, insulation, double-pane windows, and high-efficiency central heating and cooling systems will be incorporated.

SECTION IV. DEVELOPMENT PLAN APPROVAL FINDINGS

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

*(A) That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).*

The proposed project, provided the proposed Zone Change and General Plan Amendment is approved, will be located within the R-3, Multiple Family Residential, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."

The proposed project is consistent with the purpose of the R-3 Zone in the following manner:

1. The land will be appropriate for multiple-family residential uses based on the proposed zoning designation, R-3, Multiple-Family Residential, and the proposed General Plan Land Use designation of Multiple-Family Residential.

2. The project involves the construction of a new attractive condominium development on a site that is currently developed with a non-operational religious use facility. 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.

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

The applicant is proposing to construct 11 new condominium buildings, which results in 54 new residential units on the existing site. The proposed development will be a significant visual improvement and should be an overall enhancement to the subject site and area. The proposed buildings have been designed with variations in the provided setback, height, materials, and color. The result is an attractive project that is comparable to other high-quality residential projects that have been recently constructed in Santa Fe Springs and the surrounding areas.

*(C) That the proposed structures be considered based on their suitability for their intended purpose and the appropriate use of materials and the principles of*

*proportion and harmony of the various elements of the buildings or structures.*

Based on the proposed scale, considerations to the placement of buildings were made to ensure there will be sufficient setbacks to the adjacent properties. Additionally, the design of the buildings represents a high-quality contemporary architectural design. The architect used various design elements to break up the mass of the building and present an attractive and distinctive façade. Therefore, as designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The entire frontage, along Florence Avenue, will be provided with extensive landscaping and a new decorative block wall. The proposed six and one-half (6.5) foot tall block wall will help buffer the traffic noise from Florence Avenue and also act as an added security measure to protect future residents from unwanted trespassers. Additionally, the applicant is proposing to plant multiple 24" box trees along the west, north, and east property lines to create a landscaping buffer between the proposed development and the adjacent properties.

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

As stated previously, the proposed building is contemporary in design. The architect used multiple variations in height, setback, materials, and color. The style and architecture of the proposed buildings are consistent with other high-quality multi-family residential buildings that were recently constructed in the city and nearby areas.

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

The proposed residential project will be constructed on a site that is currently underutilized. The Planning Commission finds that the new condominium development is attractive, and thus, will be an enhancement to the overall area. The Planning Commission believes that proper attention has been given to the placement, scale, and design of the proposed condominium development.

(G) *As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of this*

*section, extremely low-income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.*

The Planning Commission finds that the proposed project is not an affordable housing development; therefore, the requirements related to low-income units do not apply to this project.

SECTION V. MODIFICATION PERMIT – REQUIRED SHOWING

Pursuant to Section 155.695 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

*(A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.*

The granting of the subject Modification Permit would not grant special privileges to the applicant since similar requests have been granted in the past. The chart below identifies just a few Modification Permits that were previously granted by the City's Planning Commission to allow a proposed fence and/or wall to exceed the minimum 42" height limitation within the front setback area.

| Case No. | Site Address | Request | Date Approved |
|---|---|---|---|
| MOD 1313 | 12801 Excelsior Dr. | Wall Height | Oct 2019 |
| MOD 1310 | SE/C or Telegraph Rd & Bloomfield Av | Fence Height | Feb 2019 |
| MOD 1270 | 12636 Los Nietos Rd | Fence & Wall Height | June 2017 |
| MOD 1162 | 12624 Rosecrans Av | Fence Height | Sept 2004 |
| MOD 1160 | 9640 Santa Fe Springs Rd | Fence & Wall Height | July 2004 |

*(B) That the subject property cannot be used reasonably under the existing regulations.*

Although the proposed development could technically be developed without a wall within the setback area along Florence Avenue, not having a wall would expose the proposed residential development to both the noise and hazards associated with the adjacent major arterial. The alternative solution would be to construct a three and one-half (3.5) foot high wall within the required setback area; however, said a wall would not be as effective as a six and one-half (6.5) foot high block wall in reducing noise from Florence Avenue.

*(C) That the hardship involved is due to unusual or unique circumstances.*

Most of the residential properties along Florence Avenue do not front directly onto the street. With the exception of the two apartment complexes on Florence Avenue, all of the single-family homes either have a collector street to help buffer them from Florence Avenue or otherwise back onto Florence Avenue. The unusual or otherwise unique circumstance related to the proposed project is the fact that the proposed development is a new multiple-family residential development that will be located along a major arterial. Therefore, the developer must provide extra measures to ensure the security of the residential development and also mitigate traffic noise created from Florence Avenue.

*(D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.*

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The modification permit will allow a six and one-half (6.5) foot wall to mitigate traffic noise created from a major arterial. Additionally, the proposed wall is an added security measure to protect future residents from trespassers.

In addition, pursuant to Section 155.696 of the City's Zoning Regulations, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

(A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

As mentioned previously, the unusual or otherwise unique circumstance related to the subject property is that the proposed new residential development will be located along a major arterial. Although the proposed development could technically be developed without the proposed six and one half (6.5) foot high wall within the setback area, doing so would expose future residents to greater off-site traffic noise generated from a major arterial. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security to protect future residents from unwanted trespassers.

(B) *That the purpose of the modification is not based exclusively on the financial advantage to the owner.*

As mentioned previously, the purpose of the modification permit is to allow the applicant to provide a better screening of the proposed residential development. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security from trespassers. Both measures will help protect future residents from the negative impacts associated with living adjacent to a major arterial. Mitigating such impacts will help enhance the overall quality of life for

future residents.

(C) *That the alleged difficulties were not created by any person presently having an interest in the property.*

As mentioned previously, the subject property is located along a major arterial. Although the proposed development could technically be developed without the proposed six and one half (6.5) foot high wall within the setback area, doing so would expose the street-facing units to the off-site traffic noise from a major arterial. Another alternative is to shift the two southerly buildings (Building's 1 and 2) 10 feet to the north, however, doing so will obstruct the required fire lane.

(D) *That the conditions involved are not generally applicable to most of the surrounding properties.*

Most of the residential properties along Florence Avenue do not front directly onto the street. The single-family homes either has a collector street to help buffer them from Florence Avenue or otherwise back onto Florence Avenue. The only exceptions are the two multi-family developments, the apartment complex directly south of the subject property and the apartment complex west of Florence Avenue Foursquare Church. The two apartment complexes were developed in the 1971 and 1958, respectively. It should also be noted that the adjacent residential property to the west is currently developed with a six and one half (6.5) foot high wall within the required setback area. Said wall, however, was allowed under the provisions of the planned development zone and thus was not required to obtain a Modification Permit. If any other residential property were to propose a similar wall, the Planning Commission would evaluate the specific site characteristics and consider the Modification Permit request based on the merits of each individual case.

(E) *That the requested modification would not diminish property values in the neighborhood.*

The requested modification, if approved, will allow a decorative screen wall to be located within the setback area to mitigate off-site traffic noise and provide added security from trespassers. Additionally, the applicant has made a noticeable effort to maximize the landscaping throughout the site. The front yard setback area will be fully landscaped. As such, allowing a deviation to the height regulations to allow the subject wall would not diminish property values in the neighborhood but rather it would result in a more attractive project that would be an enhancement to both the underutilized site and the overall area.

(F) *That the requested modification will not increase congestion or endanger the public safety.*

The proposed wall will not block existing or proposed traffic. As mentioned previously, the purpose of the modification permit is to allow for enhanced buffering from off-site traffic noise emanating from Florence Avenue. Additionally, the

proposed six and one half (6.5) foot high wall will provide additional security from trespassers. Therefore, the requested modification will not increase congestion or endanger public safety.

SECTION VI. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 196-2021 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP); and also approve GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone; TTM 83383: A request for Tentative Tract Map to subdivide the air space of an approximately 3-acre parcel to create 63 condominium units; DPA Case No. 982: A request for approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; MOD Case No. 1340: A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue for the subject property located at 11733 Florence Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of January, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Ken Arnold, Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

**CONDITIONS OF APPROVAL**
**Zone Change Case No. 140,**
**General Amendment Case No. 31**
**Tentative Tract Map Case No. 83383**
**Development Plan Approval Case No. 982**
**Modification Permit Case No. 1341**
**(11733 Florence Avenue - APN: 8008-017-014)**

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

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**STREETS**

1. That the applicant shall pay a flat fee of $35,000 to reconstruct/resurface the existing street frontage to centerline for Florence Avenue.

2. That applicant shall remove and replace westerly most driveway approach, curb & gutter per City standard plan R-6.4C along Florence Avenue. The applicant shall remove and replace easterly most driveway approach, curb & gutter per City standard plan R-12 and R-2.

3. The applicant shall pay $5,000, the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Florence Avenue and Ringwood Avenue/ Lake Center Park Lane as determined by the City Engineer and Fire Chief.

4. That the applicant shall prepare street improvements plans for the modification and construction of a new raised median island on Florence Avenue, west of Pioneer Boulevard. Modifications/ Installation shall include the extension of the existing median westerly, from Rail Road Crossing west of Pioneer Boulevard, to Lake Center Lane/ Ringwood Avenue. Median Modifications shall include the installation of a new left-turn pocket for west bound traffic onto Ringwood Avenue. The new median flare to be per S.P.P.W.C. Standard Plan No. 141-3. Striping, pavement markers, and traffic legends to be per S.P.P.W.C. Standard Plan numbers 170-0 and 171-0. Said plans shall be reviewed and approved by the City Engineer. Construction shall be paid for by the applicant/developer.

5. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard R-12 and dedicate an easement along the Florence Avenue street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.

6. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted “No Stopping Any Time.” The City will install the offsite signs and the applicant shall pay $600 to install (3) new signs.

7. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.

8. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, power poles, pull boxes, etc.

9. The applicant and/or developer shall pay for the design, installation, and inspection of relocating the existing advanced westbound Florence/Ringwood traffic loop detectors to the west of the proposed driveway approach.

**CITY UTILITIES**

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

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

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

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

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

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

16. That the landscape irrigation system shall be connected to reclaimed water on Florence Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.

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

aforementioned improvements.

**TRAFFIC**

18. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation ofadditional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

19. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

**PARCEL MAPS**

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

21. 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.

**FEES**

22. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee of $22,132 determined by the City Engineer for off-site transportation improvements.

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

24. That the applicant shall pay the water trunkline connection fee of $11,200 upon application for water service connection or if utilizing any existing water service.

**MISCELLANEOUS**

25. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A

professional civil engineer registered in the State of California shall prepare the grading plan.

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

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

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

29. Applicant/Developer shall contribute towards the cost of replacing the Union Pacific Railroad (UPRR) grade crossing preemption/control equipment and railroad warning signals & gates at Florence Avenue w/o Pioneer Boulevard and Pioneer Boulevard n/o Florence Avenue to allow for the placement of three lanes on Florence Avenue e/o & w/o Pioneer Boulevard. Applicant shall pay $126,000 (12% Share of Total Cost) to the Department of Public Works prior to occupying the buildings.

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

*Construction Phase Conditions*:

30. That the north access gate into the Lake Center Athletic Park track shall be removed and a permanent replacement fence shall be installed.

31. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.

32. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or within the project entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards shall be removed after each building

has been identified with their individual permanent number address.

33. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. 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 for the light to become a public nuisance. The photometric and plan shall be submitted to the Department of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.

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

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

36. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.

*On-Going Conditions:*

37. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.

38. That the project management shall make themselves aware of the City's Property Maintenance Ordinance (a copy can be made available upon request) and notify their prospective tenants that they are subject to their compliance accordingly. The City encourages the owner/management to incorporate their own property maintenance guidelines into their Covenants, Conditions, and Restrictions (CC&Rs) to address occupant responsibilities for the daily upkeep of the development, parking restrictions, trash receptacle locations, noise, smoking, etc.

39. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.

40. That the Applicant and/or management shall not plant foliage that could overgrow onto the existing residential development to the west and/or cause damage to the existing block wall.

41. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with

trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.

42. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 567-9200). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to requesting a Certificate of Occupancy.

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

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

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

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

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

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

49. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.

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

50. That all buildings over 5,000 sq ft shall be protected by an approved automatic

sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.

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

52. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.

53. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.

54. That the standard isle 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 46 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

55. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.

56. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

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

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

59. That the applicant shall comply with all Federal, State and local requirements and

regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

**WASTE MANAGEMENT:**
**(Contact: Teresa Cavallo 562.868-0511 x7309)**

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

61. 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.

62. That the Homeowners Association shall ensure all residential unit comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

**PLANNING AND DEVELOPMENT DEPARTMENT:**
**(Contact: Jimmy Wong 562.868-0511 x7451)**

63. The approval of the subject Development Plan Approval Case No. 982, Tentative Tract Map 83383, Zone Change Case No. 140 and General Amendment Case No. 31 is contingent upon the approval by the City Council.

64. 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.*

65. The applicant shall indicate the subject property is located within the **Methane Zone** on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly identified with a minimum front size of 20 point.

66. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of

approval for the subject development on property located at 11733 Florence Avenue (APN: 8008-017-014). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

67. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.

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

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

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

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

    a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

I. A roof plan showing the location of all roof-mounted equipment;

II. Elevations of all existing and proposed mechanical equipment; and

III. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

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

73. 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).

74. The developer shall install matured tree along the west and east property line, with a minimum height of 15 feet.

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

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 and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) 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 SCE Guidelines are available at the Planning Department.

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

78. 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.

79. During construction period, commercial vehicles, trucks and/or truck tractors shall not being queue on Florence Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.

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

81. Approved unit 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.

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

b. Covenants.

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

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

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

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

83. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

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

85. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.

86. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.

87. All other requirements of the City's Zoning Ordinance, Building Code, Property

Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

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

89. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

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

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

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

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

94. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.

95. 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.

96. All new utilities serving the project, within the boundaries of the property, shall be underground.

97. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.

98. All guest parking areas shall be legibly marked off on the pavement.

99. Cable TV and television pull boxes shall be flush with the ground. Nevertheless, the box covers shall be painted Forest Green.

100. Recreational area shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism.

101. The applicant shall paint all downspouts to match the adjacent surface color. Where the color changes on the adjacent surface, the color of the downspout shall be consistent and also change.

102. Prior to the issuance of building permits, the applicant shall provide a Covenants, Conditions & Restrictions (CC&R) or another legally binding agreement that details the governing of the common area, the document shall:

    a. Be subject to review and approval by the City Attorney, and the owner/developer shall pay all City costs related to the review.

    b. Clarify the expectations, responsibilities and funding requirements to ensure that all common area improvements as well as the exterior of both buildings will be continually maintained.

    c. Clarify the assignment or otherwise common use of all on-site parking

stalls.

d. Provide language to clarify that no portion of the required off-street parking area 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 City's Fire Marshall.

e. CCR's shall include a requirement that residents shall use designated parking area, including garages, only for the parking of vehicles.

f. A provision that parking garages are subject to inspections by the Homeowners Association or City of Santa Fe Springs staff.

103. The CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.

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

105. Prior to the issuance of Certificates of Occupancy for each residential unit, the project developer shall pay to the City of Santa Fe Springs, Planning and Development Department, a one-time fee in the amount of $ 1,105.00 per housing unit, that will address this project's (DPA Case No. 982/TTM 83383) determined estimated fiscal impact to the City of Santa Fe Springs for residential land use and the services to the project by the City of Santa Fe Springs. With implementation and payment of this one-time fee, the project's fiscal impact shall be considered final and neutral for the life of the project existence.

**PUBLIC HEARING**

Categorical Exemption – CEQA Guidelines Section 15301, Class 1 & Section 15302, Class 2

Conditional Use Permit Case No. 658-1

A request for the reconsideration of Conditional Use Permit Case 658 to allow the continued operation and maintenance of a 55-foot-high wireless telecommunication facility (stealth as a monopalm) and related improvements at 13917 Stage Road (APN: 8069-005-009) in the M-2, Heavy Manufacturing, Zone.
(AT&T Wireless - Reliant Land Service)

**RECOMMENDATIONS:**

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 658-1, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 658-1 be subject to a reconsideration in ten (10) years, on or before January 10th , 2032 to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) and Section 15302, Class 2 (Replacement & Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 658-1, subject to the conditions of approval as contained within Resolution No. 201-2022; and
- Adopt Resolution No. 201-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

**GENERAL INFORMATION**

A. Applicant: Reliant Land Service
Stella Shih
1745 W. Orangewood Ave. #103

| | | |
|---|---|---|
| | | Orange, CA 92868<br>Stella.shih@rlsusa.com<br>(602) 527-3592 |
| B. | Facility Owner: | AT&T Wireless<br>1452 Edinger Ave.<br>Tustin, CA 92780 |
| C. | Property Owner: | Stage Road Properties, LLC<br>Matt Blackburn<br>9010 Norwalk Blvd.<br>Santa Fe Springs, CA 90670<br>(562) 921-3471 |
| D. | Subject Property: | 13917 Stage Road<br>Santa Fe Springs, CA 90670 |
| E. | Existing Zone: | M-2 (Heavy Manufacturing Zone) |
| F. | General Plan: | Industrial |
| G. | CEQA Status: | Categorical Exemption:<br>Section 15301, Class 1 &<br>Section 15302, Class 2 |
| H. | Staff Contact: | Jimmy Wong, Associate Planner<br>Jimmywong@santafesprings.org |

**LOCATION/BACKGOUND**

The subject property is located on the north side of Stage Road. In compliance with Section 157.04 of the Municipal Code, the subject wireless telecommunication facility was approved under Conditional Use Permit Case No. 658. The proposed request is to reconsider Conditional Use Permit (CUP) Case No. 658, which involves the operation and maintenance of a 55-foot-high monopalm and related improvements. The proposed reconsideration will also involve upgrades to the subject wireless telecommunication facility. The monopalm is currently owned and managed by AT&T Wireless and operated by AT&T Wireless.

The subject monopole was first approved via a Conditional Use Permit by the Planning Commission in March 2009, which allowed for the operation and maintenance of a 55-foot-high monopalm antenna structure and related improvements within an approximately 325 square feet lease area.

**PROJECT DESCRIPTION**

The subject CUP is being reconsidered because it has been more than ten (10) years since the original CUP was granted in March of 2009. Additionally, the applicant is also proposing to modify the existing wireless telecommunication facility and related equipment. It should be noted that the overall height of the existing monopalm will remain the same. The proposed modifications will simply replace outdated equipment with more advance equipment.

As proposed on the submitted plan, the modifications will consist of the following:

Antenna Level

- Replace existing antenna mount assembly with a new 14.7 ft. wide antenna mount assembly
- Replace existing nine (9) eight (8) ft. panel antennas with three (3) new eight (8) ft. panel antennas, three (3) new six (6) ft. panel antennas, and three (3) new three (3) ft. panel antennas
- Remove all RRU-12
- Remove all RRU-11
- Remove all 'A2' attachments
- Install three (3) new RRU-4449 B5/B12
- Install three (3) new RRU-4478 B14
- Install three (3) new RRU-8843 B2/B66A
- Install one (1) new DC-06 surge suppressor
- Install one (1) DC9 squid with one (1) six (6) AWG power truck and one (1) 24 channel fiber trunk

Equipment Level

- Install one (1) new DC-12 behind existing DC-12
- Install three (3) new 2kw rectifiers in new Vertiv 512 power plant
- Install nine (9) new rectifiers
- Swap existing power plant with new Emerson power plant
- Swap existing battery cabinet with new Emerson battery cabinet
- Swap existing DUS with new two (2) 6630 and idle
- Swap all existing 180ah batteries for 24 new 185 ah batteries
- Convert existing BBU to mixed-mode and retain XMU
- Remove existing UMTS equipment

**STREETS AND HIGHWAYS**

The property has frontage on Stage Road and is located to the south of Rosecrans Avenue. Stage Road is considered a local street within the Circulation Element of the General Plan. Rosecrans Avenue is considered a major highway within the Circulation Element of the General Plan.

## ZONING AND LAND USE

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

| Surrounding Zoning, General Plan Designation, Land Use | | | |
|---|---|---|---|
| **Direction** | **Zoning District** | **General Plan** | **Land Use (Address/Use)** |
| North | M-2, Heavy Manufacturing | Industrial | 13914 Rosecrans Ave.<br>VCA La Mirada Animal Hospital |
| South | RR, Railroad | Railroad | APN: 8069-006-801<br>Railroad |
| East | M-2, Heavy Manufacturing | Industrial | 13949 Stage Road<br>Robertsons Ready Mix - Artesia plant |
| West | M-2, Heavy Manufacturing | Industrial | 13900 Rosecrans Ave.<br>Vacant Building |

## LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on December 28, 2021. The legal notice was also posted at City Hall and the City's Town Center kiosk on December 28, 2021. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on December 30, 2021 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Notices were also mailed to local groups associated with the blind, aged, and disabled in accordance with California Government Code Section 65090. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

The upcoming Planning Commission meeting will be held by teleconference, the public hearing notices provides a.

link to the Zoom meeting, along with the meeting ID, password, and dial in information:

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

Zoom Meeting ID: 558 333 944
Password: 554545

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

**ENVIRONMENTAL DOCUMENTS**

After review and analysis, Staff made a preliminary determined that the project qualifies for a categorical exemption from CEQA. The specific exemptions are to Section 15301, Class 1: *Existing Facility* and Section 15302, Class 2: *Replacement & Reconstruction*. The proposed request simply involves the consideration to extend the permit term of an existing facility and replacement of existing outdated wireless telecommunication equipment with more advance equipment. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

**AUTHORITY OF PLANNING COMMISSION**

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

**STAFF REMARKS**

Based on the findings set forth in the attached Resolution (201-2022), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit.

**CONDITIONS OF APPROVAL**

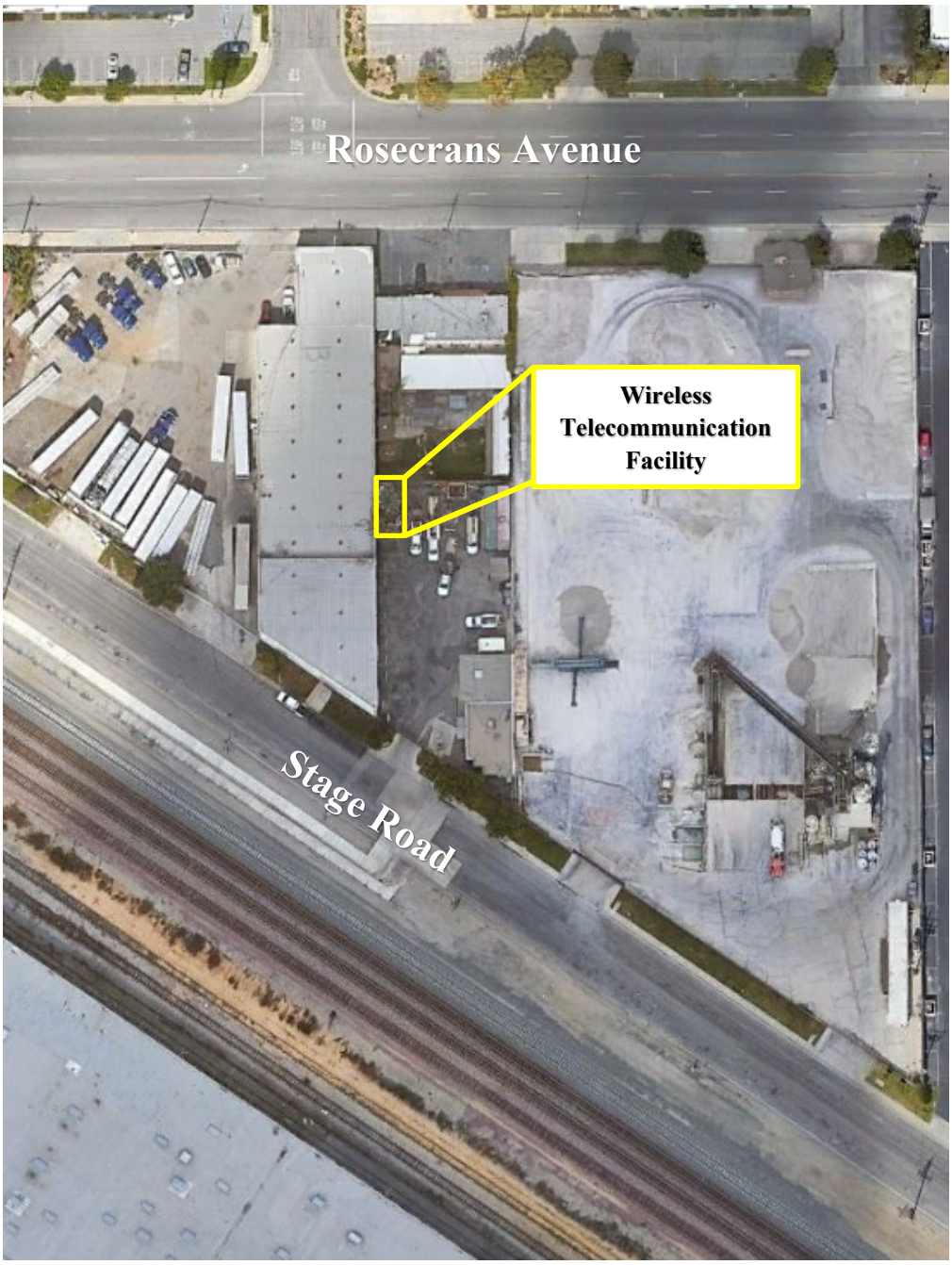
Conditions of approval for CUP 658-1 is attached to Resolution 201-2022 as Exhibit A.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. 500 ft. Radius Map
3. Public Hearing Notice
4. Resolution 201-2022
    a. Exhibit A – Conditions of Approval
5. Full Set of Plans
6. Photo of the Subject Wireless Communication Facility

**ATTACHMENT NO. 1**
**CITY OF SANTA FE SPRINGS**
**LOCATION AERIAL**



**ATTACHMENT NO. 2**
**500 ft. Radius Map**



# ATTACHMENT NO. 3
## Public Hearing Notice

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org
*"A great place to live, work, and play"*

**CITY OF SANTA FE SPRINGS**
**NOTICE OF PUBLIC HEARING**
**CONDITIONAL USE PERMIT CASE NO. 658-1**

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

**CONDITIONAL USE PERMIT CASE NO. 658-1:** A request for the reconsideration of Conditional Use Permit 658 to allow the continued operation and maintenance of a 55-foot-high wireless telecommunication facility (stealth as a monopalm) and related improvements at 13917 Stage Road (APN: 8069-005-009) in the M-2, Heavy Manufacturing, Zone.

**PROJECT SITE:** The project site is located at 13917 Stage Road (APN: 8069-005-009), within the M-2, Heavy Manufacturing, Zone.

**APPLICANT:** Reliant Land Service, Stella Shih, 1745 W. Orangewood Ave., #103, Orange, CA 92868

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, January 10, 2022 at 6:00 p.m.**

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

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

Zoom Meeting ID: 558 333 944
Password: 554545

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

**CEQA STATUS:** Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemptions are Section 15301, Class 1: *Existing Facility*, and Section 15302,

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

Class 2: *Replacement or Reconstruction*. The request simple involves the consideration to extend the permit term of an existing facility and replacement of existing wireless telecommunication equipment. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

**ALL INTERESTED PERSONS** are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. It should be noted that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

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

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

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

**ATTACHMENT NO. 4**
**Resolution 201-2022**
**Exhibit A – Conditions of Approval**

**CITY OF SANTA FE SPRINGS**
**RESOLUTION NO. 201-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING CONDITIONAL USE PERMIT CASE NO. 658-1**

WHEREAS, a request was filed to reconsider Conditional Use Permit 658 to allow the continued operation and maintenance of a 55-foot-high wireless telecommunication facility (stealth as a monopalm) and related improvements at 13917 Stage Road in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located north of Stage Road with an Accessor's Parcel Number of 8069-005-009, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Stage Road Properties, LLC, 9010 Norwalk Blvd., Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is AT&T Wireless., 1452 Edinger Ave., Tustin, CA 92780; and

WHEREAS, the subject Conditional Use Permit (CUP Case No. 658-1) is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1 & Section 15302 – Class 2; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department, on December 30, 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 December 28, 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 January 10, 2022 concerning Conditional Use Permit Case No. 658-1.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1: *Existing Facility* and Section 15302, Class 2: *Replacement & Reconstruction*. The proposed request simply involves the consideration to extend the permit term of an existing facility and replacement of existing outdated wireless telecommunication equipment with more advance equipment. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The monopole wireless telecommunications facility was constructed in 2009 and the Conditional Use Permit request is to extend the time period of the existing wireless facility (monopalm) for an additional ten (10) years along with minor modifications to the existing wireless telecommunication facility and related equipment. The proposed modification will not change the overall height of the monopalm. The proposed modifications will simply replace outdated equipment with more advance equipment.

The wireless telecommunications facility does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The proposed changes to the existing facility will not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility will continue to fall within the Federal Communications Commission limits. If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will continue to be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

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

The conditional use permit request is to reconsider the existing permit, and specifically, the term of the existing wireless telecommunications facility. The wireless telecommunications facility is setback 100 feet back from Stage Road. The equipment associated with the facility is located within an equipment shelter, which completely screens the cabinets from view. The facility's setback, location of the related equipment, and stealth appearance help minimize the visual impact. Therefore, the Planning Commission finds that the continued use of the existing

monopalm, including the minor changes involved, will continue to maintain the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 201-2022 to determine that the proposed reconsideration of Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facility) & Section 15302, Class 2 (Replacement & Reconstruction), and to approve Conditional Use Permit Case No. 658-1 to allow a ten-year extension of an existing monopole wireless telecommunication facility and related improvements located at 13917 Stage Road, in the M-2(Heavy Manufacturing) Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of January, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Gabriel Jimenez, Acting Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

**Exhibit A**
**Condition of Approval**
**Conditional Use Permit (CUP) Case No. 658-1**

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

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

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

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

3. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways. **(New)**

**POLICE SERVICES DEPARTMENT:**
**(Contact: Luis Collazo 562.409.1850 x3335)**

4. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(On-going)**

5. That the applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications. **(On-going)**

6. That the applicant shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing AT&T telecommunication facilities in the City of Santa Fe Springs. **(On-going)**

7. That the proposed telecommunication facility shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief. **(On-going)**

8. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by AT&T in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(On-going)**

~~9. That the applicant shall allow public safety personnel to access and use the telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost.~~ **(Not Applicable Anymore)**

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

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

11. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. **(On-going)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**
**(Contact: Jimmy Wong 562.868-0511Ext 7451)**

12. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(On-going)**

13. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan for the mono-palm project which shows where the live palm trees are to planted and the location of sprinklers and water pipes. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed. **(Satisfied)**

14. That the proposed palm trees shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling. 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 each designated palm tree. **(On-going)**

15. That all AT&T maintenance vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(On-going)**

16. That the required AT&T maintenance parking stall is to be maintained at all times; therefore, parking stalls shall be re-painted and striped when faded and that no outside storage is to remain on the said required parking. **(On-going)**

17. That all existing and proposed parking stalls shall adhere to the parking standards set forth the City's Zoning Regulation and the Building Departments standards for industrial parking. The striped parking shall include the total number of required parking stalls (compact and/or standard parking), a handicap parking stall (van accessible), and a maintenance vehicle (AT&T) parking stall on the subject property. Each parking stall and designation shall be shown on an approved site plan with a parking summary based on the City's Required Parking regulation for industrial uses (Z.O. 155.481(D)(1). **(On-going)**

18. That the electrical plans, which show the location of any proposed electrical transformer(s) shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development. The electrical transformer shall be screened with shrubs. As measured from the base of the transformer's pad, all shrubs shall be planted 8 feet away from the door and 18 inches away from the sides. **(On-going)**

19. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(On-going)**

20. That an approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less that 4 ½ feet in width nor than 6 feet in height. **(On-going)**

21. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Stage Road as a staging area, or to backup onto the street from the subject property. **(On-going)**

22. That the proposed telecommunications facility (mono-palm antenna and associated equipment) shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. **(On-going)**

23. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), or the co-location of additional antenna other than by the applicant, shall require reconsideration of the conditional use permit by the Planning Commission. Replacement of like-for-like equipment(s) is exempt from this provision; however, plans and specifications maybe required to be submitted to the Building Division of the City. **(On-going)**

24. That the proposed telecommunication facility shall be designed to accommodate one additional wireless telecommunication carrier. To ensure that the design is not compromises, the design and size of the facility shall easily conform to the sizing and placement requirements of an additional carrier without the need of significant alterations to the stealth mono-palm design. **(On-going)**

25. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure. **(On-going)**

26. That the proposed telecommunication facility shall be designed to resemble a date palm tree. The base pole of the proposed mono-palm shall be dip galvanized and the bark for the proposed base pole shall be made from custom formulated polyurethane, approximately one and one half to two pounds per square foot. The faux bark shall extend to the full height of the tree. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, growth lines and texture of true bark shall be recreated true to life. To further the naturalistic look, the bark shall be finished with appropriate painting and lighting. **(On-going)**

27. That upon completion of the construction of the wireless telecommunication facility, if the facility is not designed as specified in condition ~~#23~~ 26 above, the Director of Planning and Development shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the facility is modified to comply with condition ~~#23~~ 26. **(Revised)**

28. That to ensure the realism of the base pole, branches and needles, the applicant, upon selection of the company that will fabricate the base pole, branches and needles shall promptly notify Staff of the name of the company and a contact person and the contact's phone number. **(On-going)**

~~29. That prior to the Planning Commission meeting, the applicant shall submit a sample of the mono-palm bark and branch.~~ **(Not Applicable Anymore)**

30. That the applicant shall be responsible for maintaining the wireless telecommunication facility (mono-palm and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux branch attachments, and/or

trunk bark, among others, fade in color due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work. **(On-going)**

31. That the wireless antenna shall be similar in shape and color to an actual Date Palm. The mono-palm shall contain soft-looking foliage, a bulb trunk, feathered branching attachments, lengths and patterns identical to those physical features of a Date Palm. The constructed mono-palm shall appear healthy, full and vigorous. **(On-going)**

32. That the antennas and arrays shall be located within the length of the fronds, shall not project beyond the full length of the fronds, and shall be painted to match the color of the fronds for camouflage. **(On-going)**

33. That the mono-palm fronds, live palm fronds, and related electronic equipment shall not extend onto adjacent properties. **(On-going)**

34. That the proposed telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations. **(On-going)**

35. That AT&T shall ensure that any FCC licensed telecommunication carrier that is buying, leasing or is considering a transfer of ownership of the approved telecommunication facility, shall first submit a letter of notification of intent to the Director of Planning and Development. **(On-going)**

36. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 658-1, AT&T and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease. **(Revised & On-going)**

37. That the applicant, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. AT&T and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at AT&T and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(On-going)**

38. That prior to operating at the subject property, the applicant shall submit a business license application to the Planning and Finance Departments for consideration of

a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. **(On-going)**

39. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, leasor, 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.*** **(On-going)**

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

41. That the proposed wireless telecommunication facility (mono-palm and associated equipment) shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(On-going)**

42. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(On-going)**

43. That the installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire-Rescue. Permit(s) are also required from the Building Division. **(On-going)**

44. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(On-going)**

45. The applicant shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot,

fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(On-going)**

46. That Conditional Use Permit Case No. 658-1 shall be valid for a period of ten (10) years until ~~March 9, 2019~~ January 10, 2021. Approximately three (3) months before ~~March 9, 2019~~ January 10, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised & On-going)**

47. That Conditional Use Permit Case No. 658-1 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(Revised & On-going)**

48. That the applicant, AT & T, and the property owner 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 councils, commissions, committees or boards concerning Conditional Use Permit Case No. 658, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive employees to attack, set aside, void or annul an approval of the City or any of its 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. **(On-going)**

49. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall laps. **(On-going)**

**ATTACHMENT NO. 5**
**Full Set of Plans**

# EL0107/CLL03110

FA#: 10103950 USID#: 100996
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
CASPR#: 3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
ZONE: 3A

# O.H. CASEY

13917 STAGE RD
SANTA FE SPRINGS, CA 90670

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
800-227-2600
48 HOURS BEFORE YOU DIG

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL BUILDING CODE

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, DIVISION 4.

## PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO MODIFY AN EXISTING WIRELESS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

ANTENNA LEVEL:
- REPLACE (E) ANTENNA MOUNT ASSEMBLY WITH (N) 14.7' WIDE ANTENNA MOUNT ASSEMBLY
- REMOVE (9) (E) 8' PANEL ANTENNAS @ POS 1, 2 & 3 (3 PER SECTOR)
- INSTALL (3) (N) 8' PANEL ANTENNAS @ POS 3 (1 PER SECTOR)
- INSTALL (3) (N) 6' PANEL ANTENNAS @ POS 1 (1 PER SECTOR)
- INSTALL (3) (N) 3' PANEL ANTENNAS @ POS 2 (1 PER SECTOR)
- REMOVE ALL RRU-12
- REMOVE ALL RRU-11
- REMOVE ALL 'A2' ATTACHMENTS
- INSTALL (3) (N) RRU-4449 B5/B12 @ POS 1 (1 PER SECTOR)
- INSTALL (3) (N) RRU-4478 B14 @ POS 2 (1 PER SECTOR)
- INSTALL (3) (N) RRU-8843 B2/B66A @ POS 2 (1 PER SECTOR)
- INSTALL (1) (N) DC-06 SURGE SUPPRESSOR
- INSTALL (1) DC9 SQUID WITH (1) 6 AWG POWER TRUNK AND (1) 24 CHANNEL FIBER TRUNK

EQUIPMENT LEVEL:
- INSTALL (1) (N) DC-12 BEHIND (E) DC-12
- SWAP (E) POWER PLANT WITH (N) EMERSON POWER PLANT
- INSTALL (9) (N) RECTIFIERS
- SWAP (E) BATTERY CABINET WITH (N) EMERSON BATTERY CABINET
- SWAP (E) DUS WITH (N) (2) 6630 AND IDLE
- CONVERT (E) BBU TO MIXED-MODE AND RETAIN XMU
- REMOVE (E) UMTS EQUIPMENT AS THIS IS NOT AN ATC SITE
- INSTALL (3) (N) 2KW RECTIFIERS IN (N) VERTIV 512 POWER PLANT
- SWAP ALL (E) 180AH BATTERIES FOR (24) (N) 185AH BATTERIES

## DRIVING DIRECTIONS

FROM AT&T OFFICE - TUSTIN

1. HEAD NORTHEAST TOWARD AT&T
2. TURN LEFT TOWARD AT&T
3. TURN RIGHT ONTO AT&T
4. TURN LEFT ONTO EDINGER AVE
5. TURN LEFT ONTO NEWPORT AVE
6. TURN RIGHT TO MERGE ONTO CA-55 N/STATE RTE 55 N
7. MERGE ONTO CA-55 N/STATE RTE 55 N
8. USE THE RIGHT 2 LANES TO TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA
9. TAKE EXIT 118 TOWARD VALLEY VIEW AVE/LA MIRADA
10. TURN LEFT ONTO FIRESTONE BLVD
11. TURN RIGHT ONTO VALLEY VIEW AVE
12. TURN LEFT ONTO STAGE RD

## GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

## SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| T-1 | TITLE SHEET, SITE INFORMATION, AND VICINITY MAP |
| T-2 | GENERAL NOTES, LEGEND, AND ABBREVIATIONS |
| T-3 | SIGNAGE |
| | |
| A-1 | SITE PLAN |
| A-2 | EQUIPMENT PLAN |
| A-3 | ANTENNA PLAN, ANTENNA AND RRU SCHEDULE |
| A-4 | ELEVATIONS |
| A-5 | ELEVATIONS |
| A-6 | DETAILS |
| A-7 | DETAILS |
| A-8 | DETAILS |
| A-9 | DETAILS |
| BT-1 | BATTERY SPECS AND ACID CALCULATION |
| BT-2 | BATTERY SDS |
| BT-3 | BATTERY SDS, CONT. |
| BT-4 | BATTERY SDS, CONT. |
| | |
| G-1 | GROUNDING DETAILS |


## APPROVALS

LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

## PROJECT TEAM

### ENGINEER:
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE.,
SUITE 103
ORANGE, CA 92868
PHONE: (562) 881-7194
CONTACT: BENJAMIN KHAM

### APPLICANT/LESSEE:
ERICSSON ON BEHALF OF AT&T
330 COMMERCE STE. 200
IRVINE, CA 92602
CONTACT: BRITTANIE SIMPSON
PHONE #: (714) 548-5335

### SITE ACQUISITION MANAGER:
ERICSSON
330 COMMERCE STE. 200
IRVINE, CA 92602
CONTACT: SARA BOND
PHONE #: (702) 417-2631
EMAIL: sara.bond@ericsson.com

### ZONING MANAGER:
RELIANT LAND SERVICES
1745 W. ORANGEWOOD AVE.,
SUITE. 103
ORANGE, CA 92867
CONTACT: STELLA SHIH
PHONE: (714) 685-0123
EMAIL: STELLA.SHIH@RLSUSA.COM

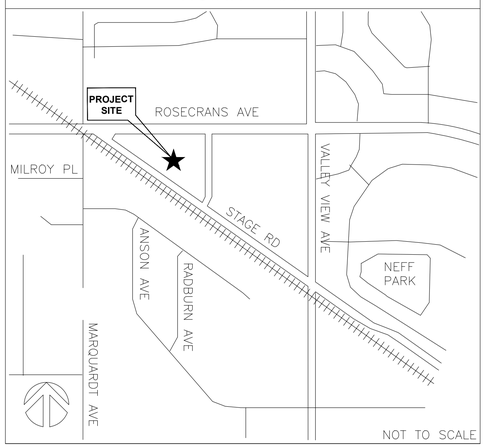
### RF ENGINEER:
AT&T MOBILITY
1452 EDINGER AVE.
TUSTIN, CA 92780

### CONSTRUCTION MANAGER:
ERICSSON
330 COMMERCE STE. 200
IRVINE, CA 92602
CONTACT: RICARDO ESCOBAR ZACAPALA
PHONE #: (949) 466-5187
EMAIL: ricardo.escobar.zacapala@ericsson.com

## PROJECT INFORMATION

| | |
|---|---|
| SITE ADDRESS: | 13917 STAGE ROAD<br>SANTA FE SPRINGS, CA 90670 |
| PROPERTY OWNER: | O.H. CASEY |
| CONTACT: | DAN & JAN BOWERS, TRUST<br>13917 STAGE ROAD, SANTA FE SPRINGS, CA 90670 TEL.: (800) 736-0311 |
| APPLICANT: | AT&T MOBILITY<br>12900 PARK PLAZA DRIVE<br>CERRITOS, CA 90703 |
| ASSESSOR'S PARCEL NO.: | 8069-005-009 |
| LATITUDE (NAD 83): | 33° 54' 06.77" NORTH |
| LONGITUDE (NAD 83): | -118° 02' 07.27" WEST |
| ELEVATION (NAVD 88): | 93.8' FEET (A.M.S.L.) |
| JURISDICTION: | LOS ANGELES COUNTY |
| CURRENT USE: | STORAGE YARD |
| PROPOSED USE: | TELECOMMUNICATIONS FACILITY |
| CURRENT ZONING: | M2 |

## VICINITY MAP




AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:
ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.


SHEET TITLE:
**TITLE SHEET, SITE INFORMATION, AND VICINITY MAP**

SHEET NUMBER:
**T-1**

## LEGEND

1

| | |
|---|---|
| | EXISTING ANTENNA |
| | GROUND ROD |
| | GROUND BUS BAR |
| | MECHANICAL GRND. CONN. |
| | CADWELD |
| | GROUND ACCESS WELL |
| E | ELECTRIC BOX |
| T | TELEPHONE BOX |
| | LIGHT POLE |
| | FND. MONUMENT |
| | SPOT ELEVATION |
| | SET POINT |
| 1 | REVISION |
| X | GRID REFERENCE |
| X / X–X | DETAIL REFERENCE |
| X / X–X | ELEVATION REFERENCE |
| X / X–X | SECTION REFERENCE |

| | |
|---|---|
| | (E) BRICK |
| | (E) MASONRY |
| | CONCRETE |
| | EARTH |
| | GRAVEL |
| | PLYWOOD |
| | SAND |
| | WOOD CONT. |
| | WOOD BLOCKING |
| | STEEL |
| | CENTERLINE |
| | PROPERTY/LEASE LINE |
| | MATCH LINE |
| | WORK POINT |
| | GROUND CONDUCTOR |
| A | COAXIAL CABLE |
| OU | OVERHEAD SERVICE CONDUCTORS |
| X | CHAIN LINK FENCING |
| OHT/OHP | OVERHEAD TELEPHONE/OVERHEAD POWER |
| OHT | OVERHEAD TELEPHONE LINE |
| OHP | OVERHEAD POWER LINE |
| E | POWER RUN |
| F/P | FIBER/POWER RUN |

| | |
|---|---|
| T/E | POWER/TELCO RUN |
| G | GROUNDING CONDUCTOR |
| | GROUNDING CONDUCTOR |
| | CONDUIT UNDERGROUND |
| | FUSE, SIZE AND TYPE AS INDICATED. |
| | SAFETY SWITCH, 2P–240V–60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB |
| | MANUAL TRANSFER SWITCH, 2P–240V–200A, NO FUSE, NEMA 3R ENCLOSURE |
| | LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'–0", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T |
| | LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'–0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T |
| | LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG–307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG–121 |
| | EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB |
| EXIT | COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC |
| | EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HE6–50–2–R91 |
| | LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH–100–06–1 |
| | LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL–505 |
| | LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC–0175H–336 |
| | 5/8" X 10'–0" ,CU. GND ROD 30" MIN. BELOW GRADE. |

| | |
|---|---|
| | 5/8" X 10'–0" ,CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE. |
| | CHEMICAL GROUND ROD (XIT GROUND ROD) |
| | CADWELD CONNECTION |
| | MECHANICAL CONNECTION |
| | HALO GROUND CONNECTION |
| | CIRCUIT BREAKER |
| M | UTILITY METER BASE |
| | TRANSFORMER |
| T | STEPDOWN TRANSFORMER |
| | RECEPTACLE, 2P–3W–125V–15A, DUPLEX, GROUND TYPE, HUBBEL CATALOG #5362 |
| S | TOGGLE SWITCH, 1P–125V–15A, HUBBELL CATALOG #HBL 1201CN |
| $S_{WP}$ | TOGGLE SWITCH, 1P–120V–15A, "WP" |
| S | IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 710OF |
| | POLE |
| | (N) POLE MOUNTED XFMER |
| | (E) POLE MOUNTED XFMR |
| | (N) PAD MOUNTED XFMER |
| | (E) PAD MOUNTED XFMER |

## ABBREVIATIONS

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | AMPERE | EMT. | ELECTRICAL METALLIC TUBING | MTD. | MOUNTED | T.O.F. | TOP OF FOUNDATION |
| A.B. | ANCHOR BOLT | E.N. | EDGE NAIL | MTG. | MOUNTING | T.O.P. | TOP OF PLATE (PARAPET) |
| ABV. | ABOVE | ENCL. | ENCLOSURE | MTL. | METAL | T.O.S. | TOP OF STEEL |
| AC | ALTERNATE CURRENT/AIR CONDITIONER | ENG. | ENGINEER | MTS. | MANUAL TRANSFER SWITCH | T.O.W. | TOP OF WALL |
| ACCA | ANTENNA CABLE COVER ASSEMBLY | EQ. | EQUAL | N | NEUTRAL | TYP. | TYPICAL |
| ADD'L | ADDITIONAL | EXST.(E) | EXISTING | (N) | NEW | U.G. | UNDER GROUND |
| A.F.F. | ABOVE FINISHED FLOOR | EXP. | EXPANSION | NEMA | NATIONAL ELECTRICAL MANUFACTURERS ASSOC. | U.L. | UNDERWRITERS LABORATORY INC. |
| A.F.G. | ABOVE FINISHED GRADE | EXT. | EXTERIOR | NO.(#) | NUMBER | UMTS | UNIVERSAL MOBIL TECH. SYS. (3G MOBILE TECH.) |
| AIC | AMPERE INTERRUPTING CAPACITY | FAB. | FABRICATION(OR) | N.T.S. | NOT TO SCALE | U.N.O. | UNLESS NOTED OTHERWISE |
| ALUM. | ALUMINUM | FAC. | FACTOR | OBIF | OPTICAL BASEBAND INTERFACE | V | VOLT |
| ALT. | ALTERNATE | F/A | FIRE ALARM | OH | OVERHEAD | VAC | VOLT ALTERNATING CURRENT |
| ANT. | ANTENNA | F.F. | FINISH FLOOR | O.C. | ON CENTER | V.I.F. | VERIFY IN FIELD |
| APPROX. | APPROXIMATE(LY) | F.G. | FINISH GRADE | OPNG. | OPENING | W | WATT OR WIRE |
| ARCH. | ARCHITECT(URAL) | FIN. | FINISH(ED) | P | POLE | WD | WIDE(WIDTH) |
| AT. | AMPERE TRIP | FLR. | FLOOR | P/C | PRECAST CONCRETE | W/ | WITH |
| AWG. | AMERICAN WIRE GAUGE | FLUOR | FLUORESCENT | PCS | PERSONAL COMMUNICATION SERVICES | W/O | WITHOUT |
| BATT. | BATTERY | FDN. | FOUNDATION | PH | PHASE | WD. | WOOD |
| BD. | BOARD | F.O.C. | FACE OF CONCRETE | PLY. | PLYWOOD | W.P. | WEATHERPROOF |
| BLDG. | BUILDING | F.O.M. | FACE OF MASONRY | PNLBD | PANELBOARD | WT. | WEIGHT |
| BLK. | BLOCK | F.O.S. | FACE OF STUD | PPC | POWER PROTECTION CABINET | XFER | TRANSFER |
| BLKG. | BLOCKING | F.O.W. | FACE OF WALL | PRC | PRIMARY RADIO CABINET | XFMR | TRANSFORMER |
| BM. | BEAM | F.S. | FINISH SURFACE | PRI | PRIMARY | XLPE | CROSS–LINK POLYETHYLENE |
| B.N. | BOUNDARY NAILING | FT.(') | FOOT (FEET) | P.S.F. | POUNDS PER SQUARE FOOT | ℄ | CENTERLINE |
| BR. | BRANCH | FTG. | FOOTING | P.S.I. | POUNDS PER SQUARE INCH | ℄ | PLATE, PROPERTY LINE |
| BRKR. | BREAKER | FU | FUSE | P.T. | PRESSURE TREATED | | |
| BTCW. | BARE TINNED COPPER WIRE | G | GROUND | PWR. | POWER (CABINET) | | |
| BTS. | BASE TRANSMISSION SYSTEM | GR | GROWTH (CABINET) | QTY. | QUANTITY | | |
| B.O.F. | BOTTOM OF FOOTING | GA. | GAUGE | RAD.(R) | RADIUS | | |
| B/U | BACK–UP CABINET | GEN. | GENERATOR | RBS | RADIO BASE STATION (BASE STATION 3G NETWORKS) | | |
| C | CONDUIT | GI. | GALVANIZED(D) | | RECEPTACLE | | |
| CAB. | CABINET | G.F.C. I. | GROUND FAULT CIRCUIT INTERRUPTER | RCPT. | REFERENCE | | |
| CANT. | CANTILEVER(ED) | GLB. (GLU–LAM) | GLUE LAMINATED BEAM | REF. | REINFORCEMENT(ING) | | |
| CB. | CIRCUIT BREAKER | GND | GROUND | REINF. | REQUIRED | | |
| CDMA | CODE–DIVISION MULTIPLE ACCESS (2G & 3G) | GPS | GLOBAL POSITIONING SYSTEM | REQ'D. | RIGID GALVANIZED STEEL | | |
| CDUK | CONSOLIDATION DISTRIBUTION UNIT KIT | GRND. | GROUND | RGS. | REMOTE RADIO UNIT | | |
| C.I.P. | CAST IN PLACE | GSM | GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.) | RRU | (RADIO TRANSCEIVER) | | |
| CKT. | CIRCUIT | HDBC | HARD DRAWN COPPER WIRE | | RECEIVER AIR INTERFACE TRAY | | |
| CLG. | CEILING | HDR. | HEADER | RX–AIT | SAFETY | | |
| CLR. | CLEAR | HGR. | HANGER | SAF | SCHEDULE | | |
| CMU | CONCRETE MASONRY UNIT (JAMB BLOCKS) | HPS | HIGH PRESSURE SODIUM | SCH. | SOFT DRAWN BARE COPPER | | |
| COL. | COLUMN | HT. | HEIGHT | SDBC | SECONDARY | | |
| CONC. | CONCRETE | ICGB. | ISOLATED COPPER GROUND BUS | SEC | SHEET | | |
| CONN. | CONNECTION(OR) | IN.(") | INCH(ES) | SHT. | SIMILAR | | |
| CONST. | CONSTRUCTION | INT. | INTERIOR | SIM. | SOLID NEUTRAL | | |
| CONT. | CONTINUOUS | LB.(#) | POUND(S) | S.N. | SPECIFICATION(S) | | |
| d | PENNY (NAILS) | L.B. | LAG BOLTS | SPEC. | SQUARE | | |
| DBL. | DOUBLE | L.F. | LINEAR FEET (FOOT) | SQ. | STAINLESS STEEL | | |
| DC | DIRECT CURRENT | LG. | LENGTH | S.S. | STANDARD | | |
| DEM. | DEMAND | L. | LONG(ITUDINAL) | STD. | STEEL | | |
| DEPT. | DEPARTMENT | LPS | LOW PRESSURE SODIUM | STL. | STRUCTURAL | | |
| D.F. | DOUGLAS FIR | LTE | LONG TERM EVOLUTION (4G MOBILE TECH.) | STRUC. | SURFACE | | |
| DIA. | DIAMETER | MAS. | MASONRY | SURF | SWITCH | | |
| DIAG. | DIAGONAL | MAX. | MAXIMUM | SW | TELEPHONE | | |
| DIM. | DIMENSION | M.B. | MACHINE BOLT | TEL. | TEMPORARY | | |
| DWG. | DRAWING(S) | MECH. | MECHANICAL | TEMP. | THICK(NESS) | | |
| DWL. | DOWEL(S) | MFR. | MANUFACTURER | THK. | TOWER MOUNTED AMPLIFIER (DC SUPPLY VOLTAGE) | | |
| EA. | EACH | MIN. | MINIMUM | TMAS | TOE NAIL | | |
| EGR. | EMERGENCY GENERATOR RECEPTACLE | MISC. | MISCELLANEOUS | T.N. | TOP OF ANTENNA | | |
| EL. | ELEVATION | MLO | MAIN LUGS ONLY | T.O.A. | TOP OF CURB | | |
| ELEC. | ELECTRICAL | | | T.O.C. | | | |
| ELEV. | ELEVATOR | | | | | | |

## EXISTING AT&T CELL SITE NOTES

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NOTES FOR EXISTING AT&T CELL SITES:

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

## GENERAL NOTES

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1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2–A OR 2–A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1 OR SHEET C–1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
14. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE–SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
15. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
16. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
18. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
19. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
20. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
21. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS–BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#: 3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:
ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
**GENERAL NOTES, LEGEND, AND ABBREVIATIONS**

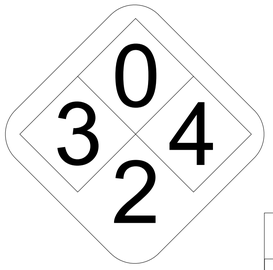
SHEET NUMBER:
**T-2**




NOTICE SIGN



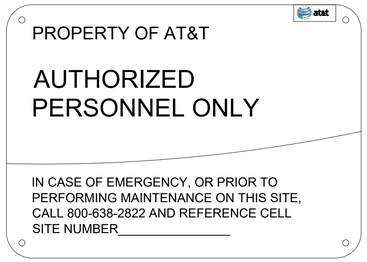

CAUTION SIGN



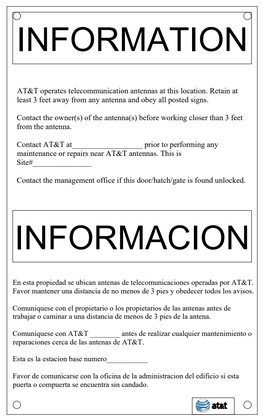

ALERTING SIGN




ALERTING SIGN



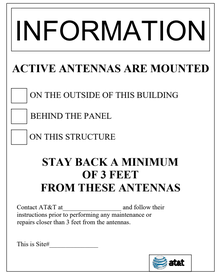

INFO SIGN #5




INFO SIGN #1




INFO SIGN #3




INFO SIGN #2




INFO SIGN #4

## GENERAL SIGNAGE GUIDELINES

| STRUCTURE TYPE | INFO SIGN #1 | INFO SIGN #2 | INFO SIGN #3 | INFO SIGN #4 | INFO SIGN #5 | STRIPING | NOTICE SIGN | CAUTION SIGN |
|---|---|---|---|---|---|---|---|---|
| TOWERS | | | | | | | | |
| MONOPOLE/MONOPINE/MONOPALM | ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS | CLIMBING SIDE OF THE TOWER | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | | AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND |
| SCE TOWERS/TOWERS WITH HIGH VOLTAGE | ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS | CLIMBING SIDE OF THE TOWER | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | | AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND |
| LIGHT POLES/FLAG POLES | ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS | ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | | |
| UTILITY WOOD POLES (JPA) | ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS | ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99% CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND | |
| MICROCELLS MOUNTED ON NON-JAP POLES | ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS | ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND: ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND | |
| ROOF TOPS | | | | | | | | |
| AT ALL ACCESS POINTS OF THE ROOF | X | | | | | | | |
| ON ANTENNAS | X | | X | X | | | | |
| CONCEALED ANTENNAS | X | X | | | | | | |
| ANTENNAS MOUNTED FACING OUTSIDE THE BUILDING | X | X | | | | | | |
| ANTENNAS ON SUPPORT STRUCTURE | X | X | | | | | | |
| ROOFTOP GRAPH: | | | | | | | | |
| RADIATION AREA IS WITHIN 3FT FROM ANTENNA | X | ADJACENT TO EACH ANTENNA | | | | | EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER | |
| RADIATION IS BEYOND 3FT FROM ANTENNA | X | ADJACENT TO EACH ANTENNA | | | | DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH | | |
| CHURCH STEEPLES | ACCESS TO STEEPLE | ADJACENT TO ANTENNAS IF ANTENNAS ARE CONCEALED | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | | CAUTION SIGN AT THE ANTENNAS |
| WATER STATIONS | ACCESS TO STEEPLE | ADJACENT TO ANTENNAS IF ANTENNAS ARE CONCEALED | ON BACKSIDE OF ANTENNAS | ON THE SIDE OF ANTENNAS | ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET | | | CAUTION SIGN AT THE ANTENNAS |

NOTES FOR ROOFTOP SITES:
1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR
2. IF ROOFVIEW SHOWS: ONLY BLUE= NOTICE SIGN, BLUE AND YELLOW= CAUTION SIGN, ONLY YELLOW= CAUTION SIGN TO BE INSTALLED.
3. SHOULD THE REQUIRED STRIPING ARE INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C, VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETS.), PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.



AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:
ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

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SHEET TITLE:
**SIGNAGE**

SHEET NUMBER:
**T-3**

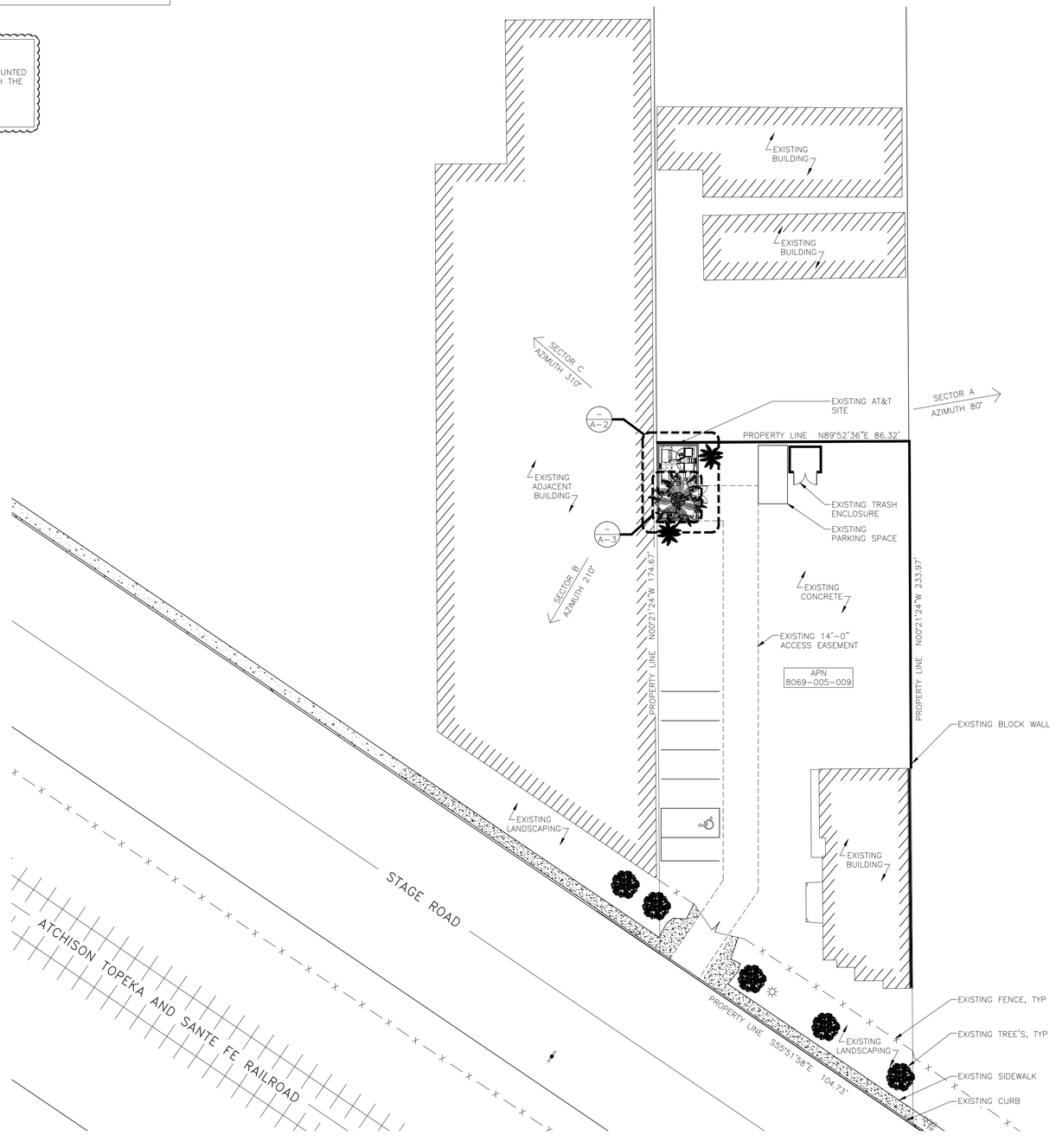
DISCLAIMER NOTE:

RLS HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THIS PLANS ARE ESTIMATED. RLS HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.

1

NOTE:

- ALL NEW AND EXISTING PIPE MOUNTS, ANTENNAS, RRUS AND OTHER TOWER MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE PALM FRONDS.
- ALL UNUSED AND EXCESS PIPE MOUNTS AND CABLES SHALL BE REMOVED.




**SITE PLAN**

0 10' 20' 50'

SCALE 1" = 20'-0"

1

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**

CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

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SHEET TITLE:

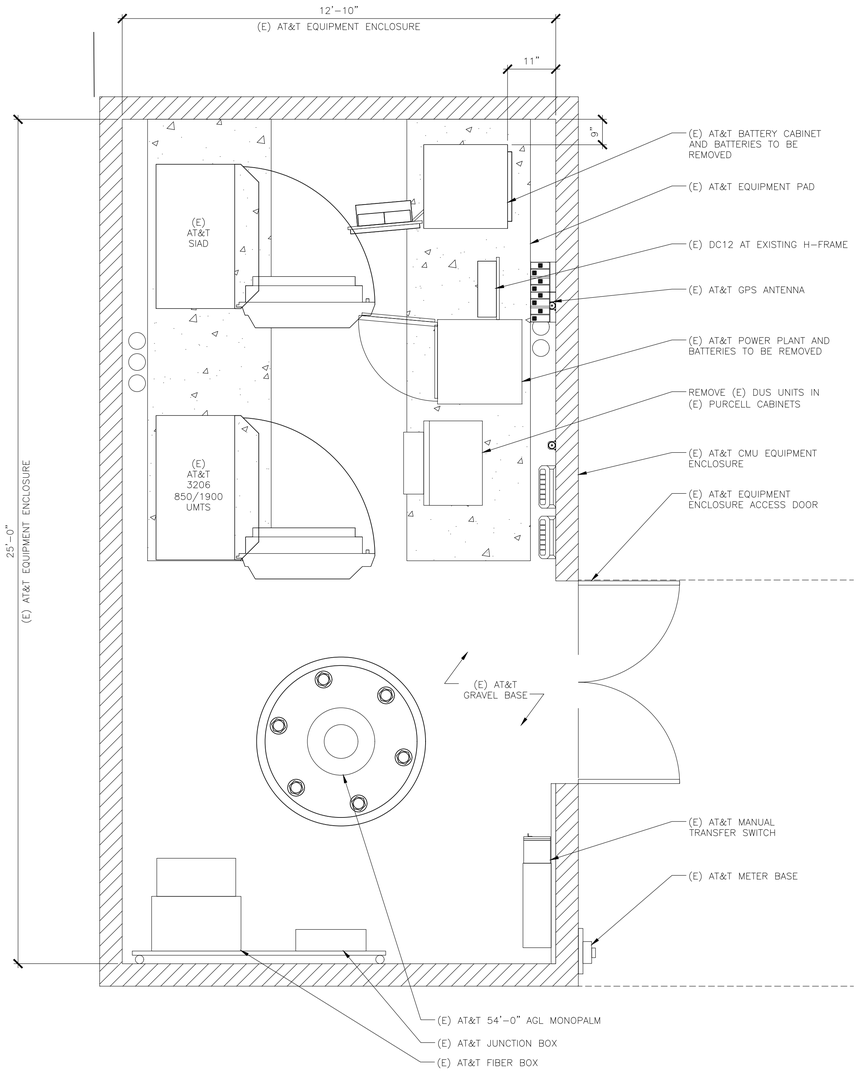
**SITE PLAN**

SHEET NUMBER:

**A-1**

NOTE:

1. MONOPALM FRONDS NOT SHOWN FOR CLARITY
2. ANTENNA ARRAY NOT SHOWN FOR CLARITY




## EXISTING EQUIPMENT PLAN

0 1' 2' 4'

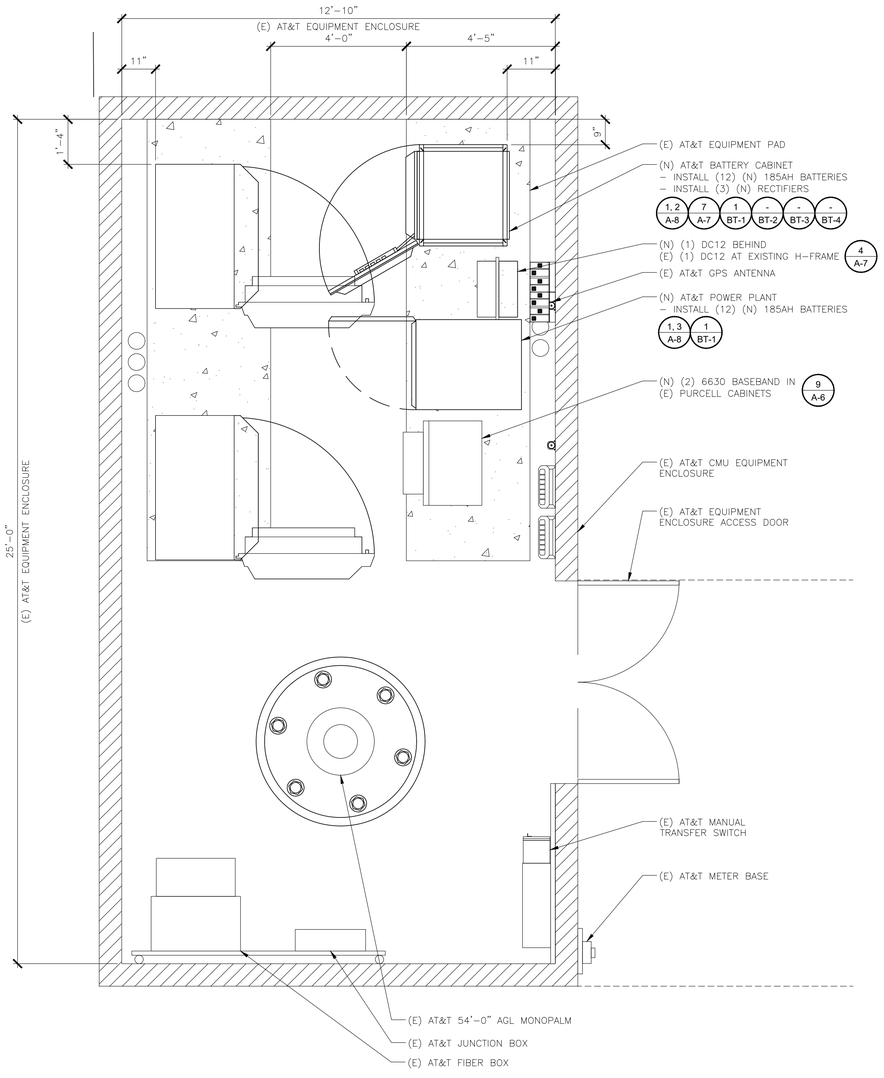
SCALE 1/2" = 1'-0"

2

1

NOTE:

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- ALL UNUSED AND EXCESS PIPE MOUNTS AND CABLES SHALL BE REMOVED.




## NEW EQUIPMENT PLAN

0 1' 2' 4'

SCALE 1/2" = 1'-0"

1

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**

CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0K0XY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

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CONSULTANT:

ERICSSON
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IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
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Exp. 12/31/22
STATE OF CALIFORNIA

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SHEET TITLE:

**EQUIPMENT PLAN**

SHEET NUMBER:

**A-2**

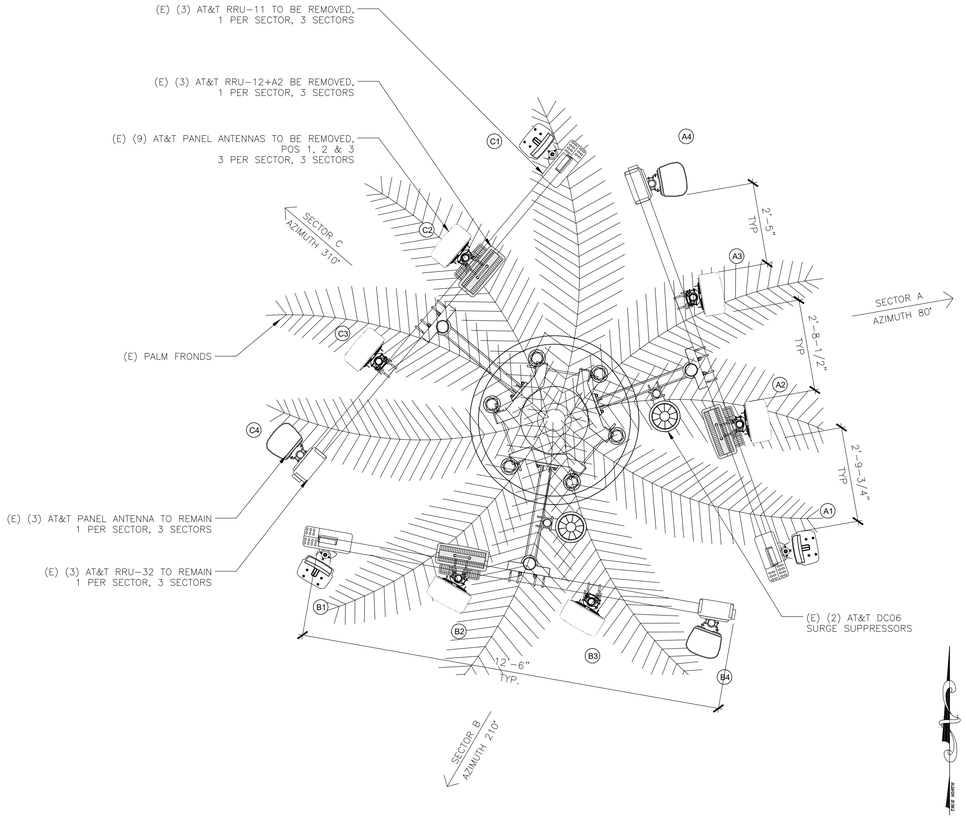
## EXISTING ANTENNA SCHEDULE

| SECTOR ANTENNA | CARRIER TECHNOLOGY | ANTENNA AZIMUTH | RAD CENTER | ANTENNA MODEL NO. | RRU MODEL NO. | SURGE SUPPRESSOR | CABLE SIZE/TYPE | LENGTH |
|---|---|---|---|---|---|---|---|---|
| A1 | LTE | 100° | 52'-0" | ERICSSON KRC 118 048-1 | (1) 1C RRU-11 (700) | (2) (E) DC-06 | FIBER | ±310' |
| A2 | GSM/LTE | 100° | 52'-0" | CCI (TenXc) HPA-65R-BUU-H8-K | (1) 1C RRU-12+RRU-A2 (1900) | | LDF-12/ FIBER | ±310' |
| A3 | UMTS | 100° | 52'-0" | CCI (TENXC) HPA-65R-BUU-H8-K | - | | LDF-12 | ±310' |
| A4 | LTE | 100° | 52'-0" | QUINTEL QS8658-3 | (1) RRU-32 (WCS) | | FIBER | ±310' |
| B1 | LTE | 220° | 52'-0" | ERICSSON KRC 118 048-1 | (1) 1C RRU-11 (700) | | FIBER | ±310' |
| B2 | GSM/LTE | 220° | 52'-0" | CCI (TenXc) HPA-65R-BUU-H8-K | (1) 1C RRU-12+RRU-A2 (1900) | | LDF-12/ FIBER | ±310' |
| B3 | UMTS | 220° | 52'-0" | CCI (TENXC) HPA-65R-BUU-H8-K | - | | LDF-12 | ±310' |
| B4 | LTE | 220° | 52'-0" | QUINTEL QS8658-3 | (1) RRU-32 (WCS) | | FIBER | ±310' |
| C1 | LTE | 340° | 52'-0" | ERICSSON KRC 118 048-1 | (1) 1C RRU-11 (700) | | FIBER | ±310' |
| C2 | GSM/LTE | 340° | 52'-0" | CCI (TenXc) HPA-65R-BUU-H8-K | (1) 1C RRU-12+RRU-A2 (1900) | | LDF-12/ FIBER | ±310' |
| C3 | UMTS | 340° | 52'-0" | CCI (TENXC) HPA-65R-BUU-H8-K | - | | LDF-12 | ±310' |
| C4 | LTE | 340° | 52'-0" | QUINTEL QS8658-3 | (1) RRU-32 (WCS) | | FIBER | ±310' |

## NEW ANTENNA SCHEDULE

| SECTOR ANTENNA | CARRIER TECHNOLOGY | ANTENNA AZIMUTH | RAD CENTER | ANTENNA MODEL NO. | RRU MODEL NO. | SURGE SUPPRESSOR | CABLE SIZE/TYPE | LENGTH |
|---|---|---|---|---|---|---|---|---|
| A1 | LTE/1900 700/850/5G | 80° | 52'-0" | COMMSCOPE NNH4-65C-R6-V3 | (1) (N) B5/B12 4449 (850) / (1) (N) B2/B664 8843 (AWS) | (2) (E) DC-06 + (1) (N) DC-06 SQUID + (1) (N) DC9 SQUID | FIBER | ±310' |
| A2 | CBAND | 80° | 54'-7" | ERICSSON AIR6449 N77 | - | | FIBER | ±310' |
| A3 | LTE 700 | 80° | 52'-0" | KATHREIN 800-10966 K | (1) (N) B14 4478 (700) | | FIBER | ±310' |
| A4 | LTE WCS | 80° | 52'-0" | QUINTEL QS8658-3 | (1) RRU-32 (WCS) | | FIBER | ±310' |
| B1 | LTE/1900 700/850/5G | 210° | 52'-0" | COMMSCOPE NNH4-65C-R6-V3 | (1) (N) B5/B12 4449 (850) / (1) (N) B2/B664 8843 (AWS) | | FIBER | ±310' |
| B2 | CBAND | 210° | 54'-7" | ERICSSON AIR6449 N77 | - | | FIBER | ±310' |
| B3 | LTE 700 | 210° | 52'-0" | KATHREIN 800-10966 K | (1) (N) B14 4478 (700) | | FIBER | ±310' |
| B4 | LTE WCS | 210° | 52'-0" | QUINTEL QS8658-3 | (1) RRU-32 (WCS) | | FIBER | ±310' |
| C1 | LTE/1900 700/850/5G | 310° | 52'-0" | COMMSCOPE NNH4-65C-R6-V3 | (1) (N) B5/B12 4449 (850) / (1) (N) B2/B664 8843 (AWS) | | FIBER | ±310' |
| C2 | CBAND | 310° | 54'-7" | ERICSSON AIR6449 N77 | - | | FIBER | ±310' |
| C3 | LTE 700 | 310° | 52'-0" | KATHREIN 800-10966 K | (1) (N) B14 4478 (700) | | FIBER | ±310' |
| C4 | LTE WCS | 310° | 52'-0" | QUINTEL QS8658-3 | (1) RRU-32 (WCS) | | FIBER | ±310' |

## ANTENNA AND RRU SCHEDULE




**EXISTING EQUIPMENT PLAN**

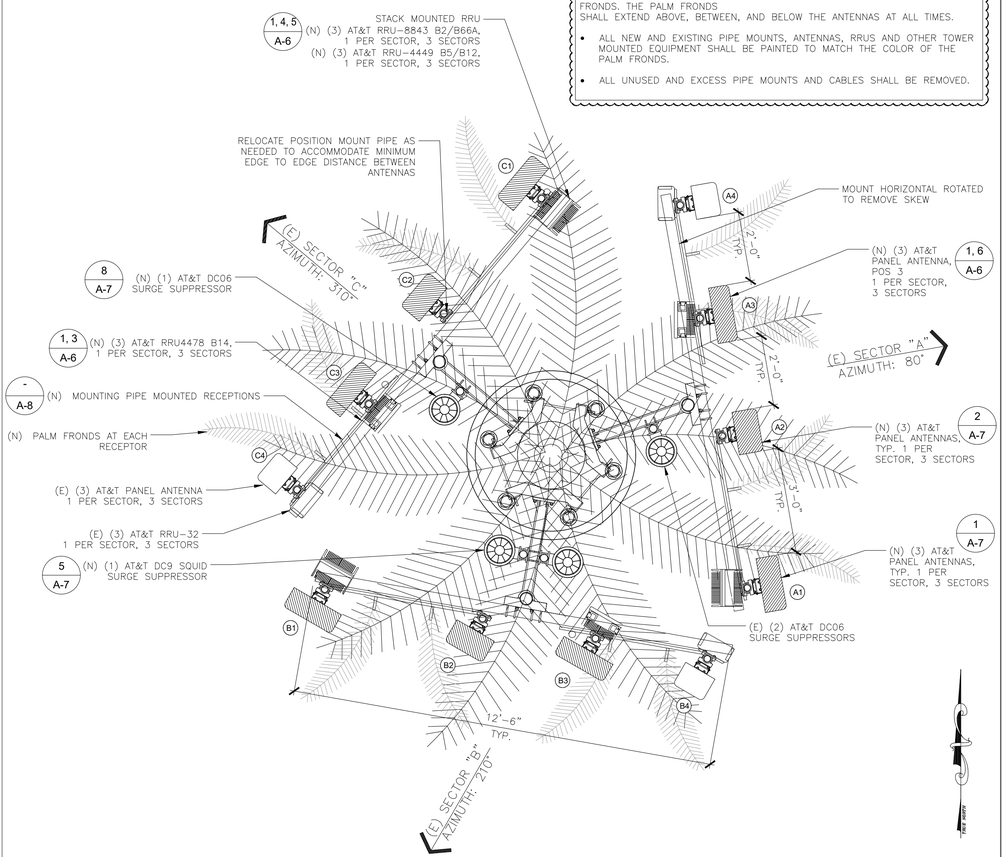
0 1' 2' 4'

SCALE 1/2" = 1'-0"

2

1

NOTE:
- MONOPALM FRONDS NOT SHOWN FOR CLARITY
- CM TO INSTALL NEW PALM RECEPTORS AT ANTENNA ARRAY SEE SHEET A-8
- CM TO ROTATE COLLAR TO MITIGATE ANTENNA SKEW AT ALL SECTORS.
- PALM FRONDS OR FROND TIPS TO HIDE BOTTOM ANTENNAS. ALL TOWER-MOUNTED EQUIPMENT SHALL BE LOCATED COMPLETELY WITHIN THE LENGTH OF THE PALM FRONDS. THE PALM FRONDS SHALL EXTEND ABOVE, BETWEEN, AND BELOW THE ANTENNAS AT ALL TIMES.
- ALL NEW AND EXISTING PIPE MOUNTS, ANTENNAS, RRUS AND OTHER TOWER MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE PALM FRONDS.
- ALL UNUSED AND EXCESS PIPE MOUNTS AND CABLES SHALL BE REMOVED.




**NEW EQUIPMENT PLAN**

0 1' 2' 4'

SCALE 1/2" = 1'-0"

1


AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780


PROJECT INFORMATION:

**EL0107**

CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#: 3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
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PLANS PREPARED BY:


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CONSULTANT:


ERICSSON
330 COMMERCE
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

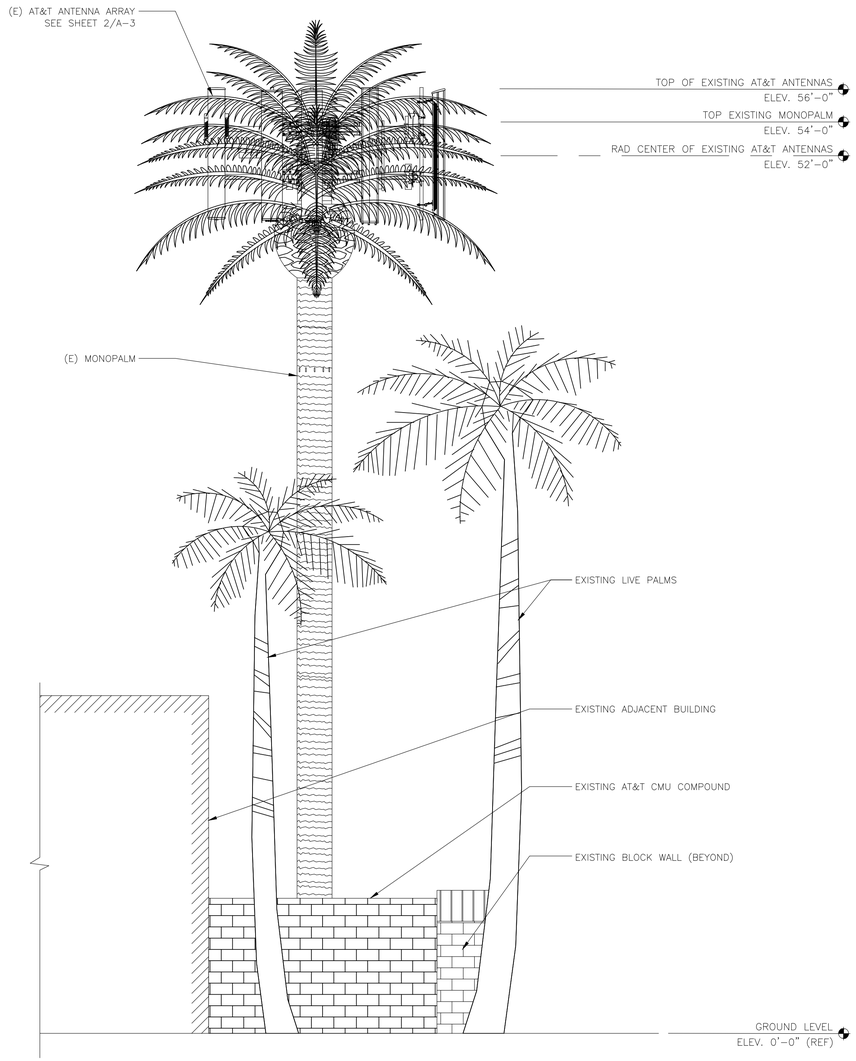

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SHEET TITLE:

**ANTENNA PLAN ANTENNA & RRU SCHEDULE**

SHEET NUMBER:

**A-3**




**EXISTING SOUTH ELEVATION**

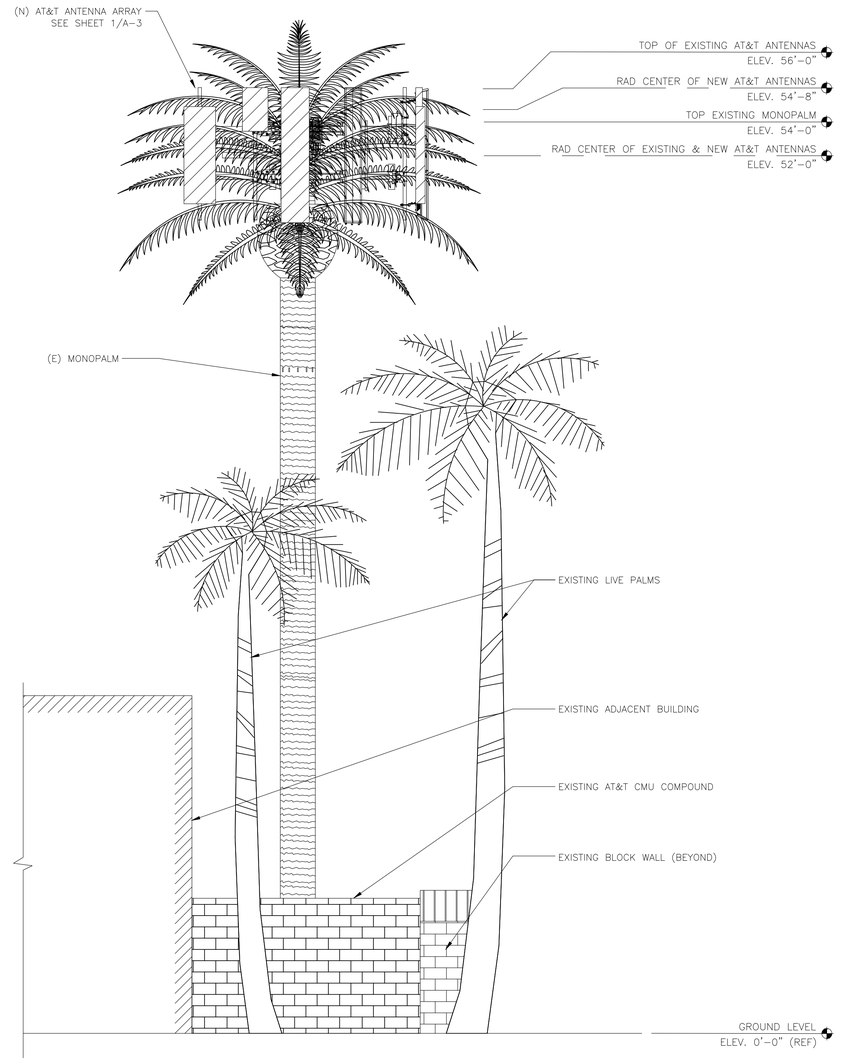
0 2' 4' 8'

SCALE 1/4" = 1'-0"

2

1 NOTE:

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- ALL UNUSED AND EXCESS PIPE MOUNTS AND CABLES SHALL BE REMOVED.




**NEW SOUTH ELEVATION**

0 2' 4' 8'

SCALE 1/4" = 1'-0"

1

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**

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CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

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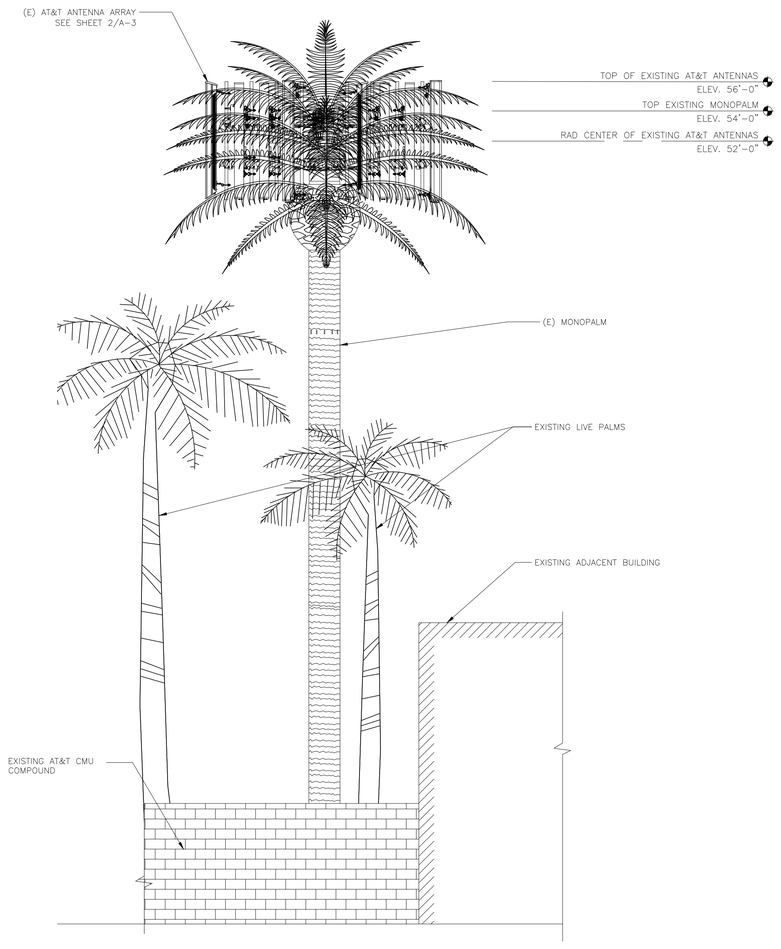
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SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

**A-4**




## EXISTING NORTH ELEVATION

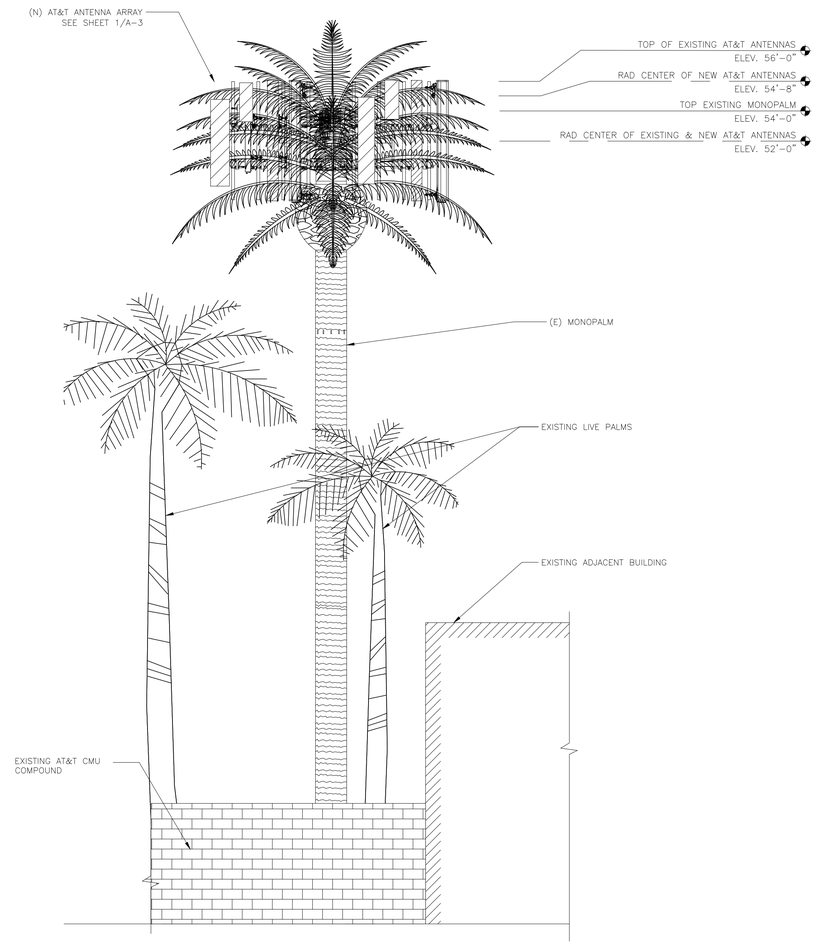
0 2' 4' 8'

SCALE 1/4" = 1'-0"

2

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## NEW NORTH ELEVATION

0 2' 4' 8'

SCALE 1/4" = 1'-0"

1

AT&T
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TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**

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CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
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| BAK | DJL | -- |

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SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

**A-5**

## KATHREIN 800-10966K

RADOME MATERIAL: FIBERGLASS, UV RESISTANT

RADOME COLOR: LIGHT GREY

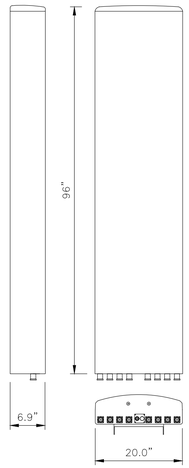
DIMENSIONS, HxWxD: H 96" X W 20.0" X D 6.9"

WEIGHT, WITHOUT MOUNTING: 114.6 lbs (49.3 kg)

WIND LOADING, FRONTAL: 1270 N (286 LBF) @ 150 KM/H

WIND SPEED, MAXIMUM: 150 MPH (241 KM/H)

CONNECTOR: 8 x 4.3-10 DIN FEMALE




# KATHREIN ANTENNA

SCALE NTS | 7

(N) MOUNTING BRACKET AND HARDWARE BY ORIGINAL MANUFACTURER

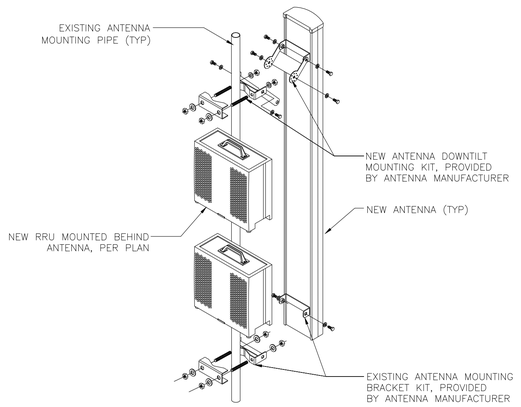
## MODEL: RADIO 4449 B5 B12

- ~ WEIGHT: 70 LB.
- ~ DIMENSIONS: 33L (17.9 X 13.2 X 9.4 INCHES)
- 4TX/4RX PER BAND (B5 & B12)
- 320W OF TOTAL POWER
  - 4X40 W PER BAND (4T4R IN EACH BAND)
- FULL IBW IN EACH BAND
- CARRIER BW:
  - 5, 10 MHZ
- LTE: MAX 6 CARRIERS PER PORT (DL), MAX 6 CARRIERS PER PORT (UL)
- CPRI SUPPORT:
  - 2.5; 4.9; 9.8; 10.1
- -48 VDC 3-WIRE (2-WIRE WITH ADAPTER)
  - TWO DC POWER PORTS OF 20A
- AISG TMA & RET SUPPORT VIA RS-485 OR RF CONNECTORS
  - BIAS-T ONLY BE SUPPORTED ON ANTENNA PORT A AND C.
- FOUR ANTENNA CONNECTORS : 4 X 4.3-10 PLUS (F)
- 2 EXTERNAL ALARM



# RRU-4449 B5/B12

SCALE NTS | 4

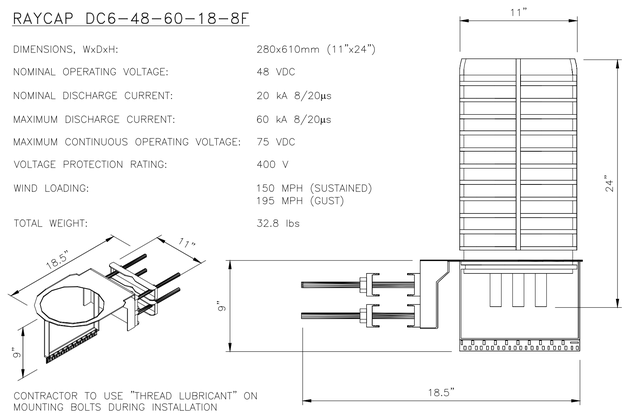



# ANTENNA AND RRU MOUNTING

SCALE NTS | 1

## RAYCAP DC6-48-60-18-8F

| | |
|---|---|
| DIMENSIONS, WxDxH: | 280x610mm (11"x24") |
| NOMINAL OPERATING VOLTAGE: | 48 VDC |
| NOMINAL DISCHARGE CURRENT: | 20 kA 8/20µs |
| MAXIMUM DISCHARGE CURRENT: | 60 kA 8/20µs |
| MAXIMUM CONTINUOUS OPERATING VOLTAGE: | 75 VDC |
| VOLTAGE PROTECTION RATING: | 400 V |
| WIND LOADING: | 150 MPH (SUSTAINED) 195 MPH (GUST) |
| TOTAL WEIGHT: | 32.8 lbs |




CONTRACTOR TO USE "THREAD LUBRICANT" ON MOUNTING BOLTS DURING INSTALLATION

# DC-06 SURGE SUPPORESSOR

SCALE NTS | 8

(N) MOUNTING BRACKET AND HARDWARE BY ORIGINAL MANUFACTURER

## ERICSSON RRU-8843 B2/B66

DIMENSIONS, HxWxD: 14.90"x13.2"x10.9"

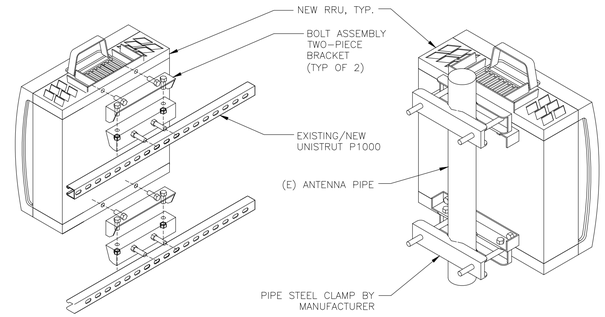
DC POWER CONSUMPTION: 1520 WATTS

WEIGHT (EXCL. MOUNTING): 72 LBS



# RRU-8843 B2/B66 SPECS

SCALE NTS | 5




# RRU MOUNTING

SCALE NTS | 2

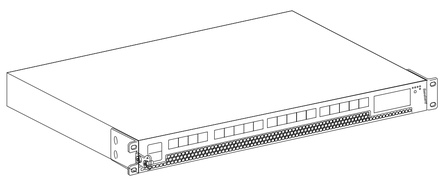


*Table 1 Dimensions and Weight*

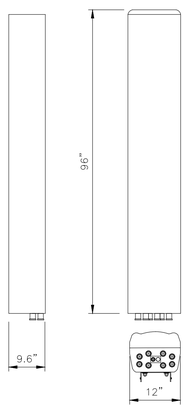
| Baseband | Height | Width | Depth | Weight |
|---|---|---|---|---|
| Baseband 6620 | 1 U (44.45 mm) | 19-inch | 350 mm | < 6.5 kg |
| Baseband 6630 | | | | |

# 6630 BASEBAND

SCALE NTS | 9

## QUINTEL - QS8658-3

| | |
|---|---|
| RADOME MATERIAL: | FIBERGLASS, UV RESISTANT |
| RADOME COLOR: | LIGHT GREY |
| DIMENSIONS, HxWxD: | H 96" X W 12" X D 9.6" (1828MM X 304MM X 245MM) |
| WEIGHT, WITHOUT MOUNTING: | 98 lbs |
| WIND LOADING, FRONTAL: | 285 N (64.0 LBS) @ 160 KM/H |
| WIND LOADING, LATERAL: | 536 N (120.4 LBS) @ 160 KM/H |
| WIND SPEED, MAXIMUM: | 150 MPH (67M/S) |
| CONNECTOR: | 8 x 7-16 DIN FEMALE |




# QUINTEL ANTENNA (EXISTING)

SCALE NTS | 6

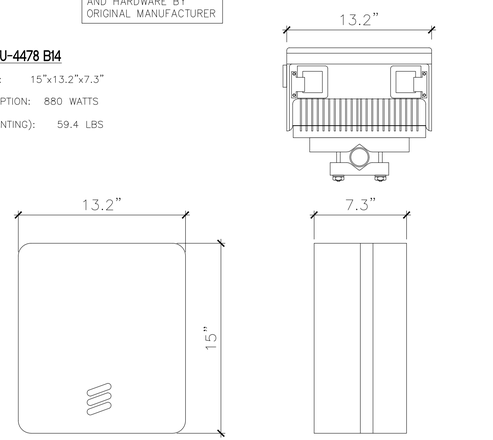
(N) MOUNTING BRACKET AND HARDWARE BY ORIGINAL MANUFACTURER

## ERICSSON RRU-4478 B14

DIMENSIONS, HxWxD: 15"x13.2"x7.3"

DC POWER CONSUMPTION: 880 WATTS

WEIGHT (EXCL. MOUNTING): 59.4 LBS




# RRU-4478 B14 SPECS

SCALE NTS | 3

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**

CARRIER ADD: LTE 6C / LTE 5C / 4T4RFX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:

ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

REGISTERED PROFESSIONAL ENGINEER CHRIS S. LEE No. 61054 Exp. 12/31/22 STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

**DETAILS**

SHEET NUMBER:

**A-6**

## VERTIV ESURE RECTIFIER, -48 VDC, 2000 W

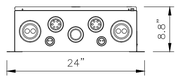
| | |
|---|---|
| PART NUMBER: | 1R482000E3 |
| DIMENSIONS, HxWxD: | H 1.61" X W 3.33" X D 9.94" |
| WEIGHT: | 2.49 lbs |
| OPERATING TEMP: | -40°C TO 80°C / -40°F TO +176°F |
| VOLTAGE: | -42 VDC TO -58 VDC |
| MAXIMUM POWER: | 2000 W |
| MAXIMUM CURRENT: | 42 A @ -48 VDC, LIMIT SET POINT 0 TO 42 A |
| PROTECTION: | FUSE FOR REVERSE CONNECTION AND BACK FEEDING PROTECTION<br>HIGH VOLTAGE SHUTDOWN<br>HIGH TEMPERATURE PROTECTION |

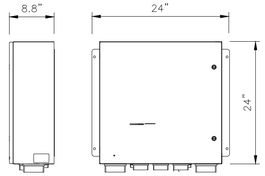


**VERTIV RECTIFIER, -48 VDC, 2000 W** | SCALE NTS | 7

## RAYCAP DC12-48-60-0-25E

| | |
|---|---|
| DIMENSIONS, WxDxH: | 610x224x610mm (24"x8.8"x24") |
| ENCLOSURE TYPE: | NEMA 4 |
| INPUT SIZE QUANTITY & SIZE: | (2) 2"<br>(2) M63 CABLE GLANDS |
| NOMINAL OPERATING VOLTAGE: | 48 VDC |
| NOMINAL DISCHARGE CURRENT: | 20 kA 8/20µs |
| MAXIMUM DISCHARGE CURRENT: | 60 kA 8/20µs |
| MAXIMUM CONTINUOUS OPERATING VOLTAGE: | 75 VDC |
| VOLTAGE PROTECTION RATING: | 400 V |
| TOTAL WEIGHT: | 56.3 lbs |



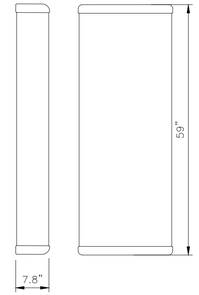



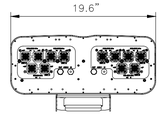

NOTE:
THERE ARE (2) GROUND AND BOTH MUST BE BONDED.

**DC-12 SURGE SUPPRESSOR** | SCALE NTS | 4

## NNH4-65A-R6H4

| | |
|---|---|
| RADOME MATERIAL: | FIBERGLASS, UV RESISTANT |
| RADOME COLOR: | LIGHT GREY |
| DIMENSIONS, HxWxD: | H 59" X W 19.6" X D 7.8" |
| WEIGHT, WITHOUT MOUNTING: | 101.0 lbs |
| WIND LOADING, FRONTAL: | 549.0 N (123.4 LBS) @ 150 KM/H |
| WIND LOADING, LATERAL: | 183.0 N (41.1 LBS) @ 150 KM/H |
| WIND SPEED, MAXIMUM: | 150 MPH (67M/S) |
| CONNECTOR: | 8 x 7-16 DIN FEMALE |



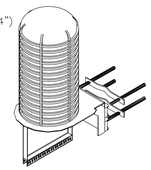



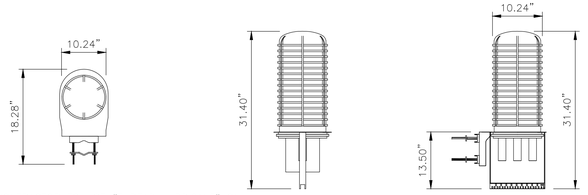

**COMMSCOPE ANTENNA** | SCALE NTS | 1

**NOT USED** | SCALE NTS | 8

## RAYCAP DC9-48-60-24-8C-EV

| | |
|---|---|
| DIMENSIONS, WxDxH: | 260x464x797mm (10.24"x18.28"x31.4") |
| NOMINAL OPERATING VOLTAGE: | -48 VDC |
| NOMINAL DISCHARGE CURRENT: | 20 kA 8/20µs |
| MAXIMUM CONTINUOUS OPERATING VOLTAGE: | 60 VDC |
| VOLTAGE PROTECTION RATING: | 330 V |
| WIND LOADING: | 150 MPH SUSTAINED (105.7 lbs)<br>195 MPH GUST (213.6 lbs) |
| TOTAL WEIGHT: | 28.7 lbs |



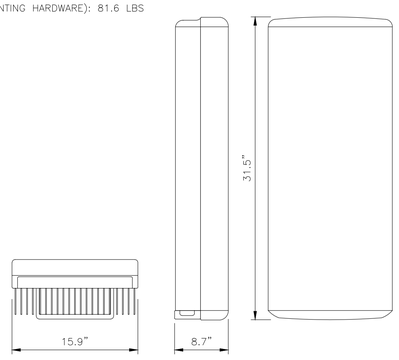



CONTRACTOR TO USE "THREAD LUBRICANT" ON MOUNTING BOLTS DURING INSTALLATION

**DC-9 SURGE SUPPRESSOR** | SCALE NTS | 5

## AIR6449 N77

DIMENSIONS
SIZE (HxWxD): 31.5"x15.9"x8.7"
WEIGHT (WITHOUT MOUNTING HARDWARE): 81.6 LBS




**ERICSSON ANTENNA** | SCALE NTS | 2

**NOT USED** | SCALE NTS | 9

**NOT USED** | SCALE NTS | 6

**NOT USED** | SCALE NTS | 3

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:
ERICSSON
330 COMMERCE
IRVINE, CA 92602

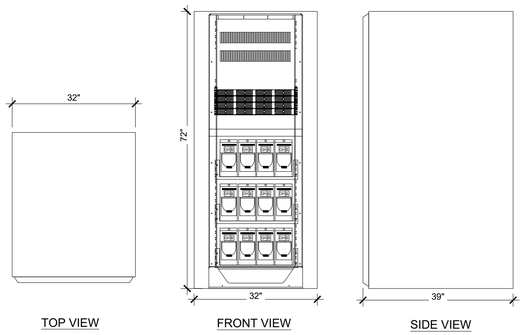
| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

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SHEET TITLE:
**DETAILS**

SHEET NUMBER:
**A-7**




TOP VIEW FRONT VIEW SIDE VIEW

EMERSON NETSURE 512 DC POWER SYSTEM
CABINET WITH POWER SYSTEM AND W/0
BATTERIES = 752lbs

CLEARANCE:
FRONT = 36"
REAR = 6"
SIDES = 2"

## EMERSON POWER PLANT

SCALE NTS | 3

AT&T No. NEQ. 15918 −48V DC BATTERY CABINET
NEQ. 15919 24V DC BATTERY CABINET

TECHNICAL SPECIFICATIONS

EQUIPMENT

| | |
|---|---|
| BATTERY SHELVES | (5) SHELVES (+24V – 12 STRING MAX/−48V – 6 STRING MAX) |
| THERMAL SOLUTION | FREE AIR VENTED |
| GROUND BAR | 10 POSITIONS |
| TERMINAL BLOCK | 12−PAIR PHOENIX BLOCK |

ENVIRONMENTAL

| | |
|---|---|
| NEMA ENCLOSURE | 3R |

WEIGHT

| | |
|---|---|
| NetXtend™ FLEX BATTERY CABINET | 980lbs (W/O BATTERIES) |
| | 4010lbs (W/BATTERIES) |
| PLINTH | TBD |

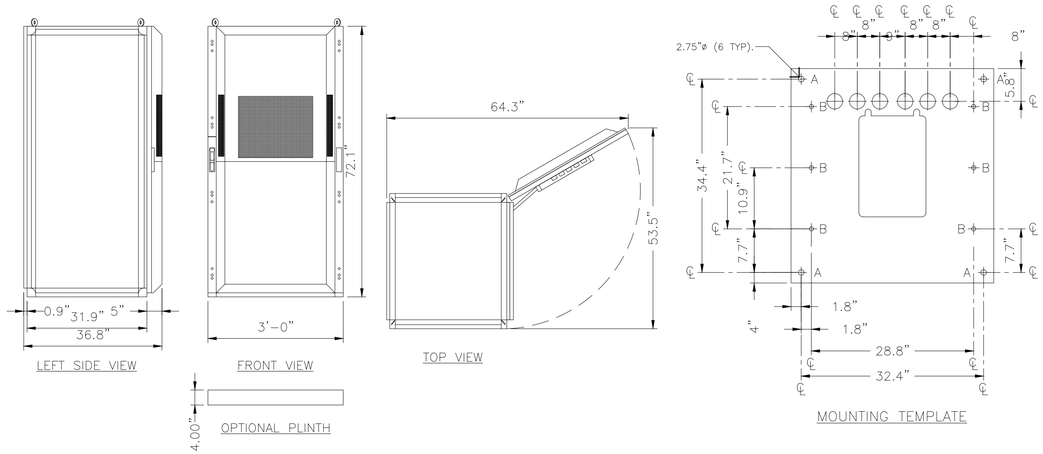
CLEARANCES

| | |
|---|---|
| FRONT | 36" |
| LEFT AND RIGHT | 0" |
| REAR | 12" |

TEMPLATE NOTES:

A. (4) 1" DIAMETER HOLE POSITIONS "A" USED FOR MOUNTING CABINETS ON PLINTHS.

B. (6) 3/4" DIAMETER HOLE POSITIONS "B" USED FOR MOUNTING CABINETS ON PAD WITH OR WITHOUT METAL MOUNTING TEMPLATES.




LEFT SIDE VIEW FRONT VIEW TOP VIEW MOUNTING TEMPLATE

OPTIONAL PLINTH

## -48V BATTERY RACK

SCALE NTS | 1

## NOT USED

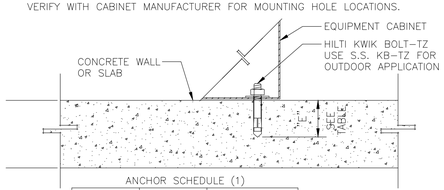
SCALE NTS | 4

NOTES:
THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X−RAY OR EQUIVALENT METHODS. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OF CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.

SPECIAL INSPECTION IS REQUIRED FOR (HILTI KWIK BOLT−TZ PER ESR−1917) CONCRETE EXPANSION ANCHORS AGAINST SEISMIC.

INSTALLATION OF WEDGE ANCHORS IN MASONRY IS NOT ALLOWED.

VERIFY WITH CABINET MANUFACTURER FOR MOUNTING HOLE LOCATIONS.




ANCHOR SCHEDULE (1)

| BOLT DIA. | HOLE DIA. | "E" EMBEDMENT |
|---|---|---|
| 3/8" | 3/8" | 2" |
| 1/2" | 1/2" | 2" |
| 5/8" | 5/8" | 3 1/8" |
| 3/4" | 3/4" | 3 3/4" |

(1) INFORMATION SHOWN IN THIS TABLE IS IN ACCORDANCE WITH: HILTI KWIK BOLT−TZ (ESR−1917)

## ANCHORAGE

SCALE NTS | 2

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

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| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
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RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:

ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

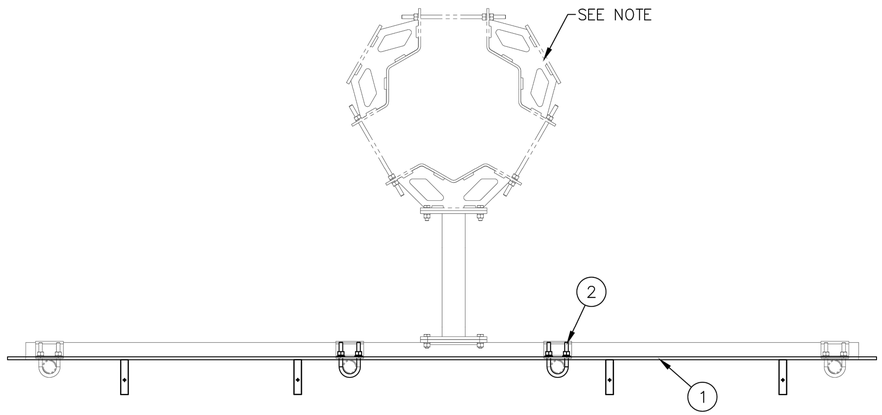
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SHEET TITLE:

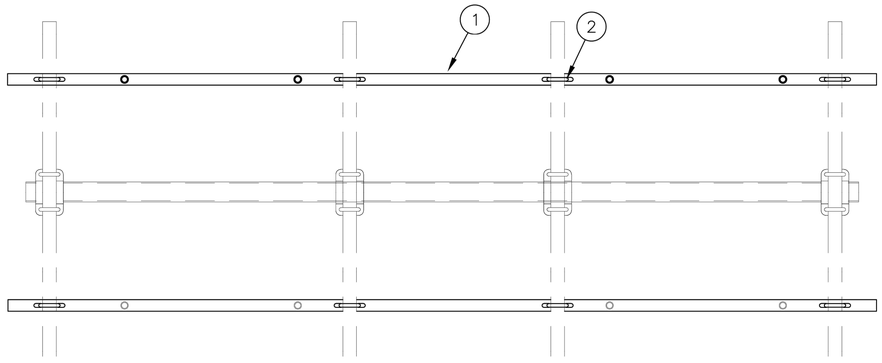
**DETAILS**

SHEET NUMBER:

**A-8**




PLAN VIEW




ELEVATION VIEW

NOTE:

TRI-COLLAR MOUNT, MOUNTING PIPES & T-ARM KIT ARE SHOWN TYPICAL AND MUST BE PURCHASED SEPARATELY.

MOUNTING PIPE MOUNTED PALM RECEPTORS

| ITEM | QTY. | PART NO. | DESCRIPTION | WEIGHT |
|---|---|---|---|---|
| 1. | 2 | CW- | WELDMENT, RECEPTOR MOUNT | 95.4 |
| 2. | 8 | C40034023 | U-BOLT ASSEMBLY | 13.2 |
| | | | TOTAL WEIGHT | 108.6 |




6/14/21

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES

TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"

MATERIAL:

TOLERANCES DO NOT APPLY TO RAW MATERIAL

| REV | DATE | DRW | CHK | DESCRIPTION |
|---|---|---|---|---|

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MOUNTING PIPE MOUNTED RECEPTORS

| | |
|---|---|
| DATE | 6/14/21 |
| DRAWN BY | JKW |
| CHECKED BY | XXX |

| SIZE | DRAWING NO. | REV |
|---|---|---|
| B | 454863-CR1 | 0 |

| SCALE | PAGE |
|---|---|
| None | 1 OF 1 |



AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**

CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:

ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

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SHEET TITLE:

**DETAILS**

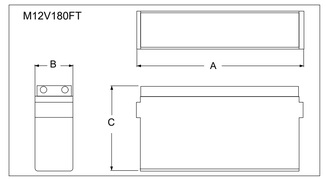
SHEET NUMBER:

**A-9**

PYL12V185FT Battery Specifications:

| | |
|---|---|
| Chemistry: | Rechargeable Sealed Lead Acid |
| Voltage: | 12v |
| Nominal Capacity: | 185Ah (8 Hr) |
| Dimensions in Inches | (L x W x H): 21.9 x 4.9 x 12.5 |
| Terminals: | Front M8 Bolt |
| Weight (lbs): | 133.8 lbs |
| Condition: | Brand New |
| Notes: | 10 Year Design Life \| UL 94V-0 flame spill proof retardant case |

| Model Number | Voltage | Capacity (AH) 8 hr to 1.75 VPC @ 25°C | Nominal Dimensions Inches A | B | C | Millimeters A | B | C | Nominal Weight lbs. | Kg |
|---|---|---|---|---|---|---|---|---|---|---|
| PYL12V185FT | 12 | 185 | 21.90 | 4.90 | 12.50 | 556.26 | 124 | 318 | 133 | 60 |




## 2019 CFC 1206 COMPLIANCE

NEW INDOOR POWER PLANT AND BATTERY RACK

TOTAL SYSTEM CAPACITY = 53.24 kWh

SINCE THE TOTAL SYSTEM KWH IS <70 kWh AND VRLA (VALVE REGULATED LEAD-ACID) BATTERIES ARE INSTALLED THIS SYSTEM IS *NOT SUBJECT* TO COMPLIANCE WITH CFC 1206

| | BATTERY MODEL | TOTAL # OF BATTERY UNITS INSTALLED | CONVERSION FROM Ah (V x Ah / 1000 = kWh) | CAPACITY (kWh) PER UNIT | CAPACITY (kWh) TOTAL SYSTEM |
|---|---|---|---|---|---|
| (N) | PYL12V185FT | 24 | 12 x 185 / 1000 = 2.22 | 2.22 | 53.24 |

BATTERY SPECS AND ACID CALCULATION — SCALE NTS — 1

NOT USED — SCALE NTS — 4

NOT USED — SCALE NTS — 3

NOT USED — SCALE NTS — 2

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KFTW
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

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REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

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SHEET TITLE:

**BATTERY SPECS AND ACID CALCULATION**

SHEET NUMBER:

**BT-1**

## SECTION 1. IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

**1.1. Product Identifier**

**1.1.1. Trade name/designation**
Valve Regulated Lead Battery

**1.2. Relevant identified uses of the substance or mixture and uses advised against**

**1.2.1. Relevant identified uses**
NP, NPH, NPX, PE, PX, PXL, PYL, PWL, SLR, SLX, SWL, SWU, FXH, GOLDTOP and ECO R Series, VALVE REGULATED LEAD ACID (VRLA) BATTERY, ABSORBED ELECTROLYTE (AGM) CONSTRUCTION

**1.2.2. Uses advised against**
Any other not listed above

**1.3. Details of the supplier**

**1.3.1. Supplier:**
GS Yuasa Energy Solutions, Inc.

**1.3.2. Website**
www.gsyuasa-es.com

**1.3.3. Information contact**
1150 Northmeadow Parkway
Suite 110
Roswell, GA 30076-3886

**1.3.4. National contact**
GS Yuasa Energy Solutions, Inc.: (678) 762-4818

**1.4. Emergency Telephone Number**
CHEMTREC: Domestic: (800) 424-9300
International: 1(703) 527-3887



## SECTION 2. HAZARDS IDENTIFICATION

Material is an article. No health effects are expected during normal use of this product as sold. Hazardous exposure may occur when the product is heated, oxidized or otherwise processed, damaged or subjected to misuse. Follow manufacturer's instructions for installation, service and use.

**2.1. Classification of the substance or mixture:**

**2.1.1. Health Hazards**
Not classified.

**2.1.2 Physical Hazards**
Not classified.

**2.2. Label elements**

**Emergency Overview**

| Appearance | Physical State | Odor |
|---|---|---|
| Not available. | Solid | Odorless |



## SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

**3.1. Description of the mixture:**

| CAS No | EC No | Weight (%) | Name | WHMIS Classifications | Classification according to CLP (1272/2008) |
|---|---|---|---|---|---|
| 7439-92-1 | 231-100-4 | 63-78% | Lead D2A | | Xn, N, T; R20/22, R33, R50, R50/53, R53, R61, R62; Repr. Cat. 1, Repr. Cat. 3; S53, S45, S60, S61 except those specified elsewhere in the annex |
| 7664-93-9 | 231-639-5 | 10-30% | Sulfuric Acid | D1A, E (including >51%, <=51%) | C; R35; S1/2, S26, S30, S45 |
| 7440-36-0 | 231-146-5 | 0.2% | Antimony | Uncontrolled product accord-ing to WHMIS classification criteria; D1B (powder) | Xn, N; R20/22, R51/53;S2, S61 except tetroxide, pentoxide, trisulphide, pentasulphide, and those specified elsewhere in the annex |
| 7440-31-5 | 231-141-8 | 0.006% | Tin | Uncontrolled product accord-ing to WHMIS classification criteria | Not Listed |
| 7440-38-2 | 231-148-6 | 0.003% | Arsenic | D1A, D2A | T, N; R23/25, R50/53; S1/2, S20/21, S28, S45, S60, S61 |
| 7440-70-2 | 231-179-5 | 0.002% | Calcium | B6, E | F; R15, S2, S8, S24/25, S43 |

Case material composes 5-6% of the article. Case material includes the following components: 1-Propene, homopolymer (9003-07-0); Polystyrene (9003-53-6); Acrylonitrile, polymer with styrene (9003-54-7); Acrylonitrile, polymer with 1,3-butadiene and styrene (9003-56-9); Styrene polymer with 1,3-butadiene and styrene (9003-56-9); Styrene polymer with 1,3-butadine (Kraton) (9003-55-8); Ethylene, chloro-, polymer (9003-86-2); Hard Rubber; Polycarbonate; Polyethylene.

## SECTION 4. FIRST AID MEASURES

**4.1. Description of first aid measures**

**4.1.1 Eye contact:**
First aid is not expected to be necessary if material is used under ordinary conditions and as recommended. If contact with material occurs flush eyes with water. Get medical attention.

**4.1.2 Inhalation:**
First aid is not expected to be necessary if material is used under ordinary conditions and as recommended. If signs/symptoms develop, move person to fresh air. Administer oxygen if breathing is difficult. Get medical attention.

**4.1.3 Skin contact:**
First aid is not expected to be necessary if material is used under ordinary conditions and as recommended. If exposure to electrolyte (sulfuric acid) occurs, flush with large quantities of water for 15 minutes. Immediately remove contaminated clothing and shoes. If exposure to lead component occurs, wash contaminated skin with plenty of soap and water.

**4.1.4 Ingestion:**
First aid is not expected to be necessary if material is used under ordinary conditions and as recommended.



If electrolyte (sulfuric acid) portion of battery is ingested give large quantities, DO NOT induce vomiting. Get medical attention immediately. If lead portion of battery is ingested get medical attention immediately.

**4.1.5 Self-protection of the first aider:**
If artificial respiration is required use a pocket mask equipped with a one-way valve or other proper respiratory medical device.

**4.2. Most important symptoms and effects, both acute and delayed**

4.2.1 Symptoms of lead toxicity include headache, fatigue, abdominal pain, loss of appetite, muscular aches and weakness, sleep disturbances and irritability. Lead absorption may cause nausea, weight loss, abdominal spasms, and pain in arms, legs and joints.

Effects of chronic lead exposure may include central nervous system (CNS) damage, kidney dysfunction, anemia, neuropathy particularly of the motor nerves with wrist drop, and potential reproductive effects. Acute exposure to sulfuric acid causes severe irritation, burns and permanent tissue damage to all routes of exposure.

4.2.2 Chronic exposure to sulfuric acid may cause erosion of tooth enamel, inflammation of nose, throat and respiratory system.

## SECTION 5. FIREFIGHTING MEASURES

**5.1. Extinguishing media:**

**5.1.1 Suitable extinguishing media:**
CO2, dry chemical or foam

**5.1.2 Unsuitable extinguishing media:**
Avoid using water

**5.2. Special hazards arising from the substance or mixture**

**5.2.1 Hazardous combustion products:**
Lead portion of battery will likely produce toxic metal fume, vapor or dust.

**5.3. Advice for fire-fighters:**
If batteries are on charge, shut off power. Do not allow metallic materials to simultaneously contact negative and positive terminals of cells and batteries.
Wear a positive pressure self-contained breathing apparatus (SCBA). Structural firefighters' protective clothing will only provide limited protection.

**5.4. Additional information:**
Highly flammable hydrogen gas is generated during charging and operation of batteries. Water applied to electrolyte generates heat and causes it to splatter.



## SECTION 6. ACCIDENTAL RELEASE MEASURES

**6.1. Personal precautions, protective equipment and emergency procedures**

**6.1.1. For non-emergency personnel Protective equipment:**
Wear chemical gloves

**6.1.2 For emergency responders**
Personal protective equipment:
Wear chemical gloves, goggles, acid resistant clothing and boots, respirator if insufficient ventilation.

**6.2. Environmental precautions:**
Prevent entry into waterways, sewers, basements or confined areas. Runoff from fire control and dilution water may be toxic and corrosive and may cause adverse environmental impacts.

**6.3. Methods and material for containment and cleaning up**

**6.3.1 For containment:**
In the event of a battery rupturing; stop the leak if you can do it without risk. Absorb with earth, sand or other non-combustible material. Cautiously neutralize spilled liquid.

**6.3.2 For cleaning up:**
Dispose of in accordance with local, State, and national regulations.

## SECTION 7. HANDLING AND STORAGE

**7.1. Precautions for safe handling**

**7.1.1 Protective measures:**
Handle batteries cautiously. Do not tip to avoid spills (if filled with electrolyte). Avoid contact with internal components. Wear protective clothing when filling or handling batteries. Follow manufacturer's instructions for installation and service. Do not allow conductive material to touch the battery terminals. Short circuit may occur and cause battery failure and fire.

**7.1.2 Advice on general occupational hygiene**
Wash thoroughly with soap and water after handling and before eating, drinking, or using tobacco. Eyewash stations and safety showers should be provided with unlimited water supply. Handle in accordance with good industrial hygiene and safety practice.

**7.2. Conditions for safe storage, including any incompatibilities**
Technical measures and storage conditions:
Store in a cool/low-temperature, well-ventilated place away from heat and ignition sources. Batteries should be stored under roof for protection against adverse weather conditions. Place cardboard between layers of stacked batteries to avoid damage and short circuits. Store batteries on an impervious surface.
Storage class:
Class 8B: Non-flammable corrosive materials



## SECTION 8. XPOSURE CONTROLS/PERSONAL PROTECTION

**8.1. Control parameters**

**8.1.1 Occupational exposure limits:**

| Limit value type (Country of origin) | Sub-stance name | EC-No. | CAS-No | Limit value | Monitoring and observation processes |
|---|---|---|---|---|---|
| TWA(ACGIH USA)<br>TWA (CA)<br>TWA (FI)<br>STEL(IME)<br>TWA (ME)<br>TWA (NIOSH USA) | Tin | 231-141-8 | 7440-31-5 | 2 mg/m3<br>2 mg/m3<br>2 mg/m3<br>4 mg/m3<br>2 mg/m3<br>2 mg/m3 | |
| STEL (CH)<br>TWA (CH)<br>TWA (ACGIH USA)<br>TWA (CA)<br>TWA (FI)<br>TWA (JP)<br>TWA(ME)<br>TWA(NIOSH USA)<br>TWA (OSHA USA) | Antimony | 231-146-5 | 7440-36-0 | 1.5 mg/m3<br>0.5 mg/m3<br>0.5 mg/m3<br>0.5 mg/m3<br>0.5 mg/m3<br>0.1 mg/m3<br>0.5 mg/m3<br>0.5 mg/m3<br>0.5 mg/m3 | |
| TWA (ACGIH)<br>TWA (CA ON)<br>STEL(CA QU)<br>TWA(CA QU) STEL (CH) TWA(CH)<br>STEL(FI)<br>TWA(FI) | Sulfuric Acid | 231-639-5 | 7664-93-9 | 0.2 mg/m3<br>0.2 mg/m3<br>3 mg/m3<br>1 mg/m3<br>2 mg/m3<br>1 mg/m3<br>1 mg/m3<br>0.2 mg/m3 | Thoracic fraction<br>Thoracic |
| Ceiling(DE)<br>MAK(DE)<br>Ceiling(JP)<br>TWA(ME)<br>TWA(NIOSH)<br>TWA(OSHA) | | | | 0.1 mg/m3 peak<br>0.1 mg/m3<br>1 mg/m3<br>1 mg/m3<br>1 mg/m3<br>1 mg/m3 | Inhalable fraction<br>Inhalable fraction |
| TWA (ACGIH)<br>TWA(CA ON)<br>TWA(CA QU)<br>STEL(CH)<br>TWA(CH)<br>TWA(FI)<br>Biological Limit Value (FI)<br>TWA(JP)<br>TWA(ME)<br>TWA(NIOSH)<br>TWA(OSHA) | Lead | 231-100-4 | 7439-92-1 | 0.05 mg/m3<br>0.05 mg/m3<br>0.05 mg/m3<br>0.15 (0.09) mg/m3<br>0.05(0.03)mg/m3<br>0.1 mg/m3<br>1.4 umol/L<br>0.1 mg/m3<br>0.15 mg/m3<br>0.05 mg/m3<br>50 ug/m3 | Designated substance regulation<br>Dust (fume)<br>Dust (fume)<br>Dust<br>As Pb, dust and fume |



**8.2. Exposure controls**

**8.2.1 Appropriate engineering controls:**
Store and charge in a well-ventilated area. General dilution ventilation is acceptable.

**8.2.2 Personal protective equipment:**

8.2.2.1 Pictograms:



8.2.2.2 Eye/Face protection:
Wear protective eyewear (goggles, face shield or safety glasses with side shields).

8.2.2.3 Skin protection:
Wear protective gloves.
No skin protection is ordinarily required under normal conditions of use. In accordance with industrial hygiene practices. If contact with leaking battery is expected, precautions should be taken to avoid skin contact. Under severe exposure or emergency conditions, wear acid resistant clothing and boots.

8.2.2.4 Respiratory protection:
In case of insufficient ventilation, wear suitable respiratory equipment.

## SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

**9.1. Information on basic physical and chemical properties**

**9.1.1. Appearance**
Physical state: Solid Color: Clear (Electrolyte) Odor: Odorless Odor threshold: No Data

**9.1.2. Safety relevant basic data**

| | |
|---|---|
| pH (20 °C): | No Data |
| Melting point/range(°C): | No Data |
| Initial boiling point/range (°C): | 95-115.555 (Electrolyte) |
| Decomposition temperature (°C): | No Data |
| Flash point (°C): | No Data |
| Ignition temperature (°C): | No Data |
| Vapor pressure (mm Hg): | 10 (Electrolyte) |
| Vapor density (air = 1): | 1 (Electrolyte) |
| Bulk density (kg/m3): | No Data |
| Specific Gravity/Relative Density (Water=1): | 1.215-1.350 (Electrolyte)<br>9.6-11.3 (Lead) |
| Water solubility (20°C in g/l): | 100% (Electrolyte) |
| Solubility(ies): | No Data |
| Partition coefficient: | No Data |



| | |
|---|---|
| N-Octanol/Water (log Po/w): | No Data |
| Viscosity, dynamic (mPa s): | No Data |

**9.1.3. Physical hazards:**
Flammable gases
Metal corrosion

## SECTION 10. STABILITY AND REACTIVITY

**10.1. Reactivity:**
Not reactive

**10.2. Chemical stability:**
Stable under normal temperatures and pressures

**10.3. Possibility of hazardous reactions**
Hazardous polymerization will not occur.

**10.4. Conditions to avoid:**
Prolonged overcharge, sources of ignition.

**10.5. Incompatible materials:**
Sulfuric acid: Contact with combustible and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents, metals, sulfur trioxide, strong oxidizers and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas.
Lead compounds: Avoid contact with strong bases, acids, combustible organic materials, halides, halogenates, potassium nitrate, permanganate, peroxides, nascent hydrogen, reducing agents and water.

**10.6. Hazardous decomposition products:**
Lead compounds exposed to high temperatures will likely produce toxic metal fume, vapor or dust; contact with strong acid/base or presence of nascent hydrogen may generate highly toxic arsine gas.
Sulfuric acid: Sulfur trioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide and hydrogen.

## SECTION 11. TOXICOLOGICAL INFORMATION

**11.1. Information on toxicological effects:**

| Lead (7439-92-1) | Effect dose / Concentration | Species | Method | Time |
|---|---|---|---|---|
| Acute oral toxicity | 155 mg/kg | Human | LDLo | |
| Acute oral toxicity | 1050 ug/kg | Rat | TDLo | 30 Weeks(int.) |
| Acute inhalative toxicity (dust/mist) | 0.011 mg/m3 | Human | LCLo | 26 Weeks (int.) |
| Mutagen | 23 ug/m3 | Rat | Inhalation | 16 Weeks |
| Reproductive | 790 mg/kg | Rat | TDLo (Oral) | |
| Reproductive | 3 mg/m3 | Rat | TCLo (Inhalation) | 1-21 Days preg. |

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TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
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SANTA FE SPRINGS, CA 90670

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
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| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
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PLANS PREPARED BY:
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ERICSSON
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IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | – – |

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

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SHEET TITLE:
**BATTERY SDS**

SHEET NUMBER:
**BT-2**

| Antimony (7440-36-0) | Effect dose / Concentration | Species | Method | Time |
|---|---|---|---|---|
| Acute oral toxicity | 100 mg/kg | Rat | LD50 | |
| Acute inhalative toxicity (dust/mist) | 13.5 mg/m3 | Human | LCLo | 4 Hours |
| Tumorigen/Carcinogen | 50 mg/m3 | Rat | TCLo | 7 hours 52 weeks (int.) |

| Sulfuric Acid (7664-93-9) | Effect dose / Concentration | Species | Method | Time |
|---|---|---|---|---|
| Acute oral toxicity | 2140 mg/kg | Rat | LD50 | |
| Acute inhalative toxicity (vapor) | 30 mg/m3 | Guinea Pig | LCLo | 7 Days (con.) |
| Acute inhalative toxicity (vapor) | 510 mg/m3 | Rat | LC50 | 2 Hours |
| Acute inhalative toxicity (vapor) | 3 mg/m3 | Human | LCLo | 24 Weeks |
| Irritation | 5 mg | Rabbit | SEV (eye) | 30 second rinse |
| Irritation | 250 ug | Rabbit | SEV (eye) | |

| Arsenic (7440-38-2) | Effect dose / Concentration | Species | Method | Time |
|---|---|---|---|---|
| Acute oral toxicity | 763 mg/kg | Rat | LD50 | |
| Acute oral toxicity | 5 mg/kg | Rat | LDLo | |
| Mutagen | 0.211 mg/L | Human | Oral | 15 Years |
| Reproductive | 605 ug/kg | Rat | TDLo | 35 weeks preg. |

**11.2. Other information:**

**11.2.1 Carcinogenic Effects:**

The International Agency for Research on Cancer (IARC) has classified "strong inorganic acid mist containing sulfuric acid" as a Category 1 carcinogen, a substance that is carcinogenic to humans. This classification does not apply to liquid forms of sulfuric acid or sulfuric acid solutions contained within a battery. Batteries subjected to abusive charging at excessively high currents for prolonged periods without vent caps in place may create a surrounding atmosphere of the offensive strong inorganic acid mist containing sulfuric acid.

| Carcinogenic Effects | | | |
|---|---|---|---|
| | CAS | IARC | NTP |
| Sulfuric acid | 7664-93-9 | Group 1-Carcinogenic | Not established |
| Lead | 7439-92-1 | Group 2A–Probable Carcinogen | Reasonably anticipated to be human carcinogen |

**11.2.2 Routes of exposure:**

11.2.2.1 In case of ingestion:
Acute (Immediate): Under normal conditions of use, no health effects are expected. Lead ingestion may cause abdominal pain, nausea, vomiting, diarrhea and severe cramping.
Chronic (Delayed): No data available

11.2.2.2 In case of skin contact:
Acute (Immediate): Under normal conditions of use, no health effects are expected.



Chronic (Delayed): No data available

11.2.2.3 In case of inhalation:
Acute (Immediate): Under normal conditions of use, no health effects are expected. Contents of an open battery can cause respiratory irritation.
Chronic (Delayed): Repeated and prolonged exposure may cause irritation.

11.2.2.4 In case of eye contact:
Acute (Immediate): Under normal conditions of use, no health effects are expected. Exposure to dust may cause irritation.
Chronic (Delayed): No data available

## SECTION 12. ECOLOGICAL INFORMATION

**12.1. Toxicity:**
Aquatic toxicity

**12.1.1 Substances**
Acute (short-term) toxicity: No Data

| Effect dose | Exposure time | Species | Method | Evaluation | Remark |
|---|---|---|---|---|---|
| 82 mg/L | 24 Hours | Brachydanio rerio | LC50 | | |
| 22 mg/L | 96 Hours | Cyprinus carpio | LOEC | | Lowest observable effect concentration |

## SECTION 13. DISPOSAL CONSIDERATIONS

**13.1. Waste treatment method**

**13.1.1 Product/packaging disposal:**
Dispose of content and/or container in accordance with local, regional, national, and/or international regulations.

**13.1.2 Waste codes/waste designations according to EWC/AVV:**
16 06 01*

**13.2. Additional information:**
Any waste marked with an asterisk (*) is considered as a hazardous waste pursuant to Directive 91/689/EEC on hazardous waste, and subject to the provisions of that Directive unless Article 1(5) of that Directive applies.



## SECTION 14. TRANSPORT INFORMATION

**14.1. Land transport (CFR 49: DOT)**
These batteries have been tested and meet the non-spillable criteria listed in CFR49, 173.159 (d) (3) (i) and (ii). Non-spillable batteries are excepted from CFR 49, Subchapter C requirements, provided that the following criteria are met:
1.) The batteries must be protected against short circuits and securely packaged.
2.) The batteries and their outer packaging must be plainly and durably marked "NON-SPILLABLE" or "NONSPILLABLE BATTERY".
UN-No: UN2800
Proper shipping name: Batteries, wet, non-spillable
Class(es): 8
Packing group: III
Hazard label(s): 8
Special provision(s)/Exceptions: 159a

**14.2. Land transport (ADR/RID/GGVSEB):**
Non-spillable batteries are not subject to the requirements of ADR if, at a temperature of 55C, the electrolyte will not flow from a ruptured or cracked case and there is no free liquid to flow and if, as packaged for carriage, the terminals are protected from short circuit.
UN-No: UN2800
Proper shipping name: Batteries, Wet, Not-Spillable
Class(es): 8
Classification Code: C11
Packing group: Hazard label(s): 8
Special provision(s): 238, 295, 598

**14.3. Land transport (TDG):**
These batteries have been tested and meet the non-spillable criteria. Non-spillable batteries are excepted provided that the following criteria are met:
1.) The batteries must be protected against short circuits and securely packages.
2.) The batteries and their outer packaging must be plainly and durably marked "NON-SPILLABLE" or "NONSPILLABLE BATTERY".
UN-No: UN2800
Proper shipping name: Batteries, Wet, Non-Spillable
Class(es): 8
Packing group: III
Hazard label(s): 8
Special provision(s): 39



**15.1.5 National regulations (Korea):**
The following substances are listed on the Korean KECL:
Lead (7439-92-1); Sulfuric Acid (7664-93-9); Antimony (7440-36-0); Tin (7440-31-5); Arsenic (7440-38-2); Calcium (7440-70-2)

**15.1.6 National regulations (Mexico):**
Pollutant Release and Transfer Register; Reporting Emissions

| Substance | CAS | WT % | Threshold Quantities |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | Not Listed |
| Lead as Lead compounds | | 63-78 | 1 kg/yr TQ |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | 1 kg/yr TQ |

**15.1.7 National regulations (United States):**
The following substances are on the MA, NJ, and PA Right To Know Lists:
Lead (7439-92-1); Sulfuric Acid (7664-93-9); Antimony (7440-36-0); Tin (7440-31-5); Arsenic (7440-38-2); Calcium (7440-70-2)

The following substances are on the TSCA inventory:
Lead (7439-92-1); Sulfuric Acid (7664-93-9); Antimony (7440-36-0); Tin (7440-31-5); Arsenic (7440-38-2); Calcium (7440-70-2)

OSHA: Specifically Regulated Chemicals

| Substance | CAS | WT % | Limit |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | 30 µg/m3 Action Level (Poisson, See 29 CFR 1910.1025); 50 µg/m3 TWA |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | 30 µg/m3 Action Level (Poisson, See 29 CFR 1910.1025, as Pb); 50 µg/m3 TWA (as Pb) |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | Not Listed |



CAA: 1990 Hazardous Air Pollutants

| Substance | CAS | WT % | Limit |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | Not Listed |
| Lead as Lead compounds | | 63-78 | (includes any unique chemical substance that contains Lead as part of its infrastructure) |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | (includes any unique chemical substance that contains Lead as part of its infrastructure) |
| Arsenic | 7440-38-2 | 0.003 | Not Listed |

CERCLA/SARA
Hazardous Substances and Their Reportable Quantities

| Substance | CAS | WT % | Reportable Quantity |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | 1000 lb final RQ; 454 kg final RQ |
| Lead | 7439-92-1 | 63-78 | 10 lb final RQ (no reporting of releases of this hazardous substance is required if the diameter of the pieces of the solid metal released is larger than 100 micrometers); 4.54 kg final RQ (no reporting of releases of this hazardous substance is required if the diameter of the pieces of the solid metal released is larger than 100 micrometers) |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | 5000 lb final RQ (no reporting of releases of this hazardous substance is required if the diameter of the pieces of the solid metal released is larger than 100 micrometers); 2270 kg final RQ (no reporting of releases of this hazardous substance is required if the diameter of the pieces of the solid metal released is larger than 100 micrometers) |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | 1 lb final RQ (no reporting of releases of this hazardous substance is required if the diameter of the pieces of the solid metal released is larger than 100 micrometers); 0.454 kg final RQ (no reporting of releases of this hazardous substance is required if the diameter of the pieces of the solid metal released is larger than 100 micrometers) |



Section 302 Extremely Hazardous Substances TPQs

| Substance | CAS | WT % | Reportable Quantity |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | 1000 lb EPCRA RQ |
| Lead | 7439-92-1 | 63-78 | Not Listed |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | Not Listed |

RCRA
Basis for Listing: Appendix VII

| Substance | CAS | WT % | Reportable Quantity |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | Included in waste streams: F035, F037, F038, F039, K002, K003, K005, K046, K048, K049, K051, K052, K061, K062, K064, K065, K066, K069, K086, K100, K176 |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Included in waste streams: F039, K021, K161, K177 |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | Included in waste streams: F032, F034, F035, F039, K031, K060, K084, K101, K102, K161, K171, K172, K176 |

D Series Wastes: Max Concentration of Contaminants for the Toxic Characteristic

| Substance | CAS | WT % | Regulatory Level |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | 5.0 mg/L |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | 5.0 mg/L |



Hazardous Constituents: Appendix VIII to 40 CFR 261

| Substance | CAS | WT % | Status |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | Hazardous constituent – no waste number |
| Lead as Lead compounds | | 63-78 | Hazardous constituent – no waste number |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Hazardous constituent – no waste number |
| Antimony as Antimony compounds | | 0.2 | Hazardous constituent – no waste number |
| Arsenic | 7440-38-2 | 0.003 | Hazardous constituent – no waste number |

California: California Proposition 65

| Substance | CAS | WT % | Status |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | Carcinogen(initial date 10/1/92); developmental toxicity(initial date 2/27/87); 0.5 µg/day(Maximum Allowable Dose Level); 15 µg/day oral(No Significant Risk Level); female reproductive toxicity(initial date 2/27/87); male reproductive toxicity(initial date 2/27/87) |
| Lead as Lead compounds | | 63-78 | Carcinogen(initial date 10/1/92) |
| Lead as Lead, inorganic compounds | | 63-78 | Developmental toxicity(initial date 2/27/87) |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | 0.06µg/day inhalation(No Significant Risk Level); 10µg/day except inhalation(No Significant Risk Level) |

Pennsylvania Environmental Hazard list

| Substance | CAS | WT % | Regulatory Level |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | |
| Lead | 7439-92-1 | 63-78 | |
| Lead as Lead compounds | | 63-78 | |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | |
| Antimony as Antimony compounds | | 0.2 | |
| Arsenic | 7440-38-2 | 0.003 | |



Special hazardous Substances

| Substance | CAS | WT % | Regulatory Level |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Not Listed |
| Sulfuric Acid | 7664-93-9 | 10-30 | Not Listed |
| Lead | 7439-92-1 | 63-78 | Not Listed |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Not Listed |
| Antimony | 7440-36-0 | 0.2 | Not Listed |
| Antimony as Antimony compounds | | 0.2 | Not Listed |
| Arsenic | 7440-38-2 | 0.003 | |

Rhode Island: Hazardous Substances List

| Substance | CAS | WT % | Regulatory Level |
|---|---|---|---|
| Calcium | 7440-70-2 | 0.002 | Flammable |
| Sulfuric Acid | 7664-93-9 | 10-30 | Toxic; Flammable |
| Lead | 7439-92-1 | 63-78 | Toxic (dust and fume) |
| Lead as Lead compounds | | 63-78 | Not Listed |
| Lead as Lead, inorganic compounds | | 63-78 | Not Listed |
| Tin | 7440-31-5 | 0.006 | Toxic |
| Antimony | 7440-36-0 | 0.2 | Toxic |
| Antimony as Antimony compounds | | 0.2 | Toxic |
| Arsenic | 7440-38-2 | 0.003 | Toxic; Carcinogen |

## SECTION 16. OTHER INFORMATION

**16.1. Relevant R-, H- and EUH-phrases (number and full text):**
**Hazard Abbreviations:**
Xi: Irritant
Xn: Harmful
N: Dangerous for the environment
T: Toxic
C: Corrosive
F: Highly Flammable

**Risk Phrases:**
R15: Contact with water liberates extremely flammable gases
R20/22: Harmful by inhalation and if swallowed
R23/25: Toxic by inhalation and if swallowed
R33: Danger of cumulative effects
R35: Causes severe burns
R36: Irritating to eyes
R38: Irritating to skin
R50: Very toxic to aquatic organisms
R50/53: Very toxic to aquatic organisms, may cause long-term adverse effects in the aquatic environment
R51/53: Toxic to aquatic organisms, may cause long-term adverse effects in the aquatic environment
R53: May cause long-term adverse effects in the aquatic environment
R61: May cause harm to the unborn child

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:
ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | – – |

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
**BATTERY SDS, CONT.**

SHEET NUMBER:
**BT-3**

R62: Possible risk of impaired fertility

**Safety Phrases:**

S1/2: Keep locked up and out of the reach of children
S2: Keep out of the reach of children
S8: Keep container dry
S20/21: When using do not eat, drink, or smoke
S24/25: Avoid contact with skin and eyes
S26: In case of contact with eyes, rinse immediately with plenty of water and seek medical advice
S28: After contact with skin, wash immediately with plenty of water
S30: Never add water to this product
S43: In case of fire use CO2, dry chemical, or foam. Never use water
S45: In case of accident or if you feel unwell seek medical advice immediately (show the label where possible)
S53: Avoid exposure – obtain special instructions before use
S60: This material and its container must be disposed of as hazardous waste
S61: Avoid release to the environment. Refer to special instructions/safety data sheet

**Hazard statements:**

H313: May be harmful in contact with skin
H315: Causes skin irritation
H335: May cause respiratory irritation
EUH201A: Warning! Contains lead

**Precautionary statements:**

P102: Keep out of reach of children.
P233: Keep containers tightly closed.
P210: Keep away from heat, sparks, and open flame while charging batteries.

**16.2. Further information:**

The information contained herein is based on data considered accurate. However, no warranty is expressed or implied regarding the accuracy of this data or the results to be obtained from the use thereof. GS Yuasa Energy Solutions, Inc. assumes no responsibility for injury to the vendee or third persons proximately caused by the material if reasonable safety procedures are not adhered to as stipulated in the data sheet. Additionally, GS Yuasa Energy Solutions, Inc. assumes no responsibility for injury to vendee or third persons proximately caused by abnormal use of the material even if reasonable safety procedures are followed. Furthermore, vendee assumes the risk in his use of the material.

AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

PROJECT INFORMATION:

**EL0107**
CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BME SWAP
FA#: 10103950 - USID#: 100996
CASPR#:3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KF7W
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE, STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

CONSULTANT:

ERICSSON
330 COMMERCE
IRVINE, CA 92602

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA

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SHEET TITLE:

**BATTERY SDS, CONT.**

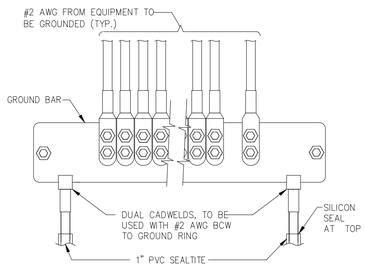
SHEET NUMBER:

**BT-4**

## GROUNDING NOTES | 1

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS: A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR. B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OG GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING @ PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING. NO PVC ABOVE GROUND.
16. USE SEPARATE HOLES FOR GROUNDING @ BUSS BAR. NO "DOUBLING-UP" OF LUGS.
17. POWER AND TELCO CABS. SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO "LB'S" ALLOWED ON GROUNDING RUNS.

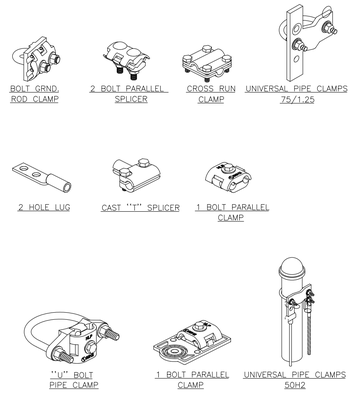
## GROUNDING BAR DETAIL | 2



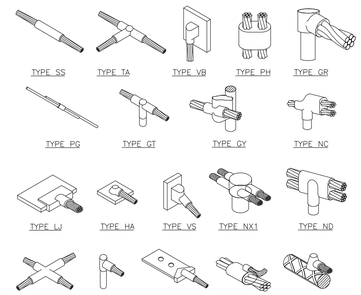

NOTE:

1. CONTRACTOR TO UTILIZE KOPR-SHIELD (THOMAS & BETTS) ON ALL LUG CONNECTIONS. OR APPROVED EQUAL.
2. ALL LUGS TO BE DUAL HOLE LONG BARREL AND CRIMPED WITH MANUFACTURE'S RECOMMENDED TOOL TWICE.

## MECHANICAL CONNECTIONS | 3




## EXOTHERMIC CONNECTIONS | 4



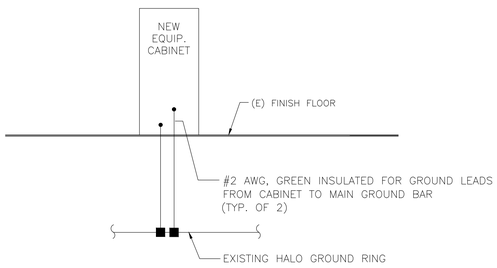

NOTES:

1. THIS IS A DIAGRAMMATIC REPRESENTATION ONLY. SEE GROUNDING PLAN FOR SITE-SPECIFIC GROUNDING LAYOUT AND COMPONENTS.
2. SEE GROUND NOTES FOR ADDITIONAL INFORMATION.
3. USE #2/0 AWG, BCW FOR GROUND LEADS FROM BUS BARS TO GROUND RING.
4. USE #2 AWG, BCW FOR BURIED GROUND LOOP AND GROUND LEADS.
5. THE NUMBER AND SIZE OF GROUND BARS USED MAY PER SITE CONDITIONS.

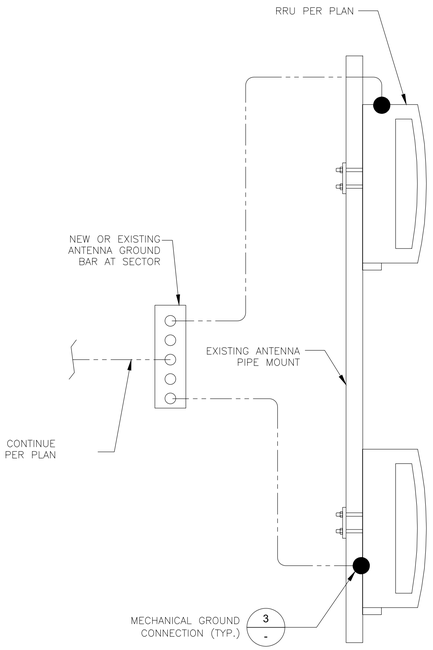
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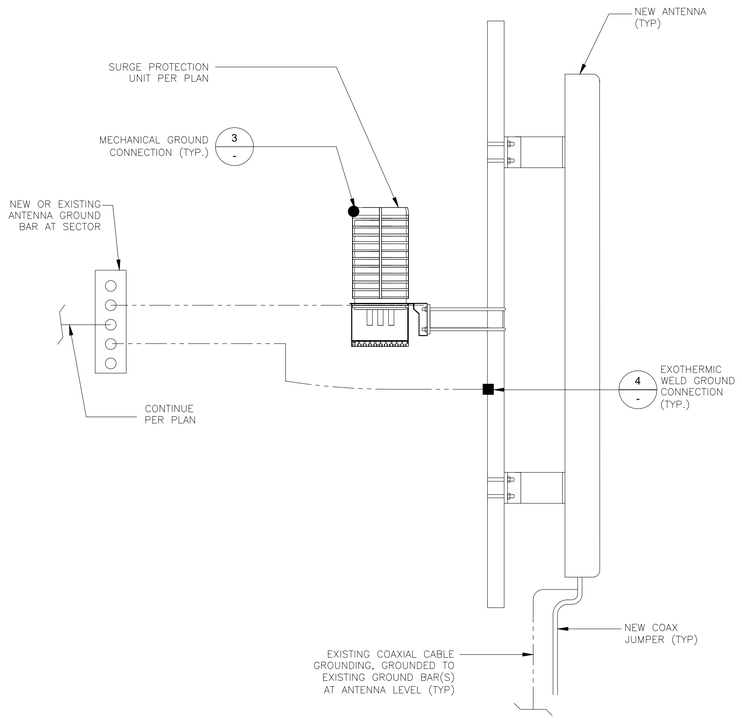
■ – EXOTHERMIC CONNECTION — 4 -

■ – MECHANICAL TYPE CONNECTION — 3 -




## TYP. SYSTEM GROUNDING SCHEMATIC | 5




## ANTENNA AND EQUIPMENT GROUNDING DETAIL | 6


AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780


PROJECT INFORMATION:

**EL0107**

CARRIER ADD: LTE 6C / LTE 5C / 4TX4RX / BWE SWAP
FA#: 1010350 - USID#: 100996
CASPR#: 3551A0KEFY / 3551A0KFH3 / 3551A0KDXY / 3551A0KDXY / 3551A0KFYW
PTN #: MRLOS053361 / MRLOS053599 / MRLOS053603 / MRLOS053272
DISTRICT: 3A

**O.H. CASEY**
13917 STAGE RD
SANTA FE SPRINGS, CA 90670

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 01.18.2018 | 90% CONSTRUCTION | BAK |
| 0 | 05.09.2019 | 100% CONSTRUCTION | BAK |
| 1 | 03.30.2020 | PLAN CHECK | NN |
| 2 | 10.20.2020 | PALM FRONDS | BAK |
| 3 | 06.14.2021 | SABRE REVISIONS | JMC |

PLANS PREPARED BY:


RLS
RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE. STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692


CONSULTANT:


ERICSSON
330 COMMERCE
IRVINE, CA 92602


| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| BAK | DJL | -- |

LICENSER:

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
Exp. 12/31/22
STATE OF CALIFORNIA


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SHEET TITLE:

**GROUNDING DETAILS**

SHEET NUMBER:

**G-1**

**ATTACHMENT NO. 6**
**Photo of Wireless Communications Facility**



**CONSENT ITEM**

Conditional Use Permit Case No. 594-10

A compliance review to allow the continued operation and maintenance of a cement batch facility, located at 13651 Rosecrans Avenue (APN: 805-029-010), in the M-2, Heavy Manufacturing, Zone. (Bender Ready Mix)

## RECOMMENDATIONS

- Find that the continued operation of the subject cement batch facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 594, be subject to a compliance review in ten (10) years, on or before January 10, 2032, to ensure the subject food processing facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

## BACKGROUND

In August of 1964, the Planning Commission approved Conditional Use Permit (CUP) Case No. 27 to allow the establishment, operation, and maintenance of a cement batch plant facility located at 13651 Rosecrans Avenue. The applicant, is Mars Builder Supply. The batch plant was purchased by Mr. Sang Whan Bang in 1992, who renamed the business to California Ready Mix. Because, the initial CUP Case No. 27 had expired, the applicant filed for a new Conditional Use Permit Case No. 594, to allow the operation and maintenance of a cement batch facility. Mr. Bang owned and operated the batch facility until the end of 2014 (a total of 22 years). The Planning Commission should note that Mr. Bang leased his batch plant to Bender Ready Mix who is now the current operator on the site. Bender Ready Mix, is a small concrete batch facility operating in both the City of Santa Ana and Santa Fe Springs

Since the initial approval of CUP 594, the applicants have gone through nine (9) compliance reviews, with the most recent granted on May 11, 2015 through May 11, 2020. Bender Ready Mix is therefore seeking approval for the subject CUP's tenth compliance review to allow the continued operation and maintenance of the cement batch plant use on the subject property.

## ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.243(H)(3) of the City's Zoning Regulations, concrete batch mixing and batching plants are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the M-2, Heavy Manufacturing, Zone.

**City of Santa Fe Springs – Zoning Regulations**
Section 155.243 – CONDITIONAL USES (H)(3)

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(H) Asphalt, concrete, and earth products activities of the following kinds:

(3) Concrete mixing and batching plants.

## STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. An inspection of the subject property was conducted on November 4, 2021 and revealed that the business was operating in full compliance with all conditions of approval.

With the business in full compliance with the existing conditions of approval, staff finds that if the cement batch plant facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 594 be subject to a compliance review in five (5) years, on or before, January 10, 2027, to ensure the use in still operating in compliance with the conditions of approval as contained in this staff report.

## CONDITIONS OF APPROVAL

### PLANNING AND DEVELOPMENT DEPARTMENT:
**(Contact: Claudia Jimenez 562.868.0511 x 7356)**

1. That the Applicant shall continue to comply with the requirements of Section 155.415 pf the City's Zoning Regulations pertaining to Performance Standards, especially with regards to controlling noise, dust, and vibrations **(condition is ongoing)**

2. That all areas used for parking, storage, or maneuvering of trucks and vehicles shall remain paved. **(condition is ongoing)**

3. That all necessary precautions shall be taken to ensure that any elevated conveyor stacker equipment used in the operation does not produce dust or noise which would be detrimental to adjoining properties and that a water spray installation is utilized to prevent dust emissions. **(condition is ongoing)**

4. That the Applicant and/or his employees shall keep trucks and other heavy equipment from parking on the streets to transfer aggregate or other similar material. **(condition is ongoing)**

5. That the housekeeping of the plant and rear yard areas shall be maintained in good order, and no unsightly storage areas or accumulation of equipment shall be permitted. **(condition is ongoing)**

6. That the Applicant and/or his employees shall continue to maintain a street monitoring and clean-up program for immediate and ongoing clean-up of any trash or material spilled upon the parking lot or any adjacent public street by vehicles using the subject site. **(condition is ongoing)**

7. That the subject site shall not sublease, sublet or otherwise assigned for use by any other entity other than activities directly operated and controlled by the Applicant, unless approved by the Director of Planning or designee. **(condition is ongoing**)

8. That Reconsideration of Conditional Use Permit Case No. 594, shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs and affidavit stating that he is aware of and accepts all the conditions of approval. **(condition has been satisfied)**

9. That all other requirements of the City Zoning Regulations, Building Code, Property Maintenance Ordinance, State, and City Fire Code, and all other applicable regulations shall be complied with. **(condition is ongoing)**

10. That Conditional Uses Permit Case No. 594 shall be subject to a compliance review in five (5), years, to ensure the use is still operating in strict compliance with the conditions of approval. That Conditional Use Permit Case No. 594 shall be subject to a compliance review in **ten (10) years**, until ~~May 11, 2020~~ **January 10, 2032**. Approximately three (3) months before ~~May 11, 2020~~ **January 10, 2032**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - condition is ongoing)**

11. That the Applicant, ~~California Ready Mix~~, **Bender Ready Mix**, and its owners, representative, agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, 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

~~Reconsideration~~ Conditional Use Permit Case No. 594, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(revised - conditions is ongoing)**

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Site Photos
3. CUP Compliance Review Request Letter

**Aerial Photograph**

CITY OF SANTA FE SPRINGS

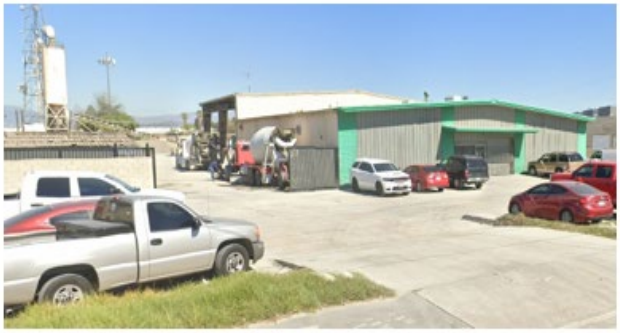



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**AERIAL PHOTOGRAPH**
Conditional Use Permit Case No. 594
13651 Rosecrans Avenue
(Applicant: Bender Ready Mix)

## Site Photo








## CUP Compliance Review Request Letter

Report Submitted By: Claudia Jimenez
Planning and Development Department

Date of Report: January 6, 2022

Bender READY MIX

October 19, 2021

Attn: Claudia L. Jimenez
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, Ca. 90670-3679

RE: Conditional Use permit Case No. 594
13651 Rosecrans Avenue, Santa Fe Springs, Ca. 90670

This letter is in response to a notice we received regarding our conditional use permit. The city indicated that we must request review for compliance of the subject permit. Thus, we are officially requesting review for compliance of the subject permit.

There have been no particular changes or altercations to the use since the last review of the subject permit. The current activities include all activities used in making and mixing concrete and transporting concrete to various job sites.

We have included a processing fee in the amount of $563.00 made payable by check to the City of Santa Fe Springs.

Sincerely,

Sarah Bender

Sarah Bender
President

516 S. Santa Fe Street • Santa Ana Ca 92705
714.560.0744 • fax: 714.479.0744 • www.benderreadymix.com

**CONSENT ITEM**

Conditional Use Permit Case No. 736-3

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street. (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA, Inc.)

**RECOMMENDATIONS:**

- Find that the continued operation of the subject food processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Require that Conditional Use Permit Case (CUP) No. 736, be subject to a compliance review in ten (10) years, on or before January 10, 2032, to ensure the subject food processing facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

## BACKGROUND

On December 10, 2012, the Planning Commission approved CUP Case No. 736 to allow the establishment, operation, and maintenance of a food processing facility at 13930 Borate Street. The CUP was approved for a one (1) year time period, until December 10, 2013. The applicant, however, was unable to initiate business operations due to unexpected delays with their tenant improvements. Subsequently, the CUP was granted a one (1) year extension on November 12, 2013, until December 10, 2014. There were further unforeseen delays in the operating their business; therefore, Wakaou USA, Inc. had requested that a second time extension be granted. As a result, the CUP was granted another one (1) year extension on April 13, 2015, until April 13, 2016. The first compliance review for the subject property was conducted on February 10, 2016. The inspection concluded the subject property was in full compliance and, as a result, a five (5) year extension was granted, until March 14, 2021.

## ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.243 (D)(5) of the City's Zoning Ordinance, meat or fish products packaging, canning, or processing are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the M-2, Heavy Manufacturing, Zone

**City of Santa Fe Springs – Zoning Regulations**
Section 155.243 – CONDITIONAL USES (D)(5)

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(D) Animal, food or beverage processing of the following kinds:

(5) Meat or fish products packaging, canning or processing.

## STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. An inspection of the subject property was conducted on November 4, 2021 and revealed that the business was operating in full compliance with all conditions of approval.

With the business in full compliance with the existing conditions of approval, staff finds that if the meat processing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 736 be subject to a compliance review in five (5) years, on or before, January 10, 2027, to ensure the use in still operating in compliance with the conditions of approval as contained in this staff report.

## CONDITIONS OF APPROVAL

### DEPARTMENT OF FIRE- RESUCE (FIRE PREVENTION DIVISION)
**(Contact: Chad Van Meeteren 562.944.9713)**

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(condition is ongoing)**

2. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. *Provide 5-year sprinkler certification for interior overhead system. **(condition is ongoing)**

3. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final

location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(condition is ongoing)**

4. That prior to submitting plans to the Building Department or Planning Commission, 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. **(condition has been satisfied)**

5. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. **(condition has been satisfied)**

6. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(condition has been satisfied)**

**DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**
**(Contact: Eric Scott 562.944.9713 x 3812)**

7. Permits and approvals. That the owner/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 having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(condition is ongoing)**

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

9. That the owner/operator shall submit plumbing plans to the Fire Department 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. **(condition is ongoing)**

**WASTE MANAGEMENT:**
**(Contact: Maribel Garcia 62.868-0511 x7569)**

10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(condition is ongoing)**

**POLICE SERVICES DEPARTMENT:**
**(Contact: Luis Collazo 562.409.1850 x3335)**

11. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(condition has been satisfied)**

12. That the existing 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. **(condition is ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**
**(Contact: Claudia Jimenez 562.868.0511 x7356)**

13. That the food processing use shall comply with Section 155.420 of the City's Zoning Regulation regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operations in a timely manner. This may include, but not limited to, modification of the meat processing procedures, installation of new processing equipment, scrubber equipment, and so forth. **(condition is ongoing)**

14. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing, or similar uses at any time. **(condition is ongoing)**

15. That **prior** to submitting plans to the Building Division for plan check, 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 at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development 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. **(condition is ongoing)**

16. That any waste generated by the use shall be disposed of in an approved manner on a regular basis and shall not be stored outdoors on the property. **(condition is ongoing)**

17. That the processing use shall comply with all requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable County, State, and Federal regulations, as well as other governmental authorities, that regulate the processing of food. **(condition is ongoing)**

18. That the Department of Planning and Development shall first review and approve all future 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. **(condition is ongoing)**

19. That forty (40) on-site parking spaces shall be provided. **(condition is ongoing)**

20. That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. **(condition has been satisfied)**

21. That Conditional Uses Permit Case No. 736 shall be subject to a compliance review in ~~one (1~~) **five (5) years**, to ensure the use is still operating in strict compliance with the conditions of approval. That Conditional Use Permit Case No. 736 shall be subject to a compliance review in ten (10) years, until **January 10, 2032**. Approximately three (3) months before **January 10, 2032**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - condition is ongoing)**

22. That it is hereby declared 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. **(condition is ongoing)**

23. That Wakou USA Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 736, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(condition is ongoing)**

Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Site Photos
3. CUP Compliance Review Request Letter

**Aerial Photograph**

CITY OF SANTA FE SPRINGS




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**AERIAL PHOTOGRAPH**
CONDITIONAL USE PERMIT CASE NO. 736
13930 Borate Street
(Applicant: Wakou USA)

**Site Photo**




Trash enclosure


Safety


Permitted equipment
8.19.15 - 2.20.2018


USDA Meat and Poultry certified


Cleanliness and Orderliness

## CUP Compliance Review Request Letter

WAKOU USA INC.

13930 Borate St., Santa Fe Springs, CA 90670-5332
Tel: (562) 207-0000 Fax: (562) 207-0001
Website: www.wakouusa.com

Ms. Claudia Jimenez
Assistant Planner
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

October 22, 2021

Re: Conditional Use Permit (CUP) Case No. 736
13930 Borate Street, Santa Fe Springs, CA 90670

Dear Ms. Jimenez,

WAKOU USA Inc. would like to request a review for compliance of the subject permit. We are a food manufacturer of soup bases, using poultry and pork products. There has NOT been any change or alteration to the use since the last review of the subject permit.

A check for the processing fee in the amount of $563.00 made payable to the City of Santa Fe Springs is enclosed.

For questions, please feel free to contact me.

Best Regards,

Masahiro Goto
President / CEO
WAKOU USA Inc.

Correspondence 201804 WAKOU USA INC.

**CONSENT ITEM**

Conditional Use Permit Case No. 793-1

A compliance review to allow the continued operation and maintenance of a 60-foot-tall V-shaped digital billboard with 14' x 48' display areas on property located at 13530 Firestone Boulevard. (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Outdoor Associates, LLC)

**RECOMMENDATIONS:**

- Find that the continued operation of the subject 60-foot-tall V-shaped digital billboard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Require that Conditional Use Permit Case (CUP) No. 793, be subject to a compliance review in five (5) years, on or before January 10, 2027, to ensure the subject 60-foot-tall V-shaped digital billboard is still operating in strict compliance with the conditions of approval as stated within this staff report.

## BACKGROUND

The subject property is located at 13530 Firestone Boulevard (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. The subject billboard is located within the front landscape planter of an existing motel (Dynasty Suites) on the south side of Firestone Boulevard.

On December 10, 2018, the Planning Commission approved CUP Case No. 793 to allow the establishment, operation, and maintenance of a 60-foot-tall V-shaped digital billboard with 14' x 48' display areas at 13530 Firestone Boulevard. The CUP was approved for a one (1) year time period, until November 19, 2019.

## ZONING CODE REQUIREMENT

In accordance with Section 155.377(E)(11) of the City's Zoning Ordinance, billboards, including but not limited to, electronic and digital billboards are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the FOZ, Freeway Overlay Zone.

**City of Santa Fe Springs – Zoning Ordinance**
Section 155.377 – Permitted, Accessory, and Conditional Uses (E)(11)

The following uses shall be permitted in the Freeway Overlay Zone only after a valid conditional use permit has first been issued:

(E) Conditionally Permitted Uses:

(11) Billboards, including but not limited to electronic and digital billboards.

## STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the subject property was conducted on January 30, 2020 and revealed that the digital billboard was in violation of conditions #12 and #23. Following the inspection, staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Install a landscape planter around the digital billboard.
- Provide screening between the two display areas.
- Provide a hinged door to cover the exposed utility box.
- Remove wood pieces at the base of the billboard.
- Re-stripe parking stalls according to the approved site plan.

A follow-up inspection, conducted on January 14, 2021, revealed that the landscape planter was being installed; the screening between the two display areas had been installed; and the hinged door to cover the utility box had been installed. A subsequent inspection, conducted on February 2, 2021, revealed that the required on-site parking stalls had been striped according to the approved site plan on file. Although the landscape planter had been installed, the applicant filled the planter with rocks rather than landscaping. Since the planter did not meet the City's landscaping requirements, this was added as a new correction. A final inspection, conducted on November 18, 2021, determined that the digital billboard was in full compliance with the conditions of approval.

With the digital billboard in full compliance with the existing conditions of approval, staff finds that if the digital billboard continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 793 be

subject to a compliance review in five (5) years, on or before, January 10, 2027, to ensure the use in still operating in compliance with the conditions of approval as contained in this staff report.

## CONDITIONS OF APPROVAL

### ENGINEERING / PUBLIC WORKS DEPARTMENT:
**(Contact: Robert Garcia 562.868-1511 x7545)**

1. A grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. **(Completed)**

2. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. **(Completed)**

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

3. This approval allows the applicant, Outdoor Associates, LLC, to establish, operate and maintain a new 60’ V-shaped digital billboard on property located at 13530 Firestone Boulevard (APN: 7005-014-071). **(Ongoing)**

4. The applicant understands and agrees that the privileges granted under Zone Variance Case No. 70-1 are for the sole use by Outdoor Associates, LLC. Should Outdoor Associates, LLC remove the proposed 60’ V-shaped digital billboard, they shall replace the one (1) parking stall that was removed. **(Ongoing)**

5. The applicant understands and agrees that a minimum of 21 standard parking stalls, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times. **(Ongoing)**

6. In the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues. **(Ongoing)**

7. The subject billboard shall be in conformance with Ordinance No. 1036 & Ordinance No. 1092, relating to the standards for the installation of billboards on certain properties within the City of Santa Fe Springs. **(Ongoing)**

8. All necessary permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans) *prior* to installation of the subject billboard. **(Completed)**

9. Conditional Use Permits No. 793 shall not become effective, unless the City and Outdoor Associates, LLC enter into a Development Agreement regarding the installation and operation of the subject billboard. **(Completed)**

10. Approval of the subject Conditional Use Permit (CUP 793) is still contingent upon approval of an amendment to an existing Zone Variance (ZV 70-1) for the reduction of two (2) required parking stalls and a Zone Variance (ZV 81) to allow a V-shaped digital billboard to exceed the maximum height requirement from 50 feet to 60 feet. **(Completed)**

11. The proposed digital billboard shall not have any walkways or platforms on either face side of the billboard or any type of appendages or attachments. Walkways and platforms are allowed between the sign faces. The only exception shall be for a camera to monitor the face of the billboard. **(Ongoing)**

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

13. The applicant, Outdoor Associates, LLC agrees to hire a qualified land surveyor or civil engineer to prepare an accurately scaled map showing the subject digital billboard will meet the required minimum 1,000 feet distance from the closest billboard on property located at 13700 Firestone Boulevard. Said map shall be provided concurrently or prior to submittal for plan check. **(Completed)**

14. *Prior* to issuance of a building permit for the subject billboard, the Applicant, Outdoor Associates, LLC shall provide the Planning Department with the following:

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

b. A redacted lease demonstrating a right to install the billboard on the subject property. **(Satisfied)**
c. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map. **(Satisfied)**

15. The message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading. **(Ongoing)**

16. Lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(Ongoing)**

17. Brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(Ongoing)**

18. Within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 16 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant, Outdoor Associates, LLC. **(Satisfied)**

19. All landscaped areas installed in conjunction with the proposed digital billboard shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. *Said landscaping shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).* **(Ongoing)**

20. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054, if applicable. **(Ongoing)**

21. The applicant, Outdoor Associates, LLC shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings*. **(Ongoing)**

22. Final plot plan and elevations of the proposed 60' V-shaped digital billboard and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning. **(Completed)**

23. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments*. **(Ongoing)**

24. The proposed 60' V-shaped digital billboard shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. **(Ongoing)**

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

26. The project shall comply with 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. **(Ongoing)**

27. Conditional Use Permit Case No. 793 shall be subject to a compliance review in ~~one (1) year~~ **five (5) years**, on or before ~~November 19, 2019~~ **January 10, 2027** to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(Revised - Ongoing)**

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

29. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Outdoor Associates, LLC with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Outdoor Associates, LLC to remedy the violation within seven (7) working days from receipt of the

notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(Ongoing)**

30. If any term or provision of the subject CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive Outdoor Associates, LLC or the city of the benefits provided by CUP 793. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:
1. Aerial Photograph
2. Site Photos

**Aerial Photograph**

CITY OF SANTA FE SPRINGS




**AERIAL PHOTOGRAPH**

CONDITIONAL USE PERMIT CASE NO. 793

13530 Firestone Boulevard
(Outdoor Associates, LLC)

NORTH

Report Submitted By: Vince Velasco
Planning and Development Department

Date of Report: January 6, 2022

## Site Photos

