



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

September 12, 2022

6:00 p.m.

David Ayala, Commissioner

Johnny Hernandez, Commissioner

William K. Rounds, Commissioner

Francis Carbajal, Vice Chairperson

Gabriel Jimenez, Chairperson

You may also 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

Approval of the minutes of the August 8, 2022 Planning Commission Meeting

7. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 997

A request for approval to allow the construction of a new +/- 185,450 sq. ft. concrete tilt-up industrial building and related improvements on property located at 12300 Lakeland Road (APN: 8025-002-026) in the M-2-BP, Heavy Manufacturing - Buffer Parking, Zone. (Duke Realty Lakeland Road LP)

8. CONSENT ITEM

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

A. CONSENT ITEM

Conditional Use Permit (CUP) Case No. 787-3

A request for a time extension of Conditional Use Permit (CUP) Case No. 787 to allow the establishment, operation and maintenance of a mini-warehouse facility on the subject property located at 11212 Norwalk Boulevard (8025-001-014), in the M-2, Heavy Manufacturing, Zone. (InSite Property Group)

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

September 9, 2022

Date



City of Santa Fe Springs

Planning Commission Meeting

September 12, 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:

Approval of the minutes of the August 8, 2022 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachments:

Approval of the minutes of the August 8, 2022 Planning Commission Meeting



APPROVED:

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

August 8, 2022

1. CALL TO ORDER

Chair Jimenez called the meeting to order at 6:03 p.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 – via Zoom
Commissioner Hernandez
Commissioner Rounds

Staff:

Baron J. Bettenhausen, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Jimmy Wong, Associate Planner
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

Commissioner Fresquez

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the July 11, 2022 Planning Commission Meeting

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to

approve the minutes as submitted, with the following vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: Fresquez

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1

Conditional Use Permit (CUP) Case No. 826

Recommendations:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit (CUP) Case No. 826, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 826, subject to the conditions of approval as contained within Resolution No. 213-2022; and
- Adopt Resolution No. 213-2022, 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. Also providing a presentation on behalf of Rexford Industries was Representative Steve Masura.

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

Commissioner Rounds inquired if a Condition of Approval was being implemented for lighting. Code Enforcement Officer Luis Collazo replied that yes a lighting Condition was implemented.

A discussion ensued regarding security, the type of food items being sold, and Point of Sale tax.

Chair Jimenez opened the Public Hearing at 6:19 p.m. and asked if anyone via Zoom or in the audience wished to speak.

In house Counsel for Door Dash Kaitlyn Sikora answered the Planning Commissioners inquiries.

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 6:23 p.m. and requested a motion.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve Conditional Use Permit (CUP) Case No. 826, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: Fresquez

Assistant City Attorney Kristi J. Smith read the City's appeal process.

8. CONSENT ITEM

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 18

Compliance review of Alcohol Sales Conditional Use Permit Case No. 18 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site consumption at Tacos Mariscos Las Islitas Restaurant, located at 13345 Telegraph Road, Suite D, within the Neighborhood Commercial Zone (C-1). (Maria Isabel Jara, Owner)

B. CONSENT ITEM

Conditional Use Permit Case No. 753-2

A compliance review to allow the continued operation and maintenance of a metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone. (Alta Alloys, LLC)

Chair Jimenez requested a motion and a second for Consent Item Nos. 8A, and 8B.

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

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: Fresquez

9. PRESENTATION

Update on Senate Bill 743 Implementation: A presentation by the consulting firm of Fehr and Peers on the proposed CEQA (using Vehicle Miles Traveled) and non-CEQA (using Local Transportation Assessment) methods for reviewing transportation related impacts in Santa Fe Springs.

Assistant Director of Planning Cuong Nguyen called upon consultants Fehr and Peers to present Item No. 9.

10. ANNOUNCEMENTS

♦ Commissioners

Vice Chair Carbajal invited everyone to purchase tickets for the Fashion Show, hosted by the Women's Club, being held on August 14, 2022.

♦ Staff

Code Enforcement Officer Luis Collazo invited everyone to the City's upcoming Catalytic Converter etching program.

Assistant Director of Planning Cuong Nguyen discussed the upcoming Planning Month being held in October and the wonderful events that the Planning Department has planned.

Director of Planning Wayne Morrell provided project status updates.

10. ADJOURNMENT

Chairperson Jimenez adjourned at 6:51 p.m. to the next Planning Commission meeting scheduled for September 12, 2022 at 6:00 p.m.

ATTEST:

Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

September 12, 2022

PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 997

A request for approval to allow the construction of a new +/- 185,450 sq. ft. concrete tilt-up industrial building and related improvements on property located at 12300 Lakeland Road (APN: 8025-002-026) in the M-2-BP, Heavy Manufacturing - Buffer Parking, Zone. (Duke Realty Lakeland Road LP)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 997 and related Environmental Documents, 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
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impacts on the environment; and
- Approve Development Plan Approval Case No. 997, subject to the conditions of approval as contained within Resolution No. 214-2022; and
- Adopt Resolution No. 214-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: EPD Solutions, Inc.
2 Park Plaza
Irvine, CA 92614

- B. Property Owner(s): Duke Realty Lakeland Road LP
200 Spectrum Center Dr.
Irvine, CA 92618
- C. Existing Zone: M-2-BP
Heavy Manufacturing - Buffer Parking, Zone
- D. General Plan: Industrial
- E. CEQA Status: Mitigated Negative Declaration
- F. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 12300 Lakeland Road, is a single parcel (APN: 8025-002-026) measuring approximately 366,775.2 sq. ft. (8.42 acres) and is located at the corner of Norwalk Boulevard, Lakeland Road, and Getty Drive. The property is zoned M-2-BP (Heavy Manufacturing – Buffer Parking) and is currently occupied by Coast Iron & Steel Company, a metal coating company. Industrial uses are generally surrounds the subject property, however, single-family residential uses are located along the west side of Norwalk Boulevard, within the City of Norwalk.

The applicant, Duke Realty Lakeland Road LP, is proposing to demolish all existing structures on the subject property and thereafter construct a new +/- 185,450 sq. ft. concrete tilt-up industrial building. In accordance with the City's Zoning Ordinance, a Development Plan Approval is required for the construction of a new building.

DEVELOPMENT PLAN APPROVAL CASE NO. 997**Site Plan**

The applicant is proposing to construct a new +/- 185,450 sq. ft. concrete tilt-up industrial building at 12300 Lakeland Road (APN: 8025-002-026). The proposed industrial building will be setback a minimum of 350' from Norwalk Boulevard and 42'-10" from Lakeland Road and Getty Drive. The proposed development will provide three (3) driveways for ingress and egress, one along Norwalk Boulevard, one along Lakeland Road, and one along Getty Drive. The driveway along Norwalk Boulevard will have a width of 26', and the driveways along Lakeland Road and Getty Drive will both have a width of 35'. Parking and landscaping for the subject property will be distributed throughout the property.

Floor Plan

The proposed industrial building will have a total building area of +/- 185,450 sq. ft., with 4,000 sq. ft. designated as first floor office area, 4,000 sq. ft. as office mezzanine, and the remaining 177,450 sq. ft. designated for warehouse/manufacturing area.

Elevations

The proposed industrial building will have a contemporary design. The entry to the office area (north elevation) is provided with extensive glazing, color and height variation, pop-outs, canopies, and materials used. Extensive architectural design elements were provided along the three (3) street facing elevation, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements will break up the exterior surface walls of the building and present a visually attractive and distinct contemporary façade to visitors. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

Lot Coverage/Floor Area Ratio

The City's recently adopted General Plan requires a floor area ratio (FAR) of 0.75 within the Industrial land-use areas, while the M-2 (Heavy Manufacturing) Zone does not have a lot coverage requirement. With a total site area of 366,775.2 sq. ft., the maximum buildable area for the subject property is 275,081.4 sq. ft. As proposed, the 185,450 sq. ft. (0.51 FAR) industrial building is well within the FAR limitations set forth in the new General Plan.

Landscape Requirement

For maximum value, the majority of the landscaping will be provided along the setback areas that adjoin Norwalk Boulevard, Lakeland Road, and Getty Drive. Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area.

Minimum Required Landscape Area

Frontage @ 25 sq. ft. per linear foot of street frontage = 1,538.64 ft. x 25 sq. ft.
= 21,875 sq. ft.

Plus

6% of total parking = 39,517 sq. ft. x 0.6 = 2,371 sq. ft.

The minimum overall landscape requirement for the project, based on the overall street frontage of 1,538.64' and 39,517 sq. ft. of parking area is 24,246 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 53,952 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Ordinance.

Parking Requirements

A total of 234 parking stalls will be provided for the new building: 141 standard stalls, 24 electric vehicle stalls, 57 compact stalls, 5 vanpool, and 7 accessible stalls. As proposed, the project is required to provide a total of 232 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = **40** stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = **106.7** stalls, and 1 stall per 1000 sq. ft. for the remaining 85,450 sq. ft. = **85.5** stalls.

Pursuant to Section 155.487 (F) of the City's Zoning Ordinance, the proposed development is also required to provide one (1) truck parking stall (12' x 53') for every four (4) dock high doors. With 24 dock high doors proposed, the project is required to provide a total of six (6) truck parking stalls. A total of six (6) truck parking stalls will be provided within the loading area. The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Loading/ Roll Up Doors

According to the plans, the proposed building will have a total of 25 loading doors, including one (1) grade level door and 24 dock high doors, along the west elevation. All loading doors are strategically placed so that they will not be directly visible from Lakeland Road, Norwalk Boulevard or Getty Drive. Additionally, the applicant will provide a 14' high decorative block wall to provide additional screening for on-site truck activities.

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

Trash Enclosure

According to the site plan, one (1) 140 sq. ft. trash enclosure area will be located along the west elevation of the building. The proposed area is strategically placed behind the proposed 14' high screen wall and thus will not be visible or accessible to the public. It should be noted that the applicant will be provided a trash compactor within the enclosure area to reduce the required trash enclosure area.

STREETS AND HIGHWAYS

The subject property has frontage on Norwalk Blvd., Lakeland Rd. and Getty Ave. Norwalk Blvd. is designated as "Major" arterial, within the Circulation Element of the City's General Plan. Lakeland Rd. is designated as "Secondary" arterial, within the

Circulation Element of the City's General Plan. Getty Ave. is designated as "Local" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

Surrounding Zoning, General Plan and Land Use			
Direction	Zone District	General Plan	Business/Land Use
North	M-2 (Heavy Manufacturing)	Industrial Commercial	Sonsray Machinery (Construction Equipment Storage)
South	M-2-BP (Heavy Manufacturing with Buffer Parking)	Light Industrial & Industrial	Turn Key Logistics (Warehousing)
East	M-2 (Heavy Manufacturing)	Industrial	Crate & Barrel (Warehousing)
West	Single-family residential (City of Norwalk)	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 development plan approval and related environmental document 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 31, 2022. 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 August 31, 2022, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

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 August 8, 2022 to August 29, 2022. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and the State Clearinghouse. The Planning Commission were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on August 22, 2022. A copy of the Notice of Intent to adopt a Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On August 8, 2022, 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. The public comment period for the Draft IS/MND ended August 29, 2022, and staff received three (3) comment letters within the review period (Southern California AQMD, LA County Fire Department and City of Norwalk). All environmental documents related to the proposed project were also made available for review on the City's 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: *Biological Resources, 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.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program. (Attachment 7)

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 three (3) 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 6)

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.

STAFF REMARKS:

Based on the findings set forth in the attached Resolution 214-2022, staff finds that Development Plan Approval Case No. 997 satisfies the necessary criteria established within City's Zoning Ordinance Section §155.739 for the approval of the subject development plan request.



Wayne M. Morrell
Director of Planning

Attachments:

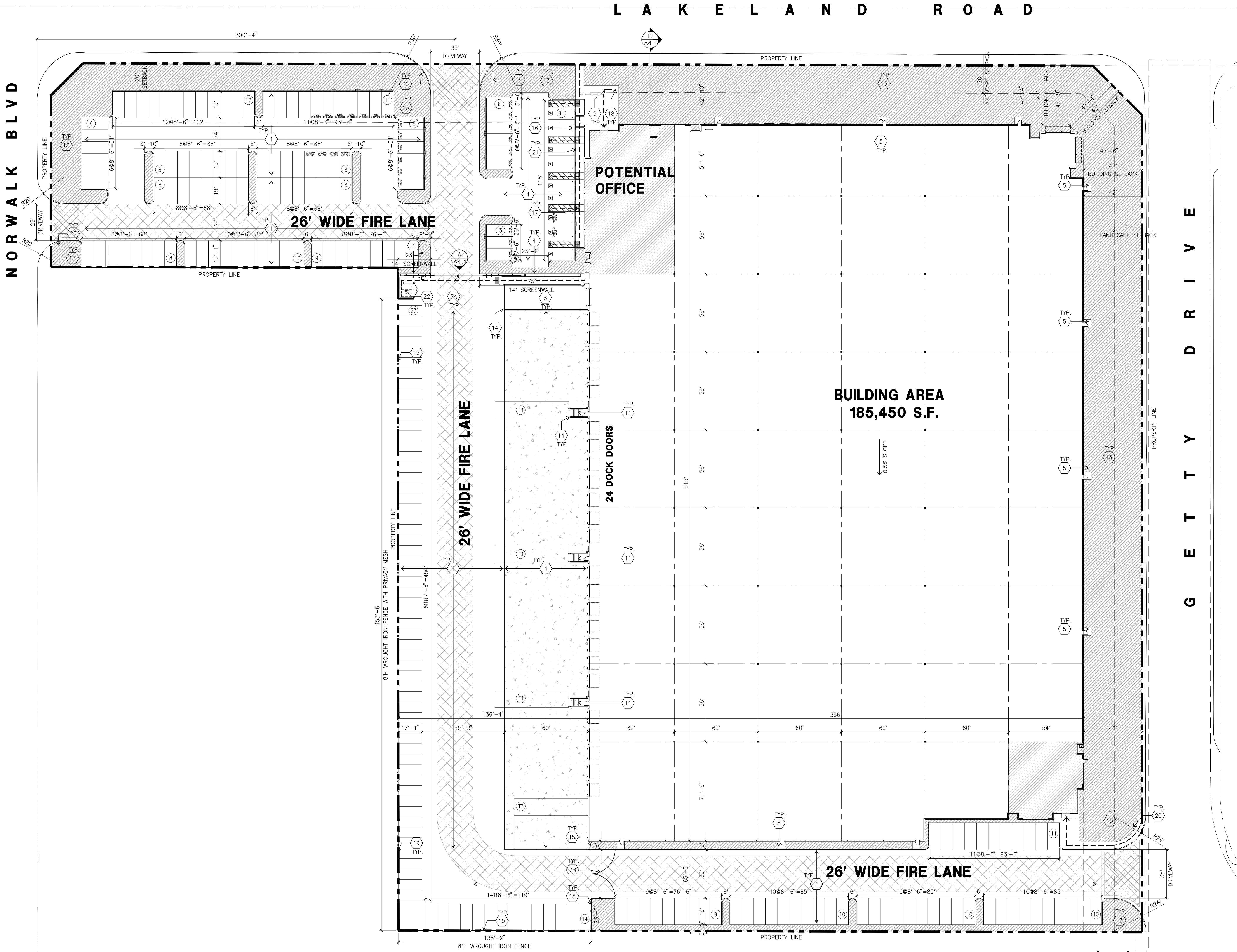
1. Aerial Photograph
2. Proposed Full Set of Plan
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Final Draft Initial Study/Mitigated Negative Declaration (*previously delivered to PC on 8/21/2022*)
6. IS/MND - Response to Comments
7. Mitigated Monitoring and Reporting Program
8. Resolution 214-2022
 - a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



**12300 Lakeland Road
(APN: 8025-002-026)**

Attachment 2: Full Set of Plan



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT
- FUTURE MONUMENT SIGN
- CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 14"X CONCRETE SCREEN WALL
- 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- TRANSFORMERS PER ELECTRICAL DRAWINGS AND SERVICE PROVIDER.
- 8'-0" HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
- 8'-0" HIGH METAL SWING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
- CONCRETE RAMP.
- BIKE RACK.
- FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POST
- EXTERIOR CONCRETE STAIR.
- 12"W X 14"H OVERHEAD DOOR @ DRIVE THRU.
- ALL LANDSCAPE AREAS INDICATED BY SHADING
- CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 8"H WROUGHT IRON FENCE
- PRE-CAST CONC. WHEEL STOP.
- TRUNCATED DOME.
- SMOKE POLE
- 8"H WROUGHT IRON FENCE WITH PRIVACY MESH
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN
- TRASH ENCLOSURE. 40'X40', 1,600 S.F.

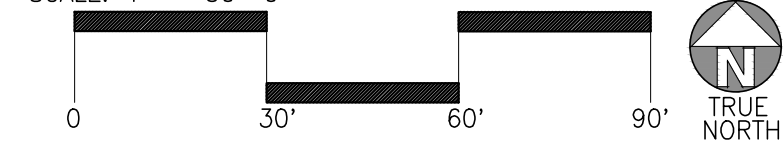
SITE PLAN GENERAL NOTES

- ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
- SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD-1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
- CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY.
- EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- WALLS SHALL BE TREATED WITH A GRAFFITI-PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE, COLORED PANELING MATERIAL, ETC.).
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

OVERALL SITE PLAN

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"



SITE PLAN LEGEND

- | | |
|--|--|
| CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS | LIGHTING FIXTURE |
| STANDARD PARKING STALL 8.5'X18' | 26' WIDE FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT. REQUIREMENT |
| ACCESSIBLE PARKING STALL 9'X18'+5'W ACCESSIBLE AISLE | LANDSCAPE |
| VAN ACCESSIBLE 12'X18'+5'W ACCESSIBLE AISLE | PROPERTY LINE |
| CLEAN AIR VANPOOL/EV | ACCESSIBILITY PATH OF TRAVEL |

PROPERTY OWNER

DUKE
200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE, CA 92618
CONTACT: 949-797-7038
TEL: DJ ARELLANO
EMAIL: DJ.ARELLANO@DUKEREALTY.COM

ADDRESS OF THE PROPERTY

12300 LAKE LAND DRIVE

ASSESSOR'S PARCEL NUMBER

8025-002-026

ZONING

HEAVY MANUFACTURING - M-2

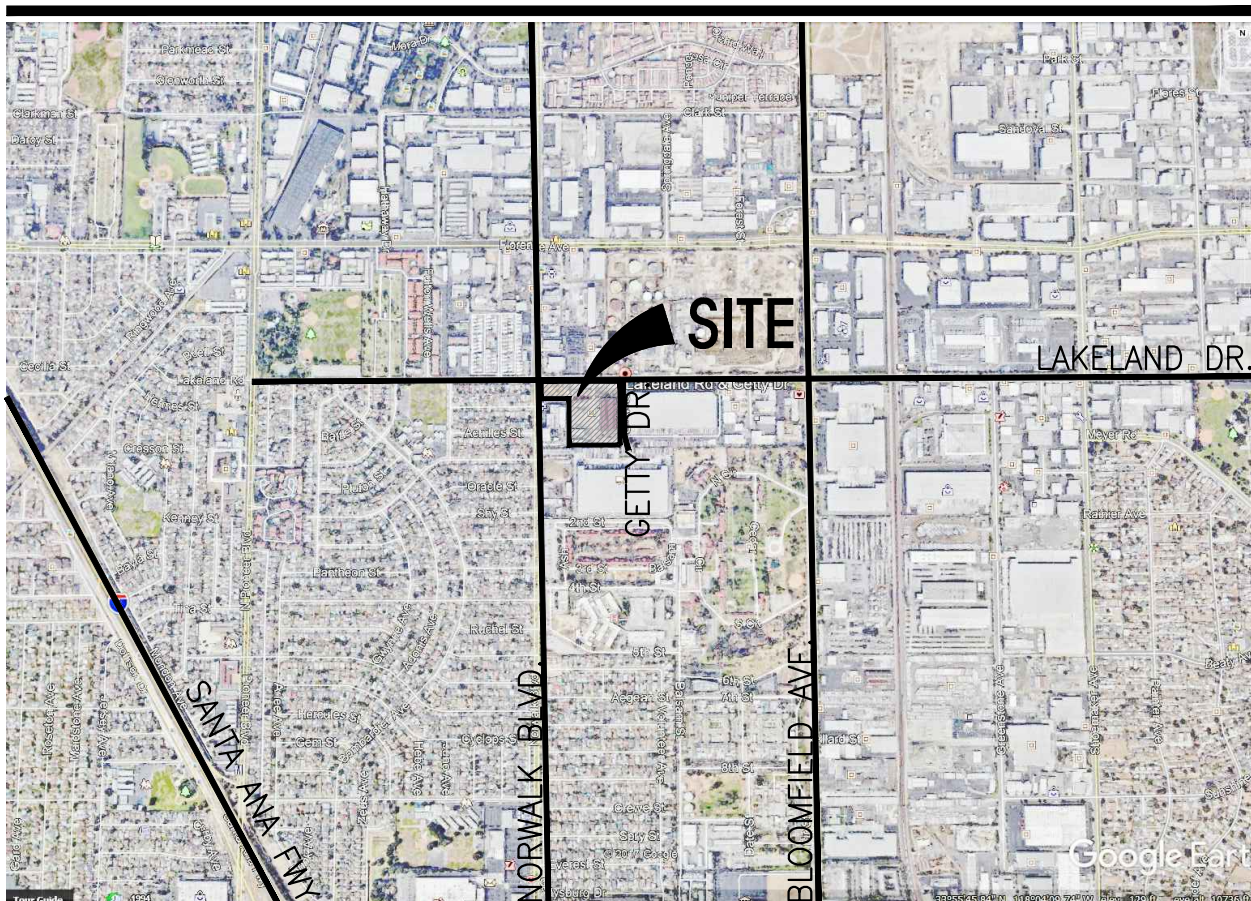
APPLICANT

DUKE
200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE, CA 92618
CONTACT: 949-797-7038
TEL: DJ ARELLANO
EMAIL: DJ.ARELLANO@DUKEREALTY.COM

APPLICANT'S RESPRESENTATIVE

HPA ARCHITECTS
18831 BARDEN AVE., SUITE 100
IRVINE, CA 92612
TEL: 949-862-2117
CONTACT: XIAOMIN LI
EMAIL: XIAOMIN.LI@HPARCHS.COM

AERIAL MAP



TABULATION

SITE AREA	
In s.f.	367,872 s.f.
In acres	8.45 ac
BUILDING AREA	
Office - 1st floor	4,000 s.f.
Office - 2nd floor	4,000 s.f.
Warehouse	177,450 s.f.
TOTAL	185,450 s.f.
COVERAGE	50.4%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	
(apply only if more than 15% GFA)	n/a stalls
Whse :1st 20K @ 1/500 s.f.	40 stalls
20K to 100K @ 1/750 s.f.	107 stalls
100K to 200K @ 1/1,000 s.f.	86 stalls
over 200K @ 1/2,000 s.f.	n/a stalls
TOTAL	233 stalls
NUMBER OF DOCK DOORS	24 doors
TRAILER PARKING PROVIDED	
Trailer Parking (1 per 4 dock doors)	6 stalls
AUTO PARKING PROVIDED	
Standard (8.5' x 19')	176 stalls
Accessible Standard (9' x 19')	5 stalls
Accessible Van (12'x19')	2 stalls
EVCS Standard (8.5'x19')	22 stalls
EVCS Accessible Standard (9'x18')	1 stalls
EVCS Accessible Van (12'x18')	1 stalls
Clean Air/Vanpool/EV (8.5'x18')	4 stalls
Compact (7.5' x 15') 25% max	57 stalls
TOTAL	233 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 53')	6 stalls
BIKE PARKING REQUIRED	
4 for 1st 50,000 s.f.	4 bikes
1 for each 0,000 s.f.	3 bikes
TOTAL	7 bikes
BIKE PARKING PROVIDED	
short-term	7 bikes
long-term	7 bikes
TOTAL	14 bikes

ZONING ORDINANCE FOR CITY

Zoning Designation - Heavy Manufacturing (M-2)

MAXIMUM BUILDING HEIGHT ALLOWED

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

MAXIMUM FLOOR AREA RATIO

FAR = n/a

LANDSCAPE REQUIREMENT

Frontage @ 25 sf / linear foot (1538.64' ft x 25 sf) = 21,875 s.f.

6% of total parkings = 2,371 s.f.

Total Required = 24,246 s.f.

LANDSCAPE PROVIDED

Provided = 53,952 s.f.

SETBACKS

Building	Landscape
Front/Street - 42'	20'
Side/Rear - 0'	0'

*setback equal to building's max height 42'

Note: Future charging spaces qualify as designated parking for clean air vehicles per CGBSC 5.106.5.3.5



Duke Realty
200 Spectrum Center Drive
Suite 1600
Irvine, CA 92618



HPA, Inc.
18831 Barden Avenue - Ste. #100
Irvine, CA 92612
tel: 949-863-1770
fax: 949-863-0851

Consultants

Civil: WALDEN ASSOCIATES

Structural:

Mechanical:

Plumbing:

Electrical:

Landscape: HUNTER LANDSCAPE

Fire Protection:

Soils Engineer:

Revisions:

Revisions:

Revisions:

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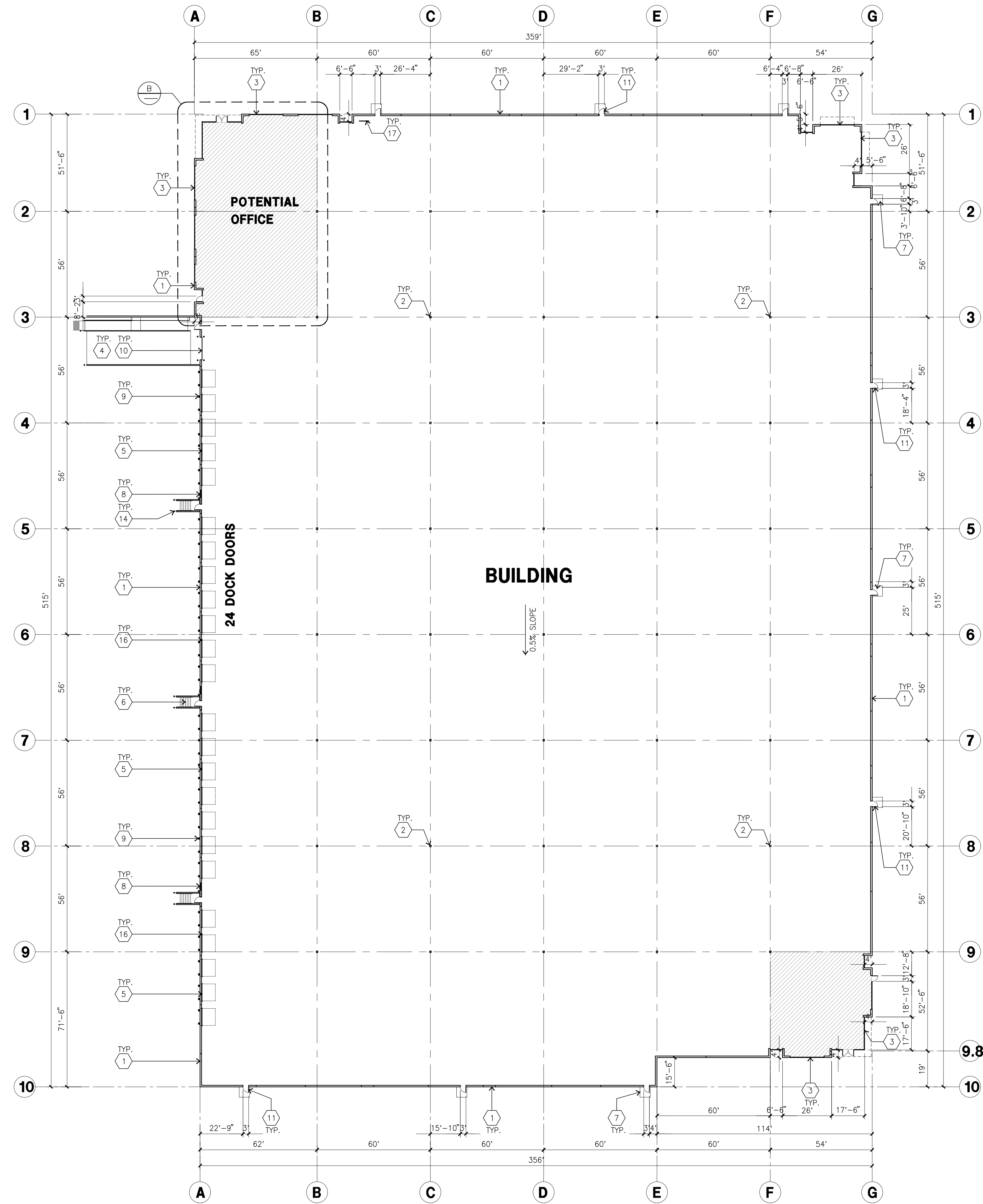
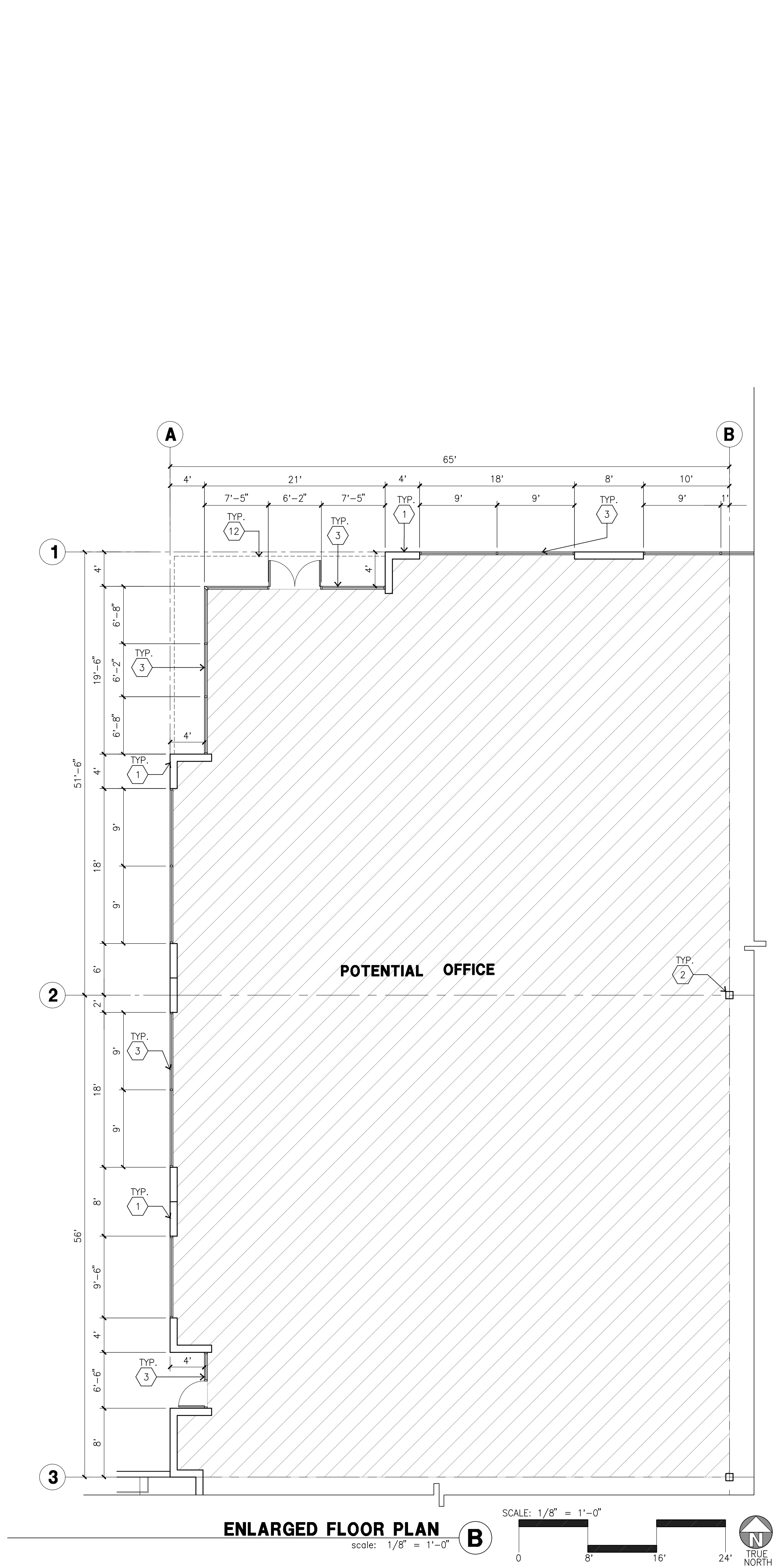
Revisions:

Revisions:

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Revisions:

Revisions:



KEYNOTES - FLOOR PLAN

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

GENERAL NOTES-FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB AND POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT.

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB SLOPED
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
5. NOT USED
6. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
7. FOR SLAB CURING, COORDINATE WITH THE OWNER.
8. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
9. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
10. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
11. NO FLY ASH IN THE CONCRETE.
12. WHERE  INDICATED, PROVIDE VAPOR BARRIER, CONCRETE SLAB OVER 2" SAND OVER 10MIL VISQUEEN, OVER 2" SAND, OVER COMPACT SOIL. ENGINEER OR MANUFACTURER'S RECOMMENDATION.
13. SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER

Consultants

Civil: WALDEN ASSOCIATES

Structural:

Mechanical:

Plumbing:

Electrical:

Landscape: HUNTER LANDSCAPE

Fire Protection:

Soils Engineer:

Drawing Title:

OVERALL FLOOR PLAN

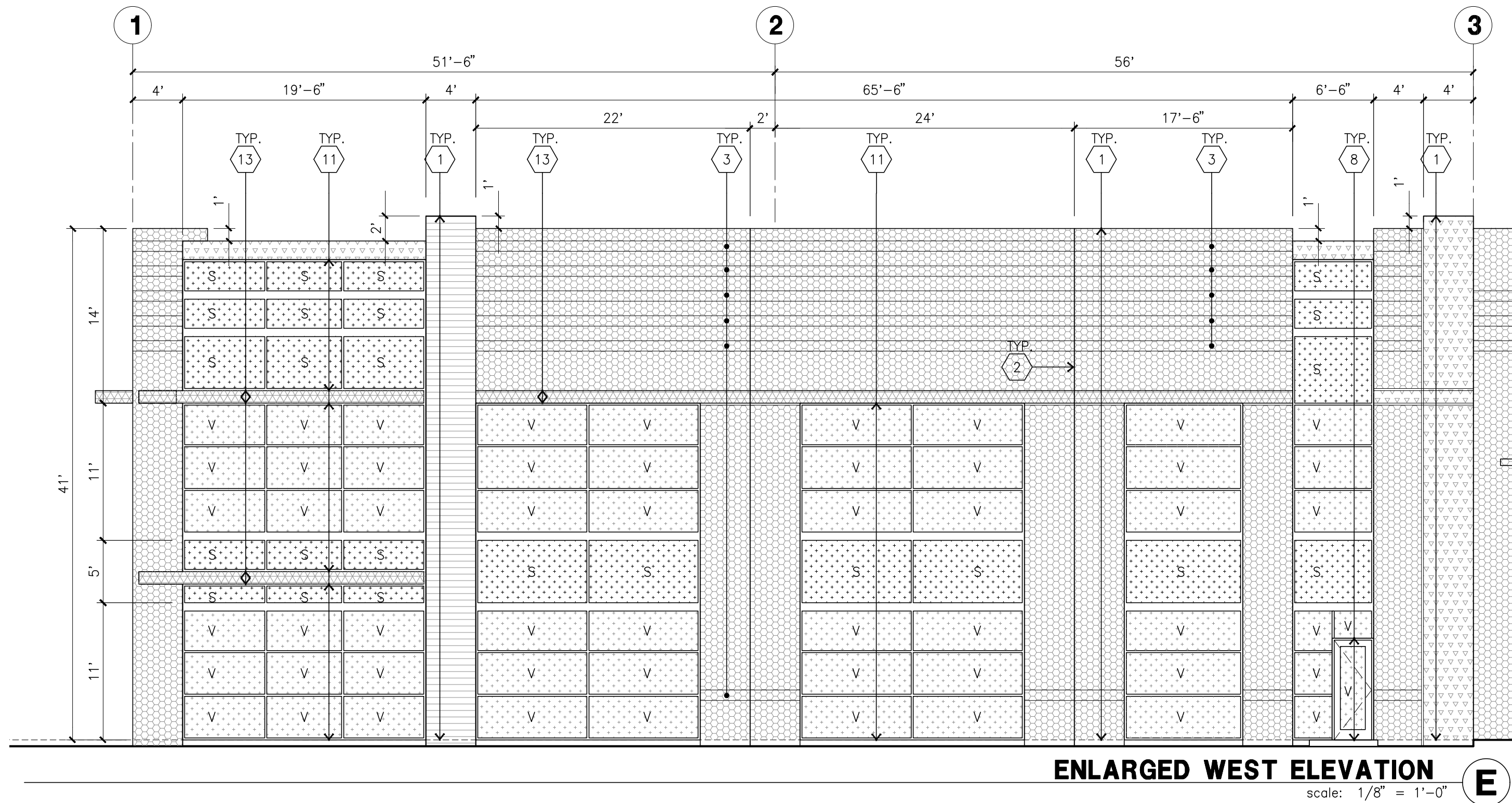
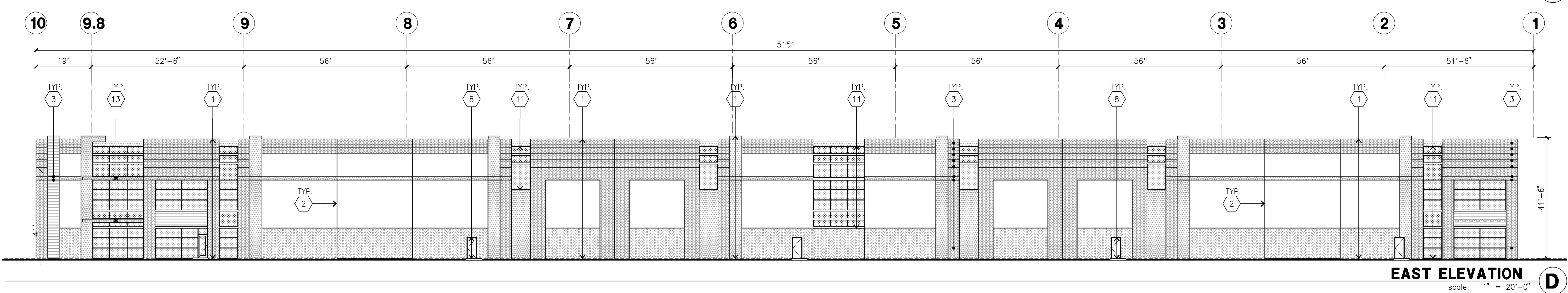
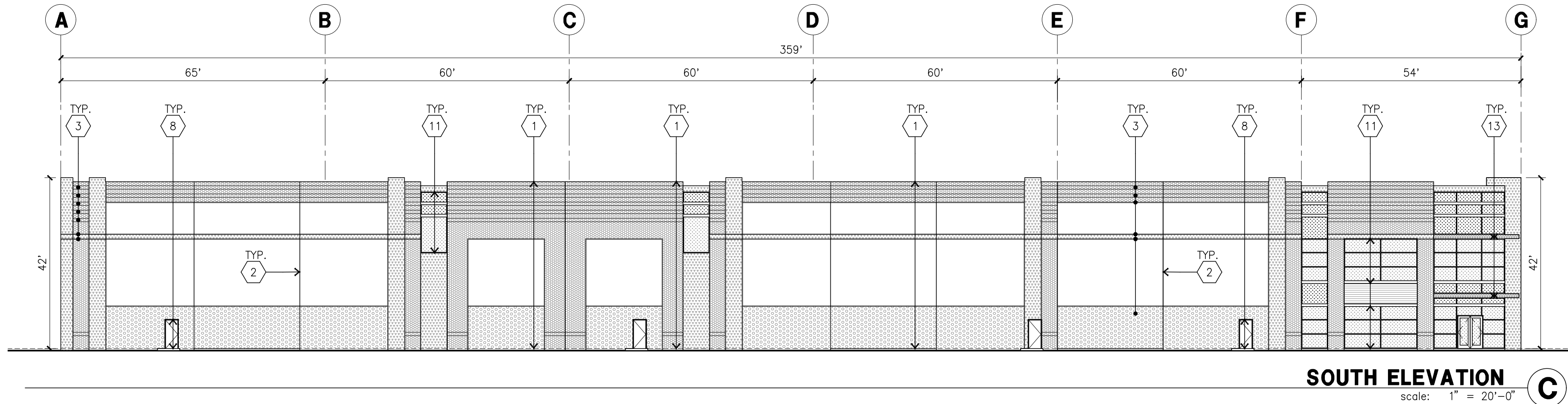
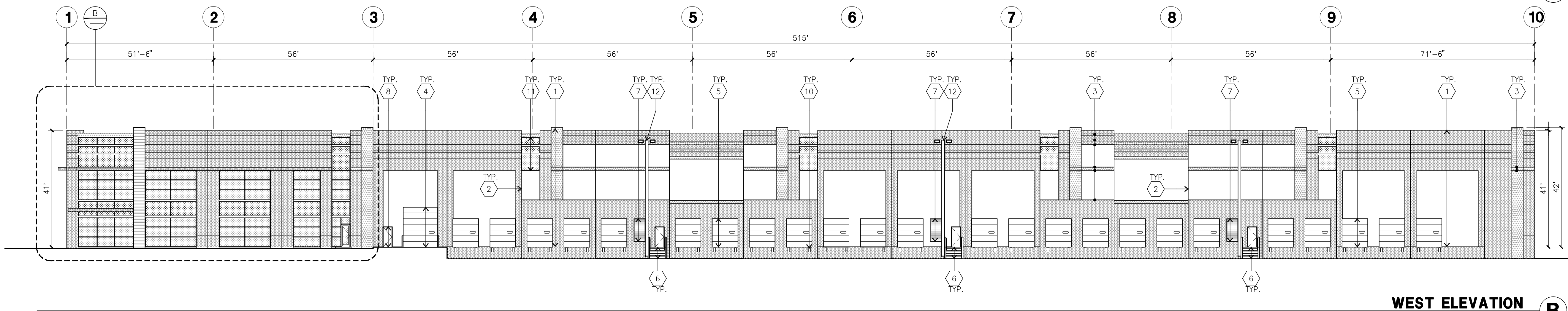
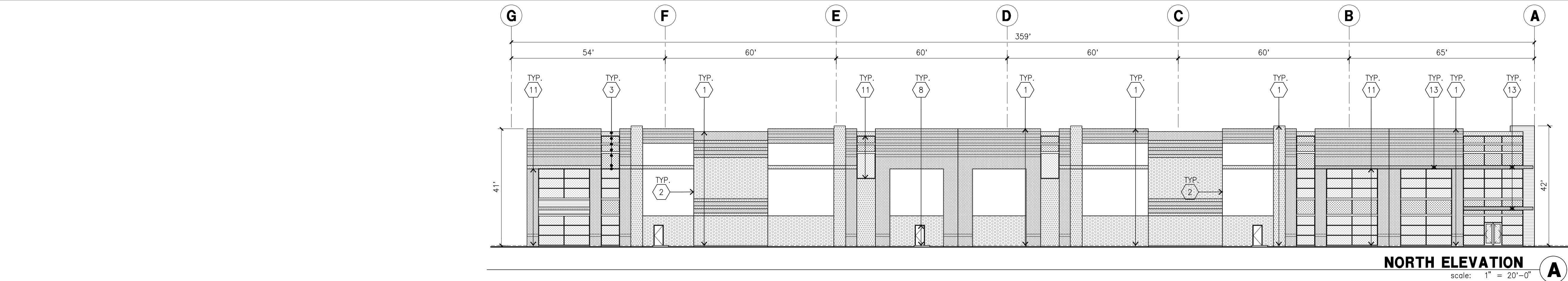
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Of Sheets

Duke-Weeks Job Number:

HPA Job Number:

21119



KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12"x14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 5 9"x10" OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 ROOF LINE BEYOND.
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDEWALKS ADJACENT TO DOORS AND GLAZING
- 12 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
- 13 EXTERIOR CANOPY
- 14 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
- P. EXTERIOR WALL SHALL BE PROVIDED WITH A GRAFFITI-RESISTANT COATING OR PAINT, TO A HEIGHT OF 12' FOR BUILDING OR STRUCTURE SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPILT-FACE BLOCK, DECORATIVE TILE, ETC.).

COLOR SCHED. - ELEVATIONS

- | | |
|--|---|
| | 1 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7005 PURE WHITE |
| | 2 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7071 GRAY SCREEN |
| | 3 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7072 ONLINE |
| | 4 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7073 NETWORK GRAY |
| | 5 MULLIONS COLOR CLEAR ANODIZED |
| | 6 GLAZING COLOR BLUE REFLECTIVE GLAZING |
| | 7 METAL CANOPY SHERWIN-WILLIAMS ACRYLIC LATEX SYSTEM HIGH PAINT BRAND_GLOSS/HIGH PERFORMANCE SW 7005 PURE WHITE |

GLAZING LEGEND

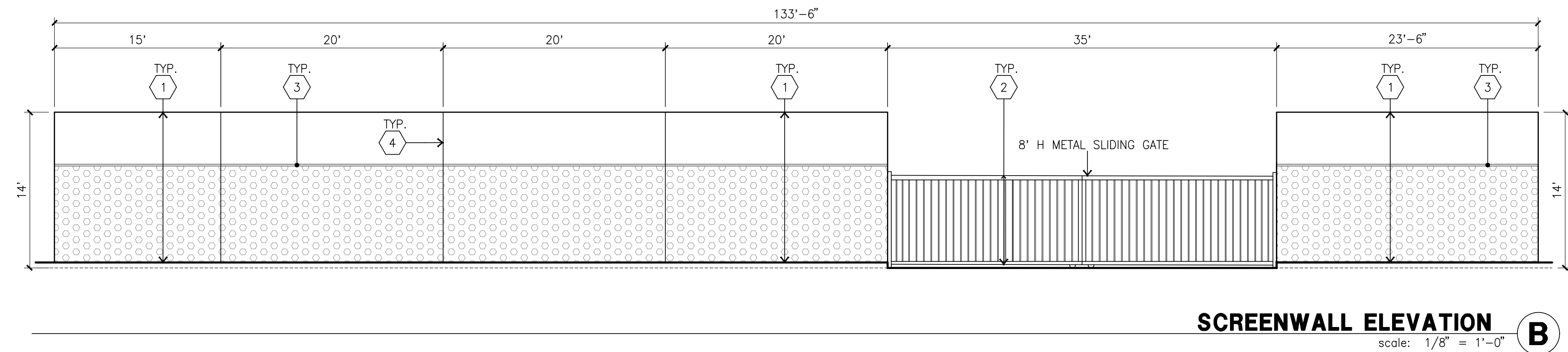
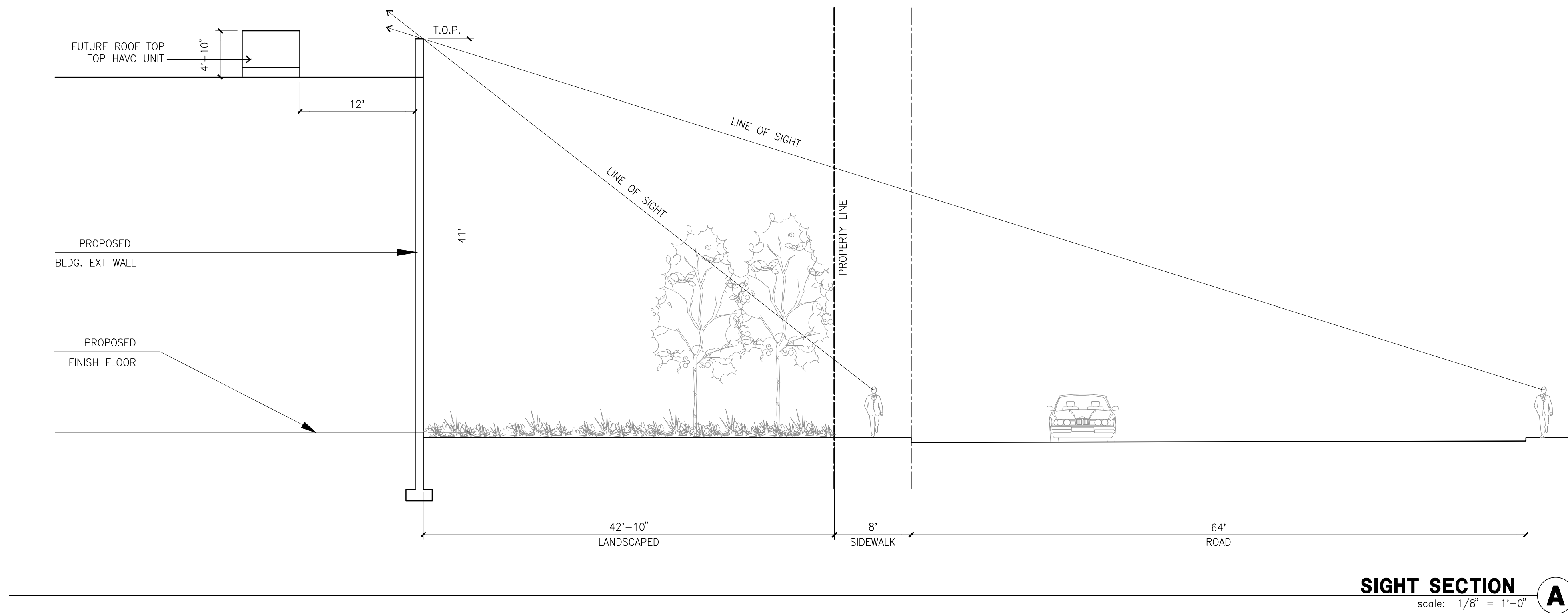
- | | | | |
|--|-------------------------|--|---------------------------------|
| | TEMPERED SPANDREL GLASS | | TEMPERED VISION INSULATED GLASS |
| PPG: VISTACOL (2) PACIFICA + SOLARBAN | | PPG: VISTACOL (2) PACIFICA + SOLARBAN | |
| SOLARBAN 60 (3) CLEAR | | SOLARBAN 60 (3) CLEAR | |
| U VALUE: 0.27, SHGC: 0.21 AND VLT: 26% | | U VALUE: 0.27, SHGC: 0.21 AND VLT: 26% | |
| 1" INSULATED GLASS WITH 1/2" AIRSPACE | | 1" INSULATED GLASS WITH 1/2" AIRSPACE | |
| AND (2) 1/4" LITES. | | AND (2) 1/4" LITES. | |

Consultants

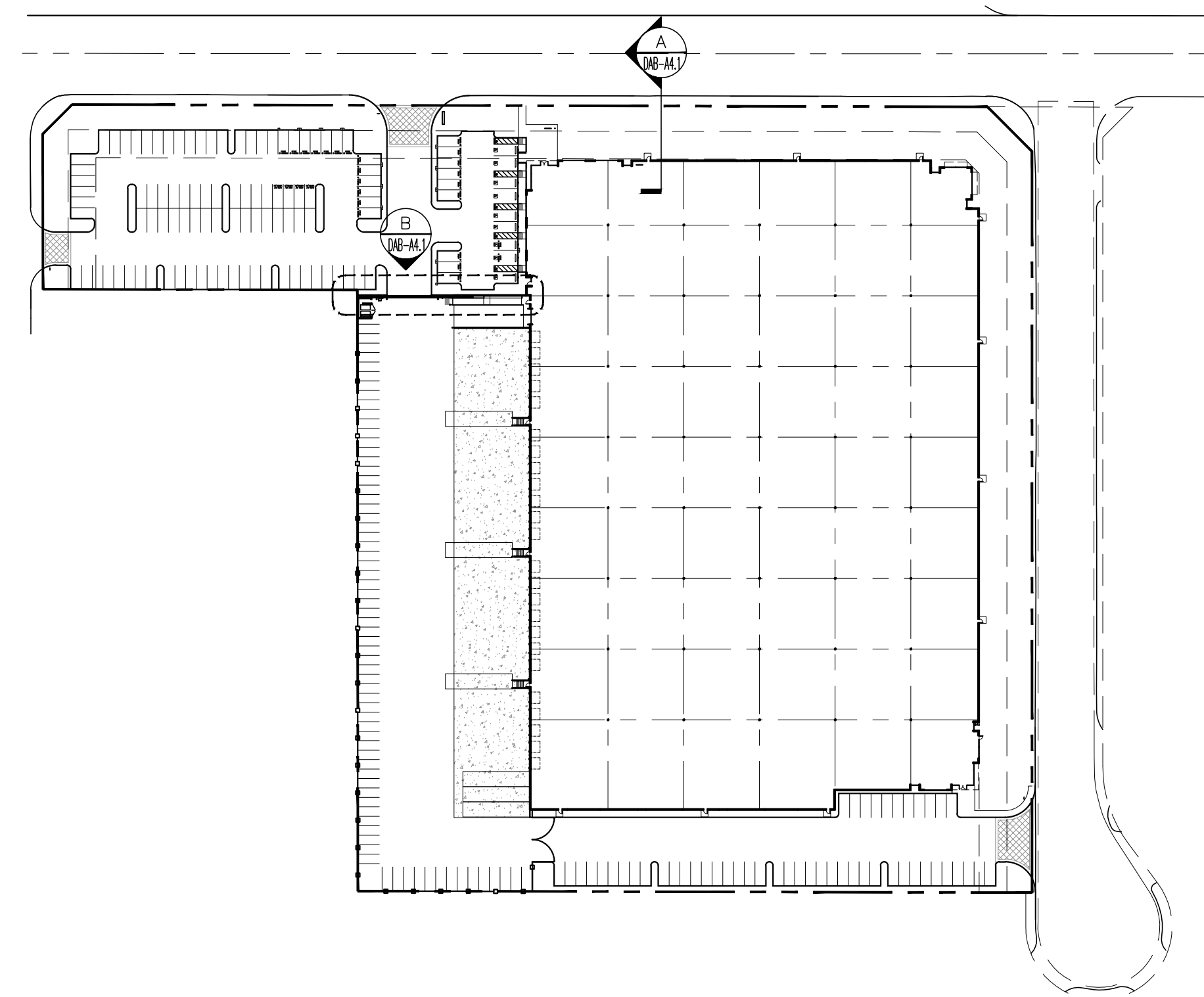
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Structural: _____
Mechanical: _____
Plumbing: _____
Electrical: _____
Landscape: HUNTER LANDSCAPE
Fire Protection: _____
Soils Engineer: _____

DUKE SWC LAKELAND RD. AND GETTY DR.

12300 LAKELAND DRIVE, SANTA FE SPRINGS, CALIFORNIA



KEYMAP



KEY NOTES

- 1 CONCRETE TILT SCREEN WALL
- 2 8" H METAL SLIDING GATES
- 3 PANEL REVEAL
- 4 PANEL JOINT

COLOR LEGEND

- | | |
|---|---|
| SHERWIN-WILLIAMS
SW7071 GRAY SCREEN | SHERWIN-WILLIAMS
SW7072 ONLINE |
|  |  |
| 2 | 3 |

Duke
REALTY

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200 Spectrum Center Drive
Suite 1600
Irvine, CA 92618

HPA
architecture

HPA, Inc.
18831 Bardeen Avenue - Ste. #100
Irvine, CA 92612
tel: 949-863-1770
fax: 949-863-0851

Consultants

Civil: WALDEN ASSOCIATES
Structural: _____
Mechanical: _____
Plumbing: _____
Electrical: _____
Landscape: HUNTER LANDSCAPE
Fire Protection: _____
Soils Engineer: _____

Revisions:
Duke Job Number: _____
Date: 02/22/2022
Drawn By: XL
Checked By: SFL

DUKE SWC LAKELAND RD. AND GETTY DR.

12300 LAKELAND DRIVE, SANTA FE SPRINGS, CALIFORNIA

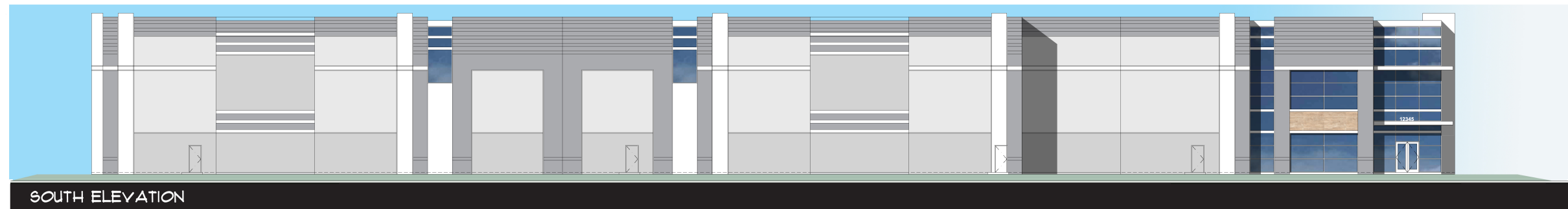
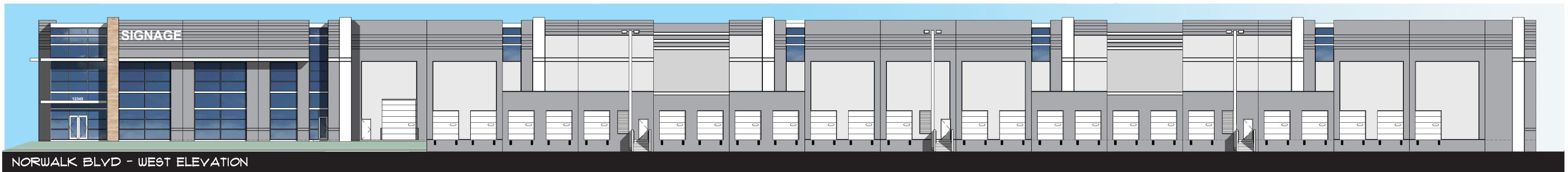
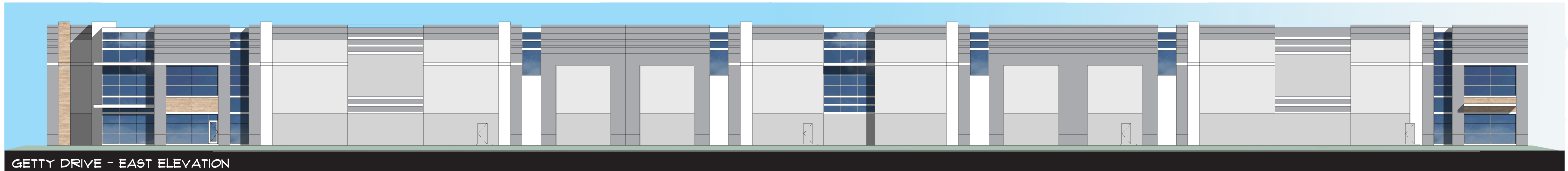
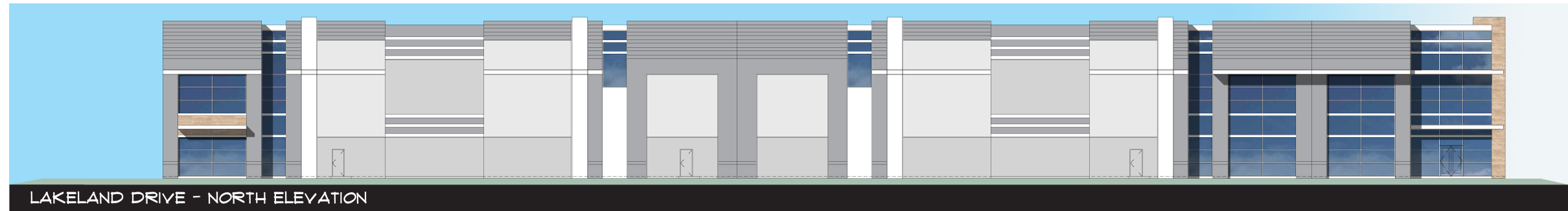


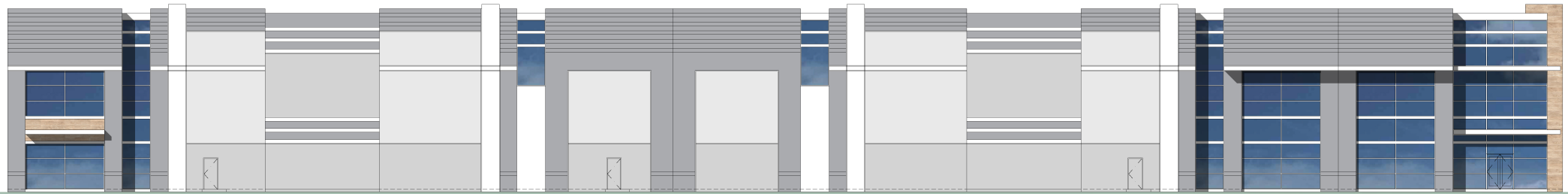
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SITE SECTION

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Of Sheets

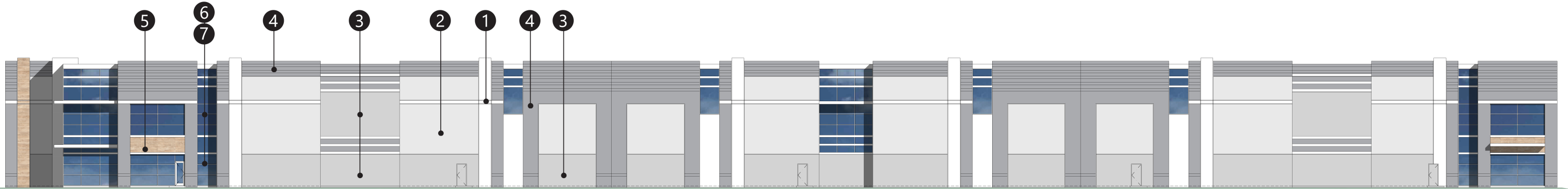
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21119

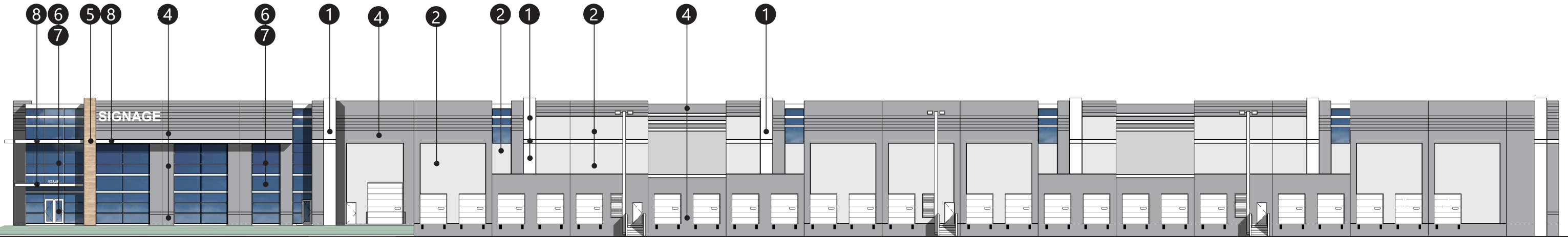




LAKELAND DRIVE - NORTH ELEVATION

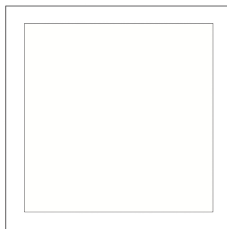


GETTY DRIVE - EAST ELEVATION



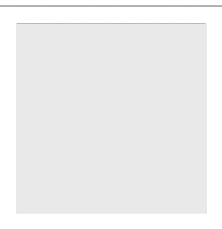
NORWALK BLVD - WEST ELEVATION

1



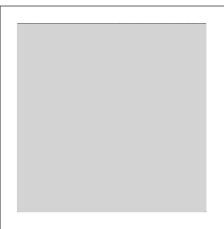
SHERWIN-WILLIAMS
SW 7005
PURE WHITE

2



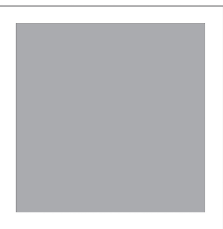
SHERWIN-WILLIAMS
SW 7071
GRAY SCREEN

3



SHERWIN-WILLIAMS
SW 7072
ONLINE

4



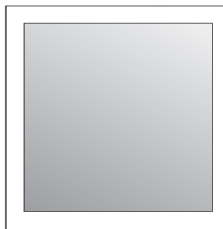
SHERWIN-WILLIAMS
SW 7073
NETWORK GRAY

5



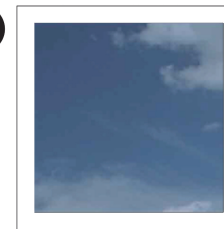
ARIZONA TILE
PORTA NOUVA
ROVERE

6



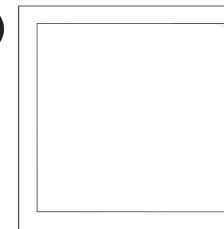
CLEAR ANODIZED
MULLIONS

7



BLUE REFLECTIVE
GLAZING

8



SHERWIN WILLIAMS
ACRYLIC LATEX SYSTEMS
HIGH GLOSS/HIGH PERFORMANCE
IN COLOR: SW 7005 PURE WHITE
@METAL CANOPY

JOB NO. 21750.00



MARCH 10, 2022

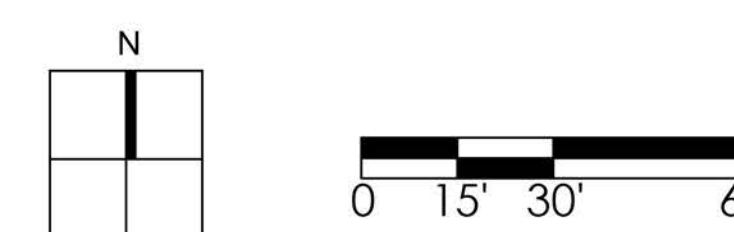
CONCEPTUAL ELEVATIONS & MATERIAL BOARD - 36' CLEAR

LAKELAND RD. & GETTY DR.

SANTA FE SPRINGS, CALIFORNIA



PLANTING LEGEND						
TREES						
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS	
	<i>Cinnamomum camphora</i> Camphor Tree	24" Box	18	M	Standard	
	<i>Koeleruteria bipinnata</i> Chinese Flame Tree	36" Box	13	M	Multi	
	<i>Lagotislaema</i> 'Muskogee' Crash Myrtle	24" Box	15	M	Multi	
	<i>Pinus edulis</i> Alghun Pine	24" Box	16	L	Standard	
	<i>Pistacia chinensis</i> Chinese Pistache	24" Box	19	L	Standard	
	<i>Platanus acerifolia</i> London Plane	24" Box	14	M	Standard	
	<i>Tristania conferta</i> Shrubane Box	15 Gal	8	M	Standard	
SHRUBS						
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING	
	<i>Acacia salicifolia</i>	5 Gal	0	M	2' OC	
	<i>Pinusops glabra</i>	5 Gal	0	M	2' OC	
	Callistemon 'Little John'	5 Gal	0	M	2' OC	
	<i>Daniella teranensis</i>	5 Gal	0	M	2' from	
	<i>Dalies hololei</i>	5 Gal	0	M	2' from	
	<i>Forsythia Lily</i>	5 Gal	0	M	2' from	
	<i>Hebes hololei</i>	5 Gal	0	M	2' from	
	<i>Leptospermum 'Tuxtonum</i>	5 Gal	0	M	2' from	
	<i>Leaves 'Pinet'</i>	5 Gal	0	M	2' from	
	<i>Myrtocarpus capitatus</i>	5 Gal	0	M	2' from	
	<i>Pinus Maury</i>	5 Gal	0	M	2' from	
	<i>Myrtocarpus repens</i>	5 Gal	0	M	2' from	
	<i>Over Grass</i>	5 Gal	0	M	2' from	
	<i>Pittosporum robusta 'Variegata'</i>	5 Gal	0	M	2' from	
	<i>Yucca glabra 'Black Orange'</i>	5 Gal	0	M	2' from	
	<i>Pittosporum 'Whiteleaf'</i>	5 Gal	0	M	2' from	
	<i>Wheeler's Dwarf</i>	5 Gal	0	M	2' from	
	<i>Rhododendron 'Blair'</i>	5 Gal	0	M	2' from	
	<i>Rhododendron 'Springtime'</i>	5 Gal	0	M	2' from	
	<i>Indian Hawthorn</i>	5 Gal	0	M	2' from	
<i>Salvia angustifolia</i>	5 Gal	0	M	2' from		
<i>Autumn Sage</i>	5 Gal	0	M	2' from		
<i>Salvia leucantha</i>	5 Gal	0	M	2' from		
<i>Mexican Sage</i>	5 Gal	0	M	2' from		
<i>Westringia lucida</i>	5 Gal	0	M	2' from		
<i>Coast Rosemary</i>	5 Gal	0	M	2' from		
<i>Westringia 'Grey Box'</i>	5 Gal	0	M	2' from		
<i>Dwarf Coast Rosemary</i>	5 Gal	0	M	2' from		
ACCENTS						
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS	
	<i>Agave 'Blue Flame'</i>	5 Gal	0	L		
	<i>Blue Flame Agave</i>	5 Gal	0	L		
	<i>Agave 'Blue Glow'</i>	5 Gal	0	L		
	<i>Blue Glow Agave</i>	5 Gal	0	L		
	<i>Aloe striata</i>	1 Gal	0	L		
	<i>Coral Aloe</i>	5 Gal	0	L		
	<i>Interpretative pavilion</i>	5 Gal	0	L		
<i>Red Yucca</i>	5 Gal	0	L			
<i>Lantana 'Gold Mound'</i>	5 Gal	0	L			
<i>Yellow Lantana</i>	5 Gal	0	L			
GROUND COVER						
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS	
	<i>Azara pedunculata 'Low Bay'</i>	1 Gal	8" O.C.	L		
	<i>Dwarf Acacia</i>	4" L	12" O.C.	L		
	<i>Carex pansa</i>	1 Gal	36" O.C.	M		
	<i>California Meadow Sedge</i>	1 Gal	36" O.C.	M		
	<i>Grass 'M. Green Carpet'</i>	1 Gal	36" O.C.	M		
	<i>Prostrata Natal Palm</i>	1 Gal	36" O.C.	M		
	<i>Homalium hybridus 'Yellow'</i>	1 Gal	24" O.C.	M		
	<i>Yellow Ivy</i>	1 Gal	36" O.C.	L		
	<i>Lantana 'Gold Mound'</i>	1 Gal	36" O.C.	L		
	<i>Yellow Lantana</i>	1 Gal	36" O.C.	L		
<i>Loncena 'Hollands'</i>	1 Gal	48" O.C.	L			
<i>Holly's Hollyhock</i>	1 Gal	48" O.C.	L			
<i>Sassa 'Flower Carpet' 'Red'</i>	1 Gal	36" O.C.	L			
<i>Red Flower Carpet Rose</i>	1 Gal	36" O.C.	L			
<i>Rosemarinus o. 'Huntington Carpet'</i>	1 Gal	48" O.C.	L			
<i>Prostrate Rosemary</i>	1 Gal	48" O.C.	L			
<i>Sedoid autumnalis</i>	1 Gal	18" O.C.	M	Grass		
<i>Moss Grass</i>	1 Gal	18" O.C.	M	Grass		
<i>Trachopogonum jamaicensis</i>	1 Gal	36" O.C.	M	Grass		
<i>Star Jasmine</i>	1 Gal	36" O.C.	M	Grass		



Attachment 3: Public Hearing Notice**FILE COPY**

**NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 997**

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. 997: A request for approval to allow the construction of a new +/- 185,450 sq. ft industrial building and related improvements on property located at 12300 Lakeland Road (APN: 8025-002-026) in the M-2-BP, Heavy Manufacturing - Buffer Parking, Zone.

PROJECT LOCATION: 12300 Lakeland Road (APN: No. 8025-002-026)

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 12, 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 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 Solutions, Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated studies. 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 and to the State Clearinghouse to initiate the mandatory 20-day public review period on August

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem

City Council

John M. Mora • Jay Sarno • Juanita Martin

City Manager

Raymond R. Cruz

Attachment 4: Radius Map for Public Hearing Notice



Attachment 5:
Final Draft Initial Study/Mitigated Negative Declaration
(Previously delivered to PC on 8/21/2022)

Attachment 6: IS/MND - Response to Comments

Ch 2. Response to Comments on the Public Review Draft MND

This memo contains responses to the comments that the City of Santa Fe Springs (Lead Agency) received on the Mitigated Negative Declaration (MND) for the 12300 Lakeland Road Development Project during the public review period, which began August 8, 2022 and closed August 29, 2022 (SCH No. 2022080100). This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document and the circulated IS/MND together comprise the Final MND.

The following public comments were submitted to the City of Santa Fe Springs during the public review period:

1. Los Angeles County Fire Department, Received August 9, 2022 (1 page)
2. Jill Ann Arabe, on behalf of the City of Norwalk, Received August 15, 2022 (1 page)
3. South Coast Air Quality Management District, Received August 25, 2022 (4 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. Pursuant to CEQA Statute Section 21155.2(b)(5), none of the comments provide substantial evidence that the Project will have significant environmental effects which would require preparation of an Environmental Impact Report. None of this new material indicates that the Project will result in a significant environmental impact or an increase in a less than significant impact previously disclosed in the 12300 Lakeland Road MND. Additionally, this Response to Comments does not include revisions to the Public Review Draft MND.

This Response to Comments includes minor revisions to the Public Review Draft 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 conclusions that are disclosed in the MND. Revisions to the MND are outlined in Chapter 3, MND Errata, revisions to the Public Review Draft MND.

Although CEQA Statute Section 21155 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 conducting 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.

Comment 1: Los Angeles County Fire Department, received August 9, 2022

The Los Angeles County Fire Department is no longer accepting Environmental Impact Report (EIR) - City Requests applications by mail. Please register and submit your Environmental Review application through the EPIC-LA website at:

<https://epicla.lacounty.gov>

- Please see attached and follow the steps on the EPIC-LA User Guide - Fire - Environmental (EIR) - City Requests.
- The requirements for the submittal is to upload all electronic (PDF format) **City Transmittal letters and other review documents** on EPIC-LA.

1.1

The Los Angeles County Fire Department **review period** for an EIR is **30 days**. We will upload the comments in the **Files/Attachments** tab on or before the deadline.

For any questions or concerns regarding the Environmental Review application or process, please contact Secretary III, Perla Garcia at (323) 890-4330 or Perla.Garcia@fire.lacounty.gov.

PERLA GARCIA
LACo FIRE DEPARTMENT
FORESTRY DIVISION
323-890-4112



RESPONSE TO COMMENT 1: Los Angeles County Fire Department

Comment 1.1: This comment is informational in nature and discusses the process for EIR submittals. The email states that LA County Fire requires EIRs to be submitted through EPIC-LA for review as they no longer accept them by mail. Instructions are also provided for posting to the EPIC-LA website. Lastly, the email states that the review period for an EIR is 30 days.

Response 1.1: A MND was prepared for the Project as there were no significant and unavoidable impacts requiring preparation of an EIR. Therefore, no environmental document was required to be posted to EPIC-LA and the 20-day public review period for the MND was sufficient. This comment provides information regarding EIRs only and does not raise any environmental concerns. No further response is required.

Comment 2: Jill Ann Arabe, on behalf of the City of Norwalk, Received August 15, 2022

From: Jill Ann Arabe [mailto:JArabe@norwalkca.gov]
Sent: Monday, August 15, 2022 10:31 AM
To: Jimmy Wong <JimmyWong@santafesprings.org>
Cc: John P. Ramirez <JRamirez@norwalkca.gov>
Subject: RE: 12300 Lakeland Road - MND Truck Route

Good morning Jimmy,
I'm writing to respond to the public notice received for the draft MND/project. The proposed truck route for the industrial building at the above referenced address is shown to travel through the City of Norwalk. Since the project is located within Santa Fe Springs, traffic impacts should be contained within the Santa Fe Springs community, as much as possible, and not burden the Norwalk community. We request that the project truck route be modified to utilize Florence Avenue to Bloomfield Avenue and stay within the City of Santa Fe Springs. We believe it will still achieve the same result and minimize impacts on the Norwalk community.

Please let us know when this project is scheduled for public hearing. Thank you for your time.

Sincerely,



Jill Ann Arabe, AICP
Development Services Manager
Community Development Department
562-929-5741

2.1

RESPONSE TO COMMENT 2: Jill Ann Arabe, on behalf of the City of Norwalk

Comment 2.1: This comment is from the City of Norwalk and discusses concerns related to the Project's proposed truck route. The below figure was provided to the City of Norwalk showing the proposed truck circulation utilizing Bloomfield Avenue and Imperial Highway to travel to and from the site and Interstate 5 (I-5). The comment requests that the truck traffic generated by the proposed Project stay within the City of Santa Fe Springs and not utilize streets within Norwalk.

Response 2.1: The City of Santa Fe Springs designated truck routes are shown on Figure C-9: Freight Systems found within the Circulation Element of the Re-Imagine Santa Fe Springs 2040 General Plan and is shown below. Bloomfield Avenue and Imperial Highway are both designated as non-weight restricted streets and therefore, can be utilized for truck circulation. The segment of Imperial Highway between I-5 and Bloomfield Avenue is within the City of Norwalk. The Circulation Element of the City of Norwalk General Plan also designates Imperial Highway as a truck route as shown below. Therefore, the Project is able to utilize Imperial Highway for truck circulation for the proposed Project.

In addition to Imperial Highway's designation as a truck route in the City of Norwalk's General Plan, Table T-2: Project Trip Generation in the Project's MND (included below) shows that the Project has a net trip generation of -4 and a net PCE trip generation of 0. Furthermore, the net PCE trip generation shows a decrease in trips during both AM and PM hours. Therefore, the Project would not result in an increase in truck trips from the existing use and would not result in an increased impact to Imperial Highway.

The Project would utilize Bloomfield Avenue and Imperial Highway for truck circulation to and from the freeway as both streets are designated as existing truck routes. No new impacts have been identified and no further response is warranted.

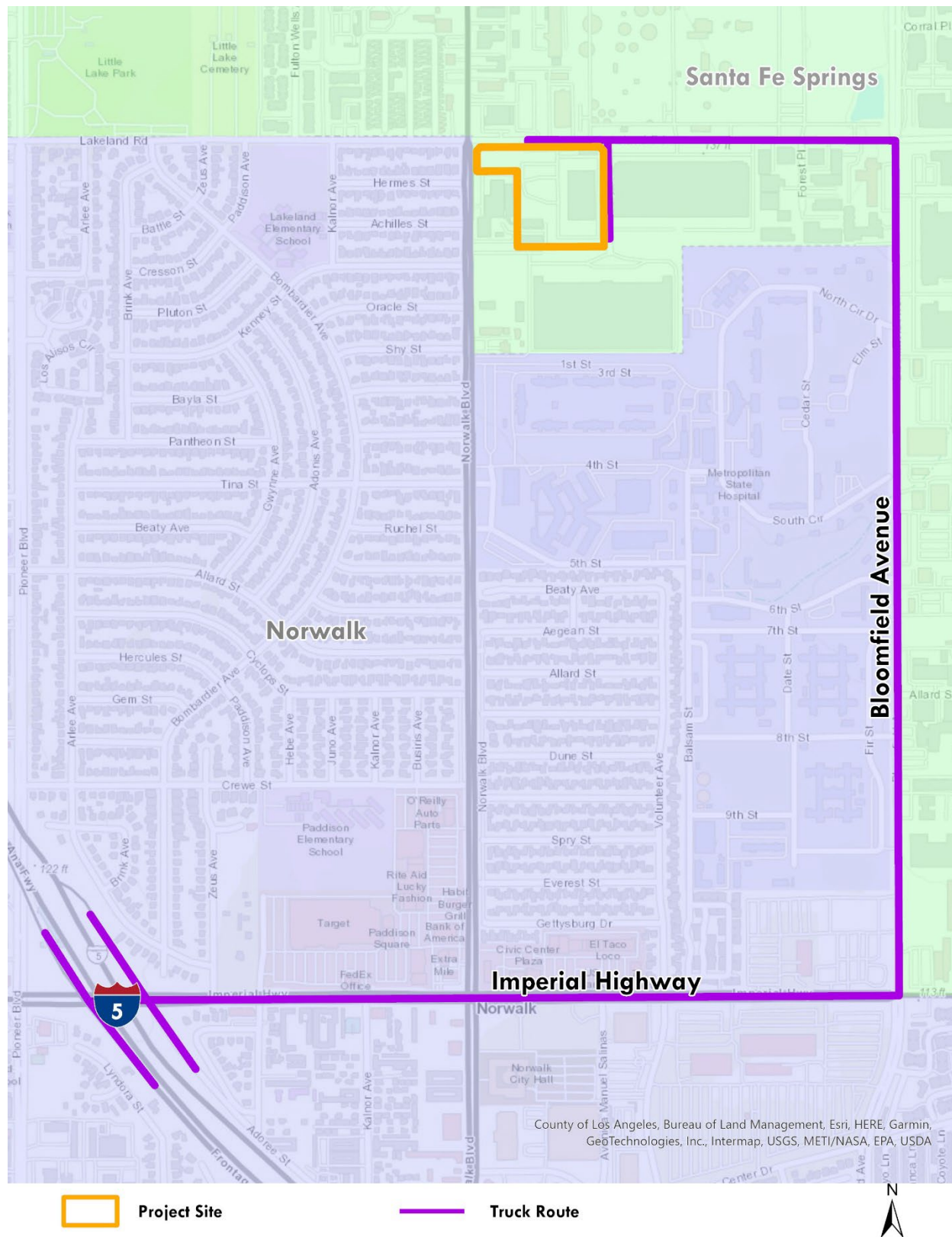
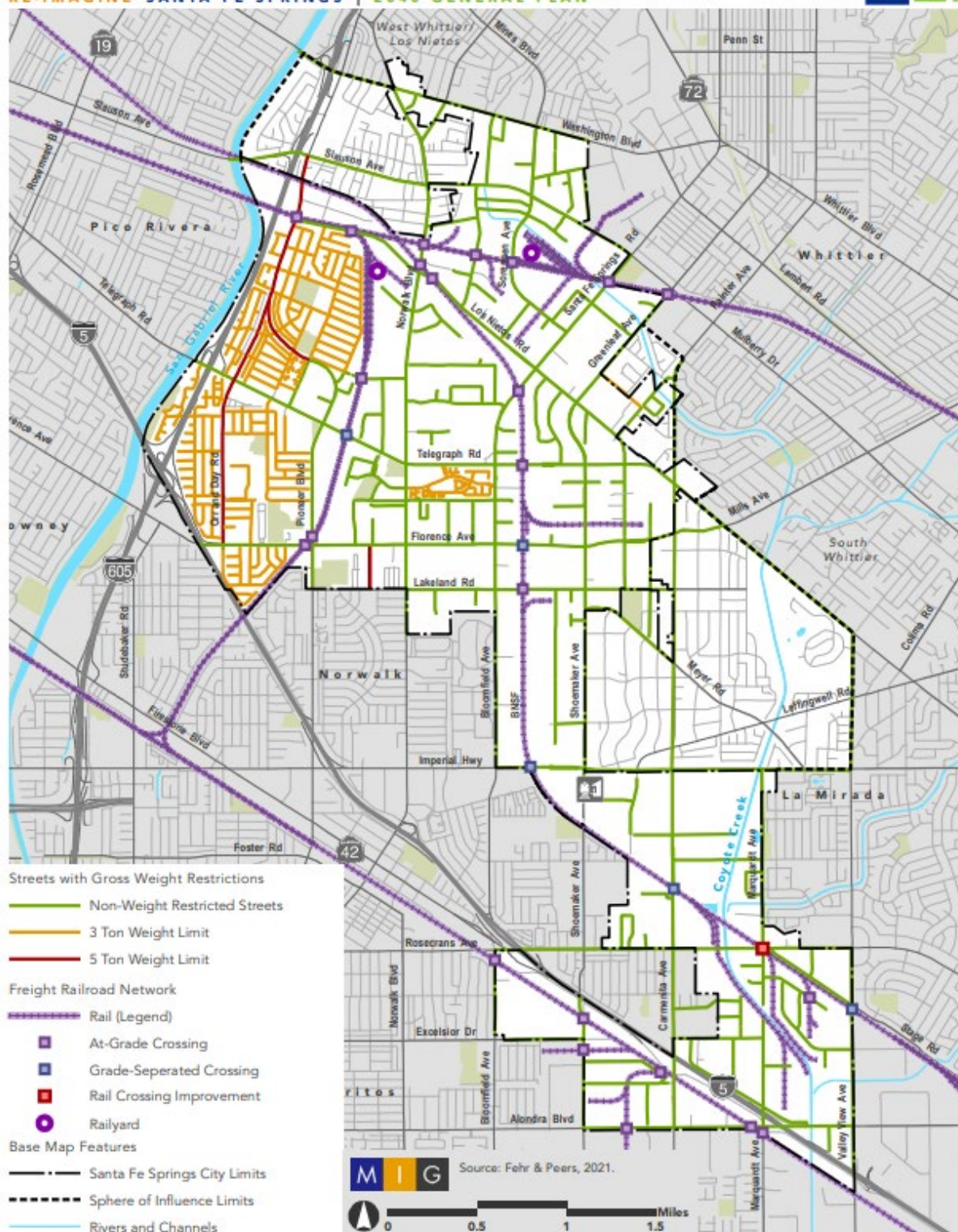


Figure C-9: Freight System

RE-IMAGINE SANTA FE SPRINGS | 2040 GENERAL PLAN



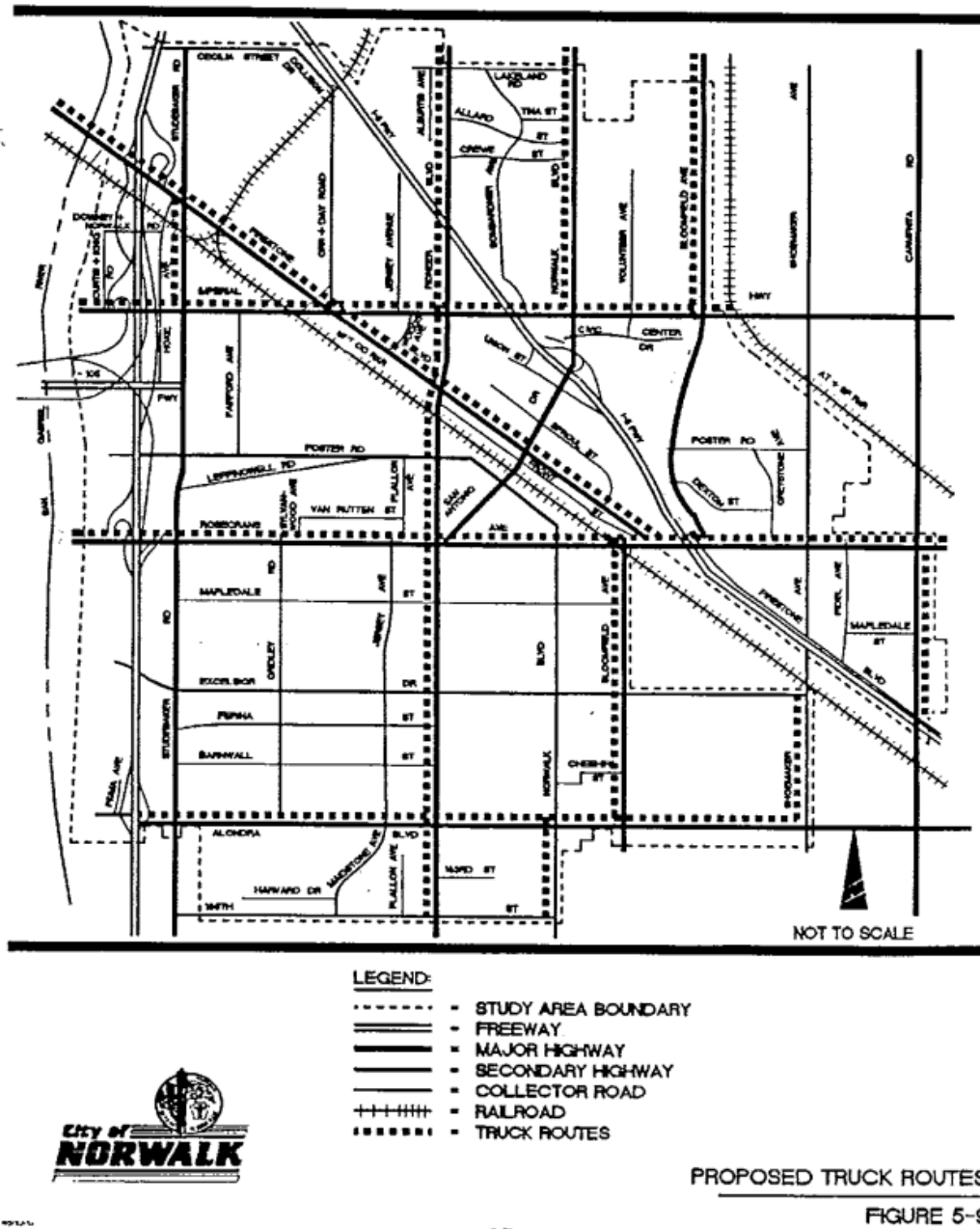


Table 1: Project Trip Generation

			AM Peak Hour			PM Peak Hour			
Land Use	Units	Daily	In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
Manufacturing ¹	TSF	4.75	0.52	0.16	0.68	0.23	0.51	0.74	
Warehouse ²	TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18	
<u>Existing Vehicle Trip Generation</u>									
Coast Iron & Steel Co.	67.54	TSF	321	35	11	46	15	34	50
<u>Vehicle Mix³</u>		<u>Percent</u>							
Passenger Vehicles	72.50%	233	25	8	33	11	25	36	
2-Axle Trucks	4.60%	15	2	1	2	1	2	2	
3-Axle Trucks	5.70%	18	2	1	3	1	2	3	
4+-Axle Trucks	17.20%	55	6	2	8	3	6	9	
	100%	321	35	11	46	15	34	50	
<u>PCE Trip Generation⁴</u>		<u>PCE Factor</u>							
Passenger Vehicles	1.0	233	25	8	33	11	25	36	
2-Axle Trucks	1.5	22	2	1	3	1	2	3	
3-Axle Trucks	2.0	37	4	1	5	2	4	6	
4+-Axle Trucks	3.0	166	18	6	24	8	18	26	
Total Existing PCE Trip Generation		457	50	16	65	22	49	71	
<u>Total Vehicle Trip Generation</u>									
12300 Lakeland Warehouse	185,294	TSF	317	24	7	31	9	24	33
<u>Vehicle Mix (90% Warehousing)⁵</u>		<u>Percent</u>							
Passenger Vehicles	72.50%	207	16	5	20	6	16	22	
2-Axle Trucks	4.60%	13	1	0	1	0	1	1	
3-Axle Trucks	5.70%	16	1	0	2	0	1	2	
4+-Axle Trucks	17.20%	49	4	1	5	1	4	5	
	100%	285	22	7	28	8	22	30	
<u>Vehicle Mix (10% Cold Storage)⁴</u>		<u>Percent</u>							
Passenger Vehicles	55.30%	18	1	0	2	1	1	2	
2-Axle Trucks	15.50%	5	0	0	0	0	0	1	
3-Axle Trucks	4.90%	2	0	0	0	0	0	0	
4+-Axle Trucks	24.30%	8	1	0	1	0	1	1	
	100%	32	2	1	3	1	2	3	
<u>PCE Trip Generation⁵</u>		<u>PCE Factor</u>							
Passenger Vehicles	1.0	224	17	5	22	7	17	24	
2-Axle Trucks	1.5	27	2	1	3	1	2	3	
3-Axle Trucks	2.0	36	3	1	3	1	3	4	
4+-Axle Trucks	3.0	170	13	4	17	5	13	18	
Total Project PCE Trip Generation		457	35	10	45	13	35	48	
Total Net Trip Generation		-4	-11	-4	-15	-6	-10	-17	
Total Net PCE Trip Generation		0	-15	-5	-21	-9	-14	-23	

TSF = Thousand Square Feet, PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition*, 2021. Land Use Code 140 - Manufacturing.² Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition*, 2021. Land Use Code 160 - Warehousing.³ Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage⁴ PCE factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016⁵ Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. With Cold Storage

Comment 3: South Coast Air Quality Management District, received August 25, 2022

South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

August 25, 2022

jimmywong@santafesprings.org

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

Mitigated Negative Declaration (MND) for the Proposed 12300 Lakeland Road Development Project (Proposed Project) (SCH: 2022080100)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The City of Santa Fe Springs is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. The following comments include recommended revisions to the CEQA localized air quality impacts analysis for construction and operation activities, South Coast AQMD regional air quality significance thresholds (operation), health risk assessment (HRA), and information about South Coast AQMD Rules 2305 and 316 that the Lead Agency should incorporate in the Final MND.

South Coast AQMD Staff's Summary of Project Information in the MND

3.1

Based on the MND, the Lead Agency proposes demolishing four existing buildings and constructing an approximately 185,294 square feet industrial warehouse building¹ located at 12300 Lakeland Road, Santa Fe Springs, on an approximately 8.45-acre site². The Project development includes 24 dock doors along the western side of the warehouse and is assumed to have 10 percent of cold storage³. According to the Project Trip Generation analysis⁴, 93 daily truck trips are associated with warehouse activities. Based on a review of aerial photographs, South Coast AQMD staff found that the nearest sensitive receptor (e.g., residence) is within 100 feet west of the Proposed Project. Construction of the Proposed Project is anticipated to begin in 2023. Operation is expected to start in 2024.

South Coast AQMD Staff's Comments

Localized Air Quality Impacts Analysis for Construction and Operation Activities

3.2

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance

¹ MND, Page 19.

² Ibid, Page 3.

³ Ibid, Page 19.

⁴ Appendix J, Page 3.

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August 25, 2022

thresholds⁵ and localized significance thresholds (LSTs)⁶ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling. However, the Lead Agency only includes the regional air quality impacts from the Project's construction and operation activities but not the LST air quality impacts analysis in the MND.

3.2

South Coast AQMD staff recommends the Lead Agency revise the air quality impacts analysis, including the localized emissions from construction and operation activities, and compare it to South Coast AQMD LST significance thresholds to determine the Proposed Project's localized air quality impacts in the Final MND. If the localized air quality impacts analysis is not included in the Final MND, the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

South Coast AQMD Regional Air Quality Significance Thresholds (Operation)

On the MND, the regional air quality impacts from the Project are presented under Table AQ-3: Project Operational Emissions⁷. However, the Lead Agency may have used and compared PM₁₀ PM_{2.5} emissions to the incorrect South Coast AQMD regional air quality significance thresholds. Table AQ-3 in the MND shows 55 lbs/day and 150 lbs/day as the South Coast AQMD PM₁₀ and PM_{2.5} significance thresholds. The correct PM₁₀ and PM_{2.5} significance thresholds are 150 pounds per day (lbs/day) and 55 lbs/day⁸, respectively. South Coast AQMD staff recommends the Lead Agency revise the section and reflect the correct regional PM significance thresholds from operation in the Final MND.

3.3

Health Risk Assessment (HRA)

In the AERMOD dispersion modeling for the Health Risk Assessment (HRA), the Lead Agency uses the regulatory non-default option, and the FASTALL keyword was selected. Our District and our modeling guidance require projects to use the regulatory default option in all air quality analyses and HRA unless the project provides the justification on why the regulatory non-default option has to be used. In addition, 4530 out of 8521 receptors used in the dispersion modeling do not have any terrain elevations and hill heights in the analyses. Some of those receptors are fence line grids. The zero terrain elevations and hill height will normally lower the ground level concentrations, which will under-predict the risks in HRA. Therefore, South Coast AQMD staff recommends that the Lead Agency revise the dispersion modeling files to use the regulatory default option and include actual terrain elevations and hill heights for all 8521 receptors.

3.4

In the HRA, the Lead Agency uses OEHHA derived method intake rate for residences when calculating the cancer risk from the Proposed Project. Based on South Coast AQMD Risk

⁵ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁶ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

⁷ MND, Page 42.

⁸ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

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Assessment Guidance⁹, South Coast AQMD staff recommends the Lead Agency revise the HRA using the “RMP (Derived) Method” risk analysis method to estimate the Proposed Project’s cancer risk and include the results in the Final MND. If the revised HRA is not included in the Final MND, the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

3.4

South Coast AQMD Rule 2305 and Rule 316

On May 7, 2021, South Coast AQMD’s Governing Board adopted Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program, and Rule 316 – Fees for Rule 2305. Rules 2305 and 316 are new rules that will reduce regional and local emissions of nitrogen oxides (NOx) and particulate matter (PM), including diesel PM, associated with warehouses and mobile sources attracted to warehouse activities. Also, the emission reductions will help the region attain federal and state ambient air quality standards.

Rule 2305 applies to owners and operators of warehouses greater than or equal to 100,000 square feet. Operators are subject to an annual WAIRE Points Compliance Obligation calculated based on the annual number of truck trips to the warehouse under Rule 2305. WAIRE Points can be earned by implementing actions in a prescribed menu in Rule 2305, implementing a site-specific custom plan, or paying a mitigation fee. Warehouse owners are only required to submit limited information reports, but they can opt-in to earn Points on behalf of their tenants if they so choose because certain actions to reduce emissions may be better achieved at the warehouse development phase, for instance, the installation of solar and charging infrastructure. Rule 316 is a companion fee rule for Rule 2305, allowing South Coast AQMD to recover costs associated with Rule 2305 compliance activities. Since the Proposed Project consists of the development of one 185,294-square-foot warehouse, the Proposed Project’s warehouse owners and operators will be required to comply with Rule 2305 once the warehouse is occupied. Therefore, South Coast AQMD staff recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the Proposed Project that may help future warehouse operators meet their compliance obligation. South Coast AQMD staff is available to answer questions concerning Rule 2305 implementation and compliance by phone or email at (909) 396-3140 or waireprogram@aqmd.gov. For implementation guidance documents and compliance and reporting tools, please visit South Coast AQMD’s WAIRE Program webpage¹⁰.

3.5

Conclusion

According to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When the Lead Agency’s position is at

3.6

⁹ South Coast AQMD Risk Assessment Procedures can be found at: http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1401/riskassessmentprocedures_2017_080717.pdf.

¹⁰ South Coast AQMD. WAIRE Program. Accessed at: <http://www.aqmd.gov/waire>.

Jimmy Wong

August 25, 2022

variance with recommendations raised in the comments, the issues raised in the comments should be addressed in detail, giving reasons why specific comments and suggestions are not accepted. There should be good faith and reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision-makers and the public who are interested in the Proposed Project.

3.6

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Dung Nguyen, Air Quality Specialist, at dnguyen1@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang

Program Supervisor, CEQA-IGR

Planning, Rule Development, and Implementation

SW:DN
LAC220809-09
Control Number

RESPONSE TO COMMENT 3: South Coast Air Quality Management District

Comment 3.1: This comment states that the South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the EIR, and that the following comment include recommended revisions to the CEQA localized air quality impacts analysis for construction and operation activities, regional air quality significance thresholds, health risk assessment (HRA), and information about SCAQMD Rules 2305 and 316 that should be incorporated into the Final MND. This comment also provides a summary of the Project Description. The comment also states that 93 daily truck trips are associated with warehouse activities. South Coast AQMD staff found that the nearest sensitive receptor is within 100 feet west of the proposed Project. Construction of the proposed Project is anticipated to begin in 2023 and operation is expected to start in 2024.

Response 3.1: The comment is introductory in nature and does not raise a specific issue with the adequacy of the Draft MND or raise any other CEQA issue. The nearest sensitive receptor, a single-family residence, is 100 feet west of the Project. The Project proposes a parking lot at the northeast corner of the site which will provide a buffer between the residence and the proposed warehouse. Therefore, no further response is required or provided.

Comment 3.2: This comment states that SCAQMD has developed regional and localized significance thresholds (LSTs) that are recommended to be used to compare against the quantified criteria pollutants to determine the Project's air quality impacts. SCAQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine the proposed Project's air quality impacts. The comment recommends that the localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling. The comment states that the Lead Agency only included the regional air quality impacts from the Project's construction and operation activities but not the LST air quality impacts analysis in the MND.

SCAQMD recommends the Lead Agency revise the air quality impacts analysis, including the localized emissions from construction and operation activities and compare it to SCAQMD LST significance thresholds to determine the proposed Project's localized air quality impacts in the Final MND. The comment also suggests that the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

Response 3.2: Localized significance tables have been included in the errata as Table AQ-3.2 and AQ-3.3 and have been included in Appendix L. As shown on page 3-2 of Chapter 3 Errata, localized impacts would be less than significant. Thus, no further analysis is required and no further response is warranted.

Comment 3.3: This comment states that the regional air quality impacts from the Project are presented under Table AQ-3. The comment also states that the Lead Agency may have used and compared PM₁₀ PM_{2.5} emissions to the incorrect SCAQMD regional air quality significance thresholds. The comment states that the correct PM₁₀ and PM_{2.5} significance thresholds are 150 pounds per day (lbs/day) and 55 lbs/day. SCAQMD recommends the Lead Agency revise the section and reflect the correct regional PM significance thresholds from operation in the Final MND.

Response 3.3: Table AQ-3 has been revised to reflect the correct thresholds as shown in Chapter 3, MND Errata, of the Final MND. The conclusion of the analysis has not change and impacts remain less than significant. No further response is required.

Comment 3.4: This comment states that the AERMOD dispersion modeling for the HRA uses the regulatory non-default option, and the FASTALL keyword was selected. The comment further states that SCAQMD's modeling guidance requires projects to use the regulatory default option in all air quality analyses and HRA unless justification is provided for why the required regulatory defaults were not used. Additionally, the comment states that 4,530 or the 8,521 receptors utilized in the dispersion modeling do not have terrain elevations and hill heights in the analyses and SCAQMD recommends that the dispersion modeling be revised to use the regulatory default option and include actual terrain elevations and hill heights for all 8,521 receptors. This comment also states that the HRA uses the OEHHA derived method intake rate for residents when calculating cancer risk which differs from SCAQMD's recommended "RMP (Derived) Method" risk analysis method. SCAQMD recommends that the HRA be revised to utilize the recommended risk analysis method or provide reasoning for keeping the analysis as is.

Response 3.4: Due to the number of receptors evaluated in the HRA analysis, the FASTALL option was selected to facilitate the modeling within the project schedule. According to the Environmental Protection Agency (EPA), the FASTALL option optimizes the model runtime by using an alternative implementation of the horizontal meander algorithm based on an effective horizontal dispersion coefficient that replicates the centerline concentration based on the full meander approach. The EPA test this method and determined that the resulting concentrations are very similar to the default options but show a slight bias toward over prediction. Therefore, the results of the analysis shown in Table AQ-3.4 of the Draft MND for the Project are conservative and the use of default options would not change the impact findings of the analysis.

The SCAQMD's comment regarding the receptor terrain elevations and hill heights is inaccurate. The terrain elevations and hill heights were included in the model analysis. Please refer to the model output in Appendix L that shows that the referenced terrain was used in the model.

The OEHHA derived method was used in that analysis, which assumes the 95th percentile breathing rate for all age categories for the top two compounds and 65th percentile for all other compounds. Since diesel is always one of the top two compounds for this type of project, this is a conservative analysis since the RMP method only uses the 95th percentile for the zero to two age group, and uses 80th percentile for all other age groups. This analysis includes the risk from diesel and the volatile organic compounds from gasoline. The primary driver of risk in the analysis are the diesel emissions. Using the higher breathing rate in the analysis resulted in a more conservative assessment of potential risk. Therefore, using the SCAQMD suggested method, would actually result in a lower impact than presented in the document. Thus, no further analysis is warranted.

Comment 3.5: This comment summarizes Rules 2305 and 316 which were adopted by SCAQMD's Governing Board on May 7, 2021 and states that the Project would be required to abide by the adopted rules as the proposed warehouse building is greater than 100,000 square feet.

Response 3.5: The Project would follow all applicable existing rules and regulations set forth by SCAQMD, the City, and any other regulatory body included as PPP AQ-1 through PPP AQ-3 in the IS/MND. Therefore, the Project would also abide by Rules 2305 and 316 and have been added

into Chapter 3, MND Errata. No new impacts have been identified and no further response is warranted.

Comment 3.6: This comment concludes the letter and requests that written responses to all comments contained within the letter be provided to SCAQMD.

Response 3.6: The IS/MND has included an errata provided in Chapter 3 that addresses all comments presented in this letter. In addition, the response to comments letter fulfills the request and no further response is warranted.

Attachment 7: Mitigated Monitoring and Reporting Program

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
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. 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 recommendation 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.	Prior to commencement of grading activities	City Planning/Building Department	
CUL-1	Inadvertent Discoveries. Prior to commencement of grading activities, 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 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 Archaeologist 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 an appropriate treatment and curation of these resources.	Prior to commencement of grading activities	City Planning/Building Department	
GEO-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 area discovered during excavation, grading, or construction activities, work shall	Prior to issuance of a grading permit	City Planning/Building Department	

**TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	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 of 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.			
TCR-1	Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities,	Prior to grading	City Planning/Building Department	

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.			

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
TCR-2	Unanticipated Discovery of Human Remains and Associated Funerary Objects. A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any	During grading, if human remains or related objects are discovered	City Planning/Building Department	

**TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.			
TCR-3	Procedures for Burials and Funerary Remains. A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.	During grading, if human remains or related objects are discovered	City Planning/Building Department	

**TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will 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. The Tribe will 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 burials will be removed. E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, 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. F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure			

**TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	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. G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.			

Attachment 8: Resolution 214-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 214-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 997**

WHEREAS, a request was filed for Development Plan Approval Case No. 997 to allow the construction of a new ±185,450 sq. ft. concrete tilt-up industrial building and related improvements; and

WHEREAS, the subject property is located on the south side of Lakeland Road, with Accessor's Parcel Number of 8025-002-026, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Duke Realty Lakeland Road LP, 200 Spectrum Center Drive, Irvine, CA 92618; and

WHEREAS, the proposed Development Plan Approval Case No. 997 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, 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, in accordance with CEQA Guidelines §15073 and §15105, the draft Initial Study/Mitigated Negative Declaration was released for the required 20-day public review period commencing on August 8, 2022 and concluding on August 29, 2022. A Notice of Intent (NOI) was also provided to the State Clearinghouse, Los Angeles County Clerk, Responsible Agencies, City's Local Distribution list and other interested parties requesting a copy of the IS/MND for review and comment; and

WHEREAS, in accordance with the City's Local CEQA Guidelines, the draft Initial Study/Mitigated Negative Declaration was uploaded to the City's website for public review at the City's Environmental Documents webpage (https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp) from August 8, 2022 to August 29, 2022, and a hard copy of the IS/MND was also made available for public review at the City's Planning Department; and

WHEREAS, during the 20-day public review period, the City received a total of three (3) comment letters concerning the draft Initial Study/Mitigated Negative Declaration for the proposed project; and

WHEREAS, in accordance with the CEQA Guidelines, the Planning Department has prepared responses to each of the three (3) public review comment letters received. Said comments were also made part of the final IS/MND, including preparation of a Mitigation Monitoring and Reporting Program (MMRP);

WHEREAS, the City of Santa Fe Springs Planning and Development Department on August 31, 2022 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 31, 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, the testimony, written comments, or other materials presented at the Planning Commission Meeting on September 12, 2022 concerning Development Plan Approval Case No. 997.

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, including related technical studies, 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, prepared by EPD Solutions, Inc., 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 with mitigations. 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 can make 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. 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 is located within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. Pursuant to Section 155.240 of the Zoning Ordinance, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.

2. The proposed project will result in a new concrete tilt-up speculative industrial building; therefore, the land is being maintained for industrial uses.
3. The project involves the construction of a new attractive industrial building on a site currently operated as a metal fabricator and outdoor storage. The property's assessed value will significantly improve after the project, thus increasing property values for both the subject property and neighboring properties.
4. The new industrial building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or otherwise remain in Santa Fe Springs.

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

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

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

As mentioned previously, the proposed concrete tilt-up industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements will break up the exterior surface walls of the building and present a visually attractive and distinct contemporary façade to visitors. At this time, the proposed building does not have a particular tenant and is considered a speculative building. However, the proposed building is well-designed and should be highly suitable for a variety of office, manufacturing, and/or warehouse-type users. As a result, the proposed building represents the architectural principles of proportion and harmony as designed.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Norwalk Boulevard, Lakeland Road and Getty Drive for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high concrete screen wall with a 10' high sliding gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash compactor has been strategically placed where it is not visible or easily accessible by the public.

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

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

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

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

- (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; therefore, the requirements pertaining to low income units do not apply.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 214-2022 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND and MMRP); and also approve Development Plan Approval Case No. 997 to allow the construction of a new +/- 185,450 sq. ft concrete tilt-up industrial building and related improvements on property located at 12300 Lakeland Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of September, 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. 997
(12300 Lakeland Road)

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

STREETS

1. That the applicant shall pay a flat fee of \$113,344 to reconstruct/resurface the existing street frontage to centerline for Lakeland Road and Getty Drive. Norwalk Blvd street frontage is also included but only to the City Boundary.
2. The applicant shall replace the existing northeast corner property driveway at the intersection of Lakeland Road and Getty Drive with a new corner curb ramp per Caltrans standard plan A88A. Construction to be per separate Public Works Permit.
3. The applicant shall remove and replace four (4) existing unused driveway approaches along the project frontage and replace them with new sidewalk/ curb & gutter per City standard plan R-7 and R-12 (see condition below). All proposed driveways will be constructed per City standard R-6.4B.
4. The applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Lakeland Road and Getty Drive street frontages. 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.
5. The applicant shall remove all oil wells, pipelines, tanks, and related lines within the public right-of-way, unless otherwise approved by the City Engineer.
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 \$2,000 to install (10) new signs.
7. The applicant shall reestablish or replace street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.
8. That the applicant shall pay to the City **\$90,000**, the entire cost of design, engineering, installation and inspection for the installation of (6) street light(s) on Lakeland Ave. The City will design and cause construction of said street light(s).
9. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants,

street lights, water meters, etc.

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 Norwalk Blvd, Lakeland Road, and Getty Drive. 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, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
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. 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

17. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of

additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements. (Note: Need to be provide to PW prior to PC meeting)

18. 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.

FEES

19. 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 \$21,041 determined by the City Engineer for off-site transportation improvements.
20. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

22. 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.
23. That a hydrology study shall be submitted to the City and reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer.
24. 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 2019 or higher) to the office of the City Engineer.
25. 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).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

26. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
27. 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: Luis 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.
28. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
29. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out

awaiting loading. Unless approved by the Planning Department, Fire Department, and Police Services Department, outdoor storage and/or activities are strictly prohibited at all times.

30. That trucks are not to back-in from the street or block street traffic at any time; drivers are subject to citations.
31. That handicap access stalls shall not be blocked at anytime by storage, trailers or other means.
32. That parked trailers shall not block stairwells and shall have installed ballards at a minimum distance of 3'-0" from the bottom first step.
33. That required off-street parking areas shall not be reduced or encroached upon at any time.
34. That the proposed 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.
35. That a sign shall be installed next to the Norwalk Boulevard driveway notifying truck drivers that truck access is available on Lakeland Road.
36. That the gates designated on the Site Plan as No. 7B, shall have reflectors installed to pre-warn drivers that the gates are closed.
37. That during the construction phase of the proposed project, the contractor shall provide the address number for the site at the entry gate to identify the location and direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after the subject building has been identified with its permanent number address. DO NOT PAINT THE NUMBERS ON THE BUILDING.
38. 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.
39. 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.

40. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
41. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage without the approval from the Planning Department, Fire Department, and Police Service Department.
42. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or designated for preferred parking. Temporary reduction of parking stalls during building construction, remodels, and/or repairs is permitted.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Kevin Yang 562.868-0511 x3818)

43. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.
44. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
45. 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.
46. 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.
47. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less

than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

48. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. 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.
49. 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.
50. 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)

51. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to

the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

52. 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.
53. 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.
54. 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: Maribel Garcia 562.868.0511 x7509)

55. 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.
56. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnvironmental at (562) 432-3700.
57. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

58. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)

59. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
60. 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.
61. 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 font size of 20 point.
62. 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 12300 Lakeland Road (APN: 8025-002-026). The Mitigation Monitoring and Reporting Program is listed as an attachment to the Condition of Approval.
63. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Prior to the issuance of the Certificate of Occupancy, Planning Department staff will verify that all items required prior to occupancy have been completed. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.
64. Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians (Kizh Nation) - the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. **A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity.**
65. 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.

66. 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 or forest 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.
67. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
68. 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
69. 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 Ordinance.

70. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
- NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)*
71. 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).*
72. 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.
73. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
74. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting and irrigation plan.
75. 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.

76. 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.
77. 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.
78. During construction period, commercial vehicles, trucks and/or truck tractors shall not being queue on Lakeland Road, use street(s) as a staging area, or to back up onto the street from the subject property.
79. 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.
80. 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.
81. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - A. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within

the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- B. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
- C. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
82. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
83. 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 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.

84. 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.*
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. Any modification(s) shall be subject to the review and approval of the Director of Planning or his/her designee.
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. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
90. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
91. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
92. 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.
93. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
94. 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.
95. The subject property shall not be subleased, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written approval by the Director of Planning.
96. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 233 parking

stalls shall be provided and continually maintained on-site at all times.

97. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
98. 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.
99. The applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
100. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
101. 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.
102. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
103. All new utilities serving the project, within the boundaries of the property, shall be underground.

104. 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.
105. 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.



City of Santa Fe Springs

Planning Commission Meeting

September 12, 2022

CONSENT ITEM

Conditional Use Permit (CUP) Case No. 787-3

A request for a time extension of Conditional Use Permit (CUP) Case No. 787 to allow the establishment, operation and maintenance of a mini-warehouse facility on the subject property located at 11212 Norwalk Boulevard (8025-001-014), in the M-2, Heavy Manufacturing, Zone. (InSite Property Group)

RECOMMENDATIONS:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 787 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a one (1) year time extension of Conditional Use Permit Case No. 787, subject to compliance review in one (1) year, on or before, September 12, 2023, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.637(A) of the City's Zoning Ordinance, a mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid Conditional Use Permit has first been issued.

City of Santa Fe Springs – Zoning Ordinance **Section 155.637(A)**

(A) Mini-warehouses shall be permitted in the M-1 and M-2 Zones only after a valid conditional use permit and development plan approval have been granted. Notwithstanding, no conditional use permit shall be granted for a mini-warehouse facility along the Telegraph Road Corridor.

On May 14, 2018, the Planning Commission approved Development Plan Approval (DPA) Case No. 936 and Conditional Use Permit (CUP) Case No. 787. The DPA allows for the construction of a new ±128,896 sq. ft. mini-warehouse along with a new ±1,200 sq. ft. office building at 11212 Norwalk Blvd. The CUP allows the establishment, operation, and maintenance of a mini-warehouse facility at 11212 Norwalk Blvd. Due to various challenges related to two known oil and gas wells and

having to find a new buyer for the site, the applicant has been granted a total of two (2) time extensions since the original approval on May 14, 2018. The last time extension was granted on April 12, 2021. It should be noted that the original applicant was JFS Management LLC but they decided not to buy the property.

Details of challenges to date

On August 8, 2019, the City Council approved Ordinance No. 1104, which amended the procedures regarding the abandonment of oil wells. The ordinance now allows the Director of Planning, in consultation with the Fire Chief, to conditionally authorize issuance of a building and/or grading permit for property that contains an active or abandoned well, even if the Geologic Energy Management Division (CalGEM), has determined that such well was not abandoned to its current standards.

According to the CalGEM Construction Site Well Review Report, there are two known oil and gas wells, Well No. 1 (Gilbert Petroleum Corporation) (API No. 03715451) and Well No. 42 (Industrial Oil Syndicate No. 4) (API No. 03715767), on the subject property. The report indicated that both wells are not abandoned to current CalGEM requirements as prescribed by law, and CalGEM recommend these wells to be abandoned or re-abandoned in compliance with current CalGEM requirements prior to development on the property.

In light of CalGEM's recommendations, the owner is requesting not to abandon or re-abandon said well to current CalGEM requirements because the well is not leaking, is located in a proposed parking lot and landscape area, will not be covered by a building, and can be accessed by abandonment rigs should the well leak in the future.

In order for the development to move forward and be in compliance with Ordinance No. 1104, on June 7, 2022, the City the City and the owner entered into an agreement to set forth Owner's obligations to indemnify and release the City from any and all liability associated with all oil and gas wells on the Property.

It should be noted that, prior to the Agreement Date, the owner submitted various technical reports to the City relating to mitigation of potential public health and safety concerns regarding the two known oil wells, including the following technical reports:

- Geophysical Survey Prepared by Terra-Petra dated December 11, 2017
- CalGEM Construction Site Well Review (CSWR) Report ID: 1012233 dated March 25, 2021
- CalGEM CSWR Report ID: 1012384 dated December 17, 2021
- Witten Engineering report dated June 11, 2018

- Preliminary Grading Plan for 11212 Norwalk Boulevard dated July 31, 2019, as updated in 2021
- Signal Geoscience Report of the Search for Industrial Oil Syndicate #4, Well Number 4-2, API 03715767 dated August 31, 2020
- Witten Engineering report dated July 12, 2021
- Roux Associates, Inc. leak test report covering the Gilbert Petroleum Corporation (CPC) 1 dated January 21, 2022.

Pursuant to the documents listed above, the owner had informed the City that Well No.42 is not located within the subject property. Therefore, the City had its oil and gas expert, Evans & Walker, review the documents mentioned above and other documents provided by the owner. Evans & Walker determined that the Owner has expended great effort to locate Well No. 42, and it concurs that Well No. 42 is not located on the Property.

Due to the unprecedented issue related to the location of Well No. 42 and the recently amended procedures regarding the abandonment of oil wells, development of the property has not begun. However, all oil well related issues have since been resolved, the plans are in the final stages of plan check and the grading and construction will therefore be underway by the end of the year. The property owner is therefore seeking a one (1) year time extension to keep the CUP valid and allow the property owner to construct the proposed mini-warehouse facility.

REQUIREMENT FOR TIME EXTENSION

Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit which has not been utilized within 12 months, shall become null and void (see Code Section below).

City of Santa Fe Springs – Zoning Ordinance

Section 155.721 – Expiration

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

An extension of time, however, may be granted by Commission or Council action. It should be noted that the property owner is only requesting a time extension for CUP 787. The other related entitlements, DPA 936 and TPM 82031, were utilized within

their allotted timeframe; therefore, the applicant is not required to obtain a time-extension for the related DPA and TPM.

STAFF CONSIDERATIONS

The owner/applicant, InSite Property Group, has submitted construction plans for the proposed mini-warehouse facility to the City's Building Department and is also working with the City's Public Works Department to secure Final Map approval. Staff is confident that the subject development will be constructed within the next year, allowing the applicant to operate the subject property as a mini-warehouse. Therefore, staff recommends that the Planning Commission grant a one (1) year extension until September 12, 2023, subject to the conditions of approval listed within this staff report. If for some reason the applicant requires additional time at the end of one (1) year, they will need to submit a subsequent time extension request along with an updated justification statement.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

WASTE MANAGEMENT:

~~(Contact: Teresa Cavallo 562-868-0511 x7309)~~ (Contact: Maribel Garcia 562.868.0511 x7509)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

2. That Conditional Use Permit Case No. 787 allows for a mini-warehouse use within a 128,896 square feet concrete tilt-up building located at 11212 Norwalk Boulevard. Approval of Conditional Use Permit case No. 787 is contingent upon approval of Development Plan Approval Case No. 936 and Tentative Parcel Map Case No. 82031.
3. That the property owner shall ensure the operator of the mini-warehouse facility complies with City of Santa Fe Springs Municipal Section 155.637.
4. That no parking of vehicles shall be allowed in front of the loading door along the south elevation.
5. That all loading and unloading activities shall occur within the designated loading area only.

6. That no portion of the required on-site parking area shall be used for outdoor storage of any type or for special activities.
7. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building.
8. That the applicant shall maintain the area in a clean and orderly manner at all times.
9. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
10. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
11. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, Extension 7527, or through the City's website (www.santafesprings.org).
12. The Conditional Use Permit Case No. ~~787~~ **787-3** shall be subject to a compliance review on or before ~~March 11, 2024~~ **September 12, 2023**. Approximately three (3) months before ~~March 11, 2024~~ **September 12, 2023**, 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.
13. That the applicant, ~~Johnson Development Associates Inc.,~~ **InSite Property Group**, 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, officer or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. 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 service, the Director of

Planning 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.

15. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

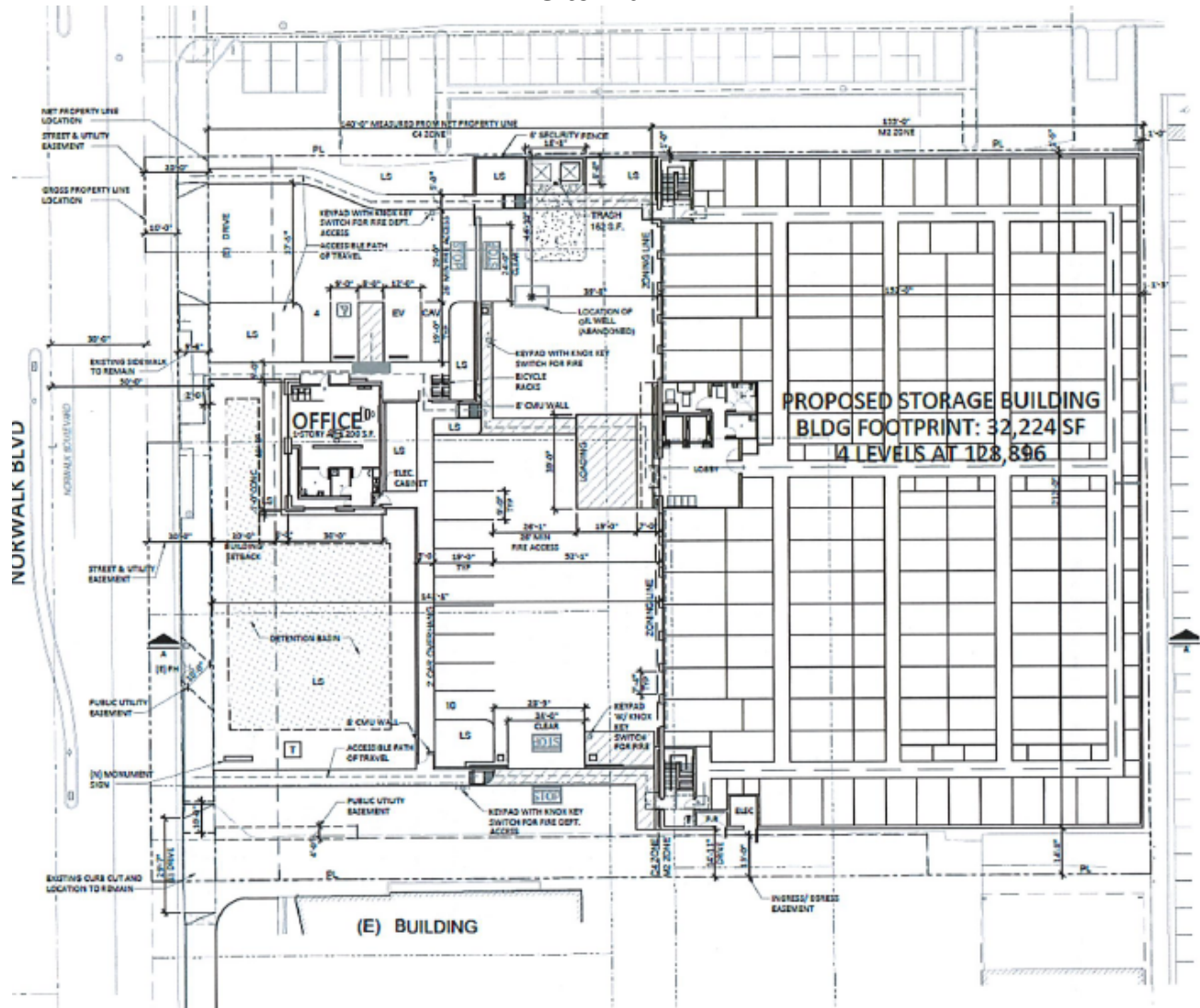
1. Aerial Photograph
2. Site Plan
3. Request for Time Extension

Aerial Photograph



**11212 Norwalk Boulevard
(APN: 8025-001-014)**

Site Plan



Request for Time Extension

11212 Norwalk Blvd LLC
InSite Property Group
19191 S. Vermont Ave, Ste 680
Torrance, CA 90502

July 20, 2022

Santa Fe Springs Planning Commission
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Re: Request for Time Extension

Dear Santa Fe Springs Planning Commission,

At your April 12, 2021 Planning Commission Meeting, you granted Geminis Property Development a one year time extension of Development Plan Approval Case No. 936-2 ("DPA 936"), Conditional Use Permit Case No. 787-2 ("CUP 787") and Tentative Parcel Map No. 82031 ("TPM 82031") with regard to the development of a mini-warehouse facility with an office building at 11212 Norwalk Boulevard (the "Property"). The DPA 936 and CUP 787 expired on April 12, 2022, and the TPM 85031 expired on March 11, 2022. On August 31, 2021, we purchased the Property from Geminis Property Development.

We are now seeking an eighteen (18) month extension of DPA 936, CUP 787 and TPM 82031. Over the past year, we have been diligently working with the City of Santa Fe Springs ("City") on the following with respect to the development of the Property: (i) Indemnity Agreement between the City and 11212 Norwalk Blvd LLC to indemnify the City from all liability associated with the oil and gas wells ("Indemnity Agreement"), (ii) issuance of permits and (iii) the final parcel map. The Indemnity Agreement was approved at the City Council Meeting on June 7, 2022 under Resolution No. 9793. We continue to work with the City on the issuance of applicable permits, including the grading permit issued on July 5, 2022. The City has assured us that this extension request would not hold up any of the construction activities under the grading permit. We are addressing final City comments to the parcel map and anticipate the final parcel map to be approved at the upcoming August 8, 2022 Planning Commission Meeting.

Please accept this as our formal request for an eighteen (18) month extension on DPA 936, CUP 787 and TPM 82031, and if our request is granted, a confirmation that we will be on the next Planning Commission Agenda on August 8, 2022.

We appreciate your consideration of our request and look forward to your favorable response. Please feel free to reach out with any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Brown".

Charles Brown
Manager
11212 Norwalk Blvd LLC