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**CITY OF SANTA FE SPRINGS**  
**MEETING OF THE PLANNING COMMISSION**  
**MONDAY, JANUARY 26, 2026**  
**AT 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**  
**11710 TELEGRAPH ROAD**  
**SANTA FE SPRINGS, CA 90670**

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**PLANNING COMMISSION**

**Jay Sarno, Chairperson**  
**Gabriel Jimenez, Vice Chairperson**  
**David Ayala, Commissioner**  
**Isabel Cervantes, Commissioner**  
**Joseph Flores, Commissioner**

**DIRECTOR OF COMMUNITY**  
**DEVELOPMENT**  
**Cuong Nguyen**

**ASSISTANT CITY**  
**ATTORNEY**  
**Susie Altamirano**

**CITY STAFF**

**Assistant Director**  
**Economic Development Specialist**  
**Associate Planner**  
**Assistant Planner**  
**Planning Consultant**  
**Administrative Intern**  
**Administrative Intern**  
**Planning Commission Secretary**

**Vince Velasco**  
**Claudia Jimenez**  
**Alejandro De Loera**  
**Cynthia Alvarez**  
**Laurel Reimer**  
**Jasmine Reyes**  
**Pieter Wielenga**  
**Esmeralda Elise**

## **NOTICES**

This Planning Commission Meeting (“Planning”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

[https://www.santafesprings.gov/city\\_council/city\\_council\\_commissions\\_committees/planning\\_commission/index.php](https://www.santafesprings.gov/city_council/city_council_commissions_committees/planning_commission/index.php)

**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 Commission Secretary’s Office. 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.

**SB 1439:** Effective January 1, 2025 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$500 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

**Public Comment:** The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Commission Secretary. You may also submit comments in writing by sending them to the Planning Commission Secretary at [esmeraldaelise@santafesprings.gov](mailto:esmeraldaelise@santafesprings.gov). All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

**Please Note:** Staff reports and supplemental attachments are available for inspection at the office of the Planning Commission Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

**CALL TO ORDER****ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission.

**ELECTIONS FOR PLANNING COMMISSION CHAIRPERSON AND VICE CHAIRPERSON****CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

**1. MINUTES OF THE DECEMBER 08, 2025 REGULAR MEETING**

**RECOMMENDATION:** That the Planning Commission:

- 1) Approve the minutes as submitted.

**2. A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NOS. 930, 1006, AND 1007, AND TENTATIVE PARCEL MAP (“TPM”) NO. 84502 TO ALLOW THE CONSTRUCTION OF THREE (3) NEW CONCRETE TILT-UP INDUSTRIAL BUILDINGS OF ±78,417 SQ. FT., ±286,305 SQ. FT., AND ±298,373 SQ. FT., LOCATED ON THE NORTHWEST CORNER OF TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD (APNS: 8005-015-047 AND 8005-015-051), WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Approve a time extension and synchronize the expiration dates for DPA Case Nos. 930, 1006, and 1007 and TPM No. 84502 (until June 30, 2027), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable.

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**PUBLIC HEARING**

**3. PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1014 - TO CONSTRUCT A NEW ±85,950 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING LOCATED AT 9005 SORENSEN. (XEBEC REALTY)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding DPA Case No. 1014, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) 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 Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 4) Find that the applicant’s DPA request meets the criteria set forth in §155.739 of the City’s Zoning Code, for the granting of a DPA; and
- 5) Approve the requested DPA Case No. 1014, subject to the conditions of approval as contained within Resolution No. 312-2026; and
- 6) Adopt Resolution No. 312-2026, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

**PRESENTATIONS**

**4. ZONING CODE EDUCATION SERIES: ZONES**

**RECOMMENDATION:** That the Planning Commission receive and file this training.

**STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

**COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING**

Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).



**ADJOURNMENT**

I, Esmeralda Elise, Planning Commission Secretary for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at [www.santafesprings.gov](http://www.santafesprings.gov); Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.

A handwritten signature in blue ink, appearing to read 'Esmeralda Elise', is positioned above a horizontal line.

Esmeralda Elise  
Planning Commission Secretary



**CITY OF SANTA FE SPRINGS**

**PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Esmeralda Elise, Executive Assistant

**SUBJECT:** MINUTES OF THE DECEMBER 8, 2025 MEETING

**DATE:** January 26, 2026

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**RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

**FISCAL IMPACT:**

N/A

**BACKGROUND/DISCUSSION:**

Staff has prepared minutes for the following meeting:

- December 8, 2025 Planning Commission Meeting

**ANALYSIS:**

N/A

**ENVIRONMENTAL:**

N/A

**DISCUSSION:**

N/A

**SUMMARY**

N/A

**ATTACHMENT(S):**

1. Minutes of the December 8, 2025 Planning Commission Meeting

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>



APPROVED:

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

**December 8, 2025**

**1. CALL TO ORDER**

Chairperson Sarno called the meeting to order at 6:03 p.m.

**2. ROLL CALL**

**Members present:** Chairperson Sarno  
Vice Chairperson Jimenez  
Commissioner Cervantes  
Commissioner Flores

**Members absent :** Commissioner Ayala

**Staff:** Susie Altamirano, Assistant City Attorney  
Cuong Nguyen, Community Development Director  
Vince Velasco, Assistant Director  
Claudia Jimenez, Economic Development Specialist  
Alejandro De Lorea, Associate Planner  
Laurel Reimer, Planning Consultant  
Kristen Haining, Code Enforcement Supervisor  
Esmeralda Elise, Planning Commission Secretary

**3. PLEDGE OF ALLEGIANCE**

Chairperson Sarno called upon Commissioner Isabel Cervantes to lead everyone in the Pledge of Allegiance.

**4. EX PARTE COMMUNICATIONS**

None.

**5. PUBLIC COMMENT**

None.

**6. PUBLIC HEARING**

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 19 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 19 AND CONDITIONS OF APPROVAL (COA) NO. 3 FOR WALMART #2948 AT 13310 TELEGRAPH ROAD, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

**Recommendation:**

Chair Sarno called upon Code Enforcement Supervisor Kristen Haining to present this item.

Chair Sarno opened the Public Hearing at 6:05 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

Having no questions or comments, Chair Sarno closed the Public Hearing at 6:10 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve amendment to ASCUP Case No. 19, and adopt Resolution No. 307-2025, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Sarno  
Nays: None  
Absent: Ayala

Chairperson Sarno read the City's appeal process.

**7. PUBLIC HEARING**

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 68 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 68 AND CONDITIONS OF APPROVAL (COA) NO. 5 FOR AZAR EVENT CENTER AT 12215 SLAUSON, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

**Recommendation:**

Chair Sarno called upon Code Enforcement Supervisor Kristen Haining to present this item.

Chair Sarno opened the Public Hearing at 6:12 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

Having no questions or comments, Chair Sarno closed the Public Hearing at 6:15 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve amendment to ASCUP Case No. 68, and adopt Resolution No. 308-2025, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Sarno  
Nays: None  
Absent: Ayala

Chairperson Sarno read the City's appeal process.

**8. PUBLIC HEARING**

CONDITIONAL USE PERMIT (“CUP”) CASE NO. 857 – TO ESTABLISH, OPERATE, AND MAINTAIN OF AN NON-PROFIT TRADE SCHOOL SPECIALIZING IN THE TRADESHOW INSTALLATION AND DISMANTLING OF EXHIBITION AND CONVENTION DISPLAYS, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

**Recommendation:**

Chair Sarno called upon Economic Development Specialist Claudia Jimenez to present this item.

Chair Sarno opened the Public Hearing at 6:18 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some parking questions and a discussion ensued.

Having no further questions or comments, Chair Sarno closed the Public Hearing at 6:31 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve CUP Case No. 857, and adopt Resolution No. 309-2025, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Sarno  
Nays: None  
Absent: Ayala

Chairperson Sarno read the City's appeal process.

**9. PUBLIC HEARING**

TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.175.2 (USES) AND 155.637 (MINI-WAREHOUSES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

**Recommendation:**

Chair Sarno called upon Planning Consultant Laurel Reimer to present this item.

Chair Sarno opened the Public Hearing at 6:34 p.m. and asked if any of the Commissioners had questions for Staff.

Having no questions or comments, Chair Sarno closed the Public Hearing at 6:41 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to adopt Resolution No. 310-2025, and recommend that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Sarno  
Nays: None  
Absent: Ayala

Chairperson Sarno read the City's appeal process.

**10. NEW BUSINESS**

MODIFICATION PERMIT ("MOD") CASE NO. 1370 TO EXCEED THE MAXIMUM ALLOWED HEIGHT OF A DETACHED ACCESSORY DWELLING UNIT, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

**Recommendation:**

Chair Sarno called upon Associate Planner Alejandro De Loera to present this item.

Chair Sarno asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had some questions for staff.

Chair Sarno inquired if anyone in the audience wished to comment on this item. Having no questions or comments, Chair Sarno requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve MOD Case No. 1370 and adopt Resolution No. 311-2025, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Sarno  
Nays: None  
Absent: Ayala

**11. 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.

6) MINUTES OF THE NOVEMBER 10, 2025 REGULAR MEETING

7) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 19 – WALMART #2948

8) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 68 – AZAR EVENT CENTER

9) COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT ("CUP") CASE NO. 721 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS

TELECOMMUNICATION FACILITY ON A 70' HIGH MONOPALM AND RELATED EQUIPMENT LOCATED AT 11318 NORWALK (APN: 8025-001-016), WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.

Chairperson Sarno requested a motion and a second for Consent Item Nos 6, 7, 8, and 9.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item Nos 6, 7, 8, and 9, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Sarno  
Nays: None  
Absent: Ayala

Chairperson Sarno read the City's appeal process.

## **12. PRESENTATIONS**

- 1) UPDATE ON CONDITIONAL USE PERMIT CASE NO. 641 AND ZONE VARIANCE CASE NO. 68

Chair Sarno called upon Community Development Director Cuong Nguyen to present this item.

Chair Sarno asked if any of the Commissioners had questions for Cuong Nguyen. Having no questions, Chair Sarno thanked Community Development Director Cuong Nguyen for the update.

- 2) ZONING CODE EDUCATION SERIES: GENERAL PLAN VS ZONING CODE

Chair Sarno called upon Assistant Director of Community Development Vince Velasco to present this item.

After the presentation Chair Sarno asked if any of the Commissioners had questions for Vince Velasco. Having no questions, Chair Sarno thanked Assistant Director of Community Development Vince Velasco for the training.

## **13. ANNOUNCEMENTS**

- Staff

Assistant Director Vince Velasco reminded the Commissioners of the Zoning Code Update Meeting set for March 18, 2026 at the Santa Fe Springs Library.

- Commissioners

The Commissioners wished everyone a Merry Christmas and a Happy New Year.



**14. ADJOURNMENT**

Chair Sarno adjourned the meeting at 7:10 p.m. and set the next meeting of the Planning Commission to January 26, 2026 at 6 p.m.

**ATTEST:**

\_\_\_\_\_  
Esmeralda Elise  
Planning Commission Secretary

\_\_\_\_\_  
Chair Sarno

\_\_\_\_\_  
Date



ITEM# 2

## **CITY OF SANTA FE SPRINGS**

### **PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Pieter Wielenga, Administrative Intern

**SUBJECT:** A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL ("DPA") CASE NOS. 930, 1006, AND 1007, AND TENTATIVE PARCEL MAP ("TPM") NO. 84502 TO ALLOW THE CONSTRUCTION OF THREE (3) NEW CONCRETE TILT-UP INDUSTRIAL BUILDINGS OF ±78,417 SQ. FT., ±286,305 SQ. FT., AND ±298,373 SQ. FT., LOCATED ON THE NORTHWEST CORNER OF TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD (APNS: 8005-015-047 AND 8005-015-051), WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)

**DATE:** January 26, 2026

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#### **RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Approve a time extension and synchronize the expiration dates for DPA Case Nos. 930, 1006, and 1007 and TPM No. 84502 (until June 30, 2027), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable.

#### **FISCAL IMPACT:**

Aside from the processing fee collected from the application, there is no ongoing fiscal impact.

## **BACKGROUND/DISCUSSION:**

### **Project/Applicant Information**

Project Location:	12451 Telegraph Road (APNs 8005-015-047 & 8005-015-051)
Project Applicant:	Bridgeland Resources, LLC
Property Owner:	Bridgeland Resources, LLC
General Plan Designation:	Light Industrial & Industrial
Zoning Designation:	M-1 (Light Manufacturing) & M-2 (Heavy Manufacturing)
Existing Use on Property:	Undeveloped parcels, oil extraction operations

## **ANALYSIS:**

### **History:**

#### ***DPA Case No. 930:***

On September 10, 2018, the Planning Commission approved DPA Case No. 930 to allow the original applicant, BreitBurn Operating LP, to construct one (1) new concrete tilt-up industrial building, of approximately 78,417 sq. ft., located at 12451 Telegraph Road. At the same meeting, the Planning Commission concurrently approved Tentative Parcel Map No. 78232 to allow for the reconfiguration of an approximately 44.67-acre site into five (5) parcels. The intent was to create independent parcels for each of the four proposed buildings and retain one parcel for oil extraction operations. DPA Case Nos. 931 and 932 were sold and are currently under construction. DPA Case No. 933 was sold and is presently seeking construction permits through the plan check process. Development Plan Approval No. 930 authorized the construction of an approximately 78,417 square foot concrete tilt-up building and related improvements on Parcel 1. The deadline to exercise Development Plan Approval No. 930 was extended by the Planning Commission on April 14, 2020, June 14, 2021, August 29, 2023, and September 8, 2025, respectively. DPA Case No. 930 is set to expire on September 12th, 2026.

#### ***DPA Case Nos. 1006 and 1007 and TPM 84502:***

Additionally, on February 11, 2025, the City Planning Commission approved Resolution No. 281-2025, which approved Tentative Parcel Map No. 84502 and Development Plan Approval Nos. 1006 and 1007 (collectively, the “Parcel 5 Entitlements”), to allow for the construction of two (2) new concrete tilt-up industrial buildings of approximately 298,373 and 286,305 square feet and related improvements. The deadline to exercise the Parcel 5 Entitlements has not yet been extended. The Parcel 5 Entitlements are set to expire on February 25, 2026, unless the Parcel 5 Entitlements are utilized.

Per Section 155.745 of the City’s Zoning Code, a DPA becomes null and void if not utilized within 12 consecutive months.

**Current Status:**

For the last few years, the Owner has diligently worked to entitle the Property and prepare a plugging and abandonment program to cease production from all the oil wells on the Property. This program is necessary since the Property cannot be developed unless and until the oil wells on the Property are first plugged and abandoned. Additionally, the Owner has reached an agreement with an industrial developer to uniformly construct all three of the buildings approved by the entitlements immediately after the oil wells are plugged and abandoned. The purpose of the synchronized extension dates is that the potential developer intends to utilize DPA Case Nos. 930, 1006, and 1007, and TPM 84502 concurrently. The Owner anticipates that the plugging and abandonment work on the property will be completed by the end of 2026. The Owner has begun preparing reports for wells on the Property pursuant to Santa Fe Springs Code of Ordinances Section 117.130(b)(1) and (2). The Owner has already submitted one of these reports to the City for review and approval.

Based on the Applicant's provided timeline, the Owner is planning to start development by June 2027. The owner is currently in the process of applying for 65+ permits for well abandonments. Once they obtain the permits, they expect it will take 9-11 months to diligently plug and abandon all 65+ wells. Once completed, the Owner expects that submitting and receiving approval of the abandonment reports to the city will take 2-4 months. During the abandonment process, the developer will be in the plan check process for the construction of the buildings. The goal is to have grading on each site commence within 1 month after the City approves the final abandonment reports.

Additionally, according to the pictures and description provided by the Applicant, the Owner has screened the Property from the public right-of-way, maintains the vegetation throughout the Property, secures the Property each day by locking its gate, and employs 24-hour security to deter and successfully remove any vandalism and/or encampments from the site.

**ENVIRONMENTAL:**

N/A

**SUMMARY:**

Staff believe the Applicant has diligently worked with the City towards obtaining the necessary permits to utilize their entitlements. The project continues to progress through the plugging and abandonment process for the 65+ oil wells present on the site. The owner is also keeping up with required maintenance and security for the project site throughout the process and has reached an agreement with an industrial developer to uniformly construct all three of the buildings approved by the entitlements immediately

after the oil wells are plugged and abandoned. Extending and synchronizing the expiration dates for DPA Case Nos. 930, 1006, & 1007 will keep them valid and allow the Applicant to finish the abandonment process and thereafter, utilize the privileges granted by the original DPA. Therefore, staff recommends extending DPA Case Nos. 930, 1006, & 1007 & TPM No. 84502 to June 30, 2027.

**ATTACHMENT(S):**

1. Attachment A – Aerial Photograph
2. Attachment B – Time Extension Request Letter
3. Attachment C – Conditions of Approval DPA 930
4. Attachment D – Conditions of Approval TPM No. 84502, DPA 1006 & 1007

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>

**Attachment A**  
**Aerial Photograph**



**12451 Telegraph Road**

**(APNs 8005-015-047 & 8005-015-051)**

Development Plan Approval (DPA) Case No. 930, 1006 and 1007

**Attachment B**

Time Extension Request Letter



December 19, 2025

City of Santa Fe Springs Planning Commission  
11710 E. Telegraph Road  
Santa Fe Springs, CA 90670  
E-Mail: [cuongnguyen@santafesprings.gov](mailto:cuongnguyen@santafesprings.gov)  
[vincevelasco@santafesprings.gov](mailto:vincevelasco@santafesprings.gov)

Re: Request for Extension  
Development Plan Approval Nos. 930, 1006 and 1007  
Tentative Parcel Map No. 84502  
Northwest Corner of Telegraph Road and Santa Fe Springs Road

Dear Chairperson Sarno, Vice Chairperson Jimenez, and Commissions of the City of Santa Fe Springs Planning the Planning Commission:

Our office represents Bridgeland Resources, LLC and BR SFS, LLC (collectively, “Owner”), which collectively own of the real properties located at the northwest corner of Telegraph Road and Santa Fe Springs Road within the City of Santa Fe Springs (the “City”), commonly identified as Parcel 1 (“Parcel 1”) and Parcel 5 (“Parcel 5”) of Parcel Map No. 78232 (APNs 8005-015-047 and -051) (collectively, the “Property”).

Owner seeks the develop the Property. However, prior to developing the Property, Owner must plug and abandon numerous oil wells on the Property. Accordingly, through this letter, Owner requests that the City Planning Commission extend the expiration date for Development Plan Approval Nos. 930, 1006 and 1007 and Tentative Parcel Map No. 84502 (collectively, the “Entitlements”) to June 30, 2027. This extension is required to allow for the uniform development of the Property to occur after the plugging and abandonment activities are completed.

## **I. Parcel 5 Entitlements**

On February 11, 2025, the City Planning Commission approved Resolution No. 281-2025, which approved Tentative Parcel Map No. 84502 and Development Plan Approval Nos. 1006 and 1007 (collectively, the “Parcel 5 Entitlements”), to allow for the construction of a new



approximately 298,373 square-foot concrete tilt-up industrial building, and approximately 286,305 square-foot concrete tilt-up industrial building, and related improvements.

The deadline to exercise the Parcel 5 Entitlements has never been extended.

The Parcel 5 Entitlements are set to expire on February 25, 2026, unless the Parcel 5 Entitlements are utilized.

## **II. Parcel 1 Entitlements**

On September 10, 2018, the Planning Commission adopted Resolution No. 82-2018, which approved Development Plan Approval Nos. 930-933 (“DPA Nos. 930-933”) and Tentative Parcel Map No. 78232. Development Plan Approval No. 930 authorized the construction of an approximately 78,417 square foot concrete tilt-up building and related improvements on Parcel 1.<sup>1</sup>

The deadline to exercise Development Plan Approval No. 930 was extended by resolutions of the Planning Commission adopted on April 14, 2020, June 14, 2021, August 29, 2023, and September 8, 2025.

Development Plan Approval No. 930 is set to expire on September 10, 2026, unless Development Plan Approval No. 930 is utilized.

## **III. Basis for Extension and Timeline**

“An extension of time may be granted by Commission or Council action.” See Santa Fe Springs Code of Ordinances § 155.745. While not required by the Santa Fe Springs Code of Ordinances, good cause exists to grant the extension.

For the last few years, Owner has diligently worked to entitle the Property and prepare a plugging and abandonment program to cease production from all the oil wells on the Property. This program is necessary since the Property cannot be developed unless and until the oil wells on the Property are first plugged and abandoned. Additionally, Owner has reached an agreement with an industrial developer to uniformly construct all three of the buildings approved by the Entitlements immediately after the oil wells are plugged and abandoned. In line with such agreement, Owner anticipates that the plugging and abandonment work on the Property will be

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<sup>1</sup> Because Owner no longer owns the parcels entitled by DPA Nos. 931, 932, and 933, this request does not include those parcels/entitlements.

completed by the end of 2026. Owner also has begun preparing reports for wells on the Property pursuant to Santa Fe Springs Code of Ordinances Section 117.130(b)(1) and (2). In fact, Owner already has submitted one of these reports to the City for review and approval.

Until the oil wells are plugged and abandoned, development of the buildings cannot commence. Accordingly, since the Santa Fe Springs Code of Ordinances is unclear on whether actual commencement of construction must occur for the Entitlements to be utilized, Owner requests an extension of the Entitlements so that there is no potential for the Entitlements to expire during the implementation of the oil well plugging and abandonment program.

Below is the tentative schedule for the completion of the oil well abandonments and the construction of the buildings.

<b><u>Timeline</u></b>	<b><u>Task</u></b>	<b><u>Duration</u></b>	<b><u>Notes</u></b>
Present through February 2026	Obtain well abandonment permits	1-2 months	Owner shall apply for more than 65+ permits for well abandonments.
March 2026 through February 2027	Plugging and Abandonment of Wells	9-11 months	Upon obtaining the well abandonment permits, Owner will diligently plug and abandon over 65+ wells on the Property.
March 2027 through April 2027	Abandonment Reports submitted to City	1-2 months after each report	On a rolling basis, and with the completion of the abandonment for each well, Owner shall prepare and submit a well abandonment report to the City to ensure that the abandoned well is safe.
April 2027 through May 2027	Approval of Abandonment Reports	1-2 months after submittal	Owner anticipate that the City will take between 1-2 months to review, comment on, and eventually approve each abandonment report.

June 2027	Building Development Commences	N/A	During the abandonment process, the developer will be in the plan check process for the construction of the buildings. The goal is to have grading on each site commence within 1 month after the City's approval of the final abandonment reports.
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#### IV. Site Maintenance

As noted in the photos shown on Attachment A, Owner has screened the Property from the public right-of-way, and maintained the vegetation through the Property. Additionally, as an operating oil field, Owner secures the Property each day by locking its gate and employs 24-hour security to deter and successfully remove any vandalism and/or encampments from the site. Owner will continue to implement these measures during the effectiveness of the Entitlements and throughout the construction process.


#### V. Extension Request

As noted above, Owner remains fully committed to developing the Property in the near future. However, while the foregoing oil well work arguably has utilized the Entitlements, and therefore, pursuant to Santa Fe Springs Code of Ordinances Section 155.745 the Entitlements should not expire on the dates noted above, ***Owner nevertheless requests that the Planning Commission formally extend the expiration of the Entitlements to June 30, 2027.*** Extending the Entitlements to this date will allow for all the oil wells on the Property to be plugged and abandoned in accordance with the aforementioned timeline so that the uniform construction of the buildings on the Property can occur as approved by the Entitlements.

Please contact our office with questions or comments.

City of Santa Fe Springs Planning Commission  
December 19, 2025  
Page 5

Very truly yours,

A handwritten signature in blue ink, consisting of a stylized 'E' followed by a long, sweeping horizontal line that curves slightly upwards at the end.

ERNEST J. GUADIANA  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG:ejg

Attachment A

























**Attachment C**

Conditions of Approval DPA Case No. 930

**Attachment C:**  
Conditions of Approval DPA Case No. 930

**ENGINEERING / PUBLIC WORKS DEPARTMENT:**  
**(Contact: Alex Flores 562.868.0511 x7507)**

**STREETS**

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

8. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
9. Adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant and/or developer shall pay \$ 3,000.00 to install (15) new signs.
10. The applicant and/or developer shall be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The applicant and/or developer shall be responsible for coordination of said work, as well as all associated fees, permits, materials, etc.
11. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

#### CITY UTILITIES

12. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road & Santa Fe Springs Road. Storm drain plans shall be approved by the City Engineer.
13. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant and/or developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
14. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
15. All buildings shall be connected to the sanitary sewers.
16. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
17. The applicant and/or developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

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

#### TRAFFIC

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

#### FEES

20. The applicant and/or developer shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. This mitigation fee shall be paid prior to issuance of building permits.
21. The applicant and/or developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. The applicant and/or developer shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

#### MISCELLANEOUS

23. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant and/or developer shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
24. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
25. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.



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

**POLICE SERVICES DEPARTMENT:**

**(Contact: Kristen Haining 562.409.1850 x3302)**

27. The applicant and/or developer shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services prior to building permit issuance.
28. The developer shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the developer or their representative any time, 24 hours a day.
29. In order to facilitate the removal of unauthorized vehicles parked on the property, the developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The developer shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
30. All work shall be conducted inside at all times including, but not limited to, all loading and unloading of trailers. Items shall not be left out awaiting loading.
31. Off-street parking areas shall not be reduced or encroached upon by outdoor storage and/or for the placement of merchandize.
32. All new businesses fronting on Telegraph Road shall be aware that they are subject strict noise levels pursuant to Section 155.424 (E).

33. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
34. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
35. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned.
36. During construction, out-houses, porta potties, or the like, shall not be visible from the public street and shall be maintained on a regular basis.

**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):**  
**(Contact: Kevin Yang 562.944.9713 x3818)**

37. All buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
38. The applicant and/or developer shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
39. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
40. A methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
41. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

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

**DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):**  
**(Contact: Eric Scott 562.868.0511 x3812)**

49. Permits and approvals. The applicant and/or developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
50. The applicant and/or developer shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

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

**WASTE MANAGEMENT:**

**(Contact: Joe Barrios 562.868.0511 x7342)**

52. The developer shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
53. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
54. The developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

**COMMUNITY DEVELOPMENT DEPARTMENT:**

**(Contact: Alejandro De Loera 562.868.0511 x7358)**

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

61. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
62. The owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
    - i. A roof plan showing the location of all roof-mounted equipment;
    - ii. Elevations of all existing and proposed mechanical equipment; and
    - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
- NOTE: line-of sight drawing and/or building cross section must be scaled.
63. The owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
64. The owner/developer agrees and understands that any existing overhead utilities within the development shall be placed underground.
65. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Community Development.
66. All approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Community Development or designee. The calculation to determine the required storage area shall be determine by the City Building Department.
67. All outdoor trash enclosures shall provide a solid roof cover.
68. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

69. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
70. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
71. The owner/developer shall submit a mailbox plan (locations and sizes) for all parcels prior to the issuance of building permits. The plan shall be approved by the Santa Fe Springs Post Office. The owner/developer shall submit to the City a written confirmation from the Santa Fe Springs Post Office that the mailbox locations are approved. The City shall review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated.
72. The Department of Community Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.
73. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*  
*NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)*
74. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

75. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
76. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Community Development 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 Community Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Community Development Department.)
77. The applicant and/or developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Santa Fe Springs Road, use Telegraph Road or Santa Fe Springs Road as a staging area, or to back-up onto the street from the subject property.
78. All activities shall occur inside the buildings. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services and the Fire Marshall.
79. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
80. The owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
  1. Current maps, routes and schedules for public transit routes serving the site; and
  2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
  3. Ridesharing promotional material supplied by commuter-oriented organizations; and
  4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
  5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

81. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
82. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
83. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
84. Pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Community Development or designee for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development.
85. The Department of Community Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
86. Prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
  - a. Covenants.
    1. Owner/developer shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have



reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
  - b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
  - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the owner/developer to comply with such regulatory requirements.
87. The owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
88. The Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 930, 931, 932 and 933. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

89. The owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
90. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
1. Name of the development/project.
  2. Name of the development company.
  3. Address or Address range for the subject site.
  4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).
91. Prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
92. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Community Development or his/her designee.
93. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development.
94. The owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
95. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
96. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized shall become null and void on **June 30, 2027**. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

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

**Attachment D**

Conditions of Approval TPM No. 84502, DPA Case Nos. 1006 & 1007

Attachment D – Conditions of Approval  
Tentative Parcel Map No. 84502,  
Development Plan Approval Case No. 1006 & DPA 1007  
(NWC Telegraph Rd & Santa Fe Springs Rd – Parcel 5, Santa Fe Springs, CA 90670)

**ENGINEERING / PUBLIC WORKS DEPARTMENT:**  
**(Contact: Alex Flores 562-868-0511 x7507)**

**STREETS**

1. The applicant shall design and construct a cul-de-sac at the easterly side of Hawkins street per SFS City Standard R-8.1. The street structural section is to match the adjacent existing pavement section at Hawkins Street of 2-inch ARHM over 2-inch AC on 13-inch aggregate base.
2. Full street improvements shall be constructed at the cul-de-sac to City Standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street improvements shall include curb & gutter per SFS City Standard R-7, sidewalk per SFS City Standard R-2, and commercial driveways per SFS City Standard R-6.4B/C. A soils report shall be prepared and submitted to the City Engineer for the area of the cul-de-sac.
3. Street right-of-way easement to be shown on the parcel map shall be dedicated to the City as follows:
  - a. Full length and width of new Cul-de-sac at the easterly end of Hawkins Street.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted with “(CA) R-26” “No Stopping Any Time” signs, spaced 150’ on center, along entire property frontage. The Applicant will cause construction for the installation of the offsite signs per City Standard detail “T-7” or “T-8”.
6. The applicant shall pay for and install, replace or modify any existing street name signs, traffic control signs, striping and pavement markings required in conjunction with the development, or damaged during construction.
7. That the applicant shall pay for the design and inspection, to install, (1) street light and all appurtenances at a location designated by the City Traffic Engineer. Plans must be prepared by a current California Licensed Civil Engineer. Applicant shall then cause construction, per approved Civil Plan, for the installation, of new street light within Hawkins Street.

8. 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.
9. The applicant and/or developer shall pay for the design, installation, and inspection of underground new overhead utility services into the property along Hawkins Street. All existing overhead utility infrastructure along the property frontage shall remain in place.

## **CITY UTILITIES**

10. Any Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Hawkins Street. Storm drain plans shall be approved by the City Engineer.
11. The applicant shall design and construct a new extension to the 12" water main in Hawkins Street, from existing main termination, to new Property frontage, in accordance with City specifications. All plans must be reviewed by the City Water Utility Manager, for acceptance and approval by the City Engineer.
12. The applicant shall pay for, design and cause construction for all water services from the mainline to the building point of connection. The services shall be designed to current City Water Department standards. The service lines from the mainline to the meter shall be reviewed and approved by the City's Water Department.
13. Fire hydrants shall be installed as required by the Fire Department for onsite and offsite hydrants. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer.
14. That sanitary sewers shall be constructed in accordance with current LA County Building Code specifications for all new (Private) Sewer lateral connections to serve the subject development. The plans for the (Private) sanitary sewers shall be approved by the City of Santa Fe Springs Building Department. Approvals will be required for both "onsite" sanitary sewer and "offsite" connections to the mainline. Any proposed connection to a City of Santa Fe Springs sewer mainline will require a sewer study that follows LA County standards, and shall be submitted along with the sanitary sewer plans to the City Building Department.
15. In the case of the development proposing to connect to the sewer main in Hawkins Street, the applicant shall extend the existing (Public) 8" VCP Sewer Main Line to the end of the cul-de-sac. The applicant shall follow all necessary reviews and approvals to construct the sewer main extension. The applicant shall pay for the design and cause construction of the sewer main extension.

16. All buildings shall have separate connections to the sanitary sewers.
17. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamped approval from the Community Development 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.
18. That the applicant shall pay a Storm Drain Connection Permit fee for any connection to the storm drain system.
19. That the (Private) landscape irrigation system shall be connected to the (Public) reclaimed water main in Hawkins Street. Separate (Private) meter(s) and backflow devices shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line. The applicant shall design and construct the extension of the (Public) 8" recycled water main in Hawkins Street in accordance with Central Basin Municipal Water District specifications. All plans must be reviewed and approved by CBMWD and/or the City of Santa Fe Springs Water Department.
20. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer, showing proposed service connections to the (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**

21. The applicant shall submit a traffic study prepared by a Professional Traffic Engineer. The traffic study will include all scope items that are in the "Local Transportation Assessment Study Scope – EPD Project #: 23-090" dated March 4, 2024, that includes the City Traffic Engineer's comments. Any improvements or mitigation measures to alleviate traffic burdens must be shown in the traffic study. Mitigation measures may include, but are not limited to, 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. Any required mitigation measures within the traffic study shall become a condition of approval. The applicant/developer shall have improvement plans prepared for the mitigation measures shall be apart of the offsite improvement plans for the project and they shall be reviewed by the City. The applicant will pay associated plan check & inspections fees and will cause construction of said improvements.

22. That a signage and striping plan shall be a part of the offsite improvement plans. The plan shall be reviewed and approved by the City Traffic Engineer.

## **PARCEL MAPS**

23. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
24. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

## **FEES**

25. That the applicant shall pay the City "Water Trunk Line" connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

## **MISCELLANEOUS**

26. That a grading, and drainage plan shall be submitted for approval to the Building Department. The applicant shall pay all review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
27. That a hydrology study shall be submitted to the Building Department for review and approval. The study shall be prepared by a Professional Civil Engineer in the State of California.
28. 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.
29. 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).

## **DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**

**(Contact: Kevin Yang 562.868-0511 x3811)**



30. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
31. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a monitored manual/automatic fire alarm system in accordance with California Fire Code Section 907. Plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
32. Prior to issuance of Building Permit, plans for an emergency responder radio coverage system in accordance with California Fire Code Section 510 shall be submitted to the Santa Fe Springs Department of Fire-Rescue for review and approval.
33. Prior to issuance of Building Permit, a written fire safety plan for construction in accordance with California Fire Code Section 3303.1.1 shall be submitted to the Santa Fe Springs Department of Fire-Rescue for review and approval.
34. Prior to issuance of Building Permit, the applicant shall provide the Santa Fe Springs Department of Fire-Rescue with a site plan for fire lanes and signage.
35. 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.
36. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
37. Prior to construction, all traffic calming designs/devices must be approved by the Santa Fe Springs Department of Fire-Rescue.
38. Prior to issuance of Building Permit, the applicant shall furnish one copy of the water system plans to the Santa Fe Springs Department of Fire-Rescue for review.
39. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Santa Fe Springs Department of Fire-Rescue prior to beginning construction. They shall be maintained accessible.
40. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available.

unless fire lanes extend between properties and easements are established to prevent obstruction of such lanes.

41. That when on-site fire hydrants are required by the Santa Fe Springs Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. Lastly, on-site fire hydrants shall be painted red.
42. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations.
43. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.
44. 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.
45. 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 Santa Fe Springs Department of Fire-Rescue.
46. 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 Santa Fe Springs Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Santa Fe Springs Department of Fire-Rescue.
47. That all inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current California Geological Energy Management Division (CALGEM) standards or are approved by the City pursuant Section 117.130 of the Santa Fe Springs Code of Ordinances.
48. That all abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone or other measures

approved by the City. The installation of the vent cone and associated vent piping, or other measures approved by the City, shall be approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

**DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**  
**(Contact: Eric Scott 562.868-0511 x3812)**

49. 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.
50. 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.
51. 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.

52. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

**POLICE SERVICES DEPARTMENT:**

**(Contact: Kristen Haining 562.409.1850 x3302)**

53. 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 in conjunction with the submittal of the Parking Electrical Plans.
54. 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, wording to indicate that unauthorized vehicles will be removed at the owner's expense, and contain the California Vehicle Section Code 22658 that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police (562) 567-9240). 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.
55. All tenants occupying the proposed industrial buildings 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 outside of the building while awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
56. Vehicles are not to block traffic at any time. It is the responsibility of the on-site manager to prevent or discourage this activity; drivers are subject to citations.
57. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence. Any damage from any such cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.

58. The property owner and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424 (a copy is available upon request).
59. The property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisles and/or Fire Lanes shall not be reduced or encroached upon with outdoor storage. Moreover, pursuant to Section 95.03(12) outdoor storage is prohibited at all times.
60. All parking stalls and/or designated parking areas shall be continuously available to all employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking.
61. A permanent building address number shall be placed on the building side facing Hawkins Street. The building address number may be incorporated within any proposed business identification monument sign. Regardless of the location, the address number shall be plainly visible at all times.
62. Trucks and/or trailers owned by the building occupants and/or his contracted drivers shall not park or queue on the street at anytime. The business occupant and/or his acting site manager shall be responsible to make sure this conditions is complied with at all times.
63. The Applicant and/or his tenant be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways.
64. The on-site paving shall be maintained free of pot-holes or other similar damage and the Applicant shall make repairs within 72-hours of identifying any pavement deficiencies.
65. Parking markings (parking striping, directional arrows, etc.) shall be maintained at all times and re-painted when they become faded.
66. 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 Service. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. DO NOT PAINT NUMBERS ON THE BUILDING.
67. The name, telephone number, fax number and e-mail address of the person(s) involved in the supervision of the construction shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of the

approval by the Planning Commission. Information will be submitted to the emergency dispatch operators serving the City's Police and Fire agencies.

68. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta-potties, or equal, shall not be visible from the public street and maintained on a regular basis. 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.
69. Graffiti on any of the temporary construction fencing, screening, equipment, vehicles, and other related items on the construction site shall be fully removed or covered with new matching paint within 72-hours.

**WASTE MANAGEMENT:**

**(Contact: Joe Barrios 562.409-7569)**

70. 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.
71. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
72. 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.

**COMMUNITY DEVELOPMENT DEPARTMENT:**

**(Contact: Alejandro De Loera 562.868-0511 x7358)**

73. 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.
74. If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Community Development Department, the owner/developer 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 painted with a minimum front size of 20 point.

75. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission shall be made part of the conditions of approval for the subject development. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
76. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Community Development Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.*
77. The Community Development Department 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.
78. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
79. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
80. 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 Community Development Department 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.
81. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
82. 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).*
83. 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.
84. The damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
85. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Community Development 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 Community Development Department 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 Community Development Department.

86. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development Department, Director of Police Services and the Fire Marshall.
87. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
88. 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 Community Development.
89. The Department of Community 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.
90. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Community Development Department or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
91. 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.

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

94. 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 on the City's website (<https://santafesprings.hdlgov.com>).
95. 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.*
96. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at <https://santafesprings.hdlgov.com>.
97. 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.
98. 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 Community Development Department.
99. 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.

100. 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.
101. 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.
102. 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.
103. 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 Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
104. 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.

105. 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.
106. 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.
107. 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 Community Development, Director of Police Services, and Fire Marshall.
108. 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.



**CITY OF SANTA FE SPRINGS**

**PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Alejandro De Loera, Associate Planner

**SUBJECT:** **PUBLIC HEARING - DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1014 - TO CONSTRUCT A NEW ±85,950 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING LOCATED AT 9005 SORENSEN. (XEBEC REALTY)**

**DATE:** January 26, 2026

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**RECOMMENDATION(S)**

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding DPA Case No. 1014, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) 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 Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 4) Find that the applicant’s DPA request meets the criteria set forth in §155.739 of the City’s Zoning Code, for the granting of a DPA; and
- 5) Approve the requested DPA Case No. 1014, subject to the conditions of approval as contained within Resolution No. 312-2026; and

**Development Plan Approval Case No. 1014**

Page 2 of 13

- 6) Adopt Resolution No. 312-2026, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

**FISCAL IMPACT**

Aside from the processing fees collected for the subject project, there is no ongoing fiscal impact

**BACKGROUND/DISCUSSION**

On April 1, 2025, Daniel T. Ricks on behalf of Xebec Realty ("Applicant") submitted a request for a Development Plan Approval (DPA Case No. 1014) to construct a new ±85,950 square foot concrete tilt-up industrial building ("Project") on property located at 9005 Sorensen Avenue ("Project Site").

**Project/Applicant Information:**

Project Site:	9005 Sorensen Avenue (APN: 8168-007-026)
Project Applicant:	Daniel T. Ricks on behalf of Xebec Realty
Property Owner:	9005 Sorensen XC, LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property	Vacant

**Project Description**

The applicant is seeking approval for a DPA (Case No. 1014) to construct a new ±85,950 square foot concrete tilt-up industrial building at 9005 Sorensen Avenue. The Project Site, approximately 4.28 acres, is currently undeveloped. The properties to the west and south are developed with chemical supply facilities, and the properties to the east and north are developed with industrial warehouses.

**Surrounding Land Uses:**

The Project Site is located on the west side of Sorensen Avenue. Sorensen Avenue is designated as a local street within the Circulation Element of the City's General Plan.



**Development Plan Approval Case No. 1014**

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<b>Direction</b>	<b>Zone District</b>	<b>General Plan</b>	<b>Land Use</b>
West	M-2 – Heavy Manufacturing, Zone	Industrial	Chemical Supply Facility
East	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse
North	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse
South	M-2 – Heavy Manufacturing, Zone	Industrial	Chemical Supply Facility

**ANALYSIS**

**Development Plan Approval (DPA Case No. 1005)**

**Site Plan**

The Project will include the construction of a new ±85,950 sq. ft. concrete tilt-up industrial building and associated improvements on the Project Site. There are two (2) proposed driveways: one (1) at the south side of the property that measures 26 feet wide for personal vehicle traffic flow and one (1) at the north side of the property that measures 40 feet wide for truck traffic. The northern driveway will support queuing of at least three (3) trucks to minimize the potential for queuing onto Sorensen Avenue. The Project meets the minimum development standards within the M-2, Heavy Manufacturing, Zone for building height, parking, landscaping, and floor area ratio (FAR).

**Floor Plan**

The Applicant is proposing the construction of a shell ±85,950 square-foot concrete tilt-up industrial building, meaning there is no proposed tenant at this time. The first floor comprises a 79,950 square-foot warehouse area with a 3,000 square-foot office at the Northeast corner of the building, facing Sorensen Avenue. There is also a proposed 2nd floor 3,000 square-foot office mezzanine directly above the first-floor office area.

**Elevations**

As illustrated in the elevations, the proposed industrial building will have a contemporary architectural design. The Applicant made the eastern elevation (facing Sorensen) the most articulated elevation, with additional architectural treatment and features also found on the northern and southern elevations. The western elevation incorporates elements from throughout the design as well, but has a lower visibility than the other elevations. A few key design elements include window glazing, recess and pop-out, massing variation, decorative form liner, and color variation.

**Landscape Requirements**

To maximize overall aesthetic value, the majority of the landscaping will be concentrated along the front setback, near the office area, and along the railroad tracks to the north. The overall landscape requirement for the project is 8,439 square feet, and the Applicant is providing a total of 13,417 square feet of landscaping. The project's landscaping calculation consists of the following:

**Development Plan Approval Case No. 1014**

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Area	Calculation	Required (sq. ft.)	Total Provided
Frontage	25 sq. ft. x 286	7,150	13,417 sq. ft.
Parking	21,483 sq. ft. x 6%	1,289	
	Total	8,439	

The Project, therefore, exceeds the minimum requirements set forth in the City's Zoning Code.

Parking Requirements

A total of 128 parking stalls will be available for the new industrial building, including 5 accessibility stalls, 2 EV stalls, and 23 EV-capable stalls. As outlined in the proposal, the Project is required to provide a total of 128 parking spaces. The project's parking calculation is detailed on the following page.

Use	Calculation (sq. ft.)	Required	Provided
Industrial	0-20,000 ÷ 500	40 stalls	128 stalls
	20,001-100,000 ÷ 750	88 stalls	
	<b>Total</b>	<b>128 Stalls</b>	

Therefore, the proposed Project meets the minimum parking requirements specified by the City's Zoning Code.

Loading/Roll Up Doors

According to the plan, the building would have 10 roll-up doors at the rear of the building, including nine (9) dock high doors and one (1) ramp accessible roll-up door. The roll-up doors would be screened by the building, facing away from Sorensen Avenue and public view.

In accordance with the City's Zoning Code, all dock-high loading areas shall provide and maintain a minimum unobstructed area of 120 feet to allow for proper on-site truck maneuvering. In addition, all grade-level loading areas shall provide and maintain a minimum unobstructed area of 10 feet in width and 25 feet in length.

**ENVIRONMENTAL**

CEQA

After staff review and analysis, staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects). Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15332, Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA). Additionally, there will not result in any significant traffic, noise, air quality, or water quality impacts.

**Development Plan Approval Case No. 1014**

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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 Project meets the following criteria:

- a. The Project is consistent with the applicable General Plan designation and all applicable policies, as well as with applicable zoning designation and regulations;
- b. The Project occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses;
- c. The Project site has no value as habitat for endangered, rare, or threatened species;
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
- e. The site can be adequately served by all required utilities and public services.

Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

Traffic

The City of Santa Fe Springs Transportation Study Guidelines (February 2023) provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed level analysis. Screening criteria are broken down into the following criteria: 1) Project size; 2) Locally serving retail; 3) Project located in a low VMT area; 4) transit proximity; 5) Affordable housing; and 6) Transportation facilities. Development projects that meet one or more of the previously mentioned screening thresholds may be presumed to create a less-than-significant impact on transportation and circulation.

On July 31, 2025, the City's Traffic Engineer evaluated the proposed Project and the Traffic Screening Assessment provided by the Applicant. After reviewing the project details, it was determined that neither a traffic impact study nor a vehicle miles traveled (VMT) analysis would be required. This decision was based on the estimated trip generation for the project, which would generate 94 light-duty or passenger daily trips, 14 trips during the AM peak hour, and 15 trips during the PM peak hour. Given the relatively low traffic volumes anticipated, the project's impact on traffic was deemed insignificant, thereby eliminating the need for further impact analysis. Furthermore, since the project's daily trip generation would be below 110 trips, it would also be exempt from VMT analysis, as specified in the project size screening category of the City's Transportation Study Guidelines.

Site Contamination and Remediation

The Project Site was previously occupied by an organic and inorganic chemical repacking facility, whose operations resulted in the release of Volatile Organic Compounds (VOCs) into groundwater, soil, and soil vapor. The Project Site has since been remediated through the Department of Toxic Substances Control's (DTSC) Site Cleanup Program, which brought the site to a level of remediation sufficient for commercial and industrial

uses. The Project Site's DTSC case has since been closed, with the condition of ongoing remediation that will include a Soil Management Plan, a soil vapor extraction system, and a vapor intrusion barrier, among other conditions, as part of the proposed Project. The Applicant also provided staff with a Phase I Environmental Site Assessment, in accordance with the ASTM E1527-21 guidelines, which found that no Recognized Environmental Concerns (RECs) were present at the site.

## **DISCUSSION:**

### Authority of the Planning Commission

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

### *Criteria for Granting a Development Plan Approval*

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

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

**Development Plan Approval Case No. 1014**

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- (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.

**SUMMARY**

**Conditions of Approval**

On November 13, 2025, the Community Development Department (“CDD”) circulated a project summary and all application materials to various city departments for their review, comments, and input on the existing conditions of approval. Alongside the CDD's conditions, the Engineering/Public Works, Fire (Environmental & Rescue), Police Services, and Waste Management Departments provided additional and modified conditions. A detailed list of these conditions is provided in Exhibit A of Attachment E.

**Public Notification**

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

Legal notice of the Public Hearing for the proposed project was sent by first-class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 15, 2026. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's library on January 15, 2026 and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on January 16, 2026 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

To date, staff have not received any inquiries from property owners within a 500-foot radius.

**ATTACHMENT(S):**

1. Attachment A – Aerial Photograph
2. Attachment B – Public Hearing Notice
3. Attachment C – Radius Map of Public Hearing
4. Attachment D – Plans
  - a. Exhibit A - Site Plan

**Development Plan Approval Case No. 1014**

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- b. Exhibit B - Renderings
- 5. Attachment E – Resolution 312-2026
  - a. Exhibit A – Conditions of Approval
  - b. Exhibit B –Vehicle Miles Traveled (VMT) Screening Analysis

<u>ITEM STATUS:</u>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>

ATTACHMENT A – AERIAL PHOTOGRAPH



**9005 Sorensen Avenue**  
Development Plan Approval (DPA) Case No. 1014

ATTACHMENT B – PUBLIC HEARING NOTICE



# FILE COPY



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US POSTAGE

## NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 1014

**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. 1014:** To construct a new 85,950 square-foot concrete tilt-up industrial building within the M-2, Heavy Manufacturing, Zone.

**PROJECT LOCATION/APPLICANT:** 9005 Sorensen Avenue (APN:8168-007-026) / Daniel T. Ricks on behalf of Xebec Realty.

**CEQA STATUS:** The Planning Commission will determine whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – Class 32 (In-Fill Development Project) of the CEQA Guidelines.

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, January 26, 2026 at 6:00 p.m.**

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and provide input on the items listed above. Please note that if you challenge these items in court, you may be limited to issues raised during the Public Hearing or submitted in writing to the office of the Commission, on or before the Public Hearing.

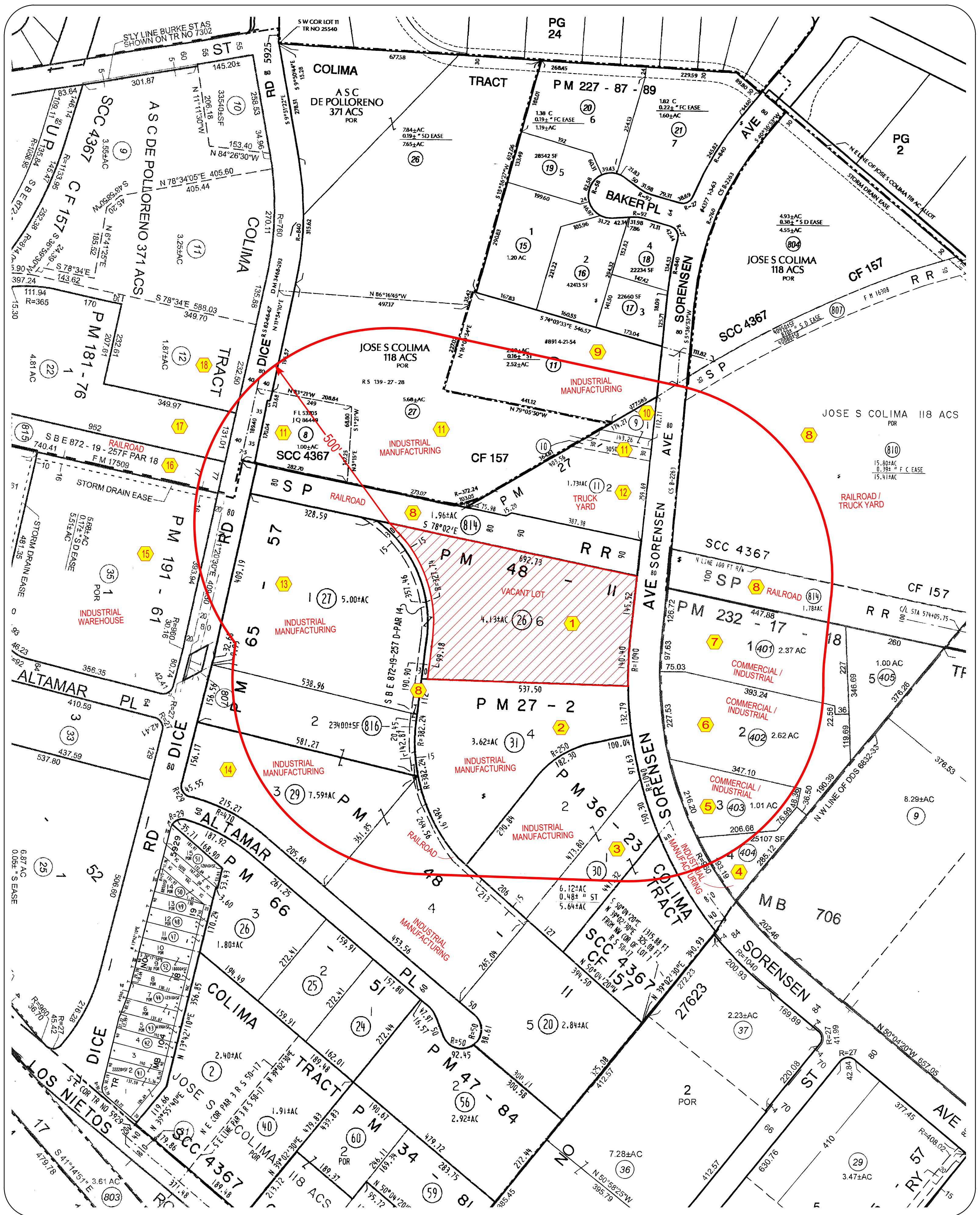
**PUBLIC COMMENTS** may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail your comment to the Planning Commission Secretary at [esmeraldaelise@santafesprings.gov](mailto:esmeraldaelise@santafesprings.gov). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission hearing. You may also contact the Community Development Department at (562) 868-0511 ext.7550.

**FURTHER INFORMATION** on this item may be obtained from Alejandro De Loera, Associate Planner, via e-mail at: [AlejandroDeLoera@santafesprings.gov](mailto:AlejandroDeLoera@santafesprings.gov) or otherwise by phone at: (562) 868-0511 ext. 7358.

Joe Angel Zamora, Mayor • Annette Rodriguez, Mayor Pro Term  
City Council  
Juanita Martin • John Mora • William K. Rounds  
City Manager  
René Bobadilla, PE, City Manager

ATTACHMENT C - RADIUS MAP OF PUBLIC HEARING



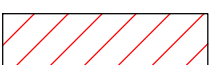


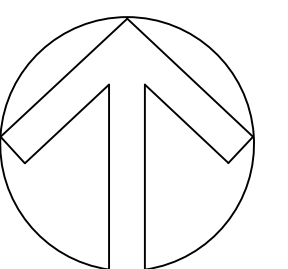
### PROJECT INFORMATION

9005 SORENSEN AVE.  
SANTA FE SPRINGS, CA.  
25-331

### OWNERSHIP MAP

SCALE 1" = 150'

 = SUBJECT LOT



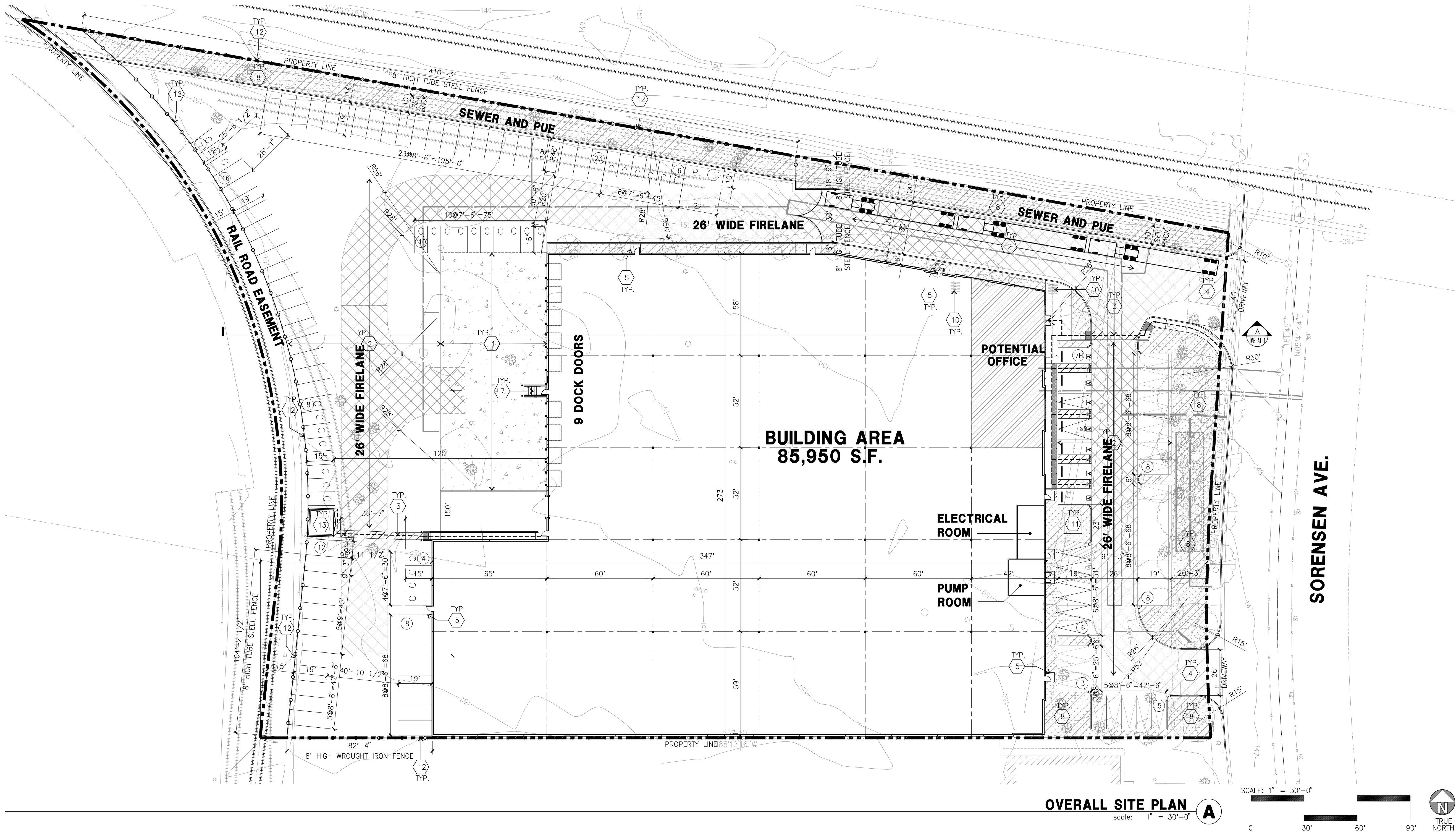
**Development Plan Approval Case No. 1014**

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ATTACHMENT D – PLANS

- a. Exhibit A – Site Plan
- b. Exhibit B – Renderings





#### SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8" H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. SEE ELEVATION ON DETAIL B/DAB-A1.1
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 NOT USED.
- 10 BIKE RACK.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 8" HIGH TUBE STEEL FENCE.
- 13 TRASH ENCLOSURE/REFUSE/RECYCLING LOCATION. (197.85 SQ.FT. REQUIRED, 203 SQ.FT. PROVIDED)
- 14 SMOKING AREA

#### SITE LEGEND

- |   |   |
|---|---|
| LANDSCAPED AREA                             | STANDARD PARKING STALL (8'-6" x 19')              |
| AC. PAVING - SEE "C" DWGS. FOR THICKNESS    | HANDICAP VAN PARKING STALL (12' x 19')            |
| CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS | HANDICAP PARKING STALL (9' x 19')                 |
| LIGHT POLE                                  | STANDARD EV PARKING STALL W/O EVCS (8'-6" x 19')  |
| PROPERTY LINE                               | STANDARD EV PARKING STALL WITH EVCS (8'-6" x 19') |
| PATH OF TRAVEL                              |   |

#### Property owner

9005 SORENSEN XC, LLC,  
3020 OLD RANCH PARKWAY, SUITE 200  
SEAL BEACH, CA. 90740  
TEL: (714) 850-7111  
CONTACT: DANIEL RICKS

#### Applicant

KEBEC REALTY PARTNERS  
3020 OLD RANCH PARKWAY, SUITE 200  
SEAL BEACH, CA. 90740  
TEL: (714) 850-7111  
CONTACT: DANIEL RICKS

#### Applicant's Representative

HPA, INC.  
18831 BARDEEN AVE SUITE 100  
IRVINE CA 92612  
TEL: 949-862-2110  
CONTACT: JAIME CRUZ

#### Project Address

9005 SORENSEN AVENUE  
SANTA FE SPRINGS, CA 90670

#### Zoning

HEAVY INDUSTRIAL (M-2)

#### Legal description

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

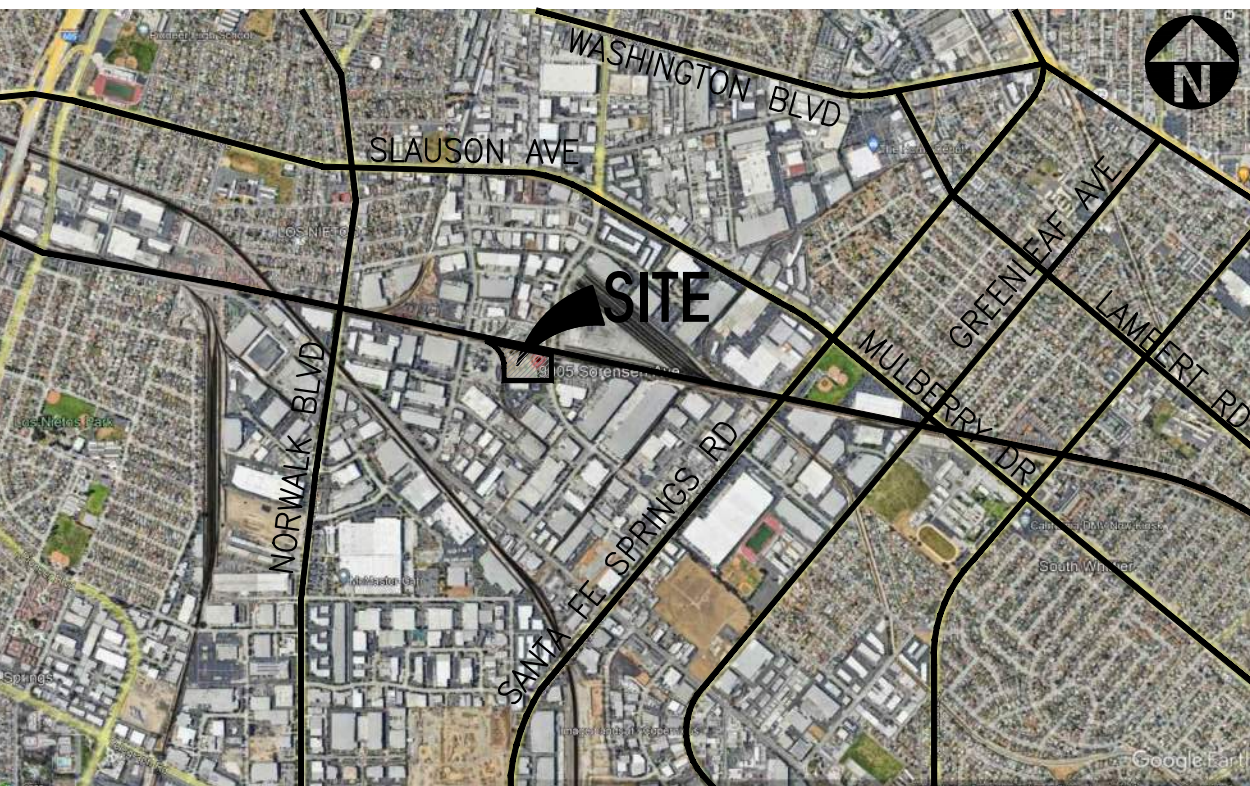
PARCEL 6, AS SHOWN ON PARCEL MAP NO. 3393, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 48, PAGE 11, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, THAT PORTION OF SAID PROPERTY, LYING BELOW A DEPTH OF FIVE HUNDRED (55) FEET, MEASURED VERTICALLY FROM CONTOUR OF THE SURFACE THEREOF, PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSOR AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN, OR ANY PART THEREOF, LYING BETWEEN SAID PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, A TEXAS CORPORATION, IN DEED RECORDED OCTOBER 21, 1975, AS INSTRUMENT NO. 363, OFFICIAL RECORDS.

#### Assessor's Parcel Number

8168-007-026

#### Vicinity Map



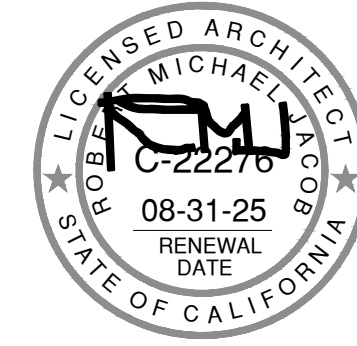
#### TABULATION

<b>SITE AREA</b>	
In s.f.	186,525 sf
In acres	4.282 ac
<b>BUILDING AREA</b>	
Office 1st floor	3,000 sf
Office 2nd floor	3,000 sf
Warehouse	79,950 sf
<b>TOTAL</b>	<b>85,950 sf</b>
<b>FLOOR AREA RATIO</b>	
Maximum Allow ed ((General Plan)	0.75
Actual	0.461
<b>SITE COVERAGE</b>	
Maximum Allow ed	to be verified
Actual	44.5%
<b>AUTO PARKING REQUIRED</b>	
Office: including incidental office use.	
Whse: 1st 20k @ 1/500 s.f.	40 stalls
20k - 100k @ 1/750 s.f.	88 stalls
<b>TOTAL</b>	<b>128 stalls</b>
<b>ADA PARKING REQUIRED</b>	
ADA Van (12'x19'+5' aisle)	1 stalls
ADA Std. (9'x19'+5' aisle)	4 stalls
<b>Total</b>	<b>5 stalls</b>
<b>EV PARKING REQUIRED</b>	
EV Capable w/o EVCS (8'-6"x19')	17 stalls
EV Capable with EVCS (8'-6"x19')	6 stalls
EV ADA with EVCS (12'X19'+5' aisle)	1 stalls
EV std. with EVCS (9'X19'+5' aisle)	1 stalls
<b>Total</b>	<b>25 stalls</b>
<b>AUTO PARKING PROVIDED</b>	
Standard (8.6' x 19')	66 stalls
Parallel (10' x 22')	1 stalls
Compact (7.6' x 15')(25% max)	31 stalls
ADA Van (12'x19'+5' aisle)	1 stalls
ADA Std. (9'x19'+5' aisle)	4 stalls
EV Capable w/o EVCS (8'-6"x19')	17 stalls
EV Capable with EVCS (8'-6"x19')	6 stalls
EV ADA with EVCS (12'X19'+5' aisle)	1 stalls
EV std. with EVCS (9'X19'+5' aisle)	1 stalls
<b>TOTAL</b>	<b>128 stalls</b>
<b>ZONING ORDINANCE</b>	
Zoning - Heavy Manufacturing (M2)	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 25'-50' (General Plan)	
<b>LANDSCAPE REQUIREMENT</b>	
Frontage @ 25 s.f./linear foot ( 286 x 20 s.f.)	5,720 sf
Percentage - 6% of total parking area	1,289 sf
<b>Total Required</b>	<b>7,009 sf</b>
<b>LANDSCAPE PROVIDED</b>	
Total ETAF x Area	5,303 sf
Total Landscape Area	13,417 sf
<b>SETBACKS</b>	
Building	Landscape
Front - 30' (from Sorensen Avenue)	Front - 20'
Side / Rear - 0'	



HPA Inc.  
18831 Bardeen Avenue, Ste.100  
Irvine, CA 92612

Tel : 949-863-1770



Owner:

9005 Sorensen XC, LLC

3020 Old Ranch Parkway  
Suite 200  
Seal Beach, CA. 90740  
Tel : 562-546-0200

Project:

Industrial  
Warehouse

9005 Sorensen Ave.  
Santa Fe Springs, CA. 90670

Consultants:

CIVIL	CA Engineering
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Hunter
FIRE	General Underground Fire Protection
SOILS	TGR Geotechnical

TITLE OVERALL SITE PLAN

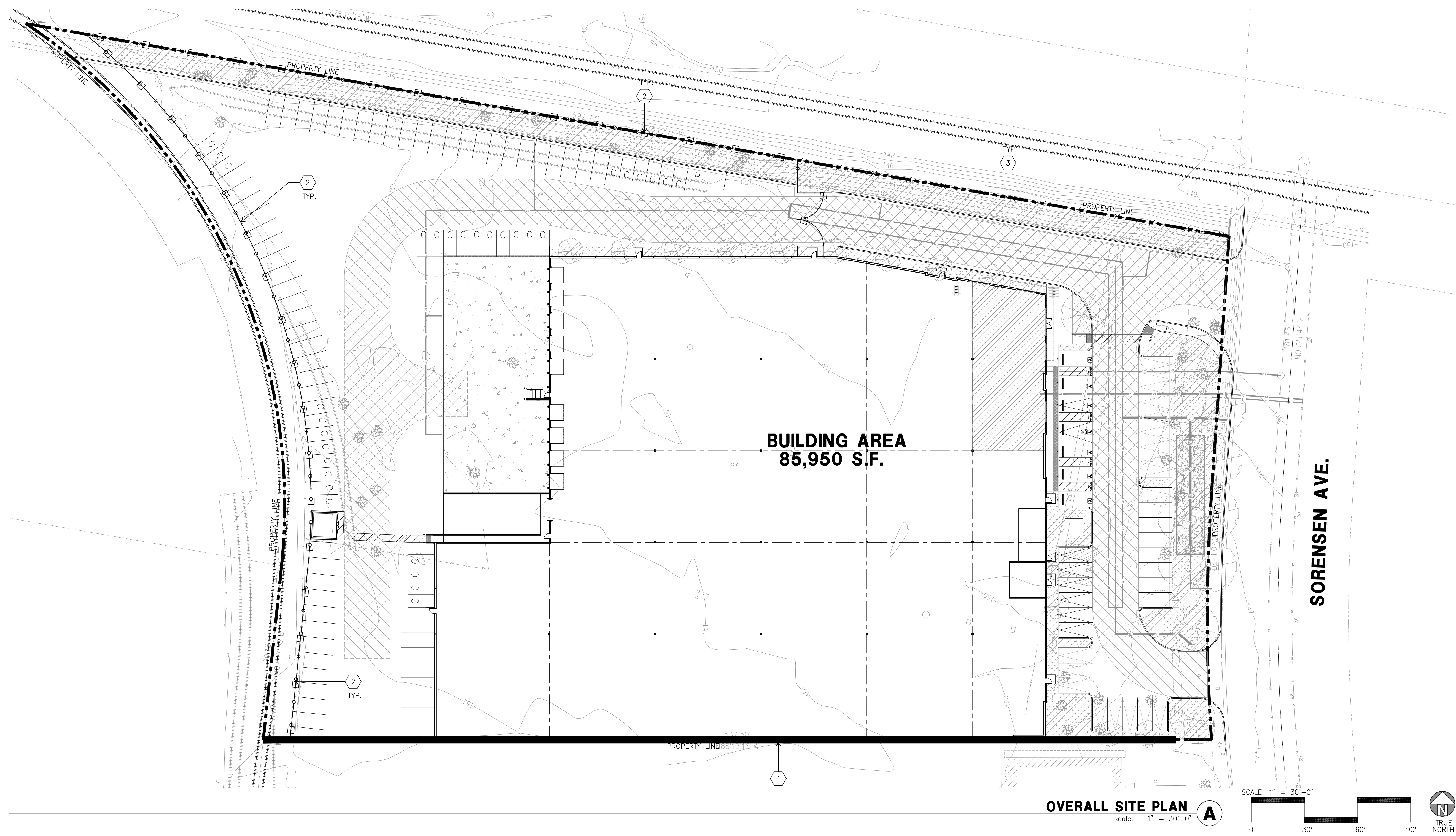
Project Number: 24193  
Drawn By: JFC  
Date: 12/02/2024

Revision:

Sheet:

DAB-A1.1





FENCE LEGEND

- 1 EXISTING 10" HIGH CMU CONCRETE WALL
- 2 NEW 8' HIGH WROUGHT IRON FENCE
- 3 EXISTING 6' HIGH CHAIN LINK TO BE REMOVED

NOTE:  
ALL EXISTING CMU WALL, METAL GATES AND  
CHAIN LINK FENCE FACING SORENSEN WILL BE  
REMOVED.



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18831 Bardeen Avenue, Ste.100  
Irvine, CA 92612

Tel : 949-863-1770



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TITLE OVERALL FENCE PLAN

Project Number: 24193  
Drawn By: JFC  
Date: 12/02/2024

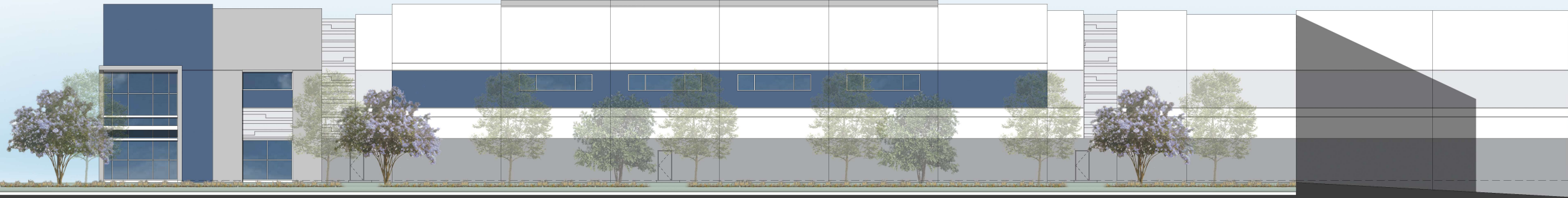
Revision:

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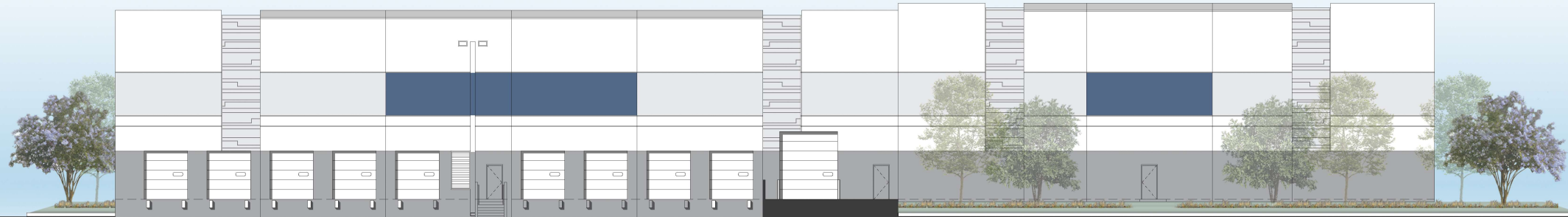
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CAUTION : IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

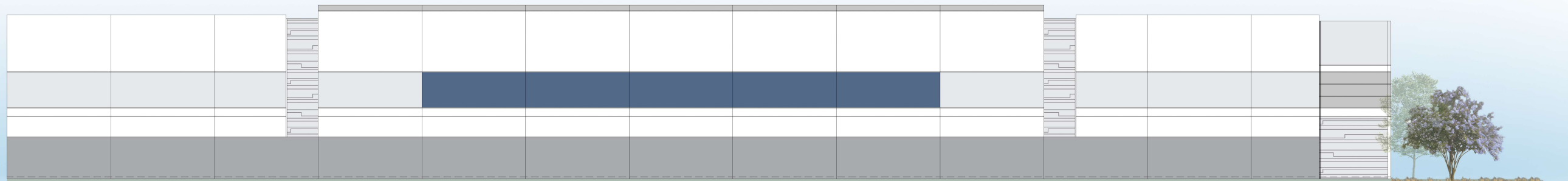




North Elevation



West Elevation



South Elevation



East Elevation



Conceptual Building Elevations - 36' Clear Ht.

**9005 SORENSEN AVENUE**

Santa Fe Springs, CA

#24193 | 05.28.2025







ATTACHMENT E – RESOLUTION 312-2026

- a. Exhibit A – Conditions of Approval
- b. Exhibit B – Vehicle Miles Traveled (VMT) Screening Analysis

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 312-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
DEVELOPMENT PLAN APPROVAL (DPA) CASE NOS. 1014**

WHEREAS, a request was filed for DPA Case No. 1014 to construct a new ±85,950 square-foot concrete tilt-up industrial building and related improvements; and

WHEREAS, the subject property is located at 9005 Sorensen Avenue, with Assessor Parcel Numbers of 8168-007-026, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is 9005 Sorensen XC, LLC. 3020 Old Ranch Parkway, Suite 200, Seal Beach, California 90740; and

WHEREAS, the applicant is Daniel T. Ricks, on behalf of Xebec Realty; and

WHEREAS, the proposed development, which includes DPA Case No. 1014, 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, and that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects); and

WHEREAS, the City of Santa Fe Springs Community Development Department on January 16, 2026 published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 15, 2026 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan, and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on January 26, 2026, concerning DPA Case No. 1014.

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 project, however, qualifies as an in-fill development pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), categorical exemption. The proposed project meets the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.
- b. The project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

In addition to the Class 32 Categorical Exemption, the City's Traffic Engineer evaluated the proposed project located at 9005 Sorensen Avenue, with Assessor's Parcel Number (APN) 8168-007-026. After reviewing the project details, it was determined that a traffic impact study or a vehicle miles traveled (VMT) analysis would not be required. Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

## SECTION II: DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

The proposed project is located within the M-2 (Heavy Manufacturing) Zone. Pursuant to Section 155.240 of the Zoning Code, "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 demonstrates consistency with the objectives of the M-2 Zone through the following points:

1. The property's zoning as M-2 and its designation in the General Plan for Industrial land use, affirm its suitability for industrial activities.
2. By introducing a concrete tilt-up industrial building, the project actively upholds the land's intended industrial purpose.
3. By constructing an attractive industrial building on an undeveloped parcel with former contamination risks, the project will significantly enhance the property's assessed value. This improvement is expected to positively impact property values for both the subject property and neighboring properties.

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

The industrial building will have a contemporary architectural design. The Applicant made the eastern elevation (facing Sorensen) the most articulated elevation, with additional architectural treatment and features also found on the northern and southern elevations. The western elevation incorporates elements from throughout the design as well, but has a lower visibility than the other elevations. A few key design elements include window glazing, recess and pop-out, massing variation, decorative form liner, and color variation.

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

The proposed industrial building has been thoughtfully designed to ensure its suitability for the intended purpose of a warehouse. Although designed as a speculative building, it incorporates varied exterior finishes and subtle architectural details to enhance its visual appeal. These design elements effectively break up the massing of the buildings with elevation pop-out and glazing, resulting in a balanced and harmonious composition. The use of high-quality, appropriate materials further enhances the overall design of the buildings, aligning with the principles of proportion and harmony.

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

Considerable attention has been given to ensuring compliance with the City's Zoning Code throughout the planning of the proposed project. Landscaping efforts will be focused along Sorensen Avenue to enhance views of the project site from the street, with landscaping along the property line and directly adjacent to the street facing façade of the building. Additionally, a landscape buffer will be placed along a majority of the northern property line facing the railroad.

All loading and unloading doors have been strategically positioned to remain discreet and out of public view. The doors have been placed at the rear of the building, away from public view. Finally, the trash enclosures have been carefully located to minimize visibility and public accessibility while reducing potential impacts on neighboring properties.

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

The proposed building is contemporary in design and similar in overall aesthetic quality to recent developments in the general area. The project incorporates variations in the mass, materials, and color. The style and architecture of the proposed building is therefore consistent with other high-quality office/industrial projects in the general area.

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

Pursuant to Section 155.736 of the Zoning Code "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building, the project complies with all development standards within the M-2 Zone. The Planning Commission, therefore, finds that the new contemporary industrial building is well-designed and thus will be an enhancement to the overall area.

- (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 III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 312-2026 to find and determine that the proposed project is Categorical Exempt pursuant to the California Environmental Quality Act, Section 15332 – Class 32 (In-fill Development Projects) and approve Development Plan Approval Case No. 1014 to construct a new ±89,950 square foot concrete tilt-up industrial building on property located at 9005 Sorensen Avenue, within the M-2 (Heavy Manufacturing) Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 26th day of JANUARY 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

\_\_\_\_\_  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Esmeralda Elise, Planning Commission Secretary

Resolution No. 312-2026 – Attachments:

Exhibit A - Conditions of Approval

Exhibit B - Vehicle Miles Traveled (VMT) Screening Analysis

# CONDITIONS OF APPROVAL

Development Plan Approval (DPA) Case No. 1014  
9005 Sorensen Avenue  
APN: 8168-007-026

**ENGINEERING / PUBLIC WORKS DEPARTMENT:**  
**(Contact: Alex Flores 562-868-0511 x7507)**

## **STREETS**

1. The Applicant shall pay for, and cause construction for the removal and replacement of the existing driveways on Sorensen Avenue per City Standard Plan No. R-6.4 (type B or C). Any existing non-ADA compliant driveways that are to be reused shall be replaced with a City Standard ADA-compliant driveway. Construction will be per approved Civil Plans, and separate Public Works Department Permit, for all Offsite Improvements.
2. The Applicant shall pay for, and cause construction for the removal and replacement of all existing uplifted, grinded, non-ADA compliant, and damaged curb & gutter and sidewalk along the property frontage. All new curb and gutter and sidewalk shall be constructed per City standard plan R-7 and R-2.1. The work shall be shown on the development's offsite improvement plans. Construction will be per approved Civil Plans, and separate Public Works Department Permit, for all Offsite Improvements.
3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted with NEW "No Stopping Anytime" signs. The Applicant shall pay for, and cause construction for the installation of new signs per City Standard Plan No. T-7. Construction will be per approved Civil Plans, and separate Public Works Department Permit, for all Offsite Improvements.
5. That the applicant shall pay for, install, replace or modify any street name signs, traffic control signs, striping and pavement markings that may be required in conjunction with the development.
6. 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.
7. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding any existing or new overhead utility services into

the property along Sorenson Ave. This condition only pertains to the service line that branches off a main/distribution/transmission line.

## **CITY UTILITIES**

8. Storm drains, catch basins, connector pipes, retention basins and appurtenances, etc. built for this project shall be constructed in accordance with current "California Regional Water Resources Control Board" specifications. New Public storm drain main lines or existing storm drain main line extensions, that may be required, shall be approved by the City Engineer. Plan & Profiles must be prepared by a current California Licensed Civil Engineer for submittal.
9. 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 for, and cause construction for the entire cost of designing, engineering, installation and inspection of any new Fire hydrants.
10. That sanitary sewer laterals shall be constructed in accordance with current LA County Building Code. Plans for Public sanitary sewer main lines or main line extensions shall be approved by the City Engineer and LA County Sanitation District. A sewer study and sewer flow test shall be submitted along with the sanitary sewer plans for proposed connections to any City of Santa Fe Springs owned sewer mains. The sewer study is to be submitted and stamped by a licensed Civil Engineer.
11. All buildings shall be connected to the sanitary sewers per current LA County Building Code.
12. That the fire sprinkler plans, if required, which show the proposed double-check valve detector assembly location, shall have a stamped approval from the Planning Department and Public Works Water Department prior to the Fire Department's review of Fire Sprinkler Plan and/or Fire Protection plan. 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.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the City storm drain system. Connections include storm water treatment BMP's, storm water overflow through parkway drains, curb drains, culverts, or surface drainage onto the street.
14. The applicant shall have an overall site utility master plan prepared by a



Registered Civil Engineer showing proposed lateral connections to all Public water, reclaimed water, sanitary sewer, and storm drain main lines. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

15. The applicant shall pay for, design and cause construction for all water services from the mainline to the meter. The services shall be designed to current City Water Department standards. The service lines from the mainline to the meter shall be reviewed and approved by the City's Water Department. The existing southerly fire water vault, meter, appurtenances, and service line to the mainline shall be removed. Construction inspection and final construction approval shall done by the City's Water Department and shall be per separate Public Works Department permit. All associated review and inspection fees shall be paid for by the applicant.
16. The applicant shall pay for, design and cause construction for the relocation of any street light. The street light relocation shall include a new pullbox per City Standard Plan L-6.1 and #10 solid wiring. The design shall be shown on the offsite improvement plans and be approved by the City's Engineering Department. Construction inspection and final construction approval shall done by the City's Street Lighting Division and shall be per separate Public Works Department permit. All associated review and inspection fees shall be paid for by the applicant.
17. The applicant shall pay for, design and cause construction for the replacement of the concrete top of the existing southerly curb opening catch basin. The design shall be shown on the offsite improvement plans and be approved by the City's Engineering Department. Construction inspection and final construction approval shall done by the City and shall be per separate Public Works Department permit. All associated review and inspection fees shall be paid for by the applicant.

## **FEES**

18. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. That the applicant shall pay a water trunk line connection fee of \$3,700 per acre upon application for a water service connection or if utilizing any existing water service.

## **MISCELLANEOUS**

20. That Civil Plans for Offsite Improvements shall be submitted to the Public Works Engineering Department for approval. The applicant shall pay review fees in conjunction with this submittal. A professional Civil Engineer registered in the

State of California shall prepare the plans.

21. That a hydrology study shall be submitted to the Building Department and Engineering Department for approval. The study shall be prepared by a Professional Civil Engineer. A Low Impact Development plan shall be submitted to the Engineering department for review and approval, as required. All associated review and inspection fees shall be paid for by the applicant.
22. The applicant shall, at it's own expense, relocate or redesign any power pole and guy wire that is located within a proposed driveway apron or driveway curb return.
23. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (PDF and AutoCAD Version 2019 or higher) to the office of the City Engineer.
24. 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).

**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):**  
**(Contact: Kevin Yang 562.868.0511 x 3811)**

25. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
26. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a monitored manual/automatic fire alarm system in accordance with California Fire Code Section 907. Plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
27. 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.

28. Interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
29. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.
30. 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 Santa Fe Springs Department of Fire- Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Santa Fe Springs Department of Fire-Rescue.
31. All inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current California Geological Energy Management Division (CALGEM) standards.
32. All abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

**DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)**  
**(Contact: Eric Scott 562.868.0511 x 3812)**

33. 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.

#### **Permits and approvals:**

- 34. 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.
- 35. All abandoned pipelines, tanks, and related facilities shall be removed unless approved by the City Engineer and the Fire Chief. Appropriate permits for such works shall be secured before abandonment work begins.
- 36. The applicant shall comply with Federal, State, and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

**POLICE SERVICES DEPARTMENT:**

**(Contact: Kristen Haining 562.409.1850 x3302)**

37. That the Applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Community Development Department. 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 plan shall be submitted to the Community Development Department no later than sixty (60) days from the date of approval by the Planning Commission.
38. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
39. That the Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
40. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). 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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
41. That the proposed building, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
42. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free

of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.

43. Property must be properly maintained at all times. Applicant shall submit plans and obtain approval to build a trash enclosure onsite. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.
44. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
45. That all tenants occupying proposed industrial building are to be notified that all respective work and uses shall be conducted inside building at all times, including all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left outside. Outdoor storage and/or activities are strictly prohibited at all times.
46. That the Applicant and/or his employees shall not allow person to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Applicant shall maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police Services at all times.
47. The Applicant and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by SFSMC §155.424.
48. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.
49. That during the construction phase of the proposed project, the contractor/project supervisor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency.
50. That during the construction phase of the proposed project, the contractor/project supervisor shall maintain the job site in a clean and orderly manner. All trash, debris, and graffiti shall be removed immediately. Overgrown vegetation and weeds shall be cut and maintained on a regular basis. All dirt, dust, and debris that has migrated to the street shall be immediately cleaned. Portable toilets shall not be visible from the public street and maintained properly.

**WASTE MANAGEMENT:**

**(Contact: Joe Barrios 562.409.7569)**

51. 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.
52. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
53. 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.

**COMMUNITY DEVELOPMENT DEPARTMENT:**

**(Contact: Alejandro De Loera 562.868.0511 x7358)**

54. This approval shall allow the Applicant to construct, operate, and maintain a new ±85,950 sq. ft. industrial building on the subject property located at 9005 Sorensen Avenue (APN: 8168-007-026)
55. The Applicant shall submit a \$75 check made out to "LA County Registrar-Recorder/County Clerk", to the Community Development Department to file a Categorical Exemption from the California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
56. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with Ordinance No. 1054.
57. The subject property is located within the "Methane Zone". As a result, the applicant shall therefore indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPS that are submitted to the Building Division. Said indication shall be clearly printed with a minimum font size of 20 point.
58. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
59. Prior to the grading permit, the property owner/developer shall submit and obtain approval for a Construction Maintenance Plan from the Community Development Department. Said plan shall identify all actions and resources that will be utilized

to ensure the construction site is well-maintained and free from graffiti throughout the entire construction project. Resources may include, but are not limited to, security guards, fencing, lighting, and cameras.

60. In addition to a Construction Maintenance Plan, the owner/developer shall submit a maintenance deposit in the amount of \$.10 cents per square foot of the property. This deposit will serve as security for the ongoing maintenance of the development site, including the prevention and removal of graffiti, trash, and debris, throughout the duration of the project. The deposit may be used to cover the costs of any necessary maintenance activities on the development site if the developer fails to fulfill their obligations. The maintenance deposit shall be maintained until final approval is granted.
61. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
  - Name of the development/project.
  - Name of the development company.
  - Address or address range for the subject site.
  - 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
62. Prior to the commencement of construction activities, 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.
63. Secure fencing with locking gates and appropriate lighting shall be installed around the construction site and remain in place during construction to prevent trespassing and theft.
64. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
65. Applicant must include the location of all easements on the construction plans. These easements must be clearly labeled and accurately depicted to ensure compliance with all relevant regulations and to prevent any conflicts during the construction process. The plans should be submitted to and approved by the Community Development Department prior to the issuance of any construction permits.



66. If there will be roof-mounted equipment, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof-mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Community Development or designee.

- To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
  - A roof plan showing the location of all roof-mounted equipment;
  - Elevations of all existing and proposed mechanical equipment; and
  - A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

67. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground, per Section 155.462 of the City's Zoning Code, except in the existing electrical overhead easement controlled by Edison.

68. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to the subject property. The applicant is responsible for complying with this requirement and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers, for the installation of these facilities.

69. All fences, walls, gates, and similar improvements for the proposed development shall be subject to the prior approval of the Building Department, the Fire Department, and the Community Development Department.

70. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Building Official or designee (*Calculations are subject to change*). All outdoor trash enclosures shall provide a solid roof cover.

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

72. The proposed development must be constructed using the quality materials

specified in the approved elevation plans. Any materials that become deteriorated, warped, discolored, or rusted must be promptly replaced.

73. If a double-check detector assembly is provided, the Community Development Department requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut-off wheel shall be located a maximum of two (2) feet above ground.
74. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "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.
75. 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 will 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.)*
76. 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).*
77. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter,

fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

78. The applicant shall submit a lighting program that is integrated into the landscape design (corner of Freeman and Telegraph Road) 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.
79. 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 Community Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines, which requires three-foot clearance on the sides and back of the equipment, and eight-foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that it does not spray on equipment. (A copy of the Guideline is available at the Community Development Department.)
80. The applicant or future owner shall be responsible for continually ensuring that future tenants do not allow commercial vehicles, trucks and/or truck tractors to queue on Sorensen Avenue, use Sorensen Avenue as a staging area, or to back-up onto the street from the subject property.
81. No portion of the required off – street parking and driveways areas shall be used for outdoor storage of any type, unless prior written approval is obtained from the Director of Community Development and the Fire Marshall.
82. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with the case. The development shall continuously provide the required amount of parking stalls, at a minimum of 128 parking stalls shall be provided
83. All parking stalls shall be legible marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legible written on pavement, wheel stop or on a clearly visible sign.
84. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.
85. The Community Development Department shall first review and approve all sign proposals for the development. The sign plan includes a site plan, building elevations on which the sign will be located, size, style, and color of the proposed sign. All signs shall be installed in accordance with the sign standards of the Zoning Code and the Sign Guidelines of the City.

86. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- Covenants.
    1. The applicant shall provide a written covenant to the Community Development 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.
  - 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.
  - The applicant understands and agrees that any representation, actions, or approval by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state, or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state, or other local agency regulatory requirements. The applicant, not the City Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such

regulatory requirements

87. That the owner/applicant shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub- contractor that fails to obtain a Business License.
88. 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 on the City's website (<https://santafesprings.hdlgov.com>).
89. 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 modifications shall be subject to the review and approval of the Director of Community Development or his/her designee.
90. 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 Community Development.
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 Community Development 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 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 conditional contained herein.
93. 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.
94. All other requirements of the City's Zoning Code, 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.
95. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges

granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

96. 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.



## TECHNICAL MEMORANDUM

**TO:** For applicant submittal to the CITY OF SANTA FE SPRINGS

**FROM:** Perrie Ilercil, Senior Engineer | GANDDINI GROUP, INC.

**DATE:** June 18, 2025

**SUBJECT:** Santa Fe Springs Distribution Center Project Transportation Screening Assessment  
GGI Project No. 19830

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Ganddini Group, Inc. is pleased to provide this Transportation Screening Assessment for the Santa Fe Springs Distribution Center project in the City of Santa Fe Springs. The purpose of this memorandum is to determine if the preparation of a traffic impact analysis with level of service (LOS) analysis or vehicle miles traveled (VMT) analysis is necessary based on the transportation study guidelines and screening criteria established by the City of Santa Fe Springs. We trust the findings of this analysis will aid the City of Santa Fe Springs in assessing the project.

### PROJECT DESCRIPTION

The 4.28-acre project site (APN: 8168-007-026) is located at 9005 Sorensen Avenue in the City of Santa Fe Springs, California. The project site is currently vacant and zoned heavy industrial (M-2).

The proposed infill development project involves the construction of 85,950 square feet of warehouse. Vehicle access for the project site is proposed via two driveways on Sorensen Avenue. The proposed site plan is shown in Attachment A.

### TRIP GENERATION

Table 1 shows the proposed project trip generation forecast is based on average rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021) for Land Use Code 150 (Warehouse). The project industrial trip generation was also calculated in terms of vehicle trips for VMT assessment and passenger car equivalent (PCE) trips for roadway capacity assessment. The percentage of truck trips was obtained from the ITE *Trip Generation Manual* (11th Edition, 2021) and truck axle mix data recommended by the South Coast Air Quality Management District (SCAQMD) for warehouse facilities.

As shown in Table 1, the proposed project is forecast to generate approximately 147 daily vehicle trips, including 15 vehicle trips during the AM peak hour and 15 vehicle trips during the PM peak hour, which equates to 200 daily PCE trips, including 19 PCE trips during the AM peak hour and 19 PCE trips during the PM peak hour. Table 1 also shows that the 147 daily vehicle trips are forecast to be comprised of 94 light-duty or passenger car trips and 53 truck trips.

### CRITERIA FOR THE PREPARATION OF TRAFFIC IMPACT ANALYSES

The project has been assessed to determine if the preparation of a traffic impact analysis with level of service (LOS) analysis and vehicle miles traveled (VMT) analysis is necessary using the City-established criteria as

specified in the City of Santa Fe Springs *Transportation Study Guidelines* (February 2023) ["City TIA Guidelines"].

### **Level of Service Screening Criteria (General Plan Conformity)**

As specified in the City TIA Guidelines, the City is generally concerned with degradations to traffic operations and safety if:

1. Traffic generated (autos & truck) by a project alone or cumulatively with other related projects, when added to existing traffic volumes, exceeds certain capacity thresholds of an intersection or roadway, contributes to an unacceptable LOS, or exacerbates an existing congested condition.
2. Project generated traffic (autos & truck) interferes with the existing traffic flow (e.g., due to the location of access roads, driveways, and parking facilities).
3. Proposed access locations do not provide for adequate safety (e.g., due to limited visibility on curving roadways- stopping site distance may be required).
4. Nonresidential uses generate commuter or truck traffic through a residential area.
5. Project generated traffic significantly increases on a residential street and alters its residential character.
6. Turning movements (autos & truck) are identified to impact existing and/or future conditions.
7. Any vehicle queuing for all movements on principal and collector roadways adjacent or less than 1,000 feet from the project site.

In addition, the County of Los Angeles Congestion Management Program (CMP) traffic impact analysis guidelines requires level of service analysis of network intersections where a development project would contribute 50 or more peak hour two-way trips.

The proposed project is forecast to generate fewer than 50 peak hour trips to any intersection of two streets designated as Collector or higher on the City's General Plan circulation system, so the project would have minimal effect on the adjacent network LOS, traffic flow or queueing. Additionally, the project is located within an industrial area and would not increase trips through a residential neighborhood. The project does not propose any deviation from the City's TIA Guidelines. Subject to verification by the City Traffic Engineer, the project does not appear to contribute to unique existing or proposed traffic conditions in the project vicinity to warrant further evaluation.

### **Vehicle Miles Traveled Screening Criteria (CEQA)**

The vehicle miles traveled (VMT) screening assessment has been prepared in accordance with City TIA Guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) ["OPR Technical Advisory"]. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. The OPR Technical Advisory provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT.

The City TIA Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the project need only satisfy one of the following screening criteria:



- Project Size Screening
- Locally Serving Retail Screening
- Projects located within a low VMT area Screening
- Transit Proximity Screening
- Affordable Housing Screening
- Transportation Facilities Screening

#### Project Size Screening

As referenced in the OPR Technical Advisory, project forecast to generate less than net new 110 daily vehicle<sup>1</sup> trips (ADT) may be presumed to result in a less than significant VMT impact.

As previously stated, the project is forecast to generate 147 daily vehicle trips approximately 94 daily trips by cars and light-duty trucks; therefore, the project is forecast to generate less than 110 daily vehicle trips (excluding trucks) criteria and may be presumed to result in a less than significant VMT impact.

#### Locally Serving Retail Screening

The City TIA Guidelines identify several types of projects that may be presumed to have a less than significant VMT impact as they are local serving and thus can be expected to reduce VMT or they are small enough to have a negligible impact:

- Local-serving retail less than 50,000square feet<sup>2</sup>
  - Specialty Retail
  - Shopping Center
  - Grocery Store
  - Pharmacy
  - Financial Services/Banks
  - Fitness Center / Health Club
  - Restaurant/Cafe

If the project contains other land uses, those uses need to be considered under other applicable screening criteria. Proposed projects less than 50,000 square feet that are unique uses or regional draws, may require additional information or evidence that they will be local-serving.

The proposed project does not contain retail; therefore, the Locally Serving Retail screen criteria is not met.

#### Low VMT Area Screening

As prescribed in the City TIA Guidelines, the Low VMT-Generating Areas in City of Santa Fe Springs Map was used to assess low VMT area screening for the project. The VMT Screening Map was developed using the Southern California Association of Governments (SCAG) travel forecasting model to measure VMT

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<sup>1</sup> The term vehicle refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty trucks should only be included in a traffic impact analysis for modeling convenience and ease of calculation (e.g., where data provided combine auto and heavy freight VMT), but should not contribute to a finding of significant traffic (VMT) impact under any circumstances.

<sup>2</sup> As referenced in the OPR Technical Advisory, for recommended numeric thresholds for retail projects.

performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the transportation region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

Based on the Low VMT-Generating Areas in the City of Santa Fe Springs Map, the project site is located within an area that is above the City Average VMT. Therefore, the proposed project does not satisfy the City-established screening criteria for projects located in a low VMT area.

#### Transit Proximity Screening

Projects located within a Transit Priority Area (TPA), defined as within one-half mile of a major transit stop<sup>3</sup> or high-quality transit corridor,<sup>4</sup> may be presumed to result in a less than significant VMT impact absent substantial evidence to the contrary. The City TIA Guidelines note that this screening criteria may not apply if the project has a floor area ratio (FAR) less than 0.75, the project is inconsistent with applicable Sustainable Communities Strategy, or the project constructs a smaller number of moderate or high-income residential units than the existing number of affordable residential units.

Based on a review of the City of Santa Fe Springs TPA Map, the proposed project is not located within a TPA; therefore, this screening criteria is not met.

#### Affordable Housing Screening

The Guidelines specify projects providing affordable housing units for lower income households may be presumed to have a less than significant VMT impact. If the affordable housing component is part of a larger project only portion of affordable housing satisfies this criteria.

The project does not propose affordable housing; therefore, the Affordable Housing screen criteria is not met.

#### Transportation Facility Screening

In accordance with the City Guidelines, transportation projects that promote non-auto travel, improve safety, or improve traffic operations at current bottlenecks, such as transit, bicycle and pedestrian facilities, intersection traffic control (e.g., traffic signals or roundabouts), or widening at intersections to provide new turn lanes.

The project does not propose transportation facilities upgrades; therefore, the transportation facilities screen criteria is not met.

### **ACTIVE TRANSPORTATION AND PUBLIC TRANSIT ANALYSIS**

#### **Existing Conditions**

The project site is located on the west side of Sorensen Avenue. Sorensen Avenue is classified as a Secondary (4-lanes undivided) on the City of Santa Fe Springs General Plan Mobility Element. On-street parking is

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<sup>3</sup> A major transit stop is defined as an existing rail transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes with less than 20-minute headways during the peak commute hours (Pub. Resources Code, § 21064.3 and AB 2553).

<sup>4</sup> Fixed route bus service with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21155).

restricted along the project frontage. There are no designated bike facilities currently on Sorensen Avenue; however, a Class IIB buffered bike lane is proposed on the City's Bike Facility Plan. Sidewalks are provided along the project frontage. There are existing bus services (Route 1 and Sunshine Services Loop C) on Slauson Avenue approximately 0.8 miles to the north of the site. The posted speed on Sorensen Avenue is 40 miles per hour.

### **Project Conditions**

This analysis assumes the project shall comply with the following conditions as part of the City of Santa Fe Springs standard development review process to ensure adequate geometric design and emergency access:

- Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Santa Fe Springs.
- All on-site and off-site roadway design, signing/stripping, and traffic control improvements relating to the proposed project shall be submitted to the City for review and constructed following applicable State/Federal engineering standards to the satisfaction of the City of Santa Fe Springs.
- The final grading, landscaping, and street improvement plans shall demonstrate that applicable sight distance requirements are met.
- The project shall comply with the City of Santa Fe Springs municipal parking requirements which will be reviewed as a part of the standard development review process.
- Final project plans shall demonstrate adequate emergency vehicle access and circulation to the satisfaction of the City of Santa Fe Springs Public Works and Fire Departments.
- A construction worksite traffic control plan shall comply with applicable engineering standards outlined in the *California Manual of Uniform Traffic Control Devices* and shall be submitted to the City for review and approval before the issuance of a grading permit or start of construction. The plan shall identify any roadway, sidewalk, bike route, or bus stop closures and detours as well as haul routes and hours of operation. All construction-related trips shall be restricted to off-peak hours to the extent possible.

The project does not propose any post-construction changes to off-site roadways; therefore, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

### **CONCLUSION**

The proposed infill development project is forecast to generate approximately 200 daily PCE trips (94 daily passenger car/light-duty truck vehicle trips), including 19 PCE trips during the AM peak hour and 19 PCE trips during the PM peak hour.

The proposed project satisfies the City-established level of service (LOS) screening criteria for projects generating fewer than 50 peak hour trips. Therefore, the project does not warrant the preparation of a transportation impact study with LOS analysis based on the City-established LOS screening criteria.

City of Santa Fe Springs  
Santa Fe Springs Distribution Center  
June 18, 2025

The proposed project satisfies the City-established vehicle miles traveled (VMT) for project size screening criteria (less than 110 daily trips). Therefore, preparation of a transportation impact study with VMT analysis is not warranted, and the project may be presumed to result in a less than significant VMT impact.

It has been a pleasure to assist you with this project. Should you have any questions or comments, please contact Perrie Ilercil at (714) 795-3100 ext. 103 or [perrie@ganddini.com](mailto:perrie@ganddini.com).

**Table 1**  
**Project Trip Generation**

Land Use: Warehousing
Size: 85,950 TSF

TRIP GENERATION RATES PER TSF <sup>1</sup>								
Vehicle Type	Source <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily Rate
		In	Out	Rate	In	Out	Rate	
All Vehicles	ITE 150	77%	23%	0.170	28%	72%	0.180	1.710
Trucks Only	ITE 150	52%	48%	0.020	52%	48%	0.030	0.600
Passenger Car (88.2% AM, 83.3% PM, 64.9% Daily)		0.116	0.035	0.151	0.042	0.108	0.150	1.110
Truck (11.8% AM, 16.7% PM, 35.1% Daily)		0.010	0.010	0.020	0.016	0.014	0.030	0.600
Truck Mix:	SCAQMD							
2-Axle Trucks (16.7%)		0.002	0.001	0.003	0.003	0.002	0.005	0.100
3-Axle Trucks (20.7%)		0.002	0.002	0.004	0.003	0.003	0.006	0.124
4+ Axle Trucks (62.6%)		0.007	0.006	0.013	0.010	0.009	0.019	0.376

VEHICLE TRIPS GENERATED							
Vehicle Type	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Passenger Car	8	3	11	3	8	11	94
Trucks <sup>3</sup>							
2-Axle Trucks	1	0	1	0	1	1	9
3-Axle Trucks	1	0	1	0	1	1	11
4+ Axle Trucks	1	1	2	1	1	2	33
Subtotal <sup>3</sup>	3	1	4	1	3	4	53
<b>Total Vehicle Trips Generated</b>	<b>11</b>	<b>4</b>	<b>15</b>	<b>4</b>	<b>11</b>	<b>15</b>	<b>147</b>

PCE <sup>4</sup> TRIPS GENERATED								
Vehicle Type	PCE Factor <sup>4</sup>	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Passenger Car	1.0	8	3	11	3	8	11	94
Trucks								
2-Axle Trucks	2.0	2	0	2	0	2	2	18
3-Axle Trucks	2.0	2	0	2	0	2	2	22
4+ Axle Trucks	2.0	2	2	4	2	2	4	66
Subtotal <sup>3</sup>		6	2	8	2	6	8	106
Total PCE Trips Generated		14	5	19	5	14	19	200

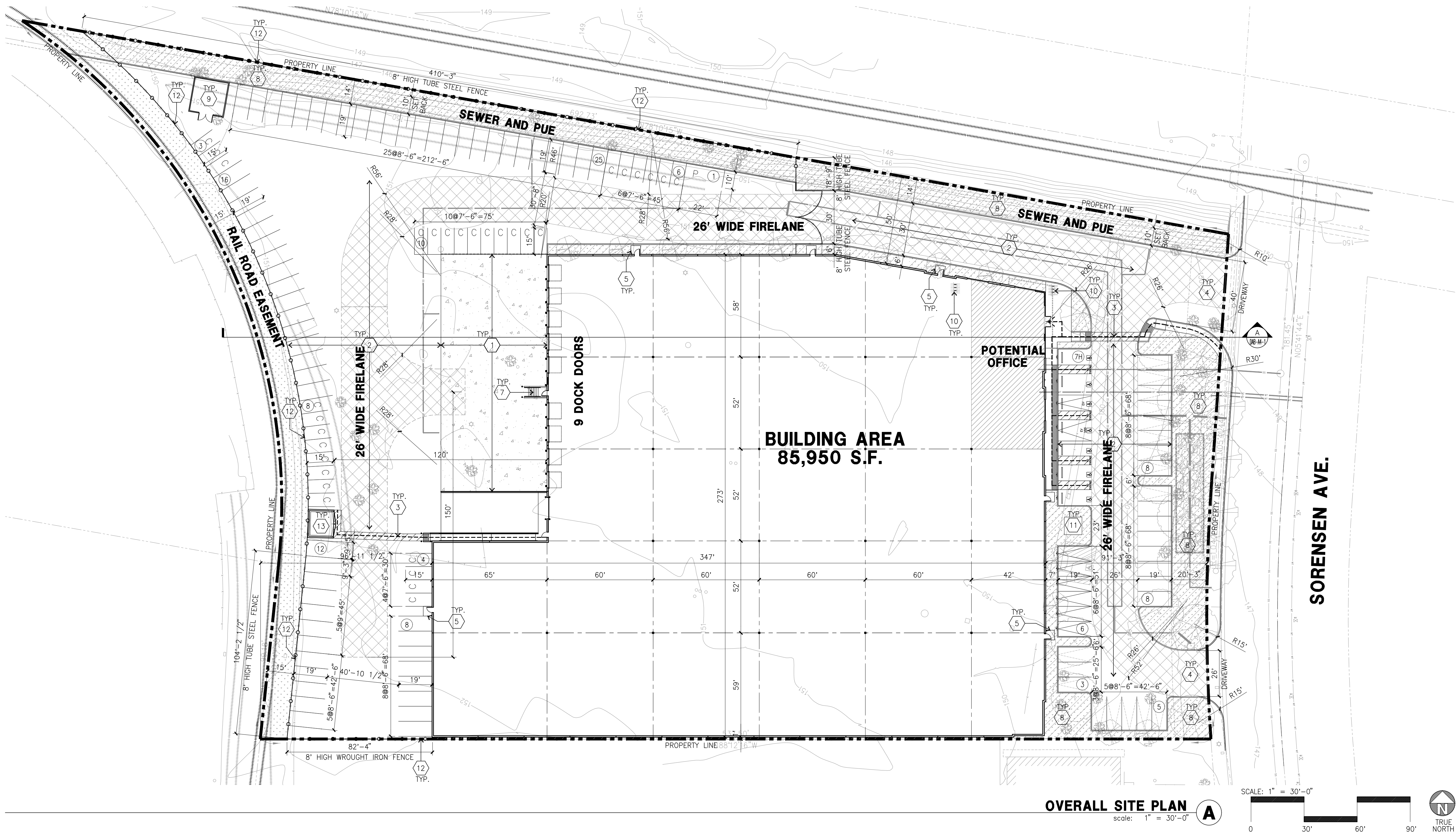
Notes:

1. TSF = Thousand Square Feet
2. ITE = Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021); ### = ITE Land Use Code.  
SCAQMD = South Coast Air Quality Management District recommendations for non-cold storage warehouse.
3. Truck peak hour total trips less than 0.4 rounded up to one.
4. PCE = passenger car equivalent. PCE factors are based on standard engineering practices in the County of Los Angeles

## **ATTACHMENT A**

### **SITE PLAN**





#### SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8" H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. SEE ELEVATION ON DETAIL B/DAB-A1.1
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 PUMP ROOM.
- 10 BIKE RACK.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 8" HIGH TUBE STEEL FENCE.
- 13 TRASH ENCLOSURE/REFUSE/RECYCLING LOCATION. (197.85 SQ.FT. REQUIRED, 203 SQ.FT. PROVIDED)
- 14 SMOKING AREA

#### SITE LEGEND

- |   |   |
|---|---|
| LANDSCAPED AREA                             | STANDARD PARKING STALL (8'-6" X 19')              |
| AC. PAVING - SEE "C" DWGS. FOR THICKNESS    | HANDICAP VAN PARKING STALL (12' X 19')            |
| CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS | HANDICAP PARKING STALL (9' X 19')                 |
| LIGHT POLE                                  | STANDARD EV PARKING STALL W/O EVCS (8'-6" X 19')  |
| PROPERTY LINE                               | STANDARD EV PARKING STALL WITH EVCS (8'-6" X 19') |
| PATH OF TRAVEL                              |   |

#### Property owner

XEBEC REALTY PARTNERS  
3020 OLD RANCH PARKWAY, SUITE 200  
SEAL BEACH, CA. 90740  
TEL: (914) 707-0630  
CONTACT: SCOTT DICESARE

#### Applicant

XEBEC REALTY PARTNERS  
3020 OLD RANCH PARKWAY, SUITE 200  
SEAL BEACH, CA. 90740  
TEL: (914) 707-0630  
CONTACT: SCOTT DICESARE

#### Applicant's Representative

HPA, INC.  
18831 BARDEEN AVE SUITE 100  
IRVINE, CA 92612  
TEL: 949-862-2110  
CONTACT: JAIME CRUZ

#### Project Address

9005 SORENSEN AVENUE  
SANTA FE SPRINGS, CA 90670

#### Zoning

HEAVY INDUSTRIAL (M-2)

#### Legal description

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

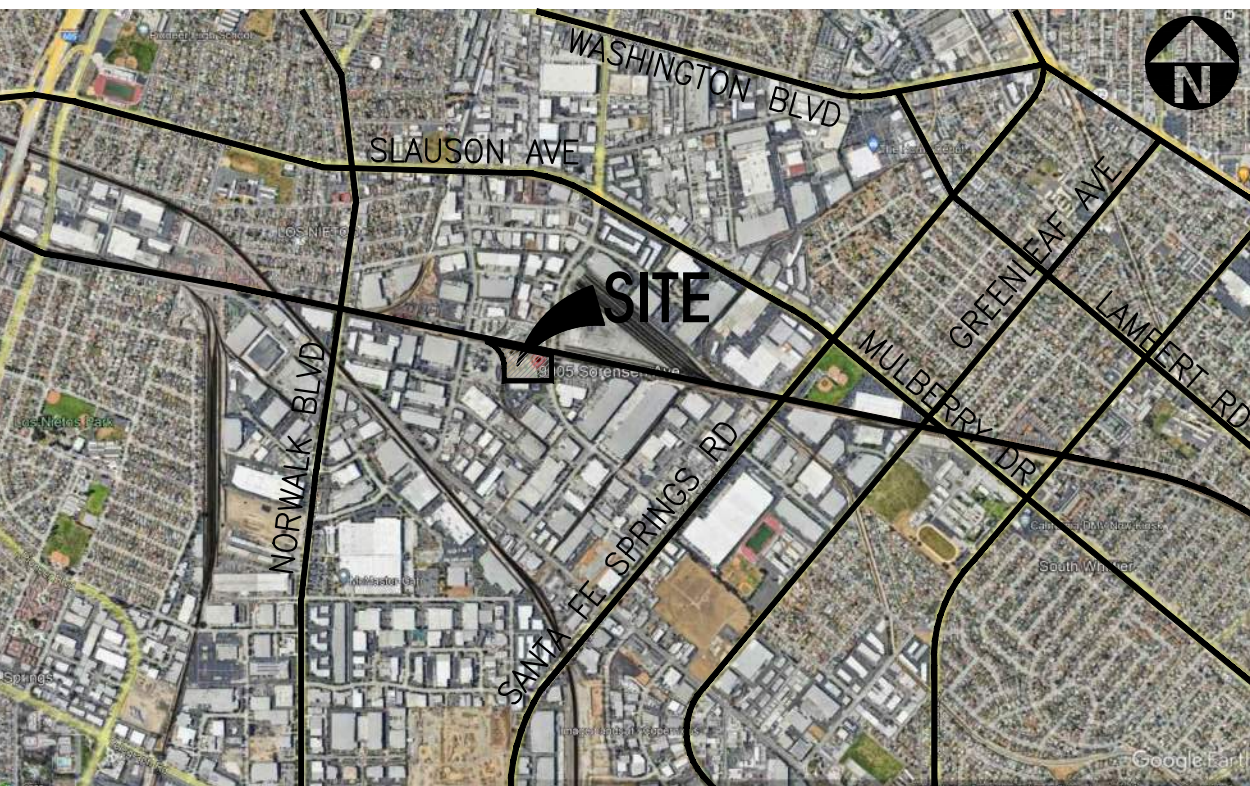
PARCEL 6, AS SHOWN ON PARCEL MAP NO. 3393, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 48, PAGE 11, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, THAT PORTION OF SAID PROPERTY, LYING BELOW A DEPTH OF FIVE HUNDRED (55) FEET, MEASURED VERTICALLY FROM CONTOUR OF THE SURFACE THEREOF, PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSOR AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN, OR ANY PART THEREOF, LYING BETWEEN SAID PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, A TEXAS CORPORATION, IN DEED RECORDED OCTOBER 21, 1975, AS INSTRUMENT NO. 363, OFFICIAL RECORDS.

#### Assossor's Parcel Number

8168-007-026

#### Vicinity Map



#### TABULATION

<b>SITE AREA</b>	
In s.f.	186,525 sf
In acres	4.282 ac
<b>BUILDING AREA</b>	
Office 1st floor	3,000 sf
Office 2nd floor	3,000 sf
Warehouse	79,950 sf
TOTAL	85,950 sf

<b>FLOOR AREA RATIO</b>	
Maximum Allow ed ((General Plan)	0.75
Actual	0.461

<b>SITE COVERAGE</b>	
Maximum Allow ed	to be verified
Actual	44.5%

<b>AUTO PARKING REQUIRED</b>	
Office: including incidental office use.	
Whse: 1st 20k @ 1/500 s.f.	40 stalls
20k - 100k @ 1/750 s.f.	88 stalls
TOTAL	128 stalls

<b>ADA PARKING REQUIRED</b>	
ADA Van (12'x19'+5' aisle)	1 stalls
ADA Std. (9'x19'+5' aisle)	4 stalls
Total	5 stalls

<b>EV PARKING REQUIRED</b>	
EV Capable w/o EVCS (8'-6"x19')	17 stalls
EV Capable w ith EVCS (8'-6"x19')	6 stalls
EV ADA w ith EVCS (12'X19'+5' aisle)	1 stalls
EV std. w ith EVCS (9'X19'+5' aisle)	1 stalls
Total	25 stalls

<b>AUTO PARKING PROVIDED</b>	
Standard (8.6' x 19')	68 stalls
Parallel (10' x 22')	1 stalls
Compact (7.6' x 15')(25% max)	31 stalls
ADA Van (12'x19'+5' aisle)	1 stalls
ADA Std. (9'x19'+5' aisle)	4 stalls
EV Capable w/o EVCS (8'-6"x19')	17 stalls
EV Capable w ith EVCS (8'-6"x19')	6 stalls
EV ADA w ith EVCS (12'X19'+5' aisle)	1 stalls
EV std. w ith EVCS (9'X19'+5' aisle)	1 stalls
TOTAL	130 stalls

<b>ZONING ORDINANCE</b>	
Zoning - Heavy Manufacturing (M2)	

<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 25'-50' (General Plan)	

<b>LANDSCAPE REQUIREMENT</b>	
Frontage @ 25 s.f./linear foot ( 286 x 20 s.f.)	5,720 sf
Percentage - 6% of total parking area	1,289 sf
Total Required	7,009 sf

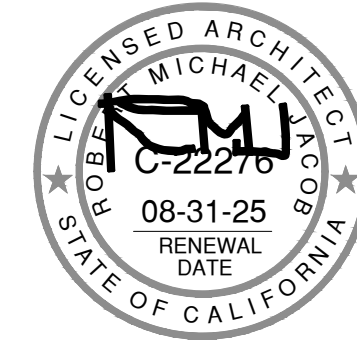
<b>LANDSCAPE PROVIDED</b>	
In s.f.	18,114 sf

<b>SETBACKS</b>	
Building	Landscape
Front - 30' (from Sorensen Avenue)	Front - 20'
Side / Rear - 0'	



HPA Inc.  
18831 Bardeen Avenue, Ste.100  
Irvine, CA 92612

Tel : 949-863-1770



Owner:

XEBEC

3020 Old Ranch  
Suite 200  
Seal Beach, CA. 90740  
Tel : 000-000-0000

Project:

DISTRIBUTION  
CENTER

9008 Sorensen Ave.  
Santa Fe Springs, CA. 90670

Consultants:

CIVIL	CA Engineering
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Hunter
FIRE	-
SOILS	-

TITLE OVERALL SITE PLAN

Project Number: 24193  
Drawn By: JFC  
Date: 12/02/2024

Revision:

Sheet:

DAB-A1.1

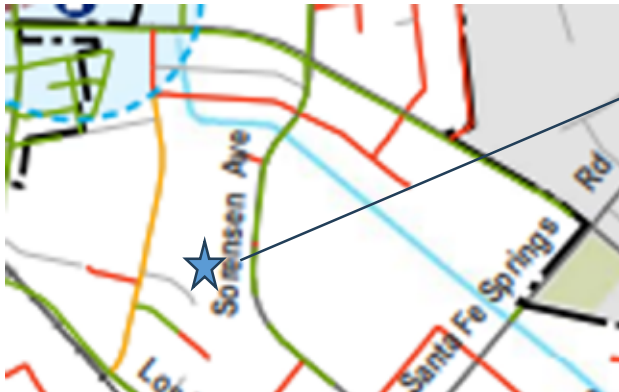


**ATTACHMENT B**

**TRANSPORTATION ELEMENTS**



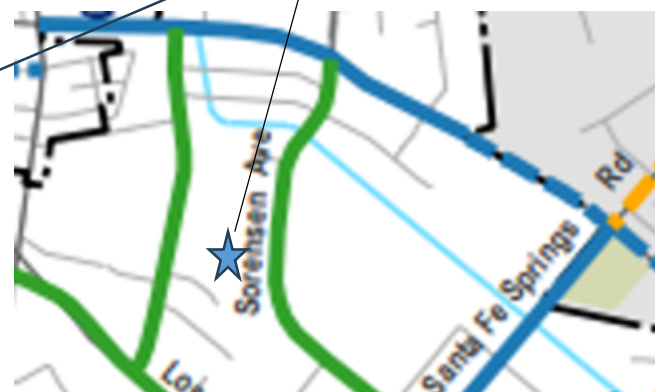
## Pedestrian Priority Streets



### Sidewalks

- Sidewalks on Both Sides
- Sidewalk Present on One Side Only
- No Sidewalks Present

## Bicycle Facilities



### Bicycle Facilities

- Shared-Use Path (Class I)
- Bicycle Lane (Class II)
- Buffered Bike Lane (Class IIB)
- Bicycle Route (Class III)
- Bicycle Boulevard (Class IIIB)

## Transit



### Transit

- Bus Transit Streets
- Commuter Rail: Metrolink
- Light Rail: Metro (Proposed)

## Circulation Network



### Planned Roadway Classifications

- Major Arterial (6-lanes)
- Major Arterial (4-lanes)
- Secondary