



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

June 13, 2022

6:00 p.m.

Mark Fresquez, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner
Francis Carbajal, Vice Chairperson
Gabriel Jimenez, Chairperson

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

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public 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.

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.

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.

Please Note: Staff reports and supplemental attachments, are available for inspection in the Planning 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 Jimenez, Carbajal, Hernandez, 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. PUBLIC COMMENT

This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chair.

6. MINUTES

A. Approval of the minutes of the May 9, 2022 Planning Commission Meeting

B. Approval of the minutes of the May 16, 2022 Planning Commission Meeting

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15332, Class 32
Development Plan Approval (DPA) Case No. 992

A request for approval to construct one (1) new hydrogen peroxide blend tank with a diameter of 12 feet and a height of 16'-8" on property located at 10747 Patterson Place (APN: 8011-017-054), within the M-2, Heavy Manufacturing, Zone.
(Brenntag Pacific, Inc.)

8. PRESENTATION

New Single-Room Occupancy Housing Development

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. ADJOURNMENT

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

June 9, 2022

Date



City of Santa Fe Springs

Planning Commission Meeting

June 13, 2022

APPROVAL OF MINUTES

Minutes of the Planning Commission Meetings

RECOMMENDATION

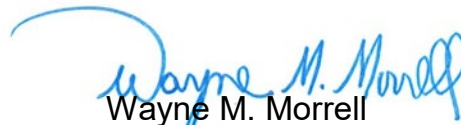
- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- A. Approval of the minutes of the May 9, 2022 Planning Commission Meeting
- B. Approval of the minutes of the May 16, 2022 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachments:

- A. Approval of the minutes of the May 9, 2022 Planning Commission Meeting
- B. Approval of the minutes of the May 16, 2022 Planning Commission Meeting



APPROVED:

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

May 9, 2022

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff:

Baron J. Bettenhausen, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the March 14, 2022 Planning Commission Meeting

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

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

7. PUBLIC HEARING – continued from the April 11, 2022
Categorically Exempt – CEQA Guidelines Section 15305, Class 5 (a)
Zone Variance Case No. 93

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Zoning Variance Case No. 93 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 the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that the proposed Zone Variance request meets the criteria set forth in Section 155.675 of the City Zoning Ordinance; and
- Find and determine that pursuant to Section 15305, Class 5 (a) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Zone Variance Case No. 93, subject to the conditions of approval as contained within Resolution No. 210-2022; and
- Adopt Resolution No. 210-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

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

Chair Jimenez asked if any of the Planning Commissioners had any questions, they had none.

Chair Jimenez opened the Public Hearing at 6:12 p.m. and asked if the applicant's representative or anyone in the audience wished to speak on this matter.

Representative Christine Goeyvaerts was present via Zoom and thanked the Planning Commission for their consideration and Associate Planner Jimmy Wong for his presentation.

Having no one further wishing to speak, Chair Jimenez closed the Public Hearing at 6:13 p.m. requested a motion and second for Item No.7.

It was moved by Commissioner Rounds, seconded by Vice Chair Carbajal to approve

Zone Variance Case No. 93, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

City Attorney Baron J. Bettenhausen read the City's appeal process.

8. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 623-2

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject electronic waste recycling 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. 623, be subject to a compliance review in five (5) years, on or before May 9, 2027, to ensure the subject electronic waste recycling facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

Chair Jimenez requested a motion regarding Consent Item No. 8A.

It was moved by Vice Chair Carbajal, seconded by Commissioner Hernandez to approve Consent Item No. 8A, and the recommendations regarding this matter, which passed by the following roll call vote:

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

9. PRESENTATION

ADU Study Session

Recommendations: That the Planning Commission:

- Receive the presentation provided by the Woodsong Associates and provide feedback as desired.

Chair Jimenez called upon Associate Planner Jimmy Wong who gave a brief synopsis of the ADU presentation and introduced Garlynn Woodsong to present Item No. 9.

A discussion ensued amongst the Planning Commissioners and ADU Consultant Garlynn Woodsong.

Chair Jimenez thanked both Associate Jimmy Wong and ADU Consultant Garlynn Woodsong for the presentation.

10. PRESENTATION

A Presentation of 2021 Planning and Development Department Accomplishments

Recommendations: That the Planning Commission:

- Receive the presentation provided by the Planning Department staff and provide feedback as desired.

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to present Item No. 10.

Assistant Director of Planning Cuong Nguyen provided a brief report and update on all the Planning and Development Department Accomplishments that have been presented before the Planning Commission in 2021.

11. ANNOUNCEMENTS

- ♦ Commissioners

Vice Chair Carbajal thanked Planning Department Staff for all their hard work and that it shows that Planning has exemplary leadership.

Vice Chair Carbajal requested an update on the Chik-Fil-A development. Associate Planner Jimmy Wong provided the update.

Commissioner Rounds requested an update on the Sonic development. Director of Planning Wayne Morrell provided the update.

Commissioner Rounds also commented that this was the first Planning Commission meeting without former Planning Commissioner Ken Arnold, who is truly missed.

- ♦ Staff

Assistant Director of Planning Cuong Nguyen read City announcements.

12. ADJOURNMENT

Chairperson Jimenez requested a moment of silence in honor of former Planning Commissioner Ken Arnold.

Chairperson Jimenez closed the meeting in memory of Planning Commissioner Ken Arnold, Retire Planning Employee Robert Soto, Sr., and Expert Plant Care Owner Kirk Wilson, Sr.

Chairperson Jimenez adjourned at 7:07 p.m. to the next Adjourned Planning Commission meeting scheduled for May 16, 2022 at 6:00 p.m.

ATTEST:

Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

May 16, 2022

1. CALL TO ORDER

Chair Jimenez called the meeting to order at 6:09p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Carbajal – late arrived at 6:25 p.m.
Commissioner Hernandez
Commissioner Rounds

Staff:

Baron J. Bettenhausen, City Attorney
Wayne M. Morrell, Director of Planning
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARING

2021 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report.

Recommendations: That the Planning Commission:

- Find and determine that the Annual Progress Report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3). The 2021 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's Housing Element will require separate environmental analysis when details of those proposals are known.
- Recommend that the City Council authorize staff to forward the 2021 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Chair Jimenez called upon Director of Planning Wayne Morrell to present Item No. 6.

Chair Jimenez asked if any of the Planning Commissioners had any questions. There being none, Chair Jimenez opened the Public Hearing at 6:46 p.m. and asked if anyone via Zoom or in the audience wished to speak. No one wished to speak.

Chair Jimenez inquired if any comments were submitted via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:47 p.m. and requested a motion.

Planning Secretary Teresa Cavallo requested to take roll call again as follows:

Chairperson Jimenez
Vice Chairperson Carbajal
Commissioner Hernandez
Commissioner Rounds

All Planning Commissioners were present.

It was moved by Chair Jimenez, seconded by Commissioner Rounds to Recommend that the City Council authorize staff to forward the 2021 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR), and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

7. ANNOUNCEMENTS

- ♦ Commissioners

Commissioner Rounds wished the City a Happy Birthday and announced that he remembers the date because it is also his wedding Anniversary.

- ♦ Staff

None.

8. ADJOURNMENT

Chairperson Jimenez adjourned at 6.50 p.m. to the next Planning Commission meeting scheduled for June 13, 2022 at 6:00 p.m.

ATTEST:

Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15332, Class 32
Development Plan Approval (DPA) Case No. 992

A request for approval to construct one (1) new hydrogen peroxide blend tank with a diameter of 12 feet and a height of 16'-8" on property located at 10747 Patterson Place (APN: 8011-017-054), within the M-2, Heavy Manufacturing, Zone.
(Brenntag Pacific, Inc.)

RECOMMENDATIONS

- Open the Public Hearing, receive the staff report and any comments from the public regarding Development Plan Approval Case No.992, 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 DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 992, subject to the conditions of approval as contained within Resolution No. 211-2022; and
- Adopt Resolution No. 211-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------------|---|
| A. | Applicant: | Brenntag Pacific, Inc.
10747 Patterson Place
Santa Fe Springs, CA 90670 |
| B. | Property Owner: | Brenntag Pacific, Inc.
10747 Patterson Place
Santa Fe Springs, CA 90670 |
| C. | Location of Proposal: | 10747 Patterson Place
Santa Fe Springs, CA 90670 |

- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: CEQA Exemption – Section 15332
- G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

BACKGROUND/LOCATION

The subject site is located on the west side of Patterson Place with additional frontage on Florence Avenue and an address of 10747 Patterson Place. The subject site, currently occupied by Brenntag Pacific Inc., measures ±457,816 sq. ft. (11.12 acres) and is currently developed with a ±128,178 sq. ft. concrete tilt-up industrial building, rail spurs, and a tank farm. Brenntag Pacific Inc. was initially granted approval of Conditional Use Permit (CUP) Case No. 537 in February of 1997 for the wholesale distribution of chemicals and ingredient solutions.

In May of 2020, the Planning Commission approved DPA 969, MOD 1321, and MOD 1322 to allow for the construction of 19 new chemical tanks and rail spur improvements; the reduction of the required front yard landscaping strip; and to not fully screen the new tanks from public view along Emmens Way. The applicant is once again requesting approval for one (1) new hydrogen peroxide blend tank. It should be noted that the proposed tank will be centrally located towards the north portion of the property and on an existing foundation that was once used for a deionized (DI) water tank. The water tank was removed from the property approximately 8-10 years ago, but the area has not been used for any other purpose since.

DEVELOPMENT PLAN APPROVAL (DPA 992):

The applicant is proposing to construct one (1) new hydrogen peroxide blend tank with a diameter of 12 feet and a height of 16'-8". In addition, the proposed tank will be centrally located towards the north portion of the property and will not be visible from any public street. Lastly, since the proposed tank will be located within a previous tank location, there are no impacts to required parking.

STREETS AND HIGHWAYS

The subject site is located on the northwest corner of Patterson Place and Florence Avenue. Patterson Place is designated as a "Local Street" and Florence Avenue is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Oil Field Reclamation Facility</u> (12720 Telegraph Rd./SFSA Investment Co. Inc.)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse/Distribution</u> (12770 Florence Ave./Dyno Exchange, Inc.)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Manufacturing/Distribution</u> (10715 Shoemaker Ave./Jarrow Formulas, Inc.)
West	M-2, Heavy Manufacturing, Zone	Public Facilities	<u>City of Santa Fe Springs Municipal Services Yard</u> (12636 Emmens Way/City maintenance facility)

The subject use is existing and will therefore continue to be consistent with both the Zoning and General Plan designations of the subject property.

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 June 3, 2022. The legal notice was also posted at the City's Town Center kiosk on June 3, 2022 and published in a newspaper of general circulation (Whittier Daily News) June 2, 2022, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.742 of the Zoning Ordinance, states that a DPA is required for the construction of a metal storage tank on any parcel of land.

Code Section:	Development Plan Approval/Tank Screening Requirements
155.742	<u>Section 155.742</u> The Commission may grant approval of a development plan subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. In granting any development plan approval that would permit a metal building or storage tank

	of metal construction to be located on any parcel of land, the Commission shall impose conditions requiring all metal buildings on the parcel to be located and/or designed in such a manner as to be completely concealed from view from public rights-of-way, and further requiring all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public rights-of-way. All conditions of development plan approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.
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ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 32, Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA). The proposed project is consistent with the City's General Plan and zoning requirements. In addition, the project will not result in any significant traffic, noise, air quality, or water quality impacts. Furthermore, 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 Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- 1) *That the proposed development is in conformance with the overall objectives of this chapter.*
- 2) *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.

- 3) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (211-2022), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 992 are attached to Resolution 211-2022 as Exhibit A.



Wayne M. Morrell
Director of Planning

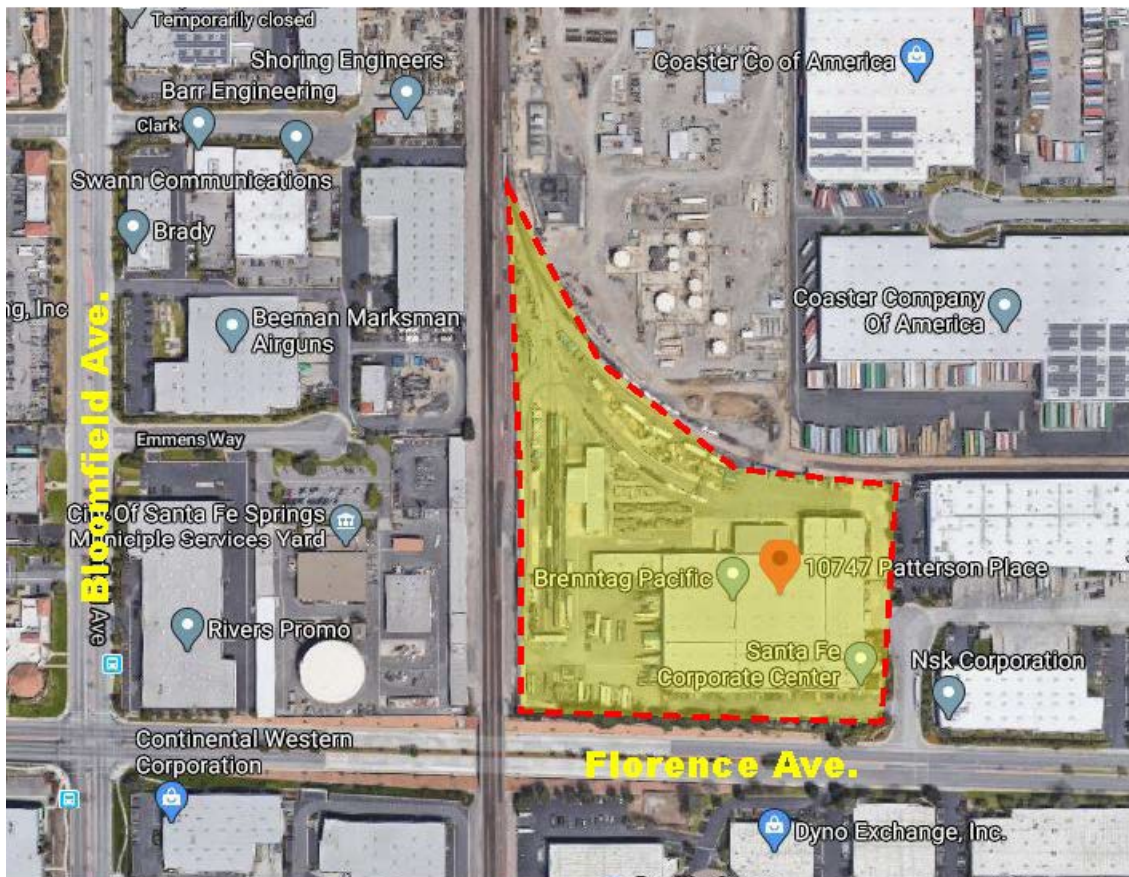
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 211-2022
 - a. Exhibit A – Conditions of Approval
5. Full Set of Proposed Plans

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 992



NORTH

10747 Patterson Place
(Applicant: Brenntag Pacific, Inc.)

Public Hearing Notice**FILE COPY**11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"*

US POSTAGE

**NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 992**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 992: a request for approval to construct one (1) new hydrogen peroxide blend tank with a diameter of 12 feet and a height of 16'-8" on property located at 10747 Patterson Place (APN: 8011-017-054), within the M-2, Heavy Manufacturing, Zone.

PROJECT LOCATION: 10747 Patterson Place (APN: 8011-017-054).

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, June 13, 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=b0FqbV2aDZneVRnQ3BiYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), specifically Class 32, Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

Public Hearing Notice (Continued)

ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note 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.

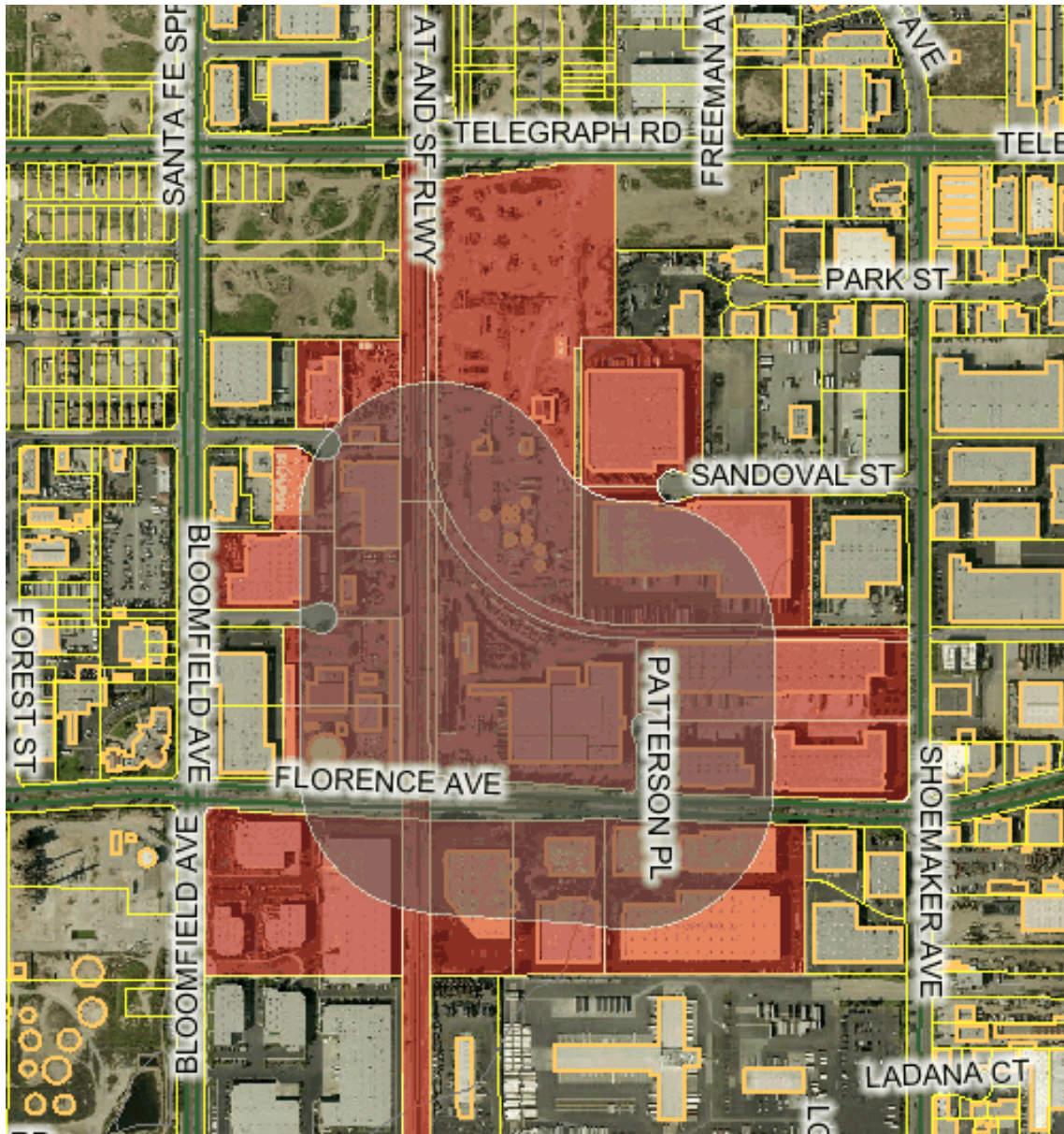
PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Vince Velasco, Associate Planner, via e-mail at: VinceVelasco@santafesprings.org.

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

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

Radius Map for Public Hearing Notice



ATTACHMENT 4
Resolution 211-2022
a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 211-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 992**

WHEREAS, a request was filed for Development Plan Approval Case No. 992 to allow the construction of one (1) new hydrogen peroxide blend tank with a diameter of 12 feet and a height of 16'-8" on property located at 10747 Patterson Place, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the northwest corner of Patterson Place and Florence Avenue, with Assessor's Parcel Number of 8011-017-054, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Brenntag Pacific, Inc., 10747 Patterson Place, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed steel tank, which includes Development Plan Approval Case No. 992, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff reports, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15332-Class 32.

WHEREAS, the City of Santa Fe Springs Planning and Development Department on June 2, 2022, published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 3, 2022 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, and any public testimony, written comments, or other materials presented at the Planning Commission Meeting on June 13, 2022 concerning the environmental findings and determination, Development Plan Approval Case No. 992, including the environmental findings and determination.

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 15332, Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is Categorically Exempt, in that the proposed project is consistent with the City's General Plan and zoning requirements. In addition, the project will not result in any significant traffic, noise, air quality, or water quality impacts. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

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

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

1. The land is appropriate for industrial uses based on its General Plan Land Use designation of Industrial. The proposed project is consistent with the goals and policies within the Industrial land use section of the City's General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The proposed project will allow an existing Santa Fe Springs business to remain in the city through alterations of their existing business plan.

	Policy 11.2: Work with property owners who wish to upgrade and expand their facilities.	The proposed project will allow an existing Santa Fe Springs business to upgrade their operations.
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2. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing. Maintaining a wholesale distributor of chemicals and ingredient solutions on the subject property is consistent with said zoning classification.
3. Since the proposed project is industrial, rather than residential or commercial in nature, the land use will continue to be maintained for an industrial use thus will continue to be consistent with its General Plan designation of industrial.
4. The proposed project will allow an existing Santa Fe Springs business to remain in the City rather than relocate outside the City, which would result in a net loss of jobs to the local job market.

(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 project involves the installation of one (1) new metal tank at 16'-8" high. The location of the proposed metal tank will be strategically placed out of sight from both Florence Avenue and Patterson Place. The proposed metal tank, therefore, will not have an adverse visual impact on the building or to the general appearance of the area.

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

The proposed metal tank will contain hydrogen peroxide, which is part of the existing operations. In addition, the proposed metal tank is located in a rear yard area where its visibility from the public will not occur. Additionally, the proposed tank will not impact required parking and/or driveway areas. Therefore, the project is harmonious with the existing building, structures, and with the general area.

(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.

The proposed project involves the installation of one (1) new metal tank. Since the proposed tank will not be visible from the public street, no additional landscaping, fencing or other screening elements are proposed. As such, the overall project will be in harmony with the existing development and the objectives of this chapter.

(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.

The subject metal tank will be located within an existing tank farm. In addition, the size of the proposed tank will be similar to the adjacent tanks in the surrounding area. The project does not involve the construction of any new building and/or walls. As a result, the proposed improvements will blend in with the existing tanks on-site, building and the general area.

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

As previously mentioned, the proposed metal tank will be located within an existing tank farm in the rear of the property. The proposed tank will not be visible from either Florence Avenue or Patterson Place. As a result, the overall appearance of the proposed tank will not create a visual impact to the property, the surrounding area, or to the City in general.

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

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

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 211-2022 to approve Development Plan Approval Case No. 992 to allow the construction of one (1) new hydrogen peroxide blend tank with a diameter of 12 feet and a height of 16'-8" for the subject property located at 10747 Patterson Place, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of June, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Development Plan Approval Case No. 992
10747 Patterson Place (APN: 8011-017-054)

CONDITIONS OF APPROVAL

DEPARTMENT OF POLICE SERVICES CENTER **(Contact: Lou Collazo 562.868-0511 x3335)**

1. 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 Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
2. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
3. That off-street parking areas shall not be reduced or encroached without proper City approval.
4. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
5. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
6. That all parking stalls and/or designated parking areas shall be constantly available to all employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material,

repairs, or the like is permitted and/or for servicing on-site utilities and equipment.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3818)

7. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
8. Prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. 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.
9. Signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.
10. The Applicant shall comply with all applicable sections of the California Fire Code including any referenced NFPA standards.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

11. Permits and approvals. The applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
12. 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.
13. The applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial grade

liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to a Fire-Rescue Department approved location.

14. The Applicant shall provide high level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity.
15. The Applicant shall provide an in-house emergency response system that includes the following:
 - a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
 - b. Liquid level limit alarms on stationary tanks.
 - c. Automatic shut-off valves on stationary tanks.
 - d. Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - e. Adequately trained manpower and equipment.
 - f. Hydrochloric acid and ammonia detectors (as applicable) at hydrochloric acid and ammonia tanks, on the fence line, and at other Fire-Rescue Department approved locations.
 - g. Remote cameras (when applicable) at Fire-Rescue Department approved locations.
 - h. A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to the facility, and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire-Rescue Department.
16. The Applicant shall install and maintain windsocks and placards as required.
17. The Applicant shall obtain permits for any proposed facility modifications and for the storage and use of new materials that have physical and/or health hazards as defined in the California Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current California Fire and Building Codes.
18. The Applicant label piping conveying hazardous materials noting their contents and direction of flow.

WASTE MANAGEMENT :

(Contact : Maribel Garcia 562.868-0511 x7569)

22. 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.
23. 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.
24. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

25. *Prior* to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
26. The project shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
27. That all parking areas shall be re-striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case.
28. 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.*
29. The final plot plan, floor plan and elevations of the proposed project and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
30. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material.
31. The applicant, Brenntag Pacific, Inc., shall not allow commercial vehicles, trucks and/or truck tractors to queue on Patterson Place and/or Florence

Avenue, use said streets as a staging area, or to back up onto the street from the subject property.

32. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
33. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the

City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

34. The applicant, Brenntag Pacific, Inc., 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.*
35. The applicant, Brenntag Pacific, Inc., 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 business license application may be completed online at <https://santafesprings.hdlgov.com/>. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.
36. 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.

37. 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.
38. 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.
39. All 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.

ATTACHMENT 5
Full Set of Proposed Plans

HYDROGEN PEROXIDE PIPING R20

10747 PATTERSON PLACE

SANTA FE SPRINGS, CALIFORNIA 90670

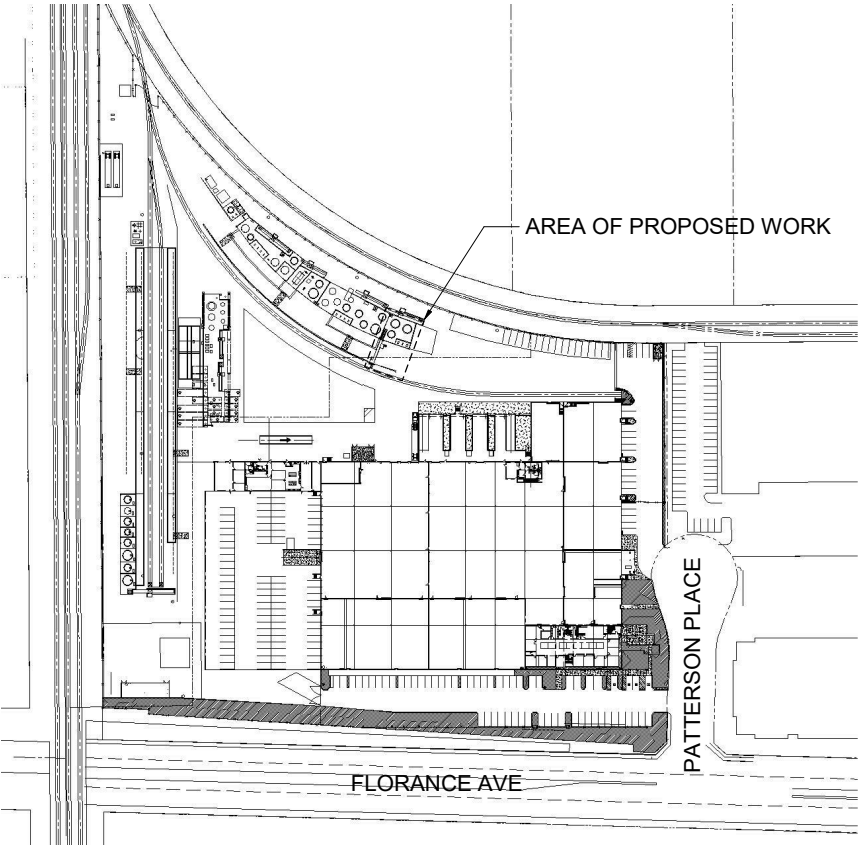
SCOPE OF WORK

REMOVE THE EXISTING DI WATER TANK ALONG WITH ASSOCIATED PIPING, INSTALLING A NEW LARGER TANK (T-1216) TO PROVIDE ADDITIONAL STORAGE OF 50% HYRDOGEN PEROXIDE. THE NEW TANK WILL BE OUTFITTED WITH NEW CONTROL AND SAFETY DEVICES, ALONG WITH A DISCHARGE PIPE SYSTEM BASED ON (T-1214'S) DISCHARGE PIPING. THE FAR END OF THE NEW (T-1216) DISCHARGE PIPING WILL HAVE TWO POINTS OF TERMINATION, ONE LOCATED AT A NEW BULK LOADING SPOT, AND THE SECOND IN THE PACKAGING AREA.



VICINITY MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS

NO.	DATE	REVISIONS	BY	CK.	APVD.



400 Oceanside, Suite 500
Long Beach, California 90802
(562) 437-9100 Fax (562) 437-9200

BRENNTAG



PROJECT MGR:	-
DESIGNED BY:	MK
DRAWN BY:	MK
CHECKED BY:	-
APPROVED BY:	-
DATE:	11/16/2021
JOB NO:	2100121

BRENNTAG PACIFIC

TITLE SHEET
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670

SCALE NTS	SHEET 1 OF 10	DRAWING NO. M-100	REV. 0
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NOTES

1. CONTRACTOR TO FURNISH & INSTALL PIPE SUPPORTS.
2. CONTRACTOR TO COORDINATE WITH OWNER ON THE TYPE, SCOPE, AND ARRANGEMENT OF TANKS TO BE FURNISHED BY OWNER.
3. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR PERIMETER GROUNDING. MECHANICAL CONTRACTOR TO PLACE GROUND LUGS ON PIPING IN ACCORDANCE WITH PIPE GROUND DETAIL.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE - TITLE 24 PARTS 2, 4, 5, AND 9 AS APPROPRIATE.
5. BASED ON THESE DRAWINGS, THE CONTRACTOR SHALL DEVELOP DETAILED SHOP DRAWINGS THAT PROVIDE A FULLY FUNCTIONAL ARRANGEMENT SUITABLE FOR INSTALLATION, TAKING INTO ACCOUNT ALL NECESSARY SYSTEM INTERFACES AND INTERFERENCES. DIMENSIONS SHALL BE VERIFIED FROM SITE AND MANUFACTURERS' CERTIFIED DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC AND DO NOT REPRESENT A COMPLETE DETAILED DESIGN. EQUIPMENT LAYOUT IS APPROXIMATE.
6. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH FEDERAL, STATE, AND LOCAL RULES AND REGULATIONS, FIRE MARSHALL REGULATIONS, CODE OF FEDERAL REGULATIONS TITLE 46 - SHIPPING, STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATIONS, AND ALL OTHER APPLICABLE LAWS, CODES, OR REGULATIONS. NO CONTENT IN THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE AFOREMENTIONED RULES AND REGULATIONS.
7. PIPING SHALL BE RUN AS DIRECTLY AS PRACTICABLE WITH A MINIMUM NUMBER OF BENDS AND FITTINGS, AND WITH SUFFICIENT TAKE DOWN JOINTS TO PROVIDE FOR REMOVAL, INSPECTION, SERVICING AND REPLACEMENT OF PIPING, VALVES, FITTINGS, AND EQUIPMENT. PROVIDE ADEQUATE LOOPS OR OTHER MEASURES AS NEEDED TO ALLOW FOR THERMAL EXPANSION/CONTRACTION.
8. INSPECTION: DO NOT ALLOW ANY WORK TO BE OBSCURED OR ENCLOSED UNTIL INSPECTED, TESTED, AND APPROVED BY THE ENGINEER, OWNER'S REPRESENTATIVE, OR OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
9. EXAMINATION, INSPECTION, AND TESTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASME B31.3, PROCESS PIPING, AND OF THE AUTHORITY HAVING JURISDICTION.
10. HYDROSTATIC TEST PRESSURE SHALL BE 150 PSI, PER CONTRACT SPECIFICATIONS.

FIRE DEPARTMENT NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CFC 5003.2.2.1.
2. EQUIPMENT, MACHINERY, AND ALARM SYSTEMS WILL BE LISTED OR APPROVED PER CFC 5003.2.3.
3. PIPING WILL BE IN ACCORDANCE WITH CFC 5703.6 AND CFC 5705.2.
4. BULK TRANSFER OPERATIONS WILL COMPLY WITH PROVISIONS IN CFC 5706.5.
5. OWNER PROCURED TANKS
- A. TANKS WILL HAVE LIQUID LEVEL LIMIT CONTROL PER CFC 5003.2.7.
- B. TANKS WILL BE TESTED PER CFC 5003.2.9 ON INSTALLATION AND AT A FREQUENCY PER 5003.2.9.2.
- C. TANKS WILL BE BRACED AND ANCHORED FOR SEISMIC PROTECTION PER CFC 5003.2.8.
- D. TANKS WILL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH NFPA 30 AND CFC 5704.2.7.
- E. TANKS WILL BE MARKED WITH HAZARD IDENTIFICATION SIGNS PER CFC 5003.5, 5003.6, AND 5703.5.
- F. TANKS, PUMPS, AND PIPING WILL BE GROUNDED PER CFC 5003.9.5.
- G. PUMPS AND PIPING SHALL COMPLY WITH CFC 5705.2.

MECHANICAL ABBREVIATIONS (NOT ALL ABBREVIATIONS MAY APPLY)

ABS.	ABSOLUTE
ACC	ACCUMULATOR
ACT.	ACTUATOR
ADPT.	ADAPTER
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
API	AMERICAN PETROLEUM INSTITUTE
APPROX	APPROXIMATELY
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASA	AMERICAN STANDARD ASSOCIATION
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASP	ASPIRATOR
ASTM	AMERICAN SOCIETY FOR TESTING MATLS
BC	BOLT CIRCLE
BFV	BUTTERFLY VALVE
BF	BAYONET FLANGE
BLG	BILGE
BJ	BAYONET JOINT
BOP	BOTTOM OF PIPE
BOT	BOTTOM
BPR	BACK PRESSURE REGULATOR
BTL	BOTTLE

C	CELSIUS DEGREES
CA	COMPRESSED AIR
CCW	COUNTER CLOCKWISE
CFM	CUBIC FEET PER MINUTE
CG	CENTER OF GRAVITY
CHV	CHECK VALVE
CL	CENTERLINE
CMP	COMPRESSOR
CND	CONDENSER
CON	CONCENTRIC
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUED, CONTINUATION
CP	CALIBRATION PORT
CPLG	COUPLING
CS	CARBON STEEL
CSNK	COUNTERSUNK
CTR	CENTER
CU FT	CUBIC FEET
CW	CLOCKWISE
DC	DUST COVER
DET	DETAIL
DIA	DIAMETER
DIS	DISCONNECT
DISC	DISCONNECT
DISCH	DISCHARGE
DP	DUST PLUG
DPG	DIFFERENTIAL PRESSURE GAUGE
DPT	DIFFERENTIAL PRESSURE TRANSDUCER
DOWN	DOWN
DR	DRAIN
DTG	DIFFERENTIAL TEMPERATURE GAUGE
DTT	DIFFERENTIAL TEMPERATURE TRANSDUCER
DWG	DRAWING
EJ	EXPANSION JOINT
EA	EACH
ECC	ECCENTRIC
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRICAL, ELECTRIC
ELL	ELBOW
EQ	EQUAL, EQUALLY
EXIST	EXISTING
EW	EACH WAY
F	FAHRENHEIT
FA	FLAME ARRESTOR
FC	FAIL CLOSED
FCV	FLOW CONTROL VALVE
FEJ	FLEX EXPANSION JOINT
FFW	FIELD FIT AND WELD
FH	FLEX HOSE
FJ	FLEX JOINT
FIG	FIGURE
FIL	FILTER
FL	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FLS	FLOAT SWITCH
FM	FLOW METER
FMC	FLOW METER COUNTER
FMR	FLOW METER RECORDER
FO	FUEL OIL (DIESEL)
FO	FAIL OPEN
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FILL PORT
FRC	FLOW RATE CONTROLLER
FRT	FLOW RATE TRANSDUCER
FS	FLARE STACK
FT.	FLOW TRANSDUCER
FT	FOOT, FEET
FTG	FITTING
FW	FIRE WATER
FWE	FURNISHED WITH EQUIPMENT
GA	GAGE
GAL	GALLON, GALLONS
GALV	HOT DIPPED GALVANIZED
GN2	GASEOUS NITROGEN
GPM	GALLONS PER MINUTE
GR	GRADE
HB	HOSE BIB HEAT EXCHANGER
HD	PRESSURE HEAD FT OF WATER
HEX	HEXAGONAL
HORIZ	HORIZONTAL
HP	HORSEPOWER
HRL	HOSE REEL
HTR	HEATER
HVY	HEAVY
HW	HOT WATER (DOMESTIC)
HW.	HANDWHEEL
HX	HEAT EXCHANGER
HZ	HERTZ

ID	INTERNAL DIAMETER
IGN	IGNITOR
IFC	INDICATION FLOW CONTROLLER
IN	INCH, INCHES
JB	JUNCTION BOX
KG	KELLUM GRIP
LB	POUND
LBS	POUNDS
LF	LINEAR FEET
LLG	LIQUID LEVEL GAUGE
LLP	LIQUID LEVEL PROBE
LLS	LIQUID LEVEL SWITCH
LLT	LIQUID LEVEL TRANSDUCER
LR	LONG RADIUS
LJ	LAP JOINT
LS	LIQUID SENSOR
M	MOTOR
M	METER
MATL	MATERIAL
MAWP	MAXIMUM ALLOWABLE WORKING PRESSURE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDR	MOTOR DRIVEN REGULATOR
MECH	MECHANICAL
MM	MASS FLOW METER
MH	MANHOLE
MIN	MINIMUM
MOP	MAXIMUM OPERATING PRESSURE
MV	MANUAL VALVE
N	NORTH
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO.	NUMBER
NOM	NOMINAL
NPS	NOMINAL PIPE SIZE
NPT	NATIONAL STANDARD PIPE THREAD TAPER
NS	NORMALLY SHUT
NTS	NOT TO SCALE
OA	OUTSIDE VENTILATION AIR
OA.	OVERALL
OAE	OR APPROVED EQUAL
OD	OUTSIDE DIAMETER
OFE	OWNER FURNISHED EQUIPMENT
OR	ORIFICE
OS	OIL SEPARATOR
OT	OIL TRAP
PC	PNEUMATIC CONTROLLER
PCP	PRESSURE CAP
PG	PRESSURE GAUGE
PH	PHASE
PI	PRESSURE TO CURRENT CONVERTER
PLCS	PLACES
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLG	PLUG
PO	VALVE POSITION
POC	POINT OF CONNECTION
POP	PUMP OUT PORT
POV	DOME REGULATOR
PLAT	PLATFORM
PRESS	PRESSURE
PR	PRESSURE RECORDER
PROJ	PROJECTION
PRV.	HAND REGULATOR
PRV	PRESSURE RELIEF VALVE
PS	PRESSURE SWITCH
PSI	PIPE SUPPORT
PSIA	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH ABSOLUTE
PSV	PRESSURE SAFETY VALVE
PT	PRESSURE TRANSDUCER
PW	POTABLE WATER
QD	QUICK DISCONNECT
QTY	QUANTITY
R	RADIUS
RED	REDUCER
REF	REFERENCE
REBAR	REINFORCING BARS
REQD	REQUIRED
RF	RAISED FACE
RH	RIGHT HAND
RO	REVERSE OSMOSIS
ROV	REMOTE OPERATING VALVE
RJ	RING JOINT
RPM	REVOLUTIONS PER MINUTE
RV	RELIEF VALVE

S	SWITCH
SCH	SCHEDULE
SCR	SCREW
SCRD	SCREWED
SF	SIGHT FLOW
SG	SIGHT GAUGE
SHT	SHEET
SIL	SILENCER
SJ	SWIVEL JOINT
SN	SPRAY NOZZLE
SO	SLIP-ON
SOV	SOLENOID VALVE
SP	STATIC PRESSURE, INCHES H2O
SP.	SAMPLE PORT
SPEC	SPECIFICATION
SP GR	SPECIFIC GRAVITY
SQ	SQUARE
SQ FT	SQUARE FOOT, SQUARE FEET
SR	SHORT RADIUS
SS.	SANITARY SEWER
SS	STAINLESS STEEL
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRAINER
SV	SOLENOID VALVE
SYM	SYMMETRICAL, SYMMETRY
TBD	TO BE DETERMINED
TC	TEMPERATURE CONTROL
TDP	THREAD PROTECTOR
TE	TEMPERATURE ELEMENT
TEMP	TEMPERATURE
TG	TEMPERATURE GAUGE
THD	THREAD, THREADED
TOC	TOP OF CONCRETE
THK	THICK
TLI	TANK LEVEL INDICATOR
TK	TANK
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TS	TEMPERATURE SENSOR
TOT	TOTAL
TT	TEMPERATURE TRANSMITTER
TW	THERMOWELL
TYP	TYPICAL
U/G	UNDERGROUND
UH	UNIT HEATER
UW	UTILITY WATER
V	VENT
VE	VENT
VNT	VENTURI TUBE
VP	VACUUM PUMP
VPZ	VAPORIZER
VS	VENT STACK
W/	WITH
WN	WELDNECK
WO	WASTE OIL
WTR	WATER
XS	EXTRA STRONG
XXS	DOUBLE EXTRA STRONG

PAINT SPECIFICATIONS:

1. COATING APPLICATION SHALL BE PERFORMED IN CLOSE CONSULTATION, AND WITH DIRECT OVERSIGHT, OF THE COATING SYSTEM MANUFACTURERS REPRESENTATIVE. THE COATING SYSTEM MANUFACTURERS REPRESENTATIVE SHALL INSPECT THE WORK AT KEY HOLD POINTS IN THE COATING PROCESS TO ENSURE THEIR APPLICATION PROCEDURES ARE BEING CORRECTLY FOLLOWED.
2. THE PREPARATION AND THE APPLICATION OF ALL COATINGS SHALL BE IN STRICT COMPLIANCE WITH THE RECOMMENDATION OF THE COATING MANUFACTURER. THE MANUFACTURERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REJECT ANY NON-COMPLIANT WORK INCLUDING SURFACE PREPARATION. THE COATING CONTRACTOR SHALL CORRECT THE WORK THAT IS NO IN COMPLIANCE WITH THESE SPECIFICATIONS.
3. CONTRACTOR HOLD POINTS ARE NECESSARY STEPS WHERE INSPECTIONS BY THE ENGINEER, CONTRACTOR, OR COATING SUPPLIER SHOULD BE MADE PRIOR TO PROCEEDING WITH THE NEXT STEPS IN THE COATING PROCESS. THESE ARE, BUT NOT LIMITED TO:
- a. SURFACE PREPARATION PRIOR TO PRIME COAT.
- b. AFTER STRIPE COAT APPLICATION AND MASKING ON NON-PAINTED SURFACES PRIOR TO PRIME COAT APPLICATION.
- c. AFTER APPLICATION OF EACH PRIME COAT AND TOP COAT, INCLUDING DFT MEASUREMENT OF COATING THICKNESS.
4. PREPARE STEEL COMPONENTS FOR PAINTING BY BLAST CLEANING. BLAST CLEANING SHALL BE DONE TO A MINIMUM STANDARD SSPC-SP10 COMMERCIAL BLAST CLEANING. ALL WELDS WHICH CANNOT BE PREPARED ADEQUATELY BY CHIPPING, GRINDING, OR NEEDLE GUN SHOULD BE SPOT CLEANED FOLLOWING STANDARD SSPC-SP10 COMMERCIAL BLAST. PRIOR TO BLAST CLEANING, ALL SURFACES SHOULD BE FREE OF ALL VISIBLE OIL, GREASE, DUST, DIRT, MILL SCALE, RUST, COATING, OXIDES, CORROSION PRODUCTS, AND OTHER FOREIGN MATTER WHEN VIEWED WITHOUT MAGNIFICATION. THE SURFACE SHALL BE CLEANED OF OIL, GREASE, AND DUST AFTER THE BLAST CLEANING.
5. ALL COATING SHALL BE BY [HTTPS://NORTH-AMERICA.INTERNATIONAL-PC.COM/IN-FOCUS/DEVOE-UNPUBLISH](https://north-america.international-pc.com/in-focus/devoe-unpublish). EQUIVALENT PROVIDERS ARE ALSO ACCEPTABLE.
6. MINIMUM STEEL SURFACE TEMPERATURE WILL BE NO LESS THAN 50 DEGREES FAHRENHEIT AND NO GREATER THAN 110 DEGREES FAHRENHEIT. RELATIVE HUMIDITY SHOULD BE BELOW 85% AND AT LEAST 5 DEGREES ABOVE DEW POINT. COATING APPLICATION SHALL NOT OCCUR DURING FOG, MIST, RAIN, WIND, OR SNOW. READINGS AND DOCUMENTATION OF THESE ENVIRONMENTAL CONDITIONS SHALL BE RECORDED DAILY AS PART QA/QC PROCESS DURING THE COATING PROCESS.
7. STRIPE COAT: APPLY BY BRUSH, A STRIPE COAT TO ALL WELD SEAMS, CORNERS, AND EDGES. PRODUCT FOR THE STRIPE COAT SHALL BE THE SAME AS THE PRODUCT IDENTIFIED FOR THE SPECIFIC COATING SYSTEMS PRIME COAT.
8. CONTRACTOR WILL BE RESPONSIBLE FOR QA/QC ON PROJECT AND WILL RECORD ENVIRONMENTAL CONDITIONS AT LEAST 2 TIMES DAILY AND AS NEEDED THROUGH THE COATING TEMPERATURE OF METAL, AIR TEMPERATURE AND TIME READING WAS TAKEN WILL BE PROVIDED TO OWNER AND SUPPLIER UPON REQUEST AND WILL BE KEPT AS A PERMANENT RECORD OF THIS COATING PROJECT.
9. THE FOLLOWING COATING SYSTEMS SHALL BE APPLIED AS NOTED:

COATING SYSTEM 1: APPLY TO ALL CARBON STEEL PIPING

PRODUCT	COAT AND THICKNESS	NOTES
DEVOE CATHA-COAT 304 OR 304V	PRIME COAT, 3 MILS DFT	ALLOW TO DRY TO TOUCH
BAR-RUST 231	INTERMEDIATE COAT, 5 MILS DFT	COLOR: OFF WHITE*
DEVOE DEVTHANE 379	FINISH COAT, 2 MILS DFT	COLOR: WHITE*

*CONTRACTOR TO COORDINATE FINAL COLOR WITH OWNER.

SHEET INDEX		
SHEET #	DWG #	SHEET TITLE
1	M-100	TITLE SHEET
2	M-101	NOTES AND SHEET INDEX
3	M-102	SYMBOLS & MECHANICAL PIPE SPECS
4	M-200	P&ID
5	M-300	ISO VIEW
6	M-301	PIPING PLAN - AREA 12
7	M-302	PIPING PLAN - AREA 12
8	M-303	PUMP SECTIONS / DETAILS
9	M-304	PIPING SECTIONS
10	M-305	PIPING SECTIONS / DETAILS

PROJECT MGR: -	BRENNTAG PACIFIC			
DESIGNED BY: MK				
DRAWN BY: MK				
CHECKED BY: -	NOTES AND SHEET INDEX			
APPROVED BY: -	10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670			
APPROVED BY: -				
APPROVED BY: -				
DATE: 11/16/2021	SCALE -	SHEET 2 OF 10	DRAWING NO. M-101	REV. 0
JOB NO: 2100121				

	GATE VALVE
	GLOBE VALVE
	BALL VALVE
	PLUG VALVE
	BUTTERFLY VALVE
	ANGLE VALVE
	3-WAY VALVE
	CHECK VALVE
	DIVERTER VALVE
	VACUUM RELIEF VALVE
	PRESSURE OR SAFETY RELIEF VALVE
	PRESSURE & VACUUM RELIEF VALVE
	2-WAY SOLENOID
	3-WAY SOLENOID
	DIAPHRAGM, SPRING OPPOSED, NO POSITIONER OR PILOT
	MOTORIZED VALVE
	DIAPHRAGM CHECK VALVE

-----	VENDOR-FURNISHED PACKAGE LIMITS
=====	PRIMARY PROCESS PIPING
=====	UTILITY OR SECONDARY PROCESS PIPING
#####	PNEUMATIC SIGNAL
-----	ELECTRIC SIGNAL
-λ--λ-λ-λ-λ-	ELECTRIC BINARY SIGNAL
-·-·-·-·-·-	COMPUTERLINK
	PROCESS OR UTILITY CONTINUATION
	PROCESS OR UTILITY TWO-WAY CONTINUATION
	LINE SLOPE FOR DRAINAGE
	FLEXIBLE HOSE
	HOSE CONNECTION
	FEMALE QUICK DISCONNECT
	MALE QUICK DISCONNECT
	PIPE ENDED IN BUTT WELDED CAP
	PIPE ENDED IN SOCKET-WELD OR THREADED CAP
	PIPE ENDED IN R/ND FLANGE

PUMP AND MOTOR

3-SOLV-420/1-061-E-RC
X-XXXX-XXXX-XXX-X-XX

INSULATION TYPE
INSULATION CODE
MATERIAL DESIGNATION
LINE NUMBER
AREA NUMBER
SERVICE
LINE SIZE

	LOCAL MOUNT
	DUAL LOCAL MOUNT
	BEHIND PANEL
	PANEL MOUNT
	LOCAL PANEL MOUNT
	PLC
	SHARED DISPLAY/CONTROL
	COMPUTER FUNCTION
	INTERLOCK

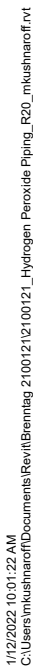
INSTRUMENT
IDENTIFICATION
LOOP
NUMBER

NC NORMALLY CLOSED VALVE
NO NORMALLY OPEN VALVE
FC FAIL CLOSED VALVE
FO FAIL OPENED VALVE
FWE FURNISHED WITH EQUIPMENT

FIRST LETTER			SUCCEEDING LETTERS		
	MEASURED OR INITIATN VARIABLE	MODIFIER	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER
A			ALARM		
B	COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C				CONTROL	
D		DIFFERENTIAL			
E			SENSOR PRIMARY ELEMENT		
F	FLOW RATE	RATIO (FRACTION)			
G			GLASS VIEWING DEVICE		
H					HIGH
I	(ELECTRICAL)		INDICATE		
J	POWER	SCAN			
K	TIME, TIME-SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW
M	USER'S CHOICE	MOMENTARY			MIDDLE INTERMEDIATE
N	USER'S CHOICE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
O	USER'S CHOICE		ORIFICE, RESTRICTION		
P	PRESSURE, VACCUM		POINT (TEST CONNECTION)		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RADIATION		RECORD		
S	SPEED FREQUENCY	SAFETY		SWITCH	
T	TEMPERATURE			TRANSMIT	
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, MECHANICAL ANALYSIS			VALVE,DAMPER OR LOUVER	
W	WEIGHT, FORCE		WELL		
X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE OR PRESENCE	Y AXIS		RELAY, COMPUTE, CONVERT	
Z	POSITION, DIMENSION	Z AXIS		DRIVE, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT	

[illegible]

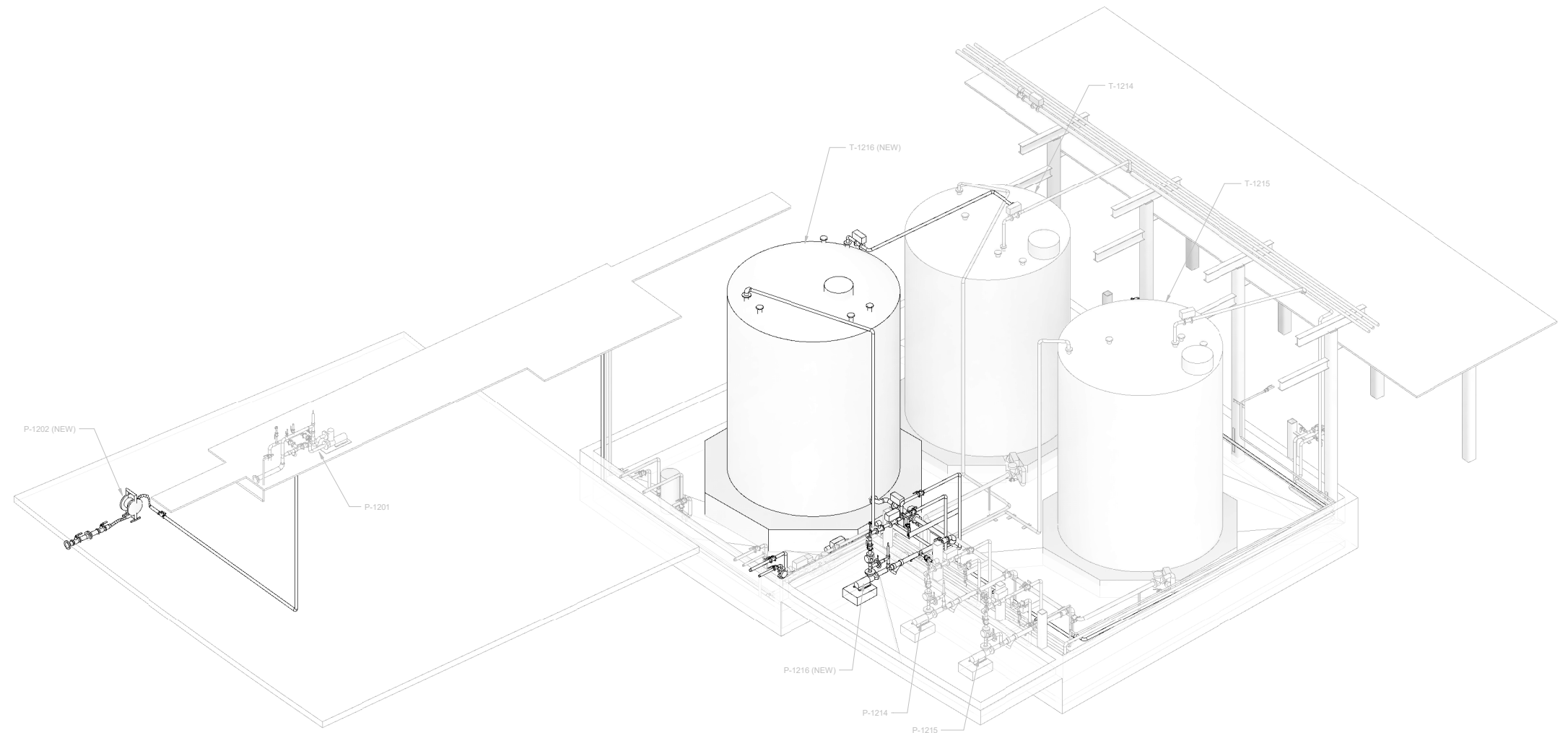
PROJECT MGR: -	BRENNTAG PACIFIC			
DESIGNED BY: MK				
DRAWN BY: MK	SYMBOLS & MECHANICAL PIPE SPECS 10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670			
CHECKED BY: -				
APPROVED BY: -				
APPROVED BY: -				
APPROVED BY: -				
DATE: 11/16/2021	SCALE	SHEET	DRAWING NO.	REV.
JOB NO: 2100121	-	3 OF 10	M-102	



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SCALE NTS	SHEET 4 OF 10	DRAWING NO. M-200	REV. 0
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1 ISO VIEW

NO.	DATE	REVISIONS			BY	CK. APVD.

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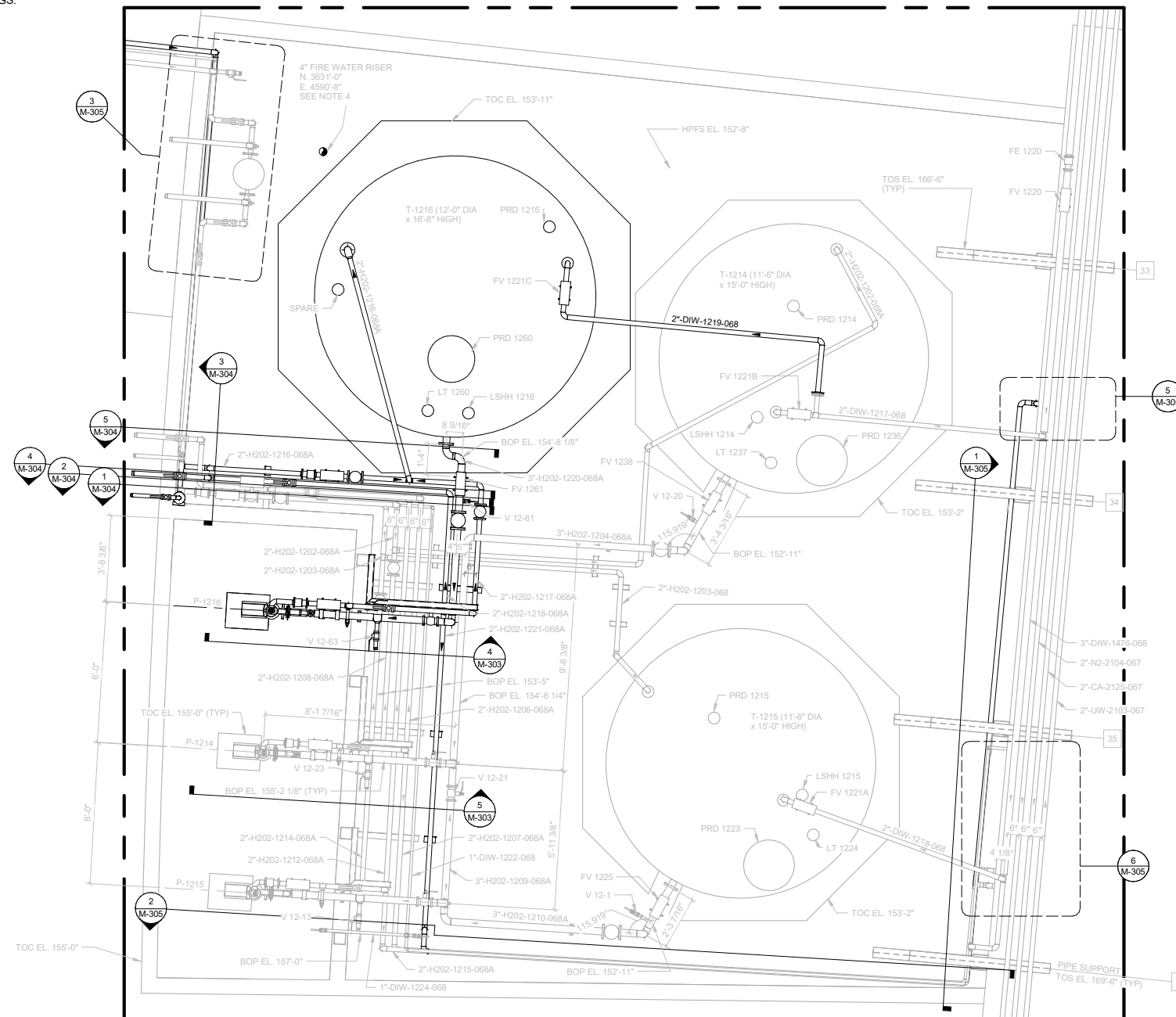


PROJECT MGR:	-
DESIGNED BY:	MK
DRAWN BY:	MK
CHECKED BY:	-
APPROVED BY:	-
APPROVED BY:	-
APPROVED BY:	-
DATE:	11/16/2021
JOB NO:	2100121

BRENNTAG PACIFIC			
ISO VIEW			
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670			
SCALE NTS	SHEET 5 OF 10	DRAWING NO. M-300	REV. 0

1/12/2022 10:01:30 AM
C:\Users\mkushnaroff\Documents\Revit\Brenntag 2100121\00121_Hydrogen Peroxide Piping_R20_mkushnaroff.rvt

1. FIELD TO VERIFY ALL DIMENSIONS.
2. COAT AND WRAP ALL BURIED PIPE.
3. REFER TO P&ID ON SHEET M-200.
4. FOR CONTINUATION OF FIRE WATER RISER SEE ALLAN
AUTOMATIC SPRINKLER CORP. DRAWINGS.



1 PIPING PLAN - TANK AND PACKAGING AREA

BRENNTAG PACIFIC

PIPING PLAN - AREA 12
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670

DATE:	11/16/2021	SCALE	SHEET	DRAWING NO.	REV.
JOB NO:	2100121	AS NOTED	6 OF 10	M-301	0

NO.	DATE	REVISIONS		BY	CK. APVD

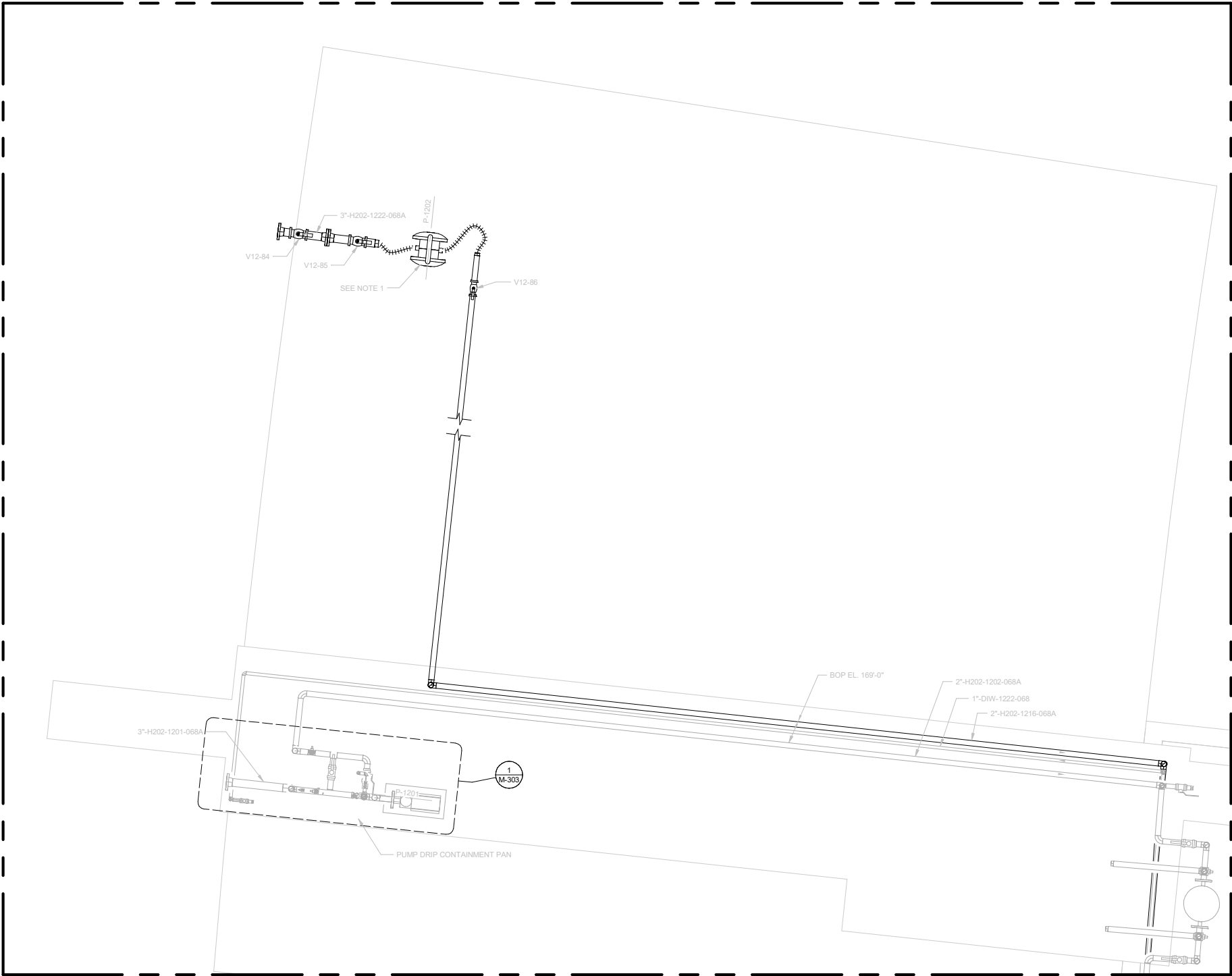
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BRENNTAG



NOTES:

1. PUMP P-1202 IS NOT SHOWN IN THE CORRECT LOCATION. IT IS SHOWN ON THIS SHEET FOR EASY VISIBILITY, BUT THE ACTUAL LOCATION IS NOT ON THIS SHEET.
2. FIELD TO VERIFY ALL DIMENSIONS.
3. REFER TO P&ID ON SHEET M-200.



1 PIPING PLAN - BULK LOADING AREA
1/2" = 1'-0"

1/12/2022 10:01:33 AM
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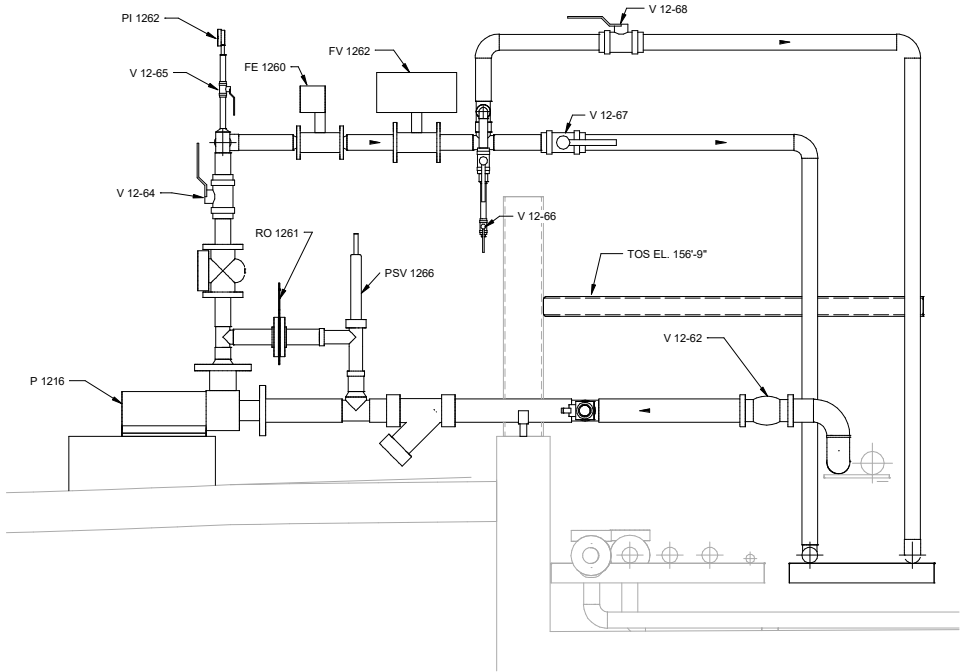
BRENNTAG

PROJECT MGR:	-
DESIGNED BY:	MK
DRAWN BY:	MK
CHECKED BY:	-
APPROVED BY:	-
APPROVED BY:	-
APPROVED BY:	-
DATE:	11/16/2021
JOB NO:	2100121

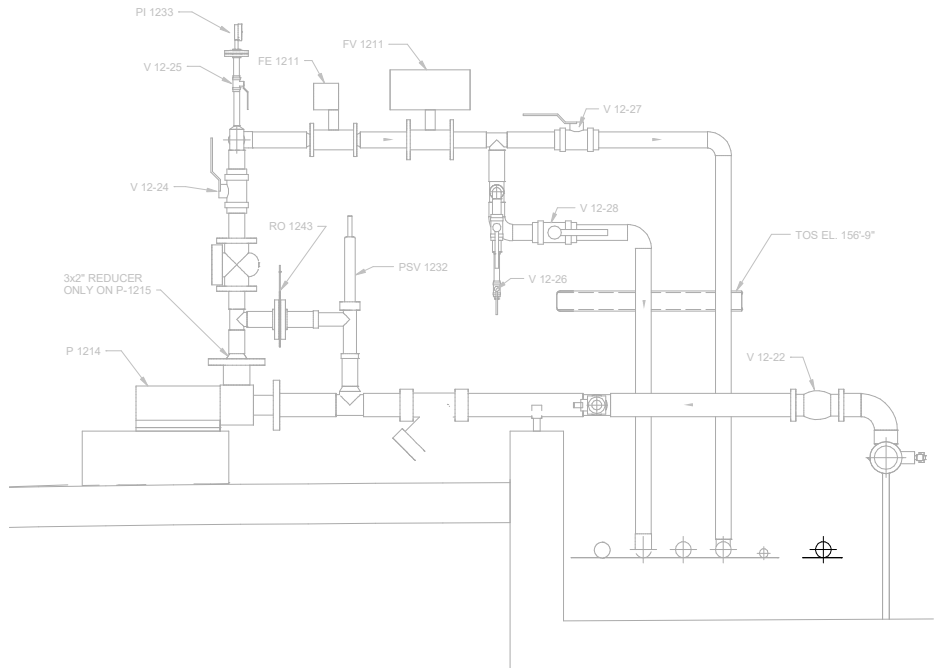
BRENNTAG PACIFIC			
PIPING PLAN - AREA 12 10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670			
SCALE AS NOTED	SHEET 7 OF 10	DRAWING NO. M-302	REV. 0

NOTES:

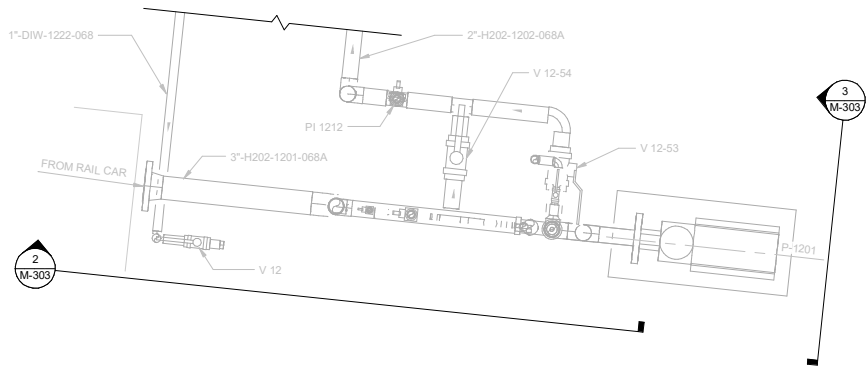
1. PIPING FOR P-1215 IS EXACTLY THE SAME AS THAT OF P-1214.
P-1215 COMPONENT LABELS CAN BE FOUND ON P&ID ON SHEET
M-200.
2. PSV AND TUBING COMPONENTS NOT SHOWN. SEE P&ID ON SHEET
M-200 FOR PSV AND TUBING DETAILS.



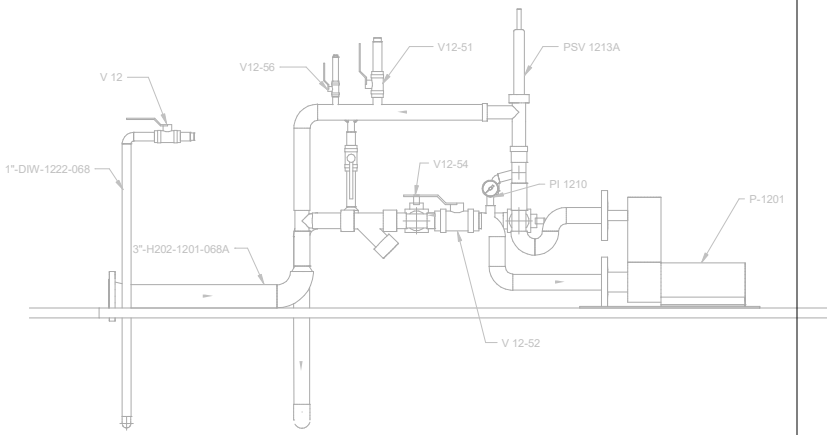
4 P-1216 SECTION
1" = 1'-0"



5 P-1214 SECTION
1" = 1'-0"

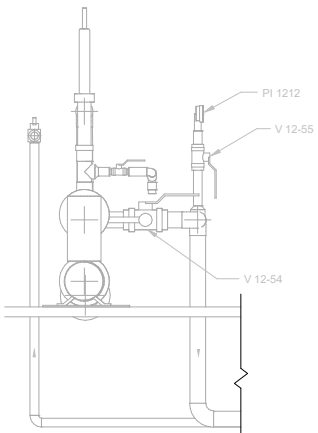


1 DETAIL - PUMP-1201
1" = 1'-0"



2 P-1201 SECTION A
1" = 1'-0"

3
M-303



3 P-1201 SECTION B
1" = 1'-0"

1/12/2022 10:01:34 AM
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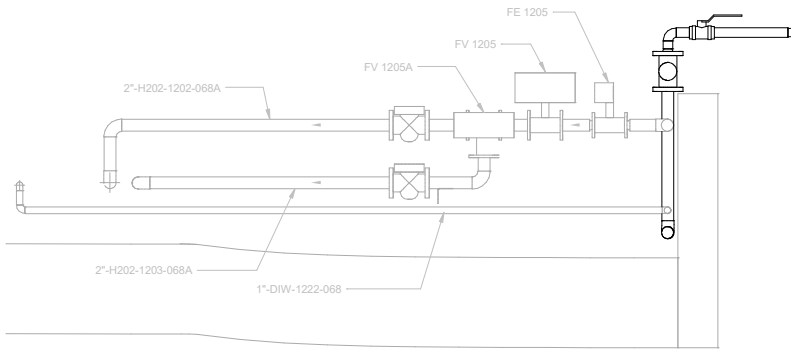
PROJECT MGR:	-
DESIGNED BY:	MK
DRAWN BY:	MK
CHECKED BY:	-
APPROVED BY:	-
APPROVED BY:	-
APPROVED BY:	-
DATE:	11/16/2021
JOB NO:	2100121

BRENNTAG PACIFIC

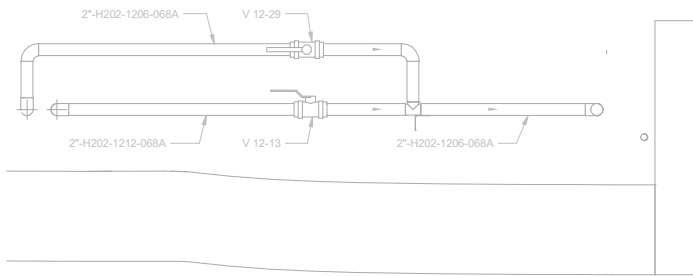
PUMP SECTIONS / DETAILS
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670

SCALE AS NOTED	SHEET 8 OF 10	DRAWING NO. M-303	REV. 0
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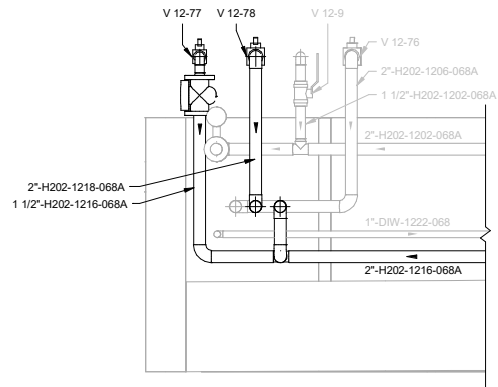
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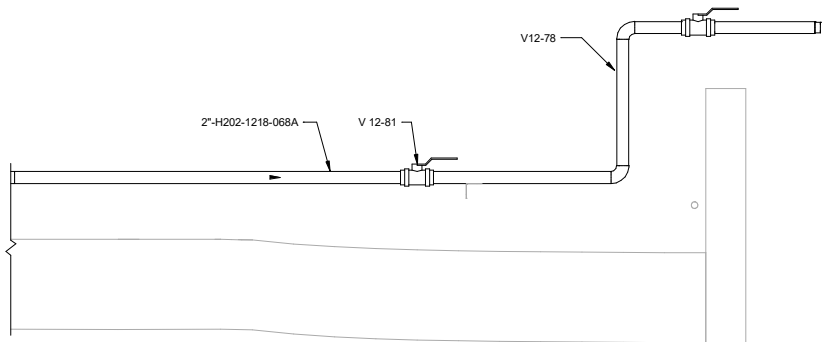
1 SECTION 1
M-301 3/4" = 1'-0"



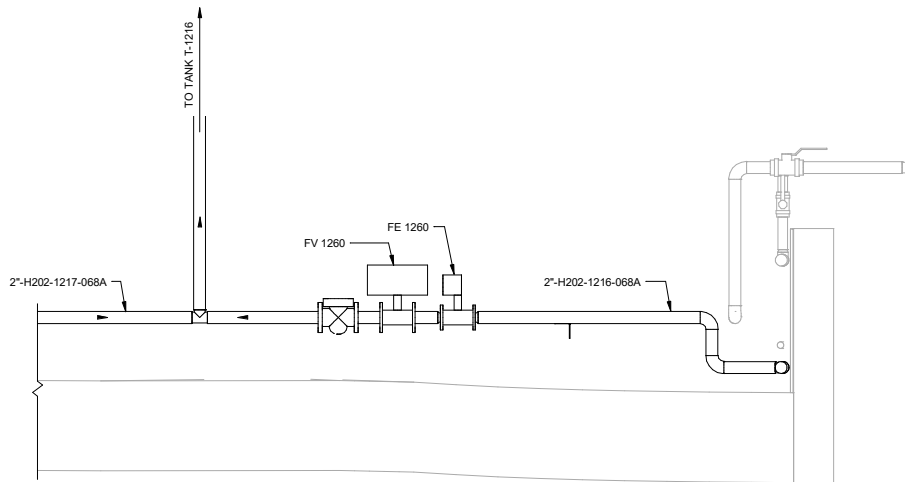
2 SECTION 2
M-301 3/4" = 1'-0"



3 SECTION 3
M-301 3/4" = 1'-0"



4 SECTION 4
M-301 3/4" = 1'-0"



5 SECTION 5
M-301 3/4" = 1'-0"

NO.	DATE	REVISIONS	BY	CK.	APVD.



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BRENNTAG



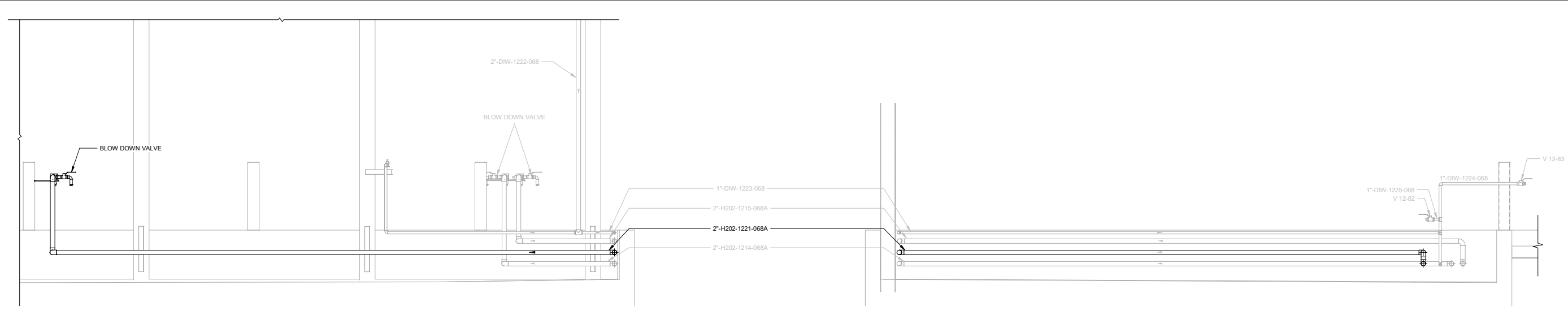
PROJECT MGR:	-
DESIGNED BY:	MK
DRAWN BY:	MK
CHECKED BY:	-
APPROVED BY:	-
APPROVED BY:	-
APPROVED BY:	-
DATE:	11/16/2021
JOB NO:	2100121

BRENNTAG PACIFIC

PIPING SECTIONS
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670

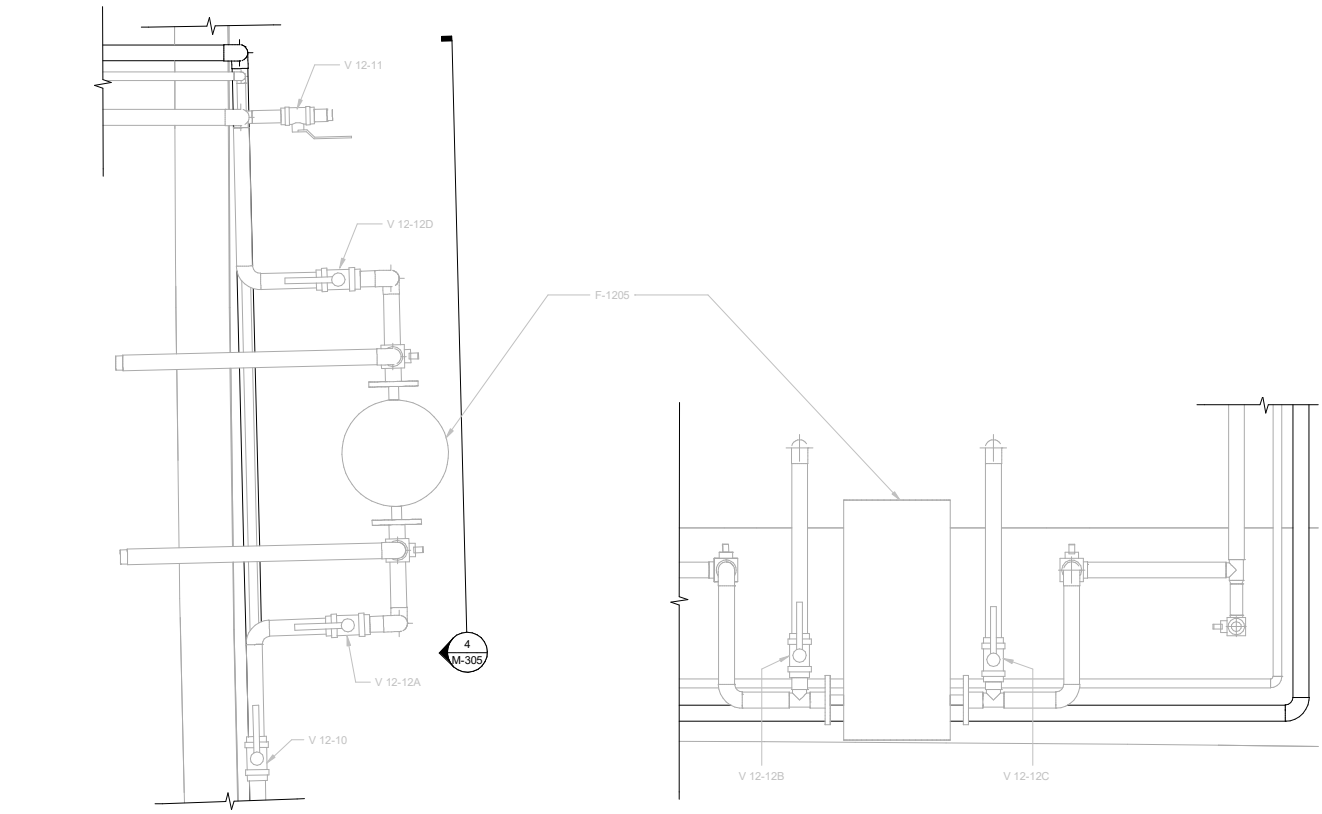
SCALE AS NOTED	SHEET 9 OF 10	DRAWING NO. M-304	REV. 0
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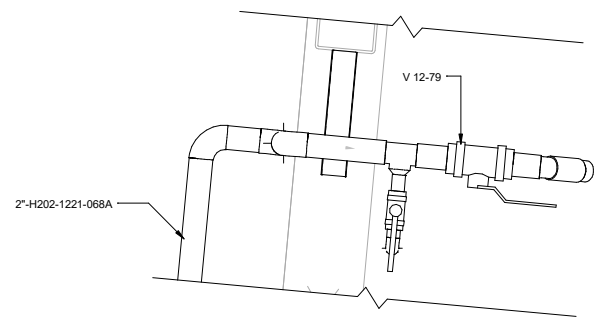
1 SECTION 6
M-301 1/2" = 1'-0"

2 SECTION 7
M-301 1/2" = 1'-0"

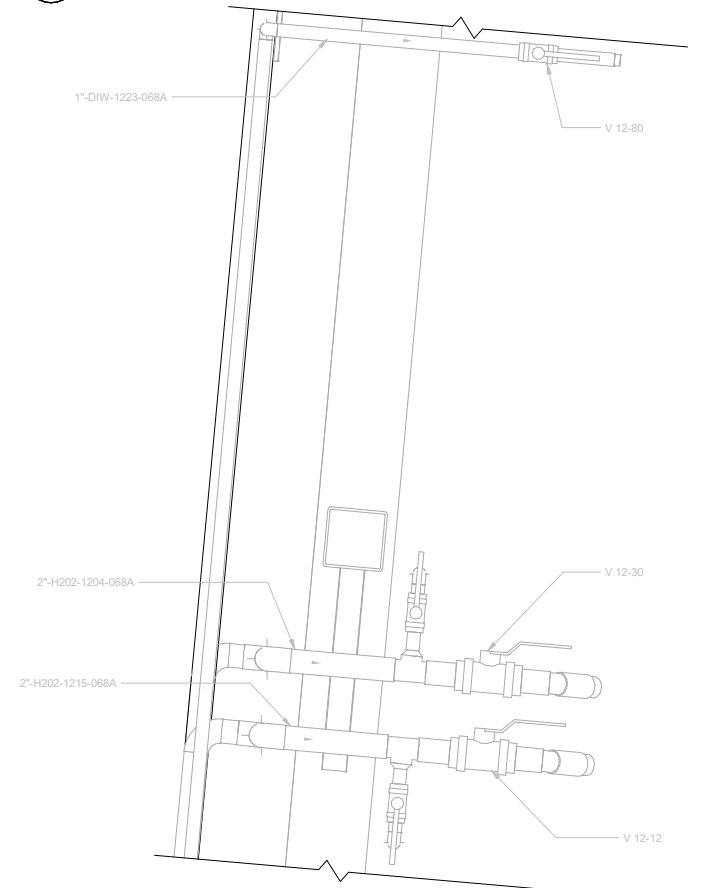


3 DETAIL - PIPE BRIDGE FILL AREA
M-301 1" = 1'-0"

4 SECTION 8
M-305 1" = 1'-0"



5 DETAIL - NEW FILL AREA
M-301 1 1/2" = 1'-0"



6 DETAIL - EXISTING FILL AREA
M-301 1 1/2" = 1'-0"

NO.	DATE	REVISIONS	BY	CK.	APVD.

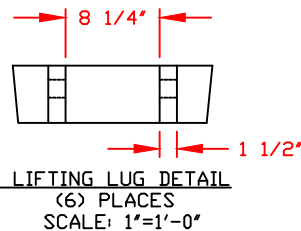
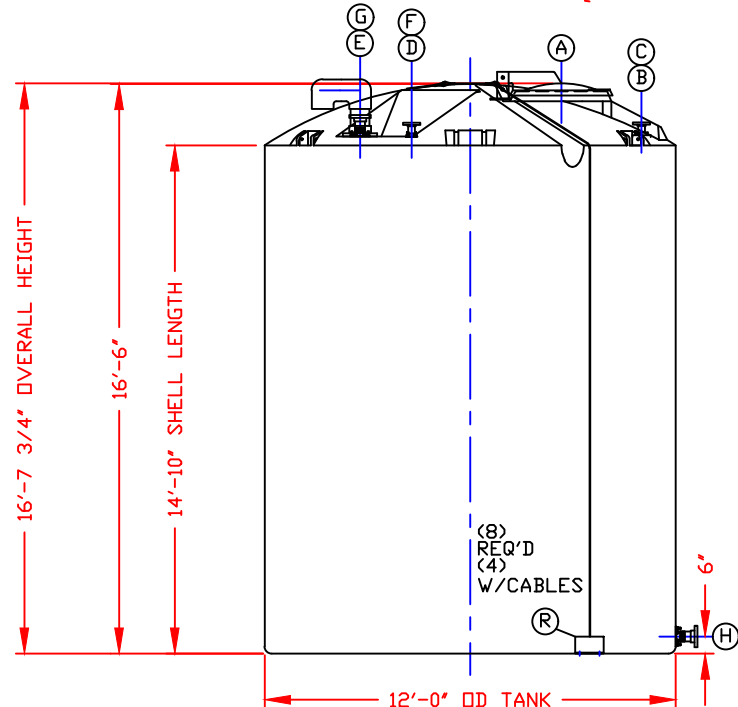
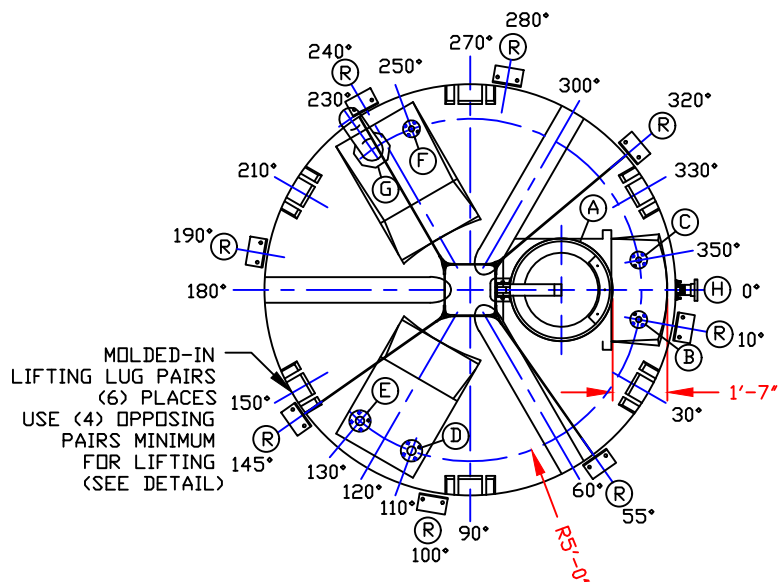


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PROJECT MGR:	-
DESIGNED BY:	MK
DRAWN BY:	MK
CHECKED BY:	-
APPROVED BY:	-
APPROVED BY:	-
APPROVED BY:	-
DATE:	11/16/2021
JOB NO:	2100121

BRENNTAG PACIFIC			
PIPING SECTIONS / DETAILS			
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670			
SCALE	SHEET	DRAWING NO.	REV.
AS NOTED	10 OF 10	M-305	0



NOTE:
MUST USE FLEXIBLE
CONNECTIONS ALL
LOWER SIDEWALL
FITTINGS

NOZZLE SCHEDULE & ACCESSORIES

SERVICE	MK	STOCK NO	SIZE	FITTING	DEG	ELEV
MANWAY	A	10200	24"	CVR ASMBLY 24" HINGED W/WEIGHT W/PE BRACKET	0°	DOME
LEVEL	B	2788 2063	2"	UBD FTG 2" BHF STYLE PVC/LV FLG ADPT 2" THRD PVC	10°	DOME
HIGH LEVEL	C	2788 2063	2"	UBD FTG 2" BHF STYLE PVC/LV FLG ADPT 2" THRD PVC	350°	DOME
PRODUCT INLET	D	7550 3112	3"	BHF ASMLY 3" CPL RHINO SS/LV FLG ADPT 3" SS 316	110°	DOME
RECIRCULATION LINE	E	7550 3112	3"	BHF ASMLY 3" CPL RHINO SS/LV FLG ADPT 3" SS 316	130°	DOME
WATER ADDITION	F	7547 3110	2"	BHF ASMLY 2" CPL RHINO SS/LV FLG ADPT 2" SS 316	250°	DOME
VENT	G	3278 9072	6"	U-VENT 6" PVC SCREEN F/6" VENT PE MESH	230°	DOME
OUTLET	H	7550 3112	3"	BHF ASMLY 3" CPL RHINO SS/LV FLG ADPT 3" SS 316	0°	6"
RESTRAINT	R	RGV12150CON	--	REST GALV 12150 VERT STD OUTDOOR CA	10° 55° 100° 145° 190° 240° 280° 320°	DOME/SDWL

NOTES

- THIS IS A COMPUTER GENERATED DWG. DO NOT REVISE BY HAND.
- DIMENSIONS WILL VARY $\pm 3\%$ DUE TO VARIATIONS IN MULTIPLE MOLDS & CONDITIONS PREVALENT DURING MANUFACTURE & USAGE.
- NO MOLDED IN GALLONAGE MARKERS THIS TANK.
- TANK DESIGNED FOR 1.65 SpG MAT'L @ 100°F / ATMOS PRESSURE.

CALCULATED CAPACITIES/ VOLUME IN U.S. GALLONS		
DESIGN CAP	DOMO VOL	TOTAL VOL
12189	640	12829

DWG TITLE		12150 GALLON UPRIGHT TANK	
SCALE:		1/4"=1'-0"	
DATE:		07/29/2021	
BRENNTAG PACIFIC, INC. PD 23300		SHEET 1 OF 1	
PROJECT: SANTA FE SPRINGS		COMPUTER FILE BTP3330A	
1.65 SpG XLPE NATURAL/DR1000 NATURAL		STOCK NO. 11012150340	
SERVICE: HYDROGEN PEROXIDE 50%		DR: M. MCVAY	
Western Region P.O. Box 88 8033 South Ash Street French Camp, CA 92531 (209) 982-4504 FAX (209) 982-0455		CK: C	



PRESENTATION

New Single-Room Occupancy Housing Development

BACKGROUND

Staff has prepared a brief PowerPoint presentation to provide the Planning Commission with details and visuals of a new housing development that has been recently approved through a streamlined ministerial review process, pursuant to State Law.

Senate Bill (SB) 35 went into effect on January 1, 2018 and changed the local review process for certain development projects. SB 35 applies to California Cities and Counties where production of new housing has not met the state-mandated Regional Housing Need Allocation (RHNA) targets. These Cities and Counties must use a streamlined, ministerial review process for qualifying multifamily residential projects. Traditionally, the proposed development project would have required approval of various planning entitlements (CUP/ZV/TPM) which would have been a discretionary action and taken before the Planning Commission for review and approval. However, pursuant to Section 65913.4 of the California Government Code, the proposed housing project meets the qualifications for a Streamlined, Ministerial Approval Process under Senate Bill 35.

The development plans submitted by Primestor Development, Inc. ("Applicant") on February 2, 2022, includes a 44-unit single-room occupancy (SRO) housing development and appurtenant improvements. The existing 2.08-acre site will be subdivided into two parcels; a 0.62-acre parcel to locate the proposed 44-unit SRO project (Phase I) and a 1.456-acre parcel to accommodate a future mixed-use development (Phase II). As part of the project request, the applicant also submitted a Density Bonus Application to allow a maximum of four (4) waivers from the development standards in exchange for a 100% affordable housing development (80% low income and 20% very-low income).

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning