



# City of Santa Fe Springs

Planning Commission Meeting

## AGENDA

### MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

July 10, 2023

6:00 p.m.

*Joseph Flores, Commissioner*  
*Gabriel Jimenez, Commissioner*  
*John Mora, Commissioner*  
*David Ayala, Vice Chairperson*  
*Francis Carbajal, Chairperson*

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

**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

**Telephonically:** Dial: 888-475-4499

Meeting ID: 558 333 944

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

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Commissioners Ayala, Carbajal, Flores, Jimenez, and Mora

4. **EX PARTE COMMUNICATIONS**

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

5. **PUBLIC COMMENT**

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

6. **MINUTES**

A. Approval of the minutes of the March 13, 2023 Planning Commission Meeting

7. **PUBLIC HEARING**

**Categorically Exempt – CEQA Guidelines Section 15301, Class 1  
Alcohol Sales Conditional Use Permit Case No. 82**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 82 to allow an alcohol beverage sales use for on-site consumption in association with an existing Japanese restaurant operating under the name of Crazy Tokyo located at 11532 Telegraph Road, within the Community Commercial-Planned Development (C-4-PD), Zone and within the Consolidated Redevelopment Project Area, and the Telegraph Corridor. (Alina Chung Rhie for Crazy Tokyo)

8. **PUBLIC HEARING**

**Categorically Exempt - CEQA Guidelines Sections 15301, Class 1  
Alcohol Sales Conditional Use Permit (CUP) Case No. 83**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group, Inc. located at 9526 Ann Street, within the Heavy Manufacturing (M-2). (BWS Group)

9. **PUBLIC HEARING**

**Categorically Exempt - CEQA Guidelines Sections 15301, Class 1  
Alcohol Sales Conditional Use Permit (CUP) Case No. 84**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of alcoholic beverages at 21<sup>st</sup> Century Spirits, LLC, located at 12145 Mora Drive, within the Heavy Manufacturing (M-2). (21<sup>st</sup> Century Spirits, LLC)

- 10. **PUBLIC HEARING**  
CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan Targeted Zoning Ordinance Update (TZOU) Project  
 Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City’s Zoning Ordinance and Zoning Map are aligned with the City’s 2040 General Plan.
  
- 11. **PUBLIC HEARING**  
CEQA - Adoption of Mitigated Negative Declaration Development Plan Approval (DPA) Case No. 1002  
 A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on property located at 13711 Freeway Drive, within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (EPD Solutions, Inc.)
  
- 12. **PRESENTATION**  
2023 Planning and Development Department Mid-Year Update
  
- 13. **CONSENT ITEM**  
 Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.
  - A. **CONSENT ITEM**  
Conditional Use Permit (CUP) Case No. 629-5  
 A compliance review to allow the continued operation and maintenance of a public training school involving platform diving instructions for U.S. Olympic athletes at 15064 Shoemaker Avenue, in the M-2, Heavy Manufacturing, Zone.  
 (Amy and Andy Kwan for Pacific Diving Academy)
  
  - B. **CONSENT ITEM**  
Conditional Use Permit Case No. 687-2  
 A compliance review to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within an existing 6,408 square feet unit (unit 2); at 11947 Florence Avenue (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing, Buffer Parking, Zone. (Spirit Gymnastics)
  
  - C. **CONSENT ITEM**  
Alcohol Sales Conditional Use Permit Case No. 60  
 Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Koya Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Chris Bin Xu for Koya Sushi)

14. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

15. **ADJOURNMENT**

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at [www.santafesprings.com](http://www.santafesprings.com); City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo  
Planning Secretary

July 6, 2023  
Date



# City of Santa Fe Springs

## Planning Commission Meeting

July 10, 2023

### **APPROVAL OF MINUTES**

Minutes of the Planning Commission Meetings

#### **RECOMMENDATION**

- Approve the minutes as submitted.

#### **BACKGROUND**

Staff has prepared minutes for the following meetings:

- A. Approval of the minutes of the March 13, 2023 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.

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

Wayne M. Morrell  
Director of Planning

Attachments:

- A. Approval of the minutes of the March 13, 2023 Planning Commission Meeting



APPROVED:

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

March 13, 2023

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL**

**Members present:** Chairperson Carbajal  
Vice Chairperson Ayala  
Commissioner Flores  
Commissioner Jimenez  
Commissioner Mora

**Staff:** Russell I. Miyahira, Deputy City Attorney  
Wayne M. Morrell, Director of Planning  
Cuong Nguyen, Senior Planner  
Vince Velasco, Associate Planner  
Claudia Jimenez, Assistant Planner  
Luis Collazo, Code Enforcement  
Teresa Cavallo, Planning Secretary

**Council:** None

**Members absent:** None

**4. EX PARTE COMMUNICATIONS**

None

**5. PUBLIC COMMENT**

None

**6. MINUTES**

A. Approval of the minutes of the November 14, 2022 Planning Commission Meeting

B. Approval of the minutes of the December 12, 2022 Planning Commission Meeting

- C. Approval of the minutes of the January 9, 2023 Planning Commission Meeting
- D. Approval of the minutes of the February 8, 2023 Adjourned Planning Commission Meeting

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

Ayes: Ayala, Carbajal, Flores, Jimenez and Mora  
Nays: None  
Absent: None

**7. PUBLIC HEARING**

CEQA - Adoption of Mitigated Negative Declaration  
Development Plan Approval (DPA) Case No. 999

**Recommendation:**

- Open the Public Hearing and receive the staff report and comments from the public regarding Development Plan Approval (DPA) Case No. 999 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence, with mitigations, that the proposed project will have a significant adverse immitigable impacts on the environment; and
- Approve Development Plan Approval Case No. 999, subject to the conditions of approval as contained within Resolution No. 229-2023; and
- Adopt Resolution No. 229-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 7.

Chair Carbajal asked if any Planning Commissioners had any questions.

Commissioner Flores inquired about the west elevations and the site being previously occupied by an oil company and if the site was inspected for hazardous materials on site. Asst. Planner Claudia Jimenez responded that an Environmental Study was done and a Mitigated Negative Declaration and Phase I was completed by Environmental Specialist Mark Blodgett.

Vice Chair Ayala requested an explanation on how 14 docking station would not cause

an impact to traffic in the surrounding area. Asst. Planner Jimenez explained that when the development was initially submitted the Traffic Engineer at the time deemed that a traffic analysis was not required. When the newly hired City's Traffic Engineer reviewed the development, he requested a traffic analysis and requested that the driveway be relocated 30-feet away from Florence Avenue to avoid queueing. The trucks are coming off Norwalk Boulevard and down Telegraph Road. A discussion ensued about the traffic analysis.

Commissioner Mora inquired about the entrance and exit of this development. Asst. Planner Claudia Jimenez responded that ingress would be off Norwalk Boulevard and egress would be off Florence Avenue and no truck parking will be at this location.

Chair Carbajal opened the Public Hearing open at 6:23 p.m. and requested if the applicant would like to speak on this project. Applicant's representative Jeff Hamilton thanked Asst. Planner Claudia Jimenez and Planning Department for their assistance on bringing this entitlement before the Planning Commission. Mr. Hamilton addressed all the Planning Commissioner's concerns regarding traffic.

There being no public comments or the Commission having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:26 p.m.

Chair Carbajal asked for a motion for DPA 999. Vice Chair Ayala moved to continue DPA 999 to the April 10, 2023 Planning Commission meeting and Commissioner Flores seconded that motion which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora  
Nays: None  
Absent: None

Chair Carbajal reopened the Public Hearing for DPA 999 that was continued to April 10, 2023 Planning Commission meeting.

## **8. CONSENT ITEM**

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

### **A. CONSENT ITEM**

#### Compliance Review of Alcohol Sales Conditional Use Permit Case No. 15

##### **Recommendation:**

That the Planning Commission, based on Staff's compliance review report, find that the subject alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before March 13, 2028, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.



**B. CONSENT ITEM**

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 79

**Recommendation:**

That the Planning Commission, based on Staff’s compliance review report, find that the subject alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before March 13, 2028, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

Chair Carbajal requested a motion for Consent Item Nos. 8A and 8B.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approved Consent Item Nos. 8A and 8B, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora  
Nays: None  
Absent: None

**9. ANNOUCEMENTS**

- Commissioners

Commissioner Mora announced that 560 participants ran in the City’s Shamrock 5K.

Commissioners Mora, Jimenez, and Carbajal will be cooking at the upcoming pancake breakfast.

- Staff

Asst. Director of Planning Cuong Nguyen explained Senate Bill 1214 and what changes to expect under SB1214.

**10. ADJOURNMENT**

Chair Carbajal adjourned the meeting at 6:38 p.m.

**ATTEST:**

\_\_\_\_\_  
Teresa Cavallo  
Planning Secretary

\_\_\_\_\_  
Chair Carbajal

\_\_\_\_\_  
Date



**PUBLIC HEARING**

**Categorically Exempt – CEQA Guidelines Section 15301, Class 1**

**Alcohol Sales Conditional Use Permit Case No. 82**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 82 to allow an alcohol beverage sales use for on-site consumption in association with an existing Japanese restaurant operating under the name of Crazy Tokyo located at 11532 Telegraph Road, within the Community Commercial-Planned Development (C-4-PD), Zone and within the Consolidated Redevelopment Project Area, and the Telegraph Corridor. (Alina Chung Rhie for Crazy Tokyo)

**RECOMMENDATIONS**

- Open the Public Hearing and receive the staff report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 82, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 82, subject to the conditions of approval as contained within Resolution No. 239-2023; and
- Adopt Resolution No. 239-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

**GENERAL INFORMATION**

A. Applicant: Alina Chung Rhie for  
Crazy Tokyo  
11532 Telegraph Road  
Santa Fe Springs, CA 90670

- B. Property Owner: 1338 Flower, LLC  
P.O. Box 24949  
Los Angeles, CA 90024
- C. Existing Zone: Community Commercial (C-4)
- D. General Plan: Commercial
- E. CEQA Recommendation: Categorically Exempt  
(Class 1 Existing Facilities)
- F. Staff Contact: Luis Collazo, Department of Police Services

### **BACKGROUND**

Crazy Tokyo is a Japanese-themed restaurant located within the Santa Fe Springs Promenade ("Promenade") shopping center located at 11532 Telegraph Road. The restaurant specializes in several Asian foods, but their main attraction is their modern interpretation of Sushi.

Crazy Tokyo has other locations within the Ventura County and Los Angeles County. Several of their locations currently provide alcoholic beverages to accompany the food menu. The owner would also like to serve alcoholic beverages (mostly beer and sake) at this location in Santa Fe Springs. Accordingly, and in compliance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 82 to allow the sale of alcoholic beverages for on-site consumption.

Concurrent with this request, the Applicant is pursuing approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales. If the ABC License is denied, the Applicants will have one-year to make any necessary adjustments to obtain the license otherwise ASCUP Case No. 82 will become null and void pursuant to Section 155.811 of the Zoning Code.

### **LOCATION**

Crazy Tokyo moved into the subject location at the beginning of 2023. They occupy approximately 2,301 sq. ft. of space within the Promenade and coexists with 10-other food establishments within the Promenade. There are other retail service establishments in the Promenade which include an Auto Zone, a furniture store, optometrist, dentist, a UPS Store, a plasma center, and a medical office. The former Bank of America building is currently unoccupied, but there has been some interest from a few prospective tenants.

**STREETS AND HIGHWAYS**

The subject site has street access from Telegraph Road and Orr & Day Road. Both streets are designated as a Major Highways within the Circulation Element of the City's General Plan.

**ZONING AND LAND USES**

The subject property, the properties to the west, across Orr & Day Road, and the properties to the northwest are within the Community Commercial (C-4) Zone and developed with retail service establishments. The properties directly to the north, across Telegraph Road, are within the Single Family (R-1) Zone and developed with single family homes. The adjacent property to the east is also within the C-4 Zone occupied by the Santa Fe Springs Police Services Center. Across Jersey to the east, the properties are zoned Single Family Residential (R-1) and developed with single family homes. The properties to the south are within the Multi-Residential-Planned Development (R-3-PD) Zone and occupied with the Promenade townhome housing development.

**ENVIRONMENTAL DOCUMENTS**

Staff finds and determines that because the building is existing and no exterior alterations and/or modifications will be conducted, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

**LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 29, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 29, 2023. Staff will report of any inquiries received during the Commission's meeting.

**ZONING ORDINANCE REQUIREMENTS**

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

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

**a. Conformance with parking regulations.**

*While the Promenade Shopping Center gives the appearance to be one whole parcel, it is made up of six parcels. On-site parking for each parcel is available on each respective lot. It should be noted that customers of the overall Promenade are permitted to park within any of the parcels without restrictions or physical barriers. Overall each parcel complies with Section 155.481(D) of the Zoning Code.*

**b. Control of vehicle traffic and circulation.**

*The subject property has on-site unobstructed vehicle circulation with 3-ingress and egress driveways on Telegraph Road, 1-on Orr & Day, and 1-on Jersey Avenue.*

**c. Hours and days of operation.**

*The subject location will operate from 11:00 a.m. to 11:00 p.m. seven days per week.*

**d. Security and/or law enforcement plans.**

*As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.*

**e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.**

*The proposed restaurant is within 2-walking miles or less to approximately 4-schools and 2-religious facilities. The restaurant is a family establishment which allows minors unaccompanied by an adult into the premises. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts.*

**f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.**

*The proposed restaurant is within walking distance to other retail uses and restaurants selling alcoholic beverages. Each use within the City is regulated*

*by a conditional use permit, the City's Municipal Code and ABC's regulations. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments.*

**g. Control of noise, including noise mitigation measures.**

*The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area. Nevertheless, the subject business and all the other surrounding business are required to comply with the City's Noise Regulations.*

**h. Control of littering, including litter mitigation measures.**

*As part of the conditions of approval, the Applicants, and/or their employees, are required to maintain the property free of trash and debris; moreover, the City's Public Nuisance Ordinance prohibits trash and debris from being left scattered on any property within the City.*

**i. Property maintenance.**

*The overall Promenade property is well maintained and its management employs their own personnel which maintains the grounds on a daily basis. As part of the conditions of approval, the Applicants are required to continue to maintain the immediate area in compliance with the City's Public Nuisance Ordinance.*

**j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.**

*Staff has drafted conditions of approval to mitigate any foreseeable negative impacts. It should be noted that some of the activities listed above have not been reported to take place within the area, or anywhere near the area. Nevertheless, the Applicants and their employees are aware that they should call and notify the Whittier Police Department should these activities take place or if there are any apparent indications that these illicit activities are occurring. Moreover, a compliance review will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

**AUTHORITY OF PLANNING COMMISSION**

The Planning Commission may grant, conditionally grant or deny approval of a Conditional Use Permit request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval shall be: binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

**APPEAL PROCESS**

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

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

**CALLS FOR SERVICE**

Whittier Police calls for service were reviewed for this location. The reports showed that no calls for services have been received directly to the location since it has opened in June 2023.

**STAFF COMMENTS**

As part of the permit review process, staff conducted a review of the business and the general area to identify any potential negative impacts as a result of the proposed restaurant and the proposed alcohol sale use. Staff generated a list of conditions to mitigate any potential negative impacts. The conditions are typical conditions imposed to restaurants serving alcoholic beverages within the City.

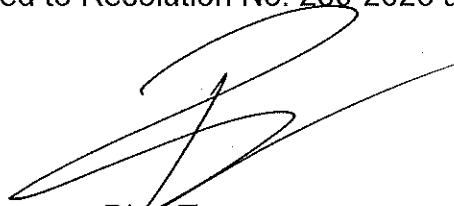
Based on its findings and observations, Staff is recommending approval of Alcohol Sales Conditional Use Permit Case No. 82 pursuant to the Applicant's request. It should be noted that the Applicants have signed an affidavit in which they declare that they are aware and in acceptance of the conditions of approval. As is typical for any

land entitlements, any breach of the conditions of approval by the Applicants and/or their employees without timely correction efforts may result in initiating of the process to revoke this Permit.

Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council and thereafter, a five-year compliance review.

**CONIDITONS OF APPROVAL**

Conditions of Approval are attached to Resolution No. 239-2023 as "Exhibit A".



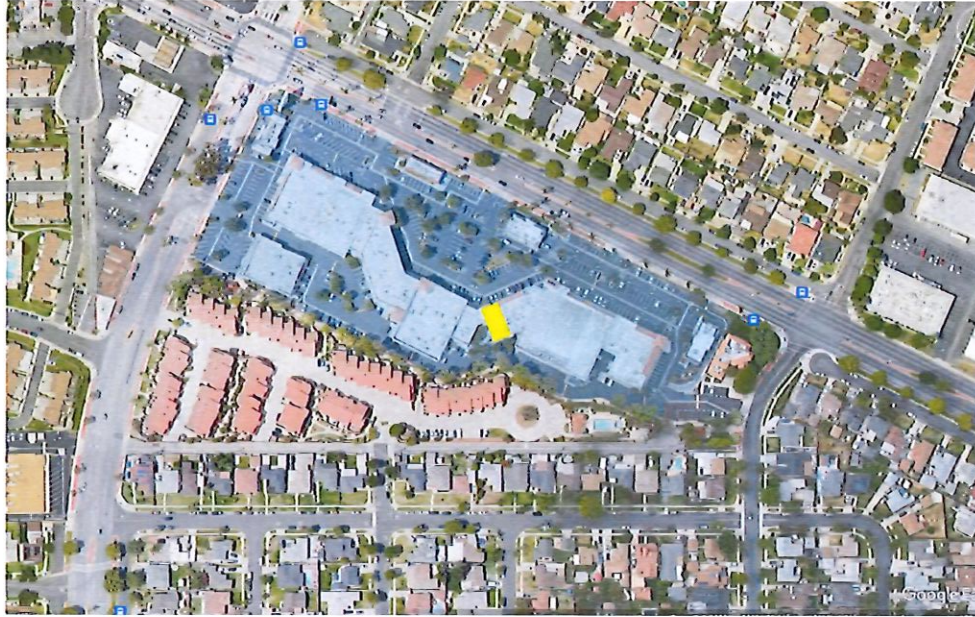
Dino Torres  
Director of Police Services

**Attachment(s)**

1. Location Map
2. Resolution No. 239-2023



Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 82

Crazy Tokyo  
11532 Telegraph Road  
Santa Fe Springs, CA 90670

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 239-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 82**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 82 to allow an alcohol beverage sales use for on-site consumption in association with an existing Japanese restaurant operating as Crazy Tokyo at 11532 Telegraph Road, within the Community Commercial-Planned Development (C-4-PD), Zone and within the Consolidated Redevelopment Project Area, and the Telegraph Corridor; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8008-004-086, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is 1338 Flower, LLC located at P.O. Box 24949, Los Angeles, CA 90024; and

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

WHEREAS, the City of Santa Fe Springs Department of Police Services on June 29, 2023, published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notices on June 29, 2023, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 10, 2023, concerning Alcohol Sales Conditional Use Permit Case No. 82.

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

**SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION**

The request of Alcohol Sales Conditional Use Permit Case No. 82 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an existing business, this proposed Alcohol Sales Conditional Use Permit request before the Planning

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

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 82 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 239-2023 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 82 to the City Council, subject to the conditions of approval hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 10th day of July 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Francis Carbajal, Chairperson

ATTEST:

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Teresa Cavallo, Planning Secretary

## EXHIBIT – A

### CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That the sale of alcoholic beverages shall only be permitted during the normal business hours each day of the week, or as permitted by the Alcohol Beverage Code.
3. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.
4. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased by customers on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
5. That the applicant shall be responsible for maintaining control of litter on the subject property and the immediate parking area as a result of the business.
6. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in the California Business and Professions Code.
7. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
9. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
10. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
11. That streamers, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banner permits are available from

the Department of Planning.

12. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
13. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
14. That the applicant shall maintain digital video cameras and shall allow law enforcement officers, and any of their representatives, to view the security surveillance video footage immediately upon their request.
15. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
16. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, and law enforcement personnel and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
17. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
18. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety:
  - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
  - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
  - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
  - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.

- (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
19. That Alcohol Sales Conditional Use Permit Case No. 82 shall be subject to a compliance review within one year, from the date of approval by the City Council, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
  20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
  21. That ASCUP Case No. 82 not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
  22. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



**PUBLIC HEARING**

**Categorically Exempt - CEQA Guidelines Sections 15301, Class 1  
Alcohol Sales Conditional Use Permit (CUP) Case No. 83**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group, Inc. located at 9526 Ann Street, within the Heavy Manufacturing (M-2). (BWS Group)

**RECOMMENDATIONS**

- Open the Public Hearing and receive the staff report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 83, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 83, subject to the conditions of approval as contained within Resolution No. 240-2023; and
- Adopt Resolution No. 240-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

**GENERAL INFORMATION**

- A. Applicant: BWS Group  
9526 Ann Street  
Santa Fe Springs, CA 90670
- B. Property Owner: Ann Street, LLC  
9526 Ann Street  
Santa Fe Springs, CA 90670

- C. Subject Property: 9526 Ann Street  
Santa Fe Springs, CA 90670
- D. Existing Zone: Heavy Manufacturing (M-2)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 1)

**BACKGROUND**

BWS Group is an owner operated alcoholic beverage distributor catering to retail entities involved in the retail sale of Korean foods and beverages. BWS Group imports the food and alcoholic beverages from the Republic of Korea and warehouses the items for its consumers. Items include alcoholic beverages such as Good Day Suju, Korean Jinro, and others.

BWS recently purchased the property located at 9526 Ann Street under the name of Ann Street, LLC. The 28,500 sq. ft. property was developed in 1968 with a 14,216 sq. ft. industrial building. The business is relocating the operation from a smaller warehouse in La Habra to the new larger warehouse in Santa Fe Springs. Because the operation involves the warehousing and distribution of alcoholic beverage, the Applicant is required to comply with Ordinance No. 834 pertaining to alcoholic beverage uses.

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

In accordance with Section 155.628, BWS Group is requesting approval of Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution use. Concurrent with this request, the Applicant is also in the preliminary review process of transferring their existing Type 17 License Beer Wholesaler with the State Alcohol Beverage Commission ("ABC") to this location. Staff does not foresee that the ABC License transfer will be denied to the Applicant. Nevertheless, should ASCUP Case No. 83 be approved and the ABC license transfer be denied, the Applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.



**STREETS AND HIGHWAYS**

The subject site has access from Ann Street. Ann Street is designated as a Minor-Local Highway on the Circulation Element of the City's General Plan.

**ZONING AND LAND USES**

The 28,500 sq. ft. site is developed with a 14,216 sq. ft. industrial warehouse building. The property is within the Heavy Industrial (M-2) Zone as well as the properties to the north, east, south, and west. The surrounding properties are also developed with industrial buildings generally used for manufacturing or warehousing activities.

**ENVIRONMENTAL DOCUMENTS**

Considering that the building and property in which the Applicant will be occupying is fully built and may have minor to no interior alterations, Staff finds and determines that this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

**LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 29, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 29, 2023. Staff will report of any inquiries received during the Commission's meeting.

**ZONING ORDINANCE REQUIREMENTS**

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

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

- a. **Conformance with parking regulations.** *The subject property was built in 1989 in accordance with the City's Development Standards. Upon completion of the 28-parking spaces were provided. Overtime, the previous occupants did not maintain the stripping on the property and overtime the striping has faded. As part of this entitlement a new parking plan will be required showing the re-stripping of the parking stalls as a condition of approval.*
- b. **Control of vehicle traffic and circulation.** *Unobstructed on-site vehicular circulation is available on the property. Only one-driveway is provided from Ann Street for ingress and egress. It should be noted that the mentioned driveway is shared by the property to the south as a dedicated and recorded easement.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:30 a.m. to 5:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located approximately three-quarters of a mile walking-distance to St. Paul High School located at 9635 Greenleaf Avenue. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a bulk condition. Consequently, Staff believes that the proposed alcoholic beverage use will not have an impact to sensitive use considering its distance and on-site activities.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, staff does not feel that the alcohol beverage activities will have a negative impact and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area.*
- g. **Control of noise, including noise mitigation measures.** *The subject use will operate as a warehouse/distribution facility and all activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has in place maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. **Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval and pursuant to the City's Public Nuisance Ordinance, the applicant is required to maintain the property free of all trash and debris.*

- i. **Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area in compliance with the City's Public Nuisance Ordinance.*
  
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses outside of Santa Fe Springs. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

#### **AUTHORITY OF PLANNING COMMISSION**

The Planning Commission may grant, conditionally grant or deny approval of a Conditional Use Permit request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval shall be: binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

#### **APPEAL PROCESS**

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

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

within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

### **CALLS FOR SERVICE**

There were no calls for service directly attributed to this location. As of the writing of this report, the Applicant has not yet taken occupancy of the property.

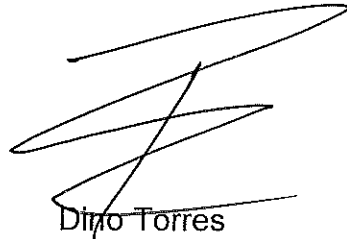
### **STAFF COMMENTS**

Staff finds that the proposed alcohol beverage warehouse and distribution use will not have a negative impact to the overall general area and the use is consistent with the warehouse/distribution activities already present in the general area. Moreover, Staff believes that the business along with the alcohol warehouse/distribution activities will also have minimal impacts to the area if it operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by ABC.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit Case No. 83 requested by the applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council, and subsequent compliance reviews every five-years thereafter.

### **CONIDITONS OF APPROVAL**

Conditions of Approval are attached to Resolution No. 240-2023 as "Exhibit A".



Dino Torres  
Director of Police Services

### **Attachment(s)**

1. Location Map
2. Resolution No. 240-2023

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83

BWS Group  
9526 Ann Street  
Santa Fe Springs, CA 90670

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 240-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group, a new business located at 9526 Ann Street, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8163-010-029, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Ann Street, LLC 9526 Ann Street, Santa Fe Springs; and

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

WHEREAS, the City of Santa Fe Springs Department of Police Services on June 29, 2023, published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 29, 2023, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 10, 2023, concerning Alcohol Sales Conditional Use Permit Case No. 83.

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

**SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION**

The request of Alcohol Sales Conditional Use Permit Case No. 83 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an approved warehouse and distribution business, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section

15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 83 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 240-2023 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 83 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 10th day of July 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Francis Carbajal, Chairperson

ATTEST:

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Teresa Cavallo, Planning Secretary

## EXHIBIT – A

### CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to transfer an existing Type 17 License Beer Wholesaler to 9526 Ann Street, the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 17 license (Beer and Wine Wholesaler).
6. That alcoholic beverages shall be shipped to the Applicant's customer by the use of commercial trucks and/or licensed commercial transportation companies and not by passenger-type vehicles or domestic type vehicles.
7. That the Applicant submit a scaled parking plan to the Planning Department showing striped parking for the property in compliance with Section 155.481(D). The Plan shall be submitted within thirty days of the approval of this Permit by the City Council. The Applicant shall stripe the parking lot pursuant to the approved plan within 15-days of the approval date of the Plan.
8. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
9. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.



10. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
  - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
  - (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
  - (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
  - (D) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
11. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
12. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
13. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
14. That Alcohol Sales Conditional Use Permit Case No. 83 shall be subject to a compliance review within one year, from the date of approval by the City Council, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
15. That before taking occupancy of the premises, the Applicant shall obtain a valid Business Operations Tax Certificate (business license) from the Santa Fe Springs Department of finance. To obtain an application, contact Claribel Catalan at (562) 868-0511.

16. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 10 and all other applicable regulations shall be strictly complied with.
17. That Alcohol Sales Conditional Use Permit Case No. 83 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
18. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



**PUBLIC HEARING**

**Categorically Exempt - CEQA Guidelines Sections 15301, Class 1  
Alcohol Sales Conditional Use Permit (CUP) Case No. 84**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of alcoholic beverages at 21<sup>st</sup> Century Spirits, LLC, located at 12145 Mora Drive, within the Heavy Manufacturing (M-2). (21<sup>st</sup> Century Spirits, LLC)

**RECOMMENDATIONS**

- Open the Public Hearing and receive the staff report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 84, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 84, subject to the conditions of approval as contained within Resolution No. 241-2023; and
- Adopt Resolution No. 241-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

**GENERAL INFORMATION**

- A. Applicant: 21<sup>st</sup> Century Spirits, LLC  
6580 E. Washington Boulevard  
Commerce, CA 90040
- B. Property Owner: PPF Industrial 12016 Telegraph Rd  
1875 Century Park E. #380  
Los Angeles, CA 90067

- C. Subject Property/Location: 12145 Mora Drive, Unit 3  
Santa Fe Springs, CA 90670
- D. Accessors Parcel No.: 8009-007-053
- E. Existing Zone: Heavy Manufacturing (M-2)
- F. General Plan Designation: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)

### **BACKGROUND**

The Applicant, 21<sup>st</sup> Century Spirits, LLC, is a producer and marketer of premium alcoholic beverages; their focus is mostly on vodka. The company warehouses and distributes several types of vodka from different distillers, but their leading brand is Blue Ice Vodka. 21<sup>st</sup> Century Spirits, LLC has their headquarters in the City of Commerce where they also conduct all of their importing, distribution, and warehousing activities.

The Applicant recently took residency in Santa Fe Springs by leasing a 1,890 sq. ft. suite within the Heritage Corporate Center, which is located on the south west corner of Telegraph Road and Norwalk Boulevard; adjacent to Heritage Park and the Sculpture Garden. The subject location is used for office space, occupied by one staff member and contains an approximate 300 sq. ft. storage space used predominantly to store corporate marketing items and small quantities of vodka. The small amounts of vodka bottles on the premises are used to give out to sales personnel for displays at retailer's stores and/or other marketing events such as conferences and conventions. Overall, the office is used to confer with potential retailers or sales personnel where they can also pick up marketing packages.

Because the operation involves the storage of alcoholic beverages; even at very low quantities, the Applicant is required to comply with Ordinance No. 834 pertaining to alcoholic beverage uses. City Ordinance No. 834, approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage or manufacturing of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage storage use. Concurrent with this request, the applicant is also in the preliminary review process of adding the subject location to their valid Type 18 Distilled Spirits Wholesaler License from the State Alcohol Beverage Commission ("ABC"). Staff does not foresee that the ABC License addition will be denied to the Applicant. Nevertheless, should ASCUP Case No. 84 be approved and the ABC

license addition be denied, the Applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

### **STREETS AND HIGHWAYS**

The subject site has access from Norwalk Boulevard and Mora Drive. Norwalk Boulevard is designated as a Major-Highway and Mora Drive is designated as a Minor-Local Highway on the Circulation Element of the City's General Plan.

### **ZONING AND LAND USES**

Developed in 1989, Heritage Corporate Center is comprised of 24-parcels and developed with 22-buildings. While the entire center is within the Heavy Manufacturing (M-2) Zone, the general area is primarily used for office space with minimal warehousing.

### **ENVIRONMENTAL DOCUMENTS**

Considering that the building and property in which the Applicant will be occupying is fully built and will not have any alterations, Staff finds and determines that this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

### **LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 29, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 29, 2023. Staff will report any inquiries received for this matter at the time of the Commission's meeting.

**ZONING ORDINANCE REQUIREMENTS**

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

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

- a. **Conformance with parking regulations.** *The subject property and the surrounding business park was built in 1989 in accordance with the City's Development Standards. Upon completion parking spaces were provided in compliance with Chapter 155 Section 155.480. It should be noted that the business park was designed and approved to provide shared parking among all of the 24-parcels.*
- b. **Control of vehicle traffic and circulation.** *Unobstructed on-site vehicular circulation is available on the property. One-driveway is provided off Mora Drive and another from Norwalk Boulevard for ingress and egress.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 5:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located approximately 1-mile walking distance to St. Pius Church located at 10826 Pioneer Boulevard, and 1.25-miles walking distance to Lake Center Middle School located at 10503 Pioneer Boulevard. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a locked storage room. Consequently, Staff believes that the proposed alcoholic beverage storage use will not have an impact to sensitive use considering its distance and the described on-site activities.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, staff does not feel that the alcohol beverage activities will have a negative impact and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area.*

- g. Control of noise, including noise mitigation measures.** *The subject use will operate mainly as an office use with the storage of alcohol and other marketing items as an auxiliary activity. All activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has in place maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval and pursuant to the City's Property Maintenance Ordinance, the applicant is required to maintain the property free of all trash and debris.*
- i. Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area of the office frontage in compliance with the City's Public Nuisance Ordinance. It should be noted that the business park contracts with an independent contractor to maintain the business park grounds*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses outside of Santa Fe Springs. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

#### **AUTHORITY OF PLANNING COMMISSION**

The Planning Commission may grant, conditionally grant or deny approval of a Conditional Use Permit request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval shall be: binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction,

location, use and maintenance of all land and structures within the development.

### **APPEAL PROCESS**

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

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

### **CALLS FOR SERVICE**

Whittier Police calls for service were not be found for this location.

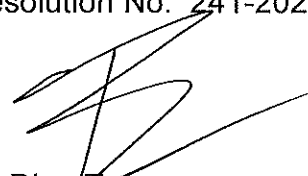
### **STAFF COMMENTS**

Staff finds that the proposed alcohol beverage activities will not have a negative impact to the overall general area and the use is consistent with the office activities already present in the general area. Moreover, Staff believes that the business along with the alcohol storage activities will also have minimal impacts to the area if it operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by ABC.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit Case No. 84 requested by the applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council, and subsequent compliance reviews every five-years thereafter.

### **CONIDITONS OF APPROVAL**

Conditions of Approval are attached to Resolution No. 241-2023 as "Exhibit A".



Dino Torres  
Director of Police Services



Attachment(s)

1. Location Map
2. Resolution No. 241-2023

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83

BWS Group  
9526 Ann Street  
Santa Fe Springs, CA 90670

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 241-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 84**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and storage of alcoholic beverages at 21<sup>st</sup> Century Spirits, LLC, a new business located at 12145 Mora Drive, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8009-007-053, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is PPF Industrial 12016 Telegraph Rd, located at 1875 Century Park E. #380, Los Angeles, CA 90067; and

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

WHEREAS, the City of Santa Fe Springs Department of Police Services on June 29, 2023, published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 29, 2023, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 10, 2023, concerning Alcohol Sales Conditional Use Permit Case No. 84.

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

**SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION**

The request of Alcohol Sales Conditional Use Permit Case No. 84 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an approved warehouse and office use, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1,

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

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 84 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 241-2023 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 84 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 10th day of July 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Francis Carbajal, Chairperson

ATTEST:

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Teresa Cavallo, Planning Secretary

## EXHIBIT – A

### CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to add the subject location to the existing License Type 18 Distilled Spirits Wholesaler, the Applicant will be provided one-year to reapply to ABC otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 18 license (Distilled Spirits Wholesaler).
6. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
7. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
  - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
  - (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
  - (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on

the subject premises and the procedures for such notifications.

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

8. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
9. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
11. That Alcohol Sales Conditional Use Permit Case No. 84 shall be subject to a compliance review within one year, from the date of approval by the City Council, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
12. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 7 and all other applicable regulations shall be strictly complied with.
13. That Alcohol Sales Conditional Use Permit Case No. 84 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
14. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



### **PUBLIC HEARING**

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

### **RECOMMENDATIONS:**

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
- Recommend that the City Council review and find the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions; therefore, no further environmental review is required; and
- Adopt Resolution No. 242-2023, which incorporates the Planning Commission's findings and actions regarding this matter.
- Recommend that the City Council approve and adopt two Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

### **BACKGROUND**

The Santa Fe Springs General Plan establishes a long-range vision for how the community will grow and a legal foundation for all land use decisions in the community. The General Plan is the City's "constitution," or blueprint, because it establishes goals and policies to guide growth, land development, traffic, circulation, housing, conservation, fiscal sustainability, economic development, environmental justice, and other important topics over the next 20 years.

The City of Santa Fe Springs' General Plan was last comprehensively updated in 1993-1994 and was only amended a handful of times since then. On September 26, 2019, the City of Santa Fe Springs City Council authorized the Director of Planning

to release a competitive Request for Proposal (RFP) for the preparation of the 2040 Comprehensive General Plan Update, Targeted Zoning Ordinance Update, and the necessary environmental documents. On February 13, 2020, the Santa Fe Springs City Council awarded said contract to MIG, Inc. As such, the comprehensive update to the City's roughly 30-year-old General Plan began in the spring of 2020. On February 8, 2022, almost two years later, the comprehensive update was completed and the City Council adopted the 2040 General Plan, including the Environmental Impact Report and Statement of Overriding Considerations.

Since February of last year, the General Plan team has been diligently working on the Targeted Zoning Ordinance Update which are various amendments to the existing zoning ordinance to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The Targeted Zoning Ordinance Update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan, and to meet State housing law and key implementation measures identified in the 2021-2029 Housing Element. The draft Targeted Zoning Ordinance Update project encompasses the following key components:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan land use map.

As part of the Targeted Zoning Ordinance Update project, the team was concurrently working on the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. The replacement of the existing Nonconforming Uses section, however, will now move forward on a different timeline to allow Staff additional time to complete the new Nonconforming Situations sections and further collaborate with various stakeholders.



**DETAILED DESCRIPTION OF THE ZONING TEXT AMENDMENTS**

To implement the goals of the General Plan, including the 2021-2029 Housing Element, several text amendments to the City's Zoning Ordinance, Title 15 (Land Usage), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code are required. The proposed Targeted Zoning Ordinance Project includes the following Targeted Amendments to the text of the City's Zoning Ordinance:

**Definitions**

The existing Zoning Ordinance required a number of new definitions to better define uses that are proposed with the various new zone districts and also to conform to new state housing laws. As such, the following definitions have been added to Section 155.003 (Definitions) of the City's Zoning Ordinance:

- Animal Grooming
- Automated Teller Machines (ATMs)
- Automobile Sales and Rental
- Automobile Service, Major
- Automobile Service, Minor
- Automobile Washing/Detailing
- Boarding House
- Brewery, Winery, or Distillery
- Business Support Services
- Check Cashing Business (also "Payday Loan Business")
- Cigar Lounge or Bar
- Clinic/Urgent Care
- Cocktail Lounges and Bars
- College (also "University")
- Commercial Recreation
- Community Gardens
- Cultural Institutions
- Drive-Through or Drive-Up Establishments
- Dwelling, Single Unit (also "Dwelling, Single Family")
- Dwelling, Multi-Unit
- Dwelling, Two-Unit Dwelling
- Emergency Shelter, Permanent
- Emergency Shelter, Temporary Low Barrier Navigation Center
- Employee Housing, Large
- Employee Housing, Small
- Entertainment Venue, Indoor
- Family Day Care Home, Large

- Family Day Care Home, Small
- Financial Institutions
- Gymnasium and Fitness Centers, Large
- Gymnasium and Fitness Centers, Small
- Hospitals
- Hotel or Motel
- Kennel
- Laboratory – Medical Analytical Research, Testing
- Live/Work Unit
- Manufacturing – Light
- Mobile Home
- Mobile Home Parks
- Office, Business and Professional (Non-Medical and Dental Office)
- Office, Medical and Dental
- Park
- Personal Services, General
- Personal Services, Restricted
- Primary Street Frontage
- Religious Assembly Facilities
- Research and Development.
- Restaurant
- Retail Sales – General
- Retail Sales – Restricted
- Schools, K-12 – Private
- Service/Fueling Station, Automobile
- Single Room Occupancy (SRO)
- Supportive Housing
- Technical Trade Business or Professional Schools
- Transit Station
- Utility Facilities

In addition, the following existing definitions are being renamed and updated:

- Boardinghouse
- Clinic, Dental or Medical
- Dwelling, Single-Family
- Dwelling, Multiple
- Day Care, Large Family
- Day Care, Small Family
- Hospital

- Hotel
- Laboratory
- Motel
- Service Stations, Automobile
- Single Room Occupancy (SRO) Housing

*These changes to Section 155.003 (Definitions) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

### **Parking**

A review and update of the City's parking requirements was completed to ensure they adequately address the four new zone districts and new State housing laws. The Targeted Zoning Ordinance Update, therefore, included several changes to Section 155.481 of the City's Zoning Ordinance. The new provisions specify particular instances whereby parking is required for sites located within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resource Code. The new provisions also updates the existing parking requirements for residential uses, care services and facilities, and mixed-uses.

*These changes to Section 155.481 (Required Parking) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No.32.*

### **Multi-Family Residential Zones**

Part 4 of Chapter 155 of the Santa Fe Springs Municipal Code will be entirely replaced with new sections for the Multi-Family Residential zone districts, which will now include an R-3 and R-4 zone district. A description and purpose for both zone districts are provided below:

- The *Multiple-Family/Medium Density Residential (R-3) zone district* provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- The *Multiple-Family/High Density Residential (R-4) zone district* provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and

street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high density areas. Multiple dwelling unit developments is permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality. The Multiple-Family/High Density Residential (R-4) zone district provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high density areas. Multiple dwelling unit developments is permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

Similar to other zone districts within the City's existing Zoning Ordinance, the new provisions for multi-family residential includes the following sections:

- Purpose
  - *Revised to identify both the R-3 and R-4 zone districts.*
- Uses
  - *Previously Principal Permitted uses and Conditional uses; also, this section is now provided in a table format for both the R-3 and R-4 zone.*
- Accessory Uses
  - *Remains unchanged, except a new provision was added to allow the Director of Planning and Development authority to deem other uses not listed as appropriate accessory uses.*
- Development Standards
  - *This section is now provided in a table format and includes the requirements for the following standards: Lot Area, Lot Width, Lot Depth, Dwelling Size, Lot Coverage, Open Space, Storage, Setbacks, Building Height, Required Step-Down Abutting Residential Zone, Distance Building Buildings, and Density.*
- Permitted Fences, Hedges, and Walls
  - *Revised to clarify the maximum height of seven feet behind the front yard area and to also prohibit barbed wire, chain-link and razor wire.*

- Required Off-Street Parking, Access, EV Charging and Bicycle Parking
  - *This section now includes EV Charging and Bicycle Parking.*
- Signs
  - *Remains unchanged, except removal of previous subsection (E) Reserved.*
- Landscaping and Outdoor Open Space
  - *This section now includes Outdoor Open Space*
- Permitted Encroachments into Required Yards
  - *The sections reference in this section was updated. Previous reference was §§ 155.385 through 155.958 and update now references only the two relevant sections: § 155.455 (D) and §155.457(C).*

However, the incorporation of Objective Development Standards into the newly established zones also resulted in the following new sections:

- Setbacks
  - *Requirement to have a minimum of 50% of ground-floor building frontage be within 5 feet of the minimum front setback.*
- Stepbacks
  - *Requirements to ensure upper floors are stepped back for street-facing facades and on facades abutting an R1, Single-Family Residential, zone.*
- Screening of Mechanical Equipment
  - *Requirements to ensure that all mechanical equipment are not visible from any public street, civic space, or abutting properties.*
- Accessory Buildings
  - *Requirements for the development and redevelopment of accessory structures, excluding accessory dwelling units.*
- Frontages
  - *Requirements surrounding the ground floor and facades.*
- Architectural Design Standards
  - *Requirements surrounding modulation.*

- Streetscape Requirements
  - *Requirements for pedestrian improvements and street trees.*

*These changes to Part 4 (Multi-Family Residential Zone Districts) of Chapter 155 of the Santa Fe Springs Municipal Code, Specifically to Sections 155.090 through 155.106 are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

### **Mixed Use Zones**

Part 6.A. will be added to Chapter 155 of the Santa Fe Springs Municipal Code for the three new Mixed-Use Zone Districts, which will include an MU, MU-DT, and MU-TOD zone district. A description and purpose for the three new zone districts are provided below:

- The *Mixed-Use (MU) zone district* provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- The *Mixed-Use Downtown (MU-DT) zone district* implements the City's goal to establish a new downtown –one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- The *Mixed-Use Transit-Oriented Development (MU-TOD) zone district* is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

Following a similar format as the multi-family zone district provisions, the new provisions for the three new mixed-use zone districts will include the following sections:

- Purpose
  - *This section provides the purpose for the MU, MU-DT, and MU-TOD zone districts.*
- Uses
  - *This section clarifies the allowable Permitted uses, Conditional uses, and also identifies uses that are not allowed or otherwise requires an Administrative Use Permit; Similar to the new Multi-Family Residential zone district, this section is provided as a single table for all three mixed-use zones.*
- Accessory Uses
  - *This section clarifies that accessory uses are “those uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities”.*
- Development Standards
  - *This section is provided in a table format and includes the requirements for the following standards: Lot Area, Lot Width, Lot Depth, Floor Area Ratio (FAR), Landscape Area, Open Space, Storage, Setbacks, Building Height, Required Step-Down Abutting Residential Zone, and Density.*
- Setbacks
  - *This section clarifies the requirement to have a minimum of 70% of building frontage be within 5 feet of the minimum front setback for primary right-of-ways and 50% for secondary right-of-ways. This section also clarifies the minimum percentage of landscaping within the setback area.*
- Stepbacks
  - *Similar to the new Multi-Family Residential zone district, this section provides requirements to ensure upper floors are stepped back for street-facing facades and on facades abutting an R1, Single-Family Residential, zone.*
- Permitted Fences, Hedges, and Walls
  - *The requirements within this section are identical to the new Multi-Family Residential zone district.*

- Screening of Mechanical Equipment
  - *The requirements within this section are identical to the new Multi-Family Residential zone district.*
- Required Off-Street Parking, Access, EV Charging and Bicycle Parking
  - *This section mirrors the new Multi-Family Residential zone district, however, it also includes provisions for Off-site Parking and Shared Parking.*
- Signs
  - *This section refers to the C-4, Community Commercial sign standards as well as existing provisions within §§ 155.515 through 155.536.*
- Landscaping and Outdoor Open Space
  - *This section identifies the minimum landscaped area and requirement for curbs along the borders of all on-site landscape areas. This section also identifies the requirements for Open Space, including private open space, common open space and public open space. It should be noted that, as proposed, public open space will only be required within the MU-TOD zone district for projects over 80,000 square feet of gross floor area.*
- Frontages
  - *Similar to the new Multi-Family Residential zone district, this section provides requirements surrounding the ground floor and facades. It also identifies Window Requirements not found in the Multi-Family Residential zone district.*
- Architectural Design Standards
  - *This section identifies the façade articulation standards for developments with the mixed-use zone districts including requirements for the incorporation of certain design features, varied roof lines, and other modulation standards.*
- Streetscape Requirements
  - *The requirements within this section are identical to the new Multi-Family Residential zone district.*

In order to ensure that mixed use projects create a visually appealing and cohesive streetscape and also encourage active street frontages that allow pedestrians to feel comfortable and safe, the mixed-use zone districts provisions also includes the following section below:



- Streetwall
  - *This section identifies a minimum height and percentage of building frontage along public right-of-ways.*

*These changes to Part 6A (Mixed-Use Zone Districts) of Chapter 155 of the Santa Fe Springs Municipal Code, Specifically to Sections 155.175.1 through 155.175.17 are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

#### Establishment of Zone Districts

The City's Zoning Ordinance, specifically Section 155.015 (Establishment of Zone Districts) require an update to incorporate the inclusion of the four new zone districts. This update provided staff with an opportunity to implement several modifications surrounding the various overlay zones within the City. A description the changes to Section 155.015 are provided below:

- *Revise R-3 – Multi-Family Residential to Medium Density Residential*
- *Add R-4 – High Density Residential*
- *Add MU – Mixed Use*
- *Add MU-DT – Mixed Use Downtown*
- *Add MU-TOD – Mixed Use Transit Oriented Development*
- *Revise D – Design Zone to Design Overlay Zone*
- *Add FOZ – Freeway Overlay Zone*
- *Revise PD – Planned Development Zone to Planned Development Overlay Zone*
- *Add SP1 – Specific Plan Overlay Zone*

*These changes to Section 155.015 (Establishment of Zone Districts) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

#### **PROPOSED UPDATED ZONING MAP**

As mentioned previously, the City adopted new land use designations, as part of the City's 2040 General Plan, to facilitate mixed-use development in designated areas throughout the City. In addition to the identification of areas for new mixed-use development, the City's land use map identified areas where new high-density residential development may occur and also recognize properties designated as Freeway Commercial.

The new land use map adopted along with the 2040 General Plan also included the following changes:

- Updated land use designations for the following areas:
  - Southwest corner of Telegraph Road and Pioneer Boulevard.
  - Northeast corner of Orr & Day Road and Florence Avenue
  - Norwalk Boulevard, between Florence Avenue and Lakeland Road
  - East Side of Norwalk Boulevard, South of Lakeland Road.
  - Southside of Imperial, beginning from the west side of Leffingwell Avenue to the east side of Carmenita Road
  - Southwest corner of Rosecrans Avenue and Valley View Avenue.
- Modify the land use designation for church properties to Medium Density Residential.
- Modify the land use designation for various Industrials properties in close proximity from a residential use to Light Industrial.

The General Plan Implementation Plan requires an update to the City's Zoning Map to reflect updated General Plan Land Use Map revisions to create consistency between the General Plan Land Use Map and the City's Zoning Map. Additionally, the City's 2021-2029 Housing Element includes Program 11-1, which is a plan of action to increase housing choices, concentrate higher density projects adjacent to planned and existing transit stations and around the planned Downtown area by creating new mixed-use zones and also apply those zones to the zoning map to achieve consistency with the General Plan.

Staff has identified approximately 635 parcels within the city that will need to be rezoned to be consistency with the City's 2040 General Plan. As such, the proposed updated zoning map, which is the subject of Ordinance No. 1132, will replace the official zoning map referenced in Section 155.004 of the City's Zoning Ordinance.

*These changes to the official zoning map, as reference in Section 155.004 (Official Zoning Map Adopted) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are illustrated in the draft ordinance as part of Exhibit C of Attachment No. 3.*

### **PROJECT ENGAGEMENT EFFORTS**

The Targeted Zoning Ordinance Update project has implemented a comparable approach to community involvement as the one used during the recent Comprehensive General Plan Update. Similar to the engagement efforts for the

General Plan, the objective was to ensure effective communication of the project's details and to gather input from community members and stakeholders. As outlined below, the engagement process included four Zoning Advisory Group (ZAG) meetings, two joint study sessions involving the City Council and Planning Commission, a Community Meeting involving affected property owners, and a meeting with the Santa Fe Springs Chamber of Commerce (Chamber) and Industrial Business Group.

#### Zoning Advisory Group (ZAG)

A Zoning Advisory Group (ZAG) was formed to support the Targeted Zoning Ordinance Update project and was comprised of individuals representing various community interests, including residents, property owners, and other stakeholders. A total of four ZAG meetings were conducted as follows:

- *Meeting #1: June 29, 2022*
  - ZAG members were given a general overview of the Targeted Zoning Ordinance Update project. They received information about the three new mixed-use zone districts and a brief overview of the forthcoming decisions concerning development standards and allowable uses for such zones. ZAG members also received a brief overview of the revision process for addressing nonconforming situations and the concurrent efforts of the Objective Development Standards project.
- *Meeting #2: July 27, 2022*
  - ZAG members were presented with a more in-depth presentation on nonconforming situations. The presentation covered the city's existing standards, the General Plan policy guiding the proposed changes, and the entirely new approach that will replace the current nonconforming section.
- *Meeting #3: August 31, 2022*
  - ZAG members were presented with a more in-depth presentation on the three new mixed-use zone districts. They were provided with information on the location of these districts within the city and received a walkthrough of the draft regulations associated with them.
- *Meeting #4: February 1, 2023*
  - ZAG members received an update on the progress of the Targeted Zoning Ordinance Update project. They were informed about the latest key changes made to the nonconforming situations and were given a walkthrough of corresponding draft

regulations. Additionally, ZAG members received a more comprehensive presentation on the multiple-family zone districts, along with a walkthrough of the draft regulations. Lastly, the group was updated on the City's compliance with State Law regarding the Housing Element.

#### Joint Study Sessions - City Council and Planning Commission

Two joint study sessions were held before the City Council and Planning Commission.

- The first study session, which took place on August 2, 2022, had the primary objective of providing a comprehensive overview of the project to the City Council and Planning Commission. It also aimed to emphasize the significance of maintaining internal consistency between the General Plan and Zoning Code. During this session, attendees were also provided with preliminary draft land uses and development standards for the new mixed-used zone districts (MU, MU-TOD, and MU-DT), along with a general framework of the nonconforming situations sections.
- The second study session, held on February 21, 2023, provided an update on the Targeted Zoning Ordinance Update project to the City Council and Planning Commission. This update included the revised drafts for the mixed-use zones and the nonconforming situations sections. Additionally, the session introduced preliminary draft land uses and development standards for the multiple-family zone districts (R-3 and R-4). While staff acknowledged receiving comments from the Industrial Business Group and a Zoning Advisory Group (ZAG) member, there was no discussion regarding the non-conforming situations sections during this second study session.

#### Community Meeting - Affected Property Owners

On August 24, 2022, the City extended an invitation by mail to all property owners impacted by the proposed zoning code changes to attend a public meeting. The main objective of the meeting was to enhance their understanding of the City's Zoning Ordinance, with a specific emphasis on the proposed mixed-used standards and nonconforming provisions. Attendees were given the opportunity to delve into the specifics of the proposed changes and actively engage by asking questions and seeking clarification.

#### Meeting with Chamber and Industrial Business Group

On September 2, 2022, the City extended an e-mail invitation to the Chamber and Industrial Business Group to participate in a public meeting. The purpose was to

engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance. The focal point of the discussion revolved around the initial draft sections addressing nonconforming situations sections, which had garnered notable interest from the Chamber and Industrial Business Group

#### Study Session with the Planning Commission

A final study session was held on June 22, 2023, to provide the Planning Commission with an overview of the draft materials before the Targeted Zoning Ordinance Update is presented for their consideration and recommendation to the City Council. The Study Session also served as an opportunity to gather input on any additional consideration or inclusions that should be made in the final draft Targeted Zoning Ordinance Update.

### **ENVIRONMENTAL DOCUMENTS**

Staff has determined that the Targeted Zoning Ordinance Update project was part of the environmental analysis conducted for the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. A link to the various environmental documents associated with the Program EIR are provided below:

CEQAnet (SCH Number: 2021050193)

- <https://ceqanet.opr.ca.gov/2021050193>
  - Notice of Preparation:
    - [https://files.ceqanet.opr.ca.gov/269870-1/attachment/Q-BP0zNRKsEOe3dOd\\_5UAYs3-YBklxMUD6LBIOkptkSNXyqNn2h9Ar7dYFqmnzoi3GjWMv8uW6vNOsOQ0](https://files.ceqanet.opr.ca.gov/269870-1/attachment/Q-BP0zNRKsEOe3dOd_5UAYs3-YBklxMUD6LBIOkptkSNXyqNn2h9Ar7dYFqmnzoi3GjWMv8uW6vNOsOQ0)
  - Notice of Availability/Completion:
    - [https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUK-5e\\_ryZijGeUNLo8\\_QFymQgdvR\\_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0](https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUK-5e_ryZijGeUNLo8_QFymQgdvR_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0)

- Draft EIR with Appendices:
  - <https://cms5.revize.com/revize/santafespringsca/departments/planning/environmental%20documents/Environmental%20Impact%20Report%20With%20Appendices.pdf>
- Response to Comments, Errata, and Public Circulation
  - [https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS\\_GPU\\_FEIR.pdf](https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS_GPU_FEIR.pdf)
- Findings of Fact and Statement of Overriding Considerations
  - <https://www.reimaginesantafesprings.org/files/managed/Document/174/FindingsofFactandSOC.pdf>
- Mitigation Monitoring Report
  - [https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS\\_EIR\\_MMRP.pdf](https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS_EIR_MMRP.pdf)

The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

*The CEQA Consistency Findings are provided as Exhibit A of Attachment No. 3.*

### **LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. The legal notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, the City's Library, and published in a newspaper of general circulation (*Whittier Daily News*) on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

Additionally, on June 29, 2023, hard copy letters were mailed to the property owners of each of the parcels being considered for rezoning. These letters provided the property owners with a project background, CEQA status, including a copy of the proposed Zoning Map. All property owners were invited to attend the meeting telephonically or electronically, submit written comments to the City by 12:00pm on the day of the Planning Commission meeting, or otherwise call the City to provide a comment or seek further information.

*The Public Hearing Notice is provided as Attachment No. 1 and the Letter and Proposed Zoning Map to Property Owners is provided as Attachment No. 2.*

#### Public Comment

As of the date of this report, staff has received two phone calls from property owners that had received the hard copy letter and Zoning Map.

1. Roy Walter – property owner at 11126 Greenstone Avenue called to seek further information. While Roy did express concerns with the potential impact to his property, he was thankful that the city is planning to completely revise its non-conforming provisions and consider provisions that would allow him to preserve and protect his financial interest.
2. Lisa Vernola – property owner at 10605 Bloomfield Avenue called to seek further information. Lisa understood that her property is in close proximity to the Villages at Heritage Springs. While she understands that a change from M-2 to M-1 will reduce the number of available uses for her property, she appeared to be supportive of the change.
3. Mohan Kondragunta – interested buyer of a property considered for a zone change. He requested access to view an online version of the proposed zoning map. A link to the map was e-mailed to Mohan.
4. Gary Herman Sr. – property owner at 10640 Washington Boulevard called and has requested to meet with staff to seek further information to better understand the potential impacts to his property.

#### **PLANNING COMMISSION REVIEW**


The Planning Commission hearing to consider the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, is required by State Statute and provides an additional opportunity for the community and interested parties to provide their comments regarding the Project. Furthermore, because the Project is an amendment to the City's Municipal Code, the Planning Commission's recommendation regarding the proposed updates will be forwarded to the City Council for their consideration at a subsequent public hearing, tentatively scheduled for August 15, 2023.

#### **STAFF REMARKS**

The Targeted Zoning Ordinance Update project, including an updated Zoning Map, implements the General Plan Implementation Plan Program A.1 (*Zoning Revisions Related to Housing Element*), Program A.16 (*Residential Electric Vehicle and Bicycle Parking Requirements*) and the Housing Element Program 11 (*Zoning Code Revisions*) and is necessary to create consistency between the City's 2040 General

Plan (inclusive of the 2021-2029 Housing Element) and Zoning Ordinance (inclusive of the Zoning Map). Furthermore, the project is mandated by the State law requiring that the zoning code and zoning districts be consistent with the City's current General Plan. And lastly, the City's Housing Element requires the creation of more housing opportunities to meet the City's Regional Housing Needs Assessment (RHNA) numbers as mandated by the State of California. These changes will provide the foundation zoning for new development opportunities that allow for the redevelopment of older sites, while also providing needed housing and new commercial opportunities which will bring new economic growth to the City.

Staff is therefore recommending that the Planning Commission adopt Resolution No. 242-2023, thereby recommending that the City Council find that the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions and therefore no further environmental review is required; and that the City Council approve and adopt two separate Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

  
Wayne M. Morrell  
Director of Planning

Attachments:

1. Public Hearing Notice
2. Letter and Proposed Zoning Map to Property Owners
3. Resolution No. 242-2023
  - a. Exhibit A – CEQA Consistency Findings
  - b. Exhibit B – Ordinance No. 1131 (Targeted Amendments to City's Zoning Ordinance)
  - c. Exhibit C – Ordinance No. 1132 (Changes to the existing Zoning Map)



## Attachment 1 – Public Hearing Notice

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN  
UPDATED ZONING MAP, TO ENSURE THAT THE CITY'S ZONING  
ORDINANCE AND ZONING MAP ARE ALIGNED WITH THE CITY'S  
2040 GENERAL PLAN**

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

**PROJECT:** The City of Santa Fe Springs is proposing various targeted zoning ordinance updates to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan. The draft Targeted Zoning Ordinance Updates project encompasses the following key components:

Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);  
Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);  
Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;  
Incorporation of Objective Development Standards into the newly established zones;  
Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments.  
Update of the Zoning Map to ensure consistency with the General Plan; and  
Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

The Targeted Zoning Ordinance Update project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. The replacement of the existing Nonconforming Uses section, however, will now move forward on a different timeline to allow Staff additional time to complete the new Nonconforming Situations sections and also collaborate with various stakeholders.

**PROJECT LOCATION:** All lands within the City of Santa Fe Springs city and zoning boundaries.

**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, July 10, 2023 at 6:00 p.m.**

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

Electronically using Zoom

Go to [Zoom.us](https://zoom.us) and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BiYU12SmJIQT09>

Zoom Meeting ID: 558 333 944  
Password: 554545

Telephonically

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

**CEQA STATUS:** After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

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

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

**FURTHER INFORMATION** on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: [cuongnguyen@santafesprings.org](mailto:cuongnguyen@santafesprings.org) or otherwise by phone at (562) 868-0511 ext. 7059.

**Whittier Daily News**  
**Published: 6/29/23**

## Attachment 2 – Letter and Proposed Zoning Map to Property Owners



11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · [www.santafesprings.org](http://www.santafesprings.org)

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

**NOTICE OF PUBLIC HEARING  
 TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING  
 MAP, TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP  
 ARE ALIGNED WITH THE CITY'S 2040 GENERAL PLAN**

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

**PROJECT:** The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update (TZOU) to ensure consistency with State Law and alignment with the Santa Fe Springs 2040 General Plan.

The TZOU is recommending new mixed uses zones, revisions to heavy and light industrial zones, revisions to multi-family standards, new objective development standards, revisions to parking standards, and a revised zoning map. The TZOU project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. However, in order to ensure the comprehensive completion of the new Nonconforming Situations section, and effective collaboration with various stakeholders, the replacement of the current Nonconforming Uses section will proceed on a different timeline.

**PROJECT LOCATION:** All lands within the City of Santa Fe Springs city and zoning boundaries.

**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, July 10, 2023 at 6:00 p.m.**

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

Electronically using Zoom:

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

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944 | Password: 554545

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

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem  
 City Council  
 Annette Rodriguez • William K. Rounds • Joe Angel Zamora  
 City Manager  
 Tom Hatch, Interim City Manager

**CEQA STATUS:** After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

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

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

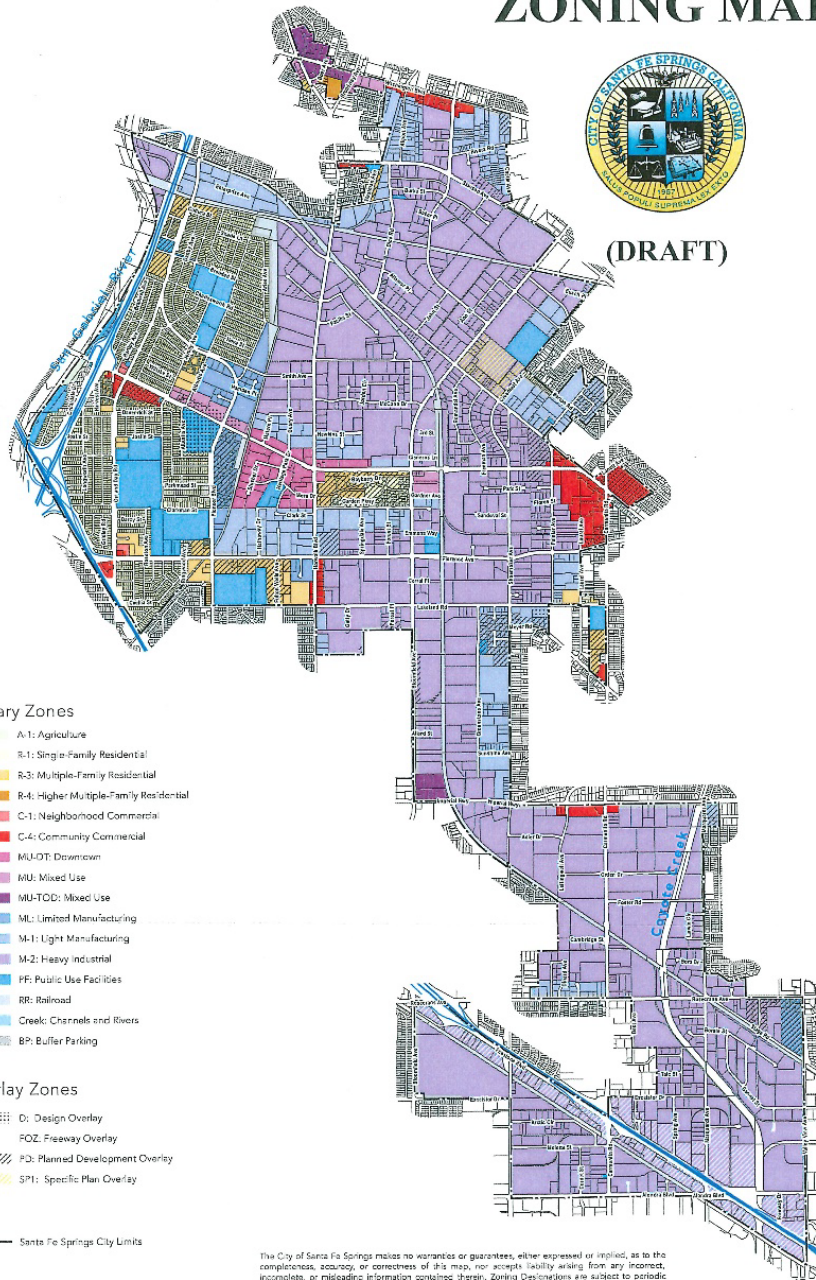
**FURTHER INFORMATION** on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: [cuongnguyen@santafesprings.org](mailto:cuongnguyen@santafesprings.org) or otherwise by phone at (562) 868-0511 ext. 7059.

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem  
City Council  
Annette Rodriguez • William K. Rounds • Joe Angel Zamora  
City Manager  
Tom Hatch, Interim City Manager

# City of Santa Fe Springs ZONING MAP



(DRAFT)



**Primary Zones**

- A-1: Agriculture
- R-1: Single-Family Residential
- R-3: Multiple-Family Residential
- R-4: Higher Multiple-Family Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU-OT: Downtown
- MU: Mixed Use
- MU-TOD: Mixed Use
- ML: Limited Manufacturing
- M-1: Light Manufacturing
- M-2: Heavy Industrial
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

**Overlay Zones**

- D: Design Overlay
- POZ: Freeway Overlay
- PD: Planned Development Overlay
- SPI: Specific Plan Overlay

— Santa Fe Springs City Limits

Source: City of Santa Fe Springs  
Revised: July 2023



The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map, as such, you are advised to confirm the zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department  
11710 Telegraph Road, Santa Fe Springs, CA 90670  
Tel: 562-865-0511  
Web: <https://www.santafesprings.org>

**Attachment 3 - Resolution No. 242-2023**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 242-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT SEVERAL TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING MAP, TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to

engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"). "); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a



notice was also mailed directly to each owner of property subject to a rezone, and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs considered the Targeted Zoning Ordinance Update, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

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

SECTION I. The Planning Commission recommends that the following findings be made by the City Council regarding the Targeted Zoning Ordinance Update:

1. The above recitals are true and correct and are a substantial part of this Resolution.
2. The Exhibits attached to this Resolution are each incorporated by reference and made a part of this Resolution.
3. The Targeted Zoning Ordinance Update is consistent with the 2040 General Plan and utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.
4. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.
5. The Targeted Zoning Ordinance Update meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Targeted Zoning Ordinance Update has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. The Planning Commission recommends that the following findings be made by the City Council with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
  - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require

- major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
- b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
2. The draft Targeted Zoning Ordinance Update, including a Zoning Map, implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
  3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. On the basis of the foregoing and all of the evidence in the administrative record before it, the Planning Commission hereby adopts Resolution No. 242-2023 to recommend that the City Council determine that no further environmental documentation is required for the Targeted Zoning Ordinance Update as detailed in Exhibit "A" Finding of Consistency, attached hereto and incorporated herein by reference; and to recommend that the City Council adopt Ordinance No. 1131 to effectuate the proposed amendments to the text of the City's Zoning Ordinance as provided in Exhibit "B", attached hereto and incorporated herein by reference; and to recommend that the City Council adopt Ordinance No. 1132 to effectuate the proposed Zoning Map amendments as provided in Exhibit "C", attached hereto and incorporated herein by reference.

ADOPTED and APPROVED this 10th day of July 2023 BY THE PLANNING  
COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Francis Carbajal, Chairperson

ATTEST:

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Teresa Cavallo, Planning Secretary

Exhibit A – CEQA Finding of Consistency

Exhibit B - Ordinance No. 1131

Exhibit C - Ordinance No. 1132

**Exhibit A – CEQA Consistency Findings**

# California Environmental Quality Act (CEQA) Finding of Consistency

**Project Title:**

City of Santa Fe Springs Targeted Zoning Ordinance Update

**Project Location – Specific:**

City of Santa Fe Springs (citywide)

**Project Location – City and County:**

City of Santa Fe Springs, County of Los Angeles

**Description of Nature, Purpose and Beneficiaries of the Project:**

The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update to ensure consistency with State Law and to ensure consistency with the Santa Fe Springs 2040 General Plan, adopted on February 8, 2022. The Targeted Zoning Ordinance Update includes development regulations to implement the goals and policies identified in 2040 General Plan, and to meet State housing law and key implementation measures identified in the 2021-2029 Housing Element. The draft Targeted Zoning Ordinance Update project encompasses the following key components:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed use development;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan Land Use Map.

On February 8, 2022, the Santa Fe Springs City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (Program EIR) for the 2040 General Plan. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan that was prepared pursuant to the requirements of CEQA. The Program EIR (State Clearinghouse Number 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts to a less than significant level.

The draft Targeted Zoning Ordinance Update project does not expand the proposed uses, increase intensity, or result in a change from the original Program EIR conclusions.

**Name of Public Agency Approving the Project:**

The Santa Fe Springs City Council

**Name of Persons or Agency Carrying Out the Project:**

City of Santa Fe Springs

The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts.

After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:

- (1) The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts;
- (2) The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously-adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
- (3) No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.

The draft Targeted Zoning Ordinance Update, including a Zoning Map, implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with within the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan; therefore, the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found to be consistent with the analysis prepared in the Program EIR.

The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided/mitigated pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

**Exhibit B – Ordinance No. 1131  
(Targeted Amendments to the City’s Zoning Ordinance)**

**CITY OF SANTA FE SPRINGS**  
**ORDINANCE NO. 1131**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING SEVERAL TARGETED ZONING ORDINANCE UPDATES TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and



WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a notice was also mailed directly to each owner of property subject to a rezone, and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs adopted Resolution 242-2023 to recommend that the City Council adopt Ordinance 1131 and Ordinance 1132; and

WHEREAS, on August 15, 2023, the City Council of the City of Santa Fe Springs considered the Targeted Zoning Ordinance Update, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW, THEREFORE, be it RESOLVED that the CITY COUNCIL of the CITY OF SANTA FE SPRINGS does hereby FIND, DETERMINE AND ORDAIN AS FOLLOWS:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
3. The Targeted Zoning Ordinance Update is consistent with the 2040 General Plan and utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.
4. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.
5. The Targeted Zoning Ordinance Update meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Targeted Zoning Ordinance Update has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. The City Council hereby finds with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
  - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and

- b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
2. The Targeted Zoning Ordinance Update implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

### SECTION III. Amendments:

1. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003 DEFINITIONS is hereby amended as provided in Exhibit A.
2. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.015 is hereby amended as provided in Exhibit B.
3. Code of Ordinances of the City of Santa Fe Springs Chapter 155 is hereby amended to delete Part 4. R-3 MULTIPLE-FAMILY ZONE DISTRICT, Sections 155.090 through 155.110 in its entirety and restated to read in its entirety as provided in Exhibit C.
4. Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to add Part 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT and MU-TOD), Section 155.175 as provided in Exhibit D.

5. Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to delete Section 155.481 REQUIRED PARKING in its entirety and restated to read in its entirety as provided in Exhibit E.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof. PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

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Juanita Martin, Mayor

ATTEST:

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Janet Martinez, CMC, City Clerk

Exhibit A – Definitions Text Amendments

Exhibit B – Establishment of Zones Text Amendments

Exhibit C – Multiple-Family Residential Zone Districts Text Amendments

Exhibit D – Mixed-Use Zone Districts Text Amendments

Exhibit E – Required Parking Text Amendments

## Exhibit A - Definitions

### Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

\*\*\*\*\* = Existing unmodified Code language not included in exhibit for sake of brevity

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003  
DEFINITIONS is hereby amended as follows:*

### § 155.003 DEFINITIONS

\*\*\*\*\*

**ANIMAL GROOMING.** The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see "Kennel").

\*\*\*\*\*

**AUTOMATED TELLER MACHINES (ATMS).** An unstaffed computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers. These machines may be located at or within banks, or in other locations.

\*\*\*\*\*

**AUTOMOBILE SALES AND RENTAL.** A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under "Retail Sales - General"). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

\*\*\*\*\*

**AUTOMOBILE SERVICE, MAJOR.** Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops, painting shops; towing services, and transmission shops.

\*\*\*\*\*

**AUTOMOBILE SERVICE, MINOR.** Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

\*\*\*\*\*

**AUTOMOBILE WASHING/DETAILING.** Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

\*\*\*\*\*

**BOARDING HOUSE.** A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities, sororities, or single-room occupancy uses. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

~~**BOARDINGHOUSE.** A residence or portion thereof, which is used to accommodate, for compensation, boarders or roomers. Rest homes or homes for the aged shall not be included in this definition.~~

\*\*\*\*\*

**BREWERY, WINERY, OR DISTILLERY.** An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

\*\*\*\*\*

**BUSINESS SUPPORT SERVICES.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles on site.

\*\*\*\*\*

**CHECK CASHING BUSINESS (ALSO "PAYDAY LOAN BUSINESS")**. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code 1789.33. Check Cashing Businesses do not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers that cash checks or issue money orders incidental to their main purpose or business.

\*\*\*\*\*

**CIGAR LOUNGE OR BAR**. Establishment for the retail sale and onsite consumption of cigars and similar products.

\*\*\*\*\*

**CLINIC, DENTAL OR MEDICAL**. A building in which a group of physicians and/or dentists and allied professional assistants are associated for the purpose of carrying on their profession. The clinic may include a dental or medical laboratory. It shall not include in-patient care or operating rooms for major surgery.

**CLINIC/URGENT CARE**. See "Hospitals and Clinics/Urgent Care."

\*\*\*\*\*

**COCKTAIL LOUNGES AND BARS**. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. Does not include adult entertainment businesses.

\*\*\*\*\*

**COLLEGE (ALSO "UNIVERSITY")**. An institution which offers courses of study leading to an associate, bachelors and/or advanced degrees or trades certification. Such institutions are certified by the State of California Board of Higher Education or by a recognized accrediting agency.

\*\*\*\*\*

**COMMERCIAL RECREATION.** Facilities providing commercial entertainment, where the activities are primarily by and for participants; spectators are incidental and present on a non-recurring basis. Examples include facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

\*\*\*\*\*

**COMMUNITY GARDENS.** A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

\*\*\*\*\*

**CULTURAL INSTITUTIONS.** A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

\*\*\*\*\*

**DRIVE-THROUGH OR DRIVE-UP ESTABLISHMENTS.** An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Automobile Washing/Detailing.”

\*\*\*\*\*

**DWELLING, SINGLE UNIT (ALSO “DWELLING, SINGLE FAMILY”).** A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Cal. Health and Safety Code § 18551.

**DWELLING, SINGLE-FAMILY.** A building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family.



**DWELLING, MULTI-UNIT.** Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

**DWELLING, MULTIPLE.** A building divided into two or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and each family living independently of the other.

**DWELLING, TWO-UNIT.** Two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of Government Code section 65852.21.

\*\*\*\*\*

**EMERGENCY SHELTER, PERMANENT.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Cal. Health and Safety Code § 50801.)

**EMERGENCY SHELTER, TEMPORARY LOW BARRIER NAVIGATION CENTER.** A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

\*\*\*\*\*

**EMPLOYEE HOUSING, LARGE.** Pursuant to Cal. Health and Safety Code § 17008, employee housing, large means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for seven or more persons employed by the same business.

**EMPLOYEE HOUSING, SMALL.** Pursuant to Cal. Health and Safety Code § 17008, employee housing, small mean any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six or fewer persons employed by the same business.

\*\*\*\*\*

**ENTERTAINMENT VENUE, INDOOR.** An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, civic and private auditoriums, live performance theaters, meeting halls and banquet rooms, and dance halls.

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**FAMILY DAY CARE HOME, LARGE.** A home that provides family day care for 9 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.465 and as defined in regulations.

~~**DAY CARE, LARGE FAMILY.** A home that provides care for a maximum of 12 children including children under the age of 10 years that reside at the home, and no more than four of the children in the home can be infants, as defined in the California Health and Safety Code and the California Code of Regulations.~~

**FAMILY DAY CARE HOME, SMALL.** A home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.44 and as defined in regulations.

~~**DAY CARE, SMALL FAMILY.** A home that provides day care for up to six children (no more than three of which are infants), or in lieu of the foregoing, a maximum of four infants, including children under the age of 10 years who reside at the home, as defined in the California Health and Safety Code and the California Code of Regulations.~~

\*\*\*\*\*

**FINANCIAL INSTITUTIONS.** Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include “Check Cashing Shops and/or Payday Loans” or any facility exchanging valuables for payment. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money see “Office, Business and Professional.”

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**GYMNASIUM AND FITNESS CENTERS, LARGE.** A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

**GYMNASIUM AND FITNESS CENTERS, SMALL.** An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

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**HOSPITALS AND CLINICS/URGENT CARE.** State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see “Animal Hospital”).

**HOSPITAL.** A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

**CLINIC/URGENT CARE.** A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see “Office, Medical and Dental.”

**HOSPITAL.** Any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons, and licensed by state law to provide such facilities and services.

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**HOTEL OR MOTEL.** Facilities with guest rooms or suites, including private restroom facilities, no more than two guest beds per room, and provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days).

~~**HOTEL.** A building designed for or occupied as a temporary abiding place by individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in more than two individual rooms or suites. Jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed or detained under legal restraint are specifically not included.~~

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**LABORATORY – MEDICAL, ANALYTICAL, RESEARCH, TESTING.** A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see “Research and Development”) in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The “medical lab” subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see “Hospitals and Clinics/Urgent Care”) but may also include incidental specimen collection.

~~**LABORATORY.** A building or part of a building devoted to the testing and analysis of any product, animal or person, but where no manufacturing is conducted on the premises except for experimental or testing purposes.~~

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**LIVE/WORK UNIT.** An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

\*\*\*\*\*

**MANUFACTURING – LIGHT.** A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct retail sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light

industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

\*\*\*\*\*

**MOBILE HOME.** A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built housing.

**MOBILE HOME.** The same as "trailer, automobile."

**MOBILE HOME PARKS.** A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term "mobile home" is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

\*\*\*\*\*

~~**MOTEL.** A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or dwelling units with automobile storage space provided in connection therewith, and designed, intended to be used or used primarily for the accommodation of transient automobile travelers and which are rented by the day or week. **MOTEL** shall include auto cabins, tourist courts, motor courts, motor lodges, and similar designations. An establishment shall be considered a motel if it is required by the California Health and Safety Code to obtain the name and address of the guests, the make, year and license number of the vehicle, and the state in which it is registered.~~

\*\*\*\*\*

**OFFICE, BUSINESS AND PROFESSIONAL (NON-MEDICAL AND DENTAL OFFICE).** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding check cashing businesses and banks and savings and loan associations (see "Financial Institutions").

**OFFICE, MEDICAL AND DENTAL.** Office use providing consultation, diagnosis, therapeutic, preventive, or corrective treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see "Hospitals and Clinics/Urgent Care"). Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

\*\*\*\*\*

**PERSONAL SERVICES, GENERAL.** Recurrent services of a personal nature. This classification includes barber shops and beauty salons, nail salons seamstresses, tailors, full-service day spas (including those offering massage services provided all persons engaged in the practice of massage are certified pursuant to the Cal. Business and Professions Code Section 4612), dry-cleaning pick-up stores with limited on-site cleaning equipment, shoe repair shops, self-service laundries, locksmiths, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer. Does not include establishments defined as “personal services – restricted.”

**PERSONAL SERVICES, RESTRICTED.** Personal services with characteristics that have the potential to adversely impact surrounding areas, and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include fortune-telling, palm reading, and psychic services; palm and card readers; tanning salons; tattoo and body modification services, and massage parlors.

\*\*\*\*\*

**PRIMARY STREET FRONTAGE.** The primary public right-of-way frontage determined as that frontage along the right-of-way with the highest roadway classification, as specified in the Santa Fe Springs General Plan. Lots with a single frontage shall designate that frontage as primary. The primary street frontage is designed for pedestrians, includes wide sidewalks, buildings frontages oriented to the street, windows and entryways oriented to the street, landscaping along sidewalks, and other pedestrian amenities and design elements.

\*\*\*\*\*

**RELIGIOUS ASSEMBLY FACILITIES.** Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals, and other related operations, are classified according to their respective activities.

\*\*\*\*\*

**RESEARCH AND DEVELOPMENT.** A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials

testing laboratories (see “Laboratory – Medical, Analytical, Research, Testing”), or blood drawing and specimen collection from patients (see “Hospitals and Clinics/Urgent Care”), or testing of computer software (see “Office”). Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

\*\*\*\*\*

**RESTAURANT.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

\*\*\*\*\*

**RETAIL SALES – GENERAL.** The retail sale or rental of merchandise not specifically listed under another use definition. This classification includes grocery (including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include pawn shop, secondhand stores or other establishments defined as “retail sales – restricted.”

**RETAIL SALES – RESTRICTED.** The retail sale of adult books, videos and merchandise, gun and ammunition stores, pawn shops, consignment stores, secondhand stores, swap meets, and business offering payment for valuable goods such as jewelry and gold.

\*\*\*\*\*

**SCHOOLS, K - 12 – PRIVATE.** A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Technical Trade, Business or Professional Schools” or non-tuition part-time instruction at religious assembly facilities.

\*\*\*\*\*

**SERVICE/FUELING STATION, AUTOMOBILE.** An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see “Automobile Service, Major”).

~~**SERVICE STATIONS, AUTOMOBILE.** Any building or premises used primarily for the retail sale of gasoline and lubricants, but which may also provide for the incidental servicing of motor vehicles including grease racks, tire repairs, battery charging, hand washing of automobiles, sale of merchandise and supplies related to the servicing of motor vehicles, and minor replacements, but excluding body and fender work, engine overhauling and similar activities. When the dispensing of fuels is incidental to the conduct of a public garage the premises shall be classified as a public garage. AUTOMOBILE SERVICE STATION does not include automobile or trailer sales lots, new or used.~~

\*\*\*\*\*

**SINGLE ROOM OCCUPANCY (SRO):** A rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least 30 consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared.

~~**SINGLE ROOM OCCUPANCY (SRO) HOUSING.** SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.~~

\*\*\*\*\*

**TECHNICAL TRADE, BUSINESS OR PROFESSIONAL SCHOOLS.** Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, and schools providing instruction in the use of heavy equipment, such as truck driving schools.

\*\*\*\*\*

**TRANSIT STATION.** Passenger stations for vehicular and rail mass transit systems. Includes buses, taxis, and railway.

\*\*\*\*\*

**UTILITY FACILITIES.** A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards. Utility facilities with on-site staff include those that have office and/or working space for employees, and/or that require



employees to be located on site for general operation of the facility. Utility facilities with no on-site staff do not include working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.

## Exhibit B - Establishment of Zones

### Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.015 is hereby amended as follows:*

### § 155.015 ESTABLISHMENT OF ZONE DISTRICTS.

In order to provide for the orderly development of the city and for the purpose of carrying out the provisions of this chapter, the city is hereby divided into land use zone districts, hereafter referred to as zones or zone districts, which shall be known by the following zone symbols and designations:

<b>Zone Symbol</b>	<b>Zone Designation</b>
A-1	Light Agricultural
R-1	Single-Family Residential
R-3	<del>Multiple-Family Residential</del> / <u>Medium Density Residential</u>
R-4	<u>Multiple-Family/High Density Residential</u>
C-1	Neighborhood Commercial
C-4	Community Commercial
MU	<u>Mixed-Use</u>
MU-DT	<u>Mixed-Use Downtown</u>
MU-TOD	<u>Mixed-Use Transit-Oriented Development</u>
ML	Limited Manufacturing Administration and Research
M-1	Light Manufacturing
M-2	Heavy Manufacturing
PF	Public Use Facilities
BP	Buffer Parking

### **Superimposed Zones**

D	Design <u>Overlay</u> Zone
FOZ	<u>Freeway Overlay Zone</u>
PD	Planned Development <u>Overlay</u> Zone
SP1	<u>Specific Plan Overlay Zone</u>

## Exhibit C - Multiple-Family Residential Zone Districts

*Code of Ordinances of the City of Santa Fe Springs Chapter 155 is hereby amended to delete Part 4. R-3 MULTIPLE-FAMILY ZONE DISTRICT, Sections 155.090 through 155.110 in its entirety and restated to read in its entirety as follows:*

### PART 4. MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS (R-3, R-4)

#### § 155.090 PURPOSE.

The following zone districts are referred to collectively in this Section as the “multiple-family residential zones.”

- (A) The Multiple-Family/Medium Density Residential (R-3) zone district provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- (B) The Multiple-Family/High Density Residential (R-4) zone district provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high-density areas. Multiple dwelling unit developments are permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

#### § 155.091 USES.

Principally permitted uses and conditional uses are shown in Table 1. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

Table 1: Multiple-Family Residential Allowed Uses and Permit Requirements			
P: Permitted Use X: Use Not Allowed	CUP: Conditional Use Permit AUP: Administrative Use Permit		
Use	Land Use Regulation		Specific Use Regulations
	R-3	R-4	
<b>RESIDENTIAL USES</b>			
Single-Unit Dwelling	X	X	
Multi-Unit Dwellings	P	P	

Two-Unit Dwellings, Duplexes, and Triplexes	P	P	
Accessory Dwelling Unit.	P	P	Permitted only as an accessory use Subject to the regulations in § 155.644
Accessory Uses	P	P	See § 155.092
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	
Employee Housing, Large	P	P	
Employee Housing, Small	P	P	Six or fewer occupants
Manufactured (Mobile) Homes	P	P	Requires permanent foundation
Mobile Home Park	P	P	
Supportive Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
Transitional Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
<b>CARE SERVICES AND FACILITIES</b>			
Residential Care, Assisted Living	CUP	CUP	
Community Care Facilities, Large	CUP	CUP	
Community Care Facilities, Small	P	P	Six or fewer occupants
Emergency Shelter, Permanent	X	X	
Emergency Shelter, Temporary Low Barrier Navigation Centers	X	X	
Family Day Care Home, Large	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family
Family Day Care Home, Small	P	P	
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>			
Clubs, lodges, and similar organizations, except those operated for profit	CUP	CUP	See § 155.622 Clubs, Lodges and Similar Organizations
Community Gardens	P	P	
Cultural Institutions	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Recreation, Public	P	P	
Recreation, Private	CUP	CUP	
Quasi-Public Facilities	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Public Facilities	P	P	

Religious Assembly Facilities	CUP	CUP	
Schools, K-12 – Private	CUP	CUP	
Schools, K-12 – Public	P	P	
Business or Professional Schools	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>			
Office, Business, and Professional (non-medical and Dental Offices)	CUP	CUP	
<b>OTHER USES</b>			
Temporary Uses/Activities	Subject to the approval of the Director of Planning and Development		See Section 155.643 Sales Promotional Uses; Temporary.
Electrical Distribution Substations	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Utility Facilities			
Facilities with On-site Staff	CUP	CUP	
Facilities with No On-site Staff	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Chapter		

**§ 155.092 ACCESSORY USES.**

The following accessory uses are permitted in the multiple-family residential use zones:

- (A) Garages, gardening sheds, lath houses, recreation rooms and similar uses customarily incidental to principal permitted uses.
- (B) The provisions of room and board for not more than two persons per dwelling unit, other than members of the household or household employees.
- (C) Private swimming pools.
- (D) Keeping of not more than one adult dog and one adult cat and their litters up to the age of 10 weeks.
- (E) Home occupations in accordance with the provisions of § 155.635.
- (F) Vegetable or flower gardens.
- (G) Yard sales in accordance with the following:
  - (1) A permit shall be required from the Police Services Department to conduct a yard sale in the multiple-family residential zones. Said permit shall be posted conspicuously on the property during the course of the yard sales event.
  - (2) A resident shall be allowed a maximum of three-yard sale events in any calendar year.
  - (3) Each yard sale shall not exceed three consecutive days.
  - (4) Each sale may begin no earlier than 8:00 a.m. and conclude no later than 6:00 p.m.

- (5) One sign, with an area not greater than six square feet, may be posted on the private property where the yard sale occurs; the sign must be removed at the conclusion of the sale each day. No other signs are permitted, including signs on public property.
- (6) The merchandise offered for sale shall be limited to the resident's personal goods. The offering of merchandise acquired for the purpose of resale is prohibited.
- (7) Cottage food operations in accordance with the provisions of § 155.635.1.
- (8) Other uses not explicitly prohibited that, in the opinion of the Director of Planning and Development, are incidental and accessory to multiple-family residential use and meet the intent of the respective zone and this Chapter.

**§ 155.093 DEVELOPMENT STANDARDS.**

The property development standards that follow shall apply to all lots in the multiple-family residential zones. The property development standards in §§ 155.445 through 155.463 shall also apply.

Standards	Land Use Regulation		
	R-3	R-4	Comments
Minimum lot area	7,500 sf	20,000 sf	Small-lot subdivisions in R-3 zones may use PD process to create smaller lots
Minimum lot width	60 ft	None	
Minimum lot depth	125 ft	None	
Minimum dwelling size	500 sf per unit	--	Excludes garages and porch areas.
Maximum lot coverage	60%	--	
Open Space	200 sf/unit	150 sf/unit	See § 155.101
Storage	150 cu ft/unit	150 cu ft/unit	
Minimum setback <ul style="list-style-type: none"> <li>- Front</li> <li>- Rear</li> <li>- Interior Side</li> <li>- Corner/Street Side</li> </ul>	15 ft 5 ft 5 ft 10 ft	15 ft 5 ft 5 ft 10 ft	1. Additional 5 ft setback required for each additional 10 ft of building height above height limitation  2. When used for driveway access to serve parking facilities, a side yard shall be not less than 10 feet.
Minimum setbacks for structures abutting a Single-Family Residential (R-1) zone <ul style="list-style-type: none"> <li>- Rear</li> <li>- Interior Side</li> </ul>	20 ft 15 ft	20 ft 15 ft	
Maximum building height (base)	4 stories; 40 ft	4 stories; 55 ft	Increased height allowed with additional setbacks noted above
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	30 ft	30 ft	
Minimum distance between buildings containing dwelling units	20 ft	20 ft	The minimum distance between buildings set forth in

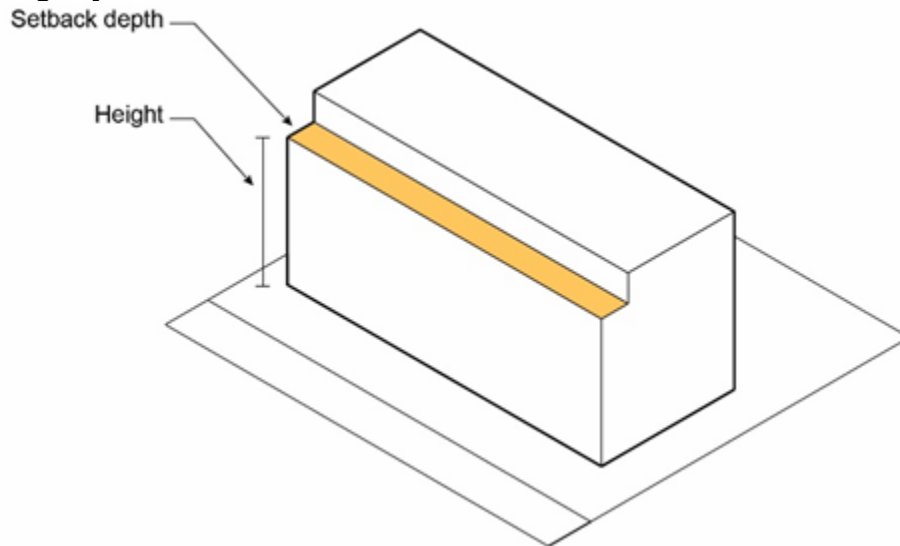
			this subchapter shall be increased by five feet for each 10 feet, or fraction thereof, above the building height limitation of 40 feet.
Maximum density	25 du/ac	40 du/ac	
	See also residential density bonus in §155.625.1		

**§ 155.094 SETBACKS**

- (A) Setbacks: Buildings shall be set back a minimum of 15 feet from the property line. A minimum of 50 percent of ground-floor building frontage shall be placed at or within 5 feet of the front setback.
- (B) Landscaping: All setbacks shall be landscaped with the exception of driveways and pedestrian paths

**§ 155.095 STEPBACKS**

- (A) Street stepbacks: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of 5 feet, measured from the building façade.



- (B) Interior/rear stepbacks: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of 5 feet, measured from the building façade

**§ 155.096 PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

### **§ 155.097 SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.
- (B) Rooftops. Rooftop mechanical units shall be set back setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting property.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

### **§ 155.098 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this Chapter.

#### **(A) Vehicle Access**

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
  - (a) At least one driveway shall be located on a secondary street or alley, where available.
  - (b) Driveways and associated curb-cuts shall have a maximum width of 26 feet.
  - (c) The minimum distance between driveways on the same lot shall be 50 feet.
  - (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

#### **(B) Surface Parking**

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and five feet from any adjacent Residential zoning district.
  - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
  - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.



- (2) Landscaping: A minimum of five percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
  - (3) Trees: A minimum of one shade tree (a 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.
- (C) Structured Parking
- (1) Setbacks: Structured parking (including underground) shall be set back a minimum of five feet from any adjacent Residential zoning district.
    - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the street property line, except for vehicle/pedestrian access.
    - (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
    - (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.
- (D) Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided consistent with the standards referenced within CalGreen Code section 4.106.4. In addition, the following standards shall apply:
- (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
  - (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (E) Bicycle parking. Bicycle parking shall be provided consistent with the standards referenced within CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:
- (1) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.
  - (2) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
  - (3) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

#### **§ 155.099 REQUIRED ACCESS.**

In addition to § 155.098 (A) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this Chapter.

#### **§ 155.100 SIGNS.**

No signs shall be permitted in the multiple-family residential zones except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

- (A) Signs or nameplates not exceeding one square foot in area and displaying only the name and address of the premises and the owner or lessee thereof shall be permitted.
- (B) Each apartment building or development may have one permanent sign not exceeding 20 square feet in area identifying the premises. Such sign shall not extend above the roof of the building.
- (C) Temporary subdivision tract signs and architect's or builder's signs shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
- (D) "For rent," "for sale," or "for lease" signs, each lot exceeding six square feet in area and not more than two such signs on any one lot or parcel, shall be permitted.
- (E) Signs which move or which have moving parts or flashing lights shall not be permitted in this zone.

### **§ 155.101 LANDSCAPING AND OUTDOOR OPEN SPACE**

The following landscaping and outdoor open space provisions shall apply in the multiple-family residential zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Site Landscaping
  - (1) At least 15 percent of the overall site shall be landscaped.
- (B) Minimum Area
  - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
  - (2) Residential Open Space: Residential projects shall provide a minimum of 15 percent of the residential gross floor area as Private Open Space and five percent of the residential gross floor area as Common Open Space.
- (C) Private Open Space
  - (1) Access: Private Open Space shall abut and have direct access to the associated tenant space.
  - (2) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction, with a vertical clearance of at least eight feet.
  - (3) Distribution: Private Open Space shall be outdoors and may be located within a required setback.
- (D) Common Open Space
  - (1) Access: Common Open Space shall be available to all tenants of the building at no cost.
  - (2) Types: Common Open Space shall be provided by at least one of the following and designed to comply with the associated standards:
    - (a) Backyard or courtyard on the ground floor;
      - i. Dimensions: Common Open Space shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

- ii. Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.
  - iii. Landscaping: A minimum of 15 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
  - iv. Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of Common Open Space, whichever is greater, shall be planted within the Common Open Space. At least 50 percent shall be shade trees.
  - v. Hardscape: A maximum of 50 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
  - vi. Water features: A maximum of 10 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (b) Roof deck, terrace, or similar on upper floors;
- i. Dimensions: Common Open Space shall have a minimum area of 400 square feet and a minimum dimension of 15 feet in each direction.
  - ii. Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.
  - iii. Landscaping: A minimum of 15 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
  - iv. Hardscape: A maximum of 50 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
  - v. Water features: A maximum of five percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (c) Multi-use driveway.
- i. Paving. The entire surface of the driveway shall be comprised of permeable pavers.
  - ii. Landscaped buffer. The driveway shall be lined by a minimum 18-inch-wide planted area, except at garage entries and pedestrian pathways. If the landscaped buffer is adjacent to a wall, it shall include shrubs or vines of at least 24 inches in height.

- (3) Amount: A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.

### **§ 155.102 ACCESSORY BUILDINGS.**

The standards in this section apply to development and redevelopment of accessory structures on properties within the multiple-family residential zones, excluding accessory dwelling units.

- (A) Any accessory building located less than 70 feet from the front property line shall have the same minimum side yard as that required for the main building.
- (B) An accessory building shall have a maximum height of 16 feet.
- (C) An accessory building may be located on a side property line which does not border a street when said building complies with all of the following:
  - (1) Is 70 feet or more from the front property line.
  - (2) Has no openings on those sides of the building adjoining a property line and is of one-hour fire-resistant construction on said sides.
  - (3) Has provision for all roof drainage to be taken care of on the subject lot.
- (D) An accessory building which is 70 feet or more from the front property line, but which does not meet the requirements of subdivision (C) of this section, may not be located closer than three feet from the side property line.
- (E) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (F) An accessory building may be permitted on the rear property line when said building:
  - (1) Has no openings on the sides adjoining any property line and is of one-hour fire-resistant construction on said sides.
  - (2) Has provision for all roof drainage to be taken care of on the subject property.
- (G) An accessory building which does not comply with the requirements of subdivision (F) of this section shall not be located closer than three feet from the rear property line.
- (H) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (I) On a reverse corner lot, an accessory building shall not be located closer than five feet from any rear property line which is also the side property line for the property to its rear.

### **§ 155.103 PERMITTED ENCROACHMENTS INTO REQUIRED YARDS.**

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in §155.455 (D) and §155.457 (C).

### **§ 155.104 FRONTAGES**

- (A) Ground Floor
  - (1) Entrances: Residential units located adjacent to a street shall have a primary entrance facing the street. Entrances shall have a minimum three-

foot by three-foot covered landing area at the same grade as the interior floor.

- (a) Entrances shall incorporate at least three of the following:
  - i. Recession at least two feet from the building façade;
  - ii. Overhead projection of at least two feet in depth (e.g., porch roof);
  - iii. A sidelight window, adjacent window, or door with a window;
  - iv. At least one stair, up or down, from the pedestrian pathway;
  - v. Paving material, texture, or pattern differentiated from the pedestrian pathway.
- (b) Elevation: Buildings shall have a finished floor between two and four feet above the nearest public sidewalk elevation. On sloping sites, up to 25 percent of units may have finished floors up to 6 feet above the nearest sidewalk.
- (c) Paths: Pedestrian pathways to all primary entrances and common areas shall have a minimum width of three feet, including to lobbies, open space, parking, and refuse collection areas.
  - i. Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.
- (d) Walls and fences: Freestanding walls, fences, and raised planters taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.
- (e) Stoops and patios: The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.

#### (B) Façades

- (1) Transparency: Street-facing façades shall incorporate glazing for at least 20 percent of the overall façade, including at least 15 percent of the ground level.
- (2) Windows: Windows shall be recessed at least two inches from the face of the façade.
  - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
  - (b) Vinyl windows are prohibited
- (3) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
  - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (4) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g. a mural).
- (5) Balconies: Balconies shall project a maximum of four feet from the building façade and shall not be located within 6 feet of any interior property line.
  - (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.

- (6) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
  - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (7) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
  - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
  - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (8) Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

## **§ 155.105 ARCHITECTURAL DESIGN STANDARDS**

### **(A) Modulation**

- (1) Building length: Buildings shall be no longer than 10 units or 200 feet in length, whichever is less, with a minimum separation of 10 feet between buildings.
- (2) Façade modulation: Street-facing façades over two stories in height shall incorporate at least two of the following:
  - (a) A sloped roof with a pitch greater than 3/12;
  - (b) A flat roof with a minimum two-foot vertical height difference for a minimum of 10 feet in length and depth;
  - (c) A top-level step back of at least two feet for a minimum of 25 percent of the length of the façade;
  - (d) A terrace at least five feet in depth and eight feet in width, open to the sky, at least every 50 feet;
  - (e) Balconies over 20 percent of the elevation;
  - (f) A change in material or texture (excluding windows, doors and railings).
- (3) Façade break: Façade planes adjacent to R1 zoning districts shall not exceed 50 feet in width without a façade break of at least five feet deep and 10 feet wide.

## **§ 155.106 STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On major street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on all streets. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On major street frontages, if street trees are planted within tree wells, the Director of

Planning and Development may condition development approvals on such wells having city-approved metal grates.

## Exhibit D – Mixed-Use Zone Districts

Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to add Part 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT and MU-TOD), Section 155.175 as follows:

### PART 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT AND MU-TOD)

#### § 155.175.1 PURPOSE.

The following zone districts are referred to collectively in this Chapter as the “mixed-use zones.”

- (A) The Mixed-Use (MU) zone district provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- (B) The Mixed-Use Downtown (MU-DT) zone district implements the City’s goal to establish a new downtown –one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- (C) The Mixed-Use Transit-Oriented Development (MU-TOD) zone district is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

#### § 155.175.2 USES.

Permitted uses and conditional uses are shown in Table 1. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

Table 1: Mixed-Use Allowed Uses and Permit Requirements	
P: Permitted Use	CUP: Conditional Use Permit
X: Use Not Allowed	AUP: Administrative Use Permit



Uses	Land Use Regulation			Specific Use Regulations
	MU	MU-DT	MU-TOD	
<b>RESIDENTIAL USES</b>				
Single Unit Dwelling	X	X	X	
Multi-Unit Dwellings	P	P	P	
Accessory Dwelling Unit	P	P	P	Subject to the regulations in § 155.644
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	CUP	
Employee Housing, Large	P	P	P	
Employee Housing, Small	P	P	P	
Live/Work Unit	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
<b>CARE SERVICES AND FACILITIES</b>				
Community Care Facilities, Large	CUP	CUP	CUP	
Community Care Facilities, Small	P	P	P	
Emergency Shelter, Permanent	P	X	X	Emergency shelter facilities are subject to § 155.629.1
Emergency Shelter, Temporary Low Barrier Navigation Centers	P	P	P	
Family Day Care Home, Large	AUP	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family Allowed in stand-alone residential uses only.
Family Day Care Home, Small	P	P	P	Allowed in stand-alone residential uses only.
Hospitals and Clinic/Urgent Care: • Clinic/Urgent Care	P / CUP	P / CUP	P / CUP	CUP required for: blood/plasma donation centers; new clinic/urgent care establishments with more than 10,000 SF of floor area; and hospitals.
Hospital	CUP	X	X	
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>				
Commercial Recreation Facilities (Indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622.
Community Gardens	P	P	P	
Cultural Institutions	P	P	P	
Entertainment Venue (Indoor facilities only)	P / CUP	P / CUP	P / CUP	CUP is required for new establishments with more than 10,000 SF of floor area or establishments with Live Entertainment (Incidental or Standalone). Adult uses are subject to §155.602.

Gymnasium and Fitness Centers (Large)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area.
Gymnasium and Fitness Centers (Small)	P	P	P	
Parks and Public Plazas	P	P	P	
Religious Assembly Facilities	P	P	P	
Schools, K-12 – Private	CUP	CUP	CUP	
Schools, K-12 – Public	P	P	P	
Technical Trade, Business or Professional Schools	CUP	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	CUP	
<b>EATING ESTABLISHMENTS</b>				
Breweries, Wineries, or Distilleries,	CUP	CUP	CUP	Subject to § 155.628 -Sale or service of alcoholic beverages.
Cigar Lounges and Bars	P / CUP	P / CUP	P / CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Cocktail Lounges and Bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Restaurants				
Where the Outdoor Dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving Alcoholic Beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages.
With Drive-in or Drive-through Facilities	CUP	CUP	CUP	
All Other Restaurants	P	P	P	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>				
Automated Teller Machines (ATMs) – Drive-through	CUP	CUP	CUP	
Automated Teller Machines (ATMs) – Standalone	P	P	P	
Business Support Services	P	P	P	
Check Cashing Business and/or Pawn Shop	CUP	X	X	
Financial Institutions and Related Services	P	P	P	
Hotel and/or Motel	CUP	CUP	CUP	
Office, Business, and Professional (non-medical and dental offices)	P	P	P	

Office, Medical or Dental	P	P/CUP	P/CUP	CUP required for medical or dental office developments with more than 10,000 SF of floor area
Personal Services, General	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	
Retail, General	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 SF of floor area or more than 2,000 SF of outdoor sales
Retail, Restricted	CUP	CUP	CUP	
Veterinary Clinic and/or Animal Grooming (Indoor Only)	P	P	P	Outdoor kennels or dog runs are not permitted.
<b>AUTOMOBILE-ORIENTED USES</b>				
Automobile Sales and Rental	X	X	X	
Automobile Washing/Detailing	X	X	X	
Automobile Service, Major	X	X	X	
Automobile Service, Minor	X	X	X	
Drive-in/Drive-through Establishments	CUP	CUP	CUP	
Service/Fueling Station, Automobile	X	X	X	
<b>LIGHT INDUSTRIAL</b>				
Laboratory – Medical, Analytical, Research, Testing (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Manufacturing – Light (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and Development (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
<b>OTHER USES</b>				
Transit Stations	CUP	CUP	P	
Utility Facilities				
• Facilities with On-site Staff	CUP	CUP	CUP	
• Facilities with No On-site Staff	P	P	P	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Section			

**§ 155.175.3 ACCESSORY USES.**

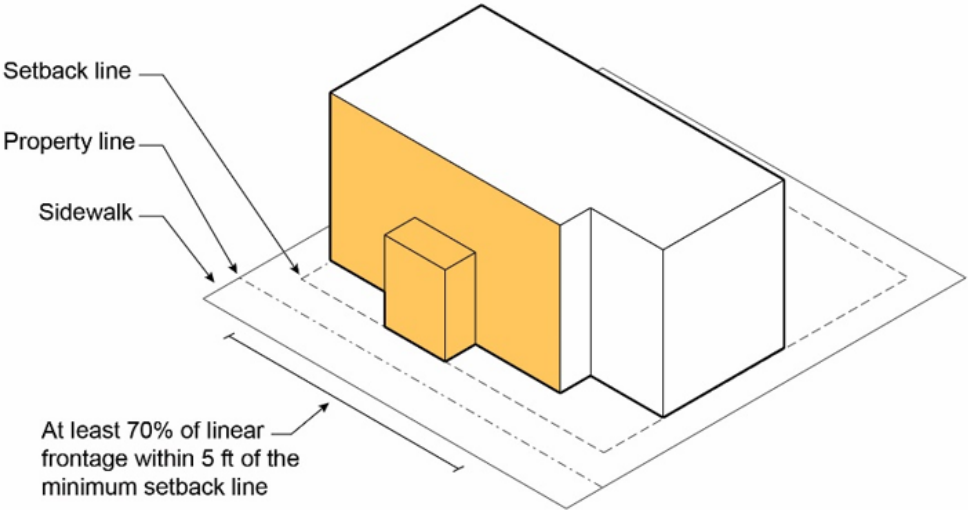
The following accessory uses are permitted in the mixed-use zones: those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

**§ 155.175.4 DEVELOPMENT STANDARDS.**

Table 2: Mixed-use zones Development Standards			
Standards	Land Use Regulation		
	MU-DT	MU	MU- TOD
Minimum lot area	20,000 sf	20,000 sf	20,000 sf
Minimum lot width	None	None	None
Minimum lot depth	None	None	None
Maximum FAR	3.0	3.0	4.0
Minimum landscape area	10 SF per linear foot of frontage plus 5% of the total parking areas		
Open Space (residential only)	200 sf/unit	200 sf/unit	150 sf/unit
Storage (residential only)	150 cu ft/unit	150 cu ft/unit	150 cu ft/unit
Minimum setback	10 ft. See also § 155.175.5		
Maximum building height (base)	4 stories; 60 ft	6 stories; 80 ft	6 stories; 80 ft
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	See § 155.175.7 Stepbacks		
Maximum density	40 du/ac	40 du/ac	60 du/ac
	See also residential density bonus in §155.625.1		

**§ 155.175.5 SETBACKS**

(A) Street setbacks: Buildings shall be located within five feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.



(B) Landscaping. A minimum percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

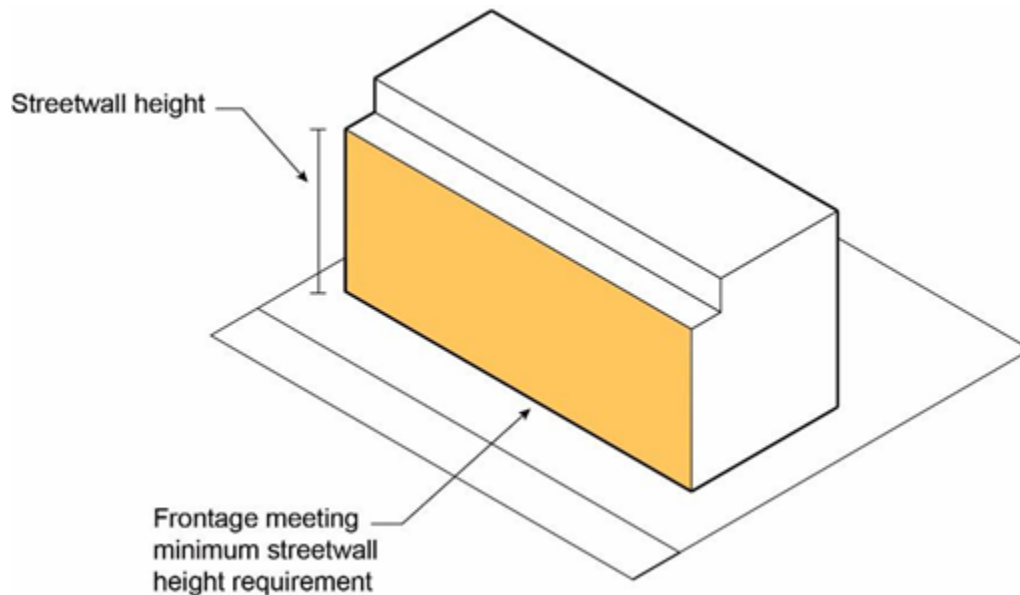
<b>Table 3: Setback Landscaping Requirement</b>	<b>Percentage</b>
Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
With a stoop taller than 30 inches	10%
Frontages with commercial tenant entrances	30%
With outdoor dining	10%

(C) Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent residential zoning districts.

**§ 155.175.6 STREETWALL**

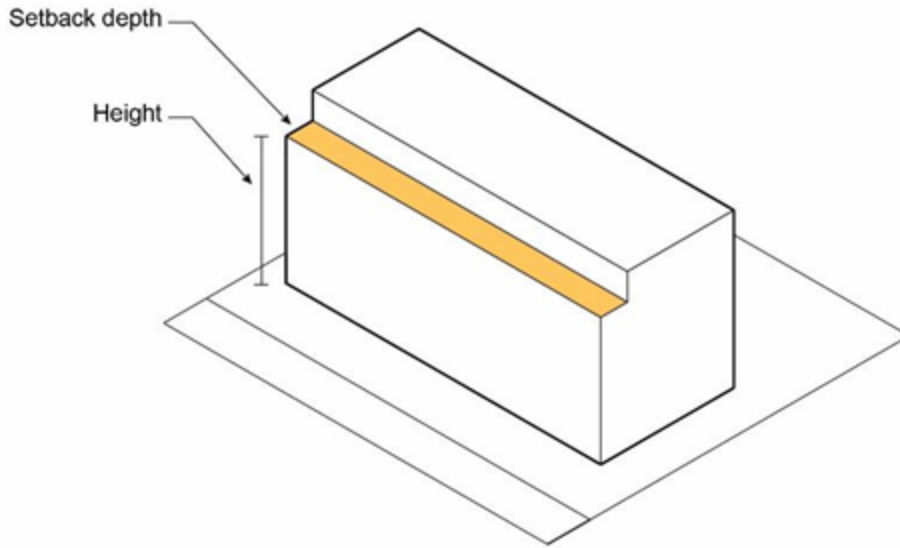
(A) Streetwall: Street-facing facades shall meet or exceed 25 feet (or two stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than two stories.

(1) Streetwall is defined as any street-facing façade, excluding appurtenances, within five feet of the minimum setback and is not required to be continuous.

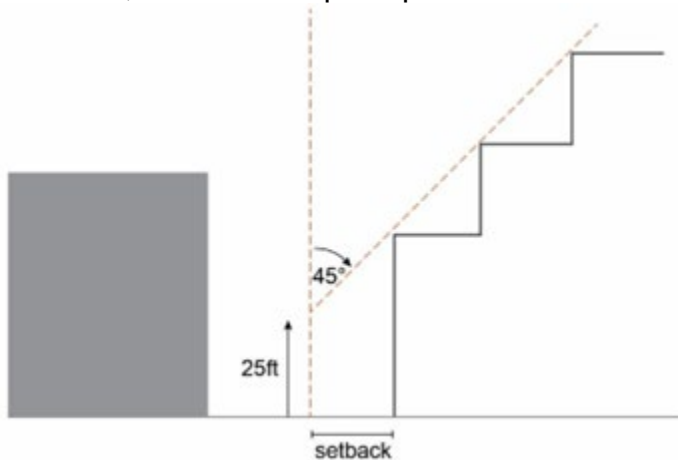


**§ 155.175.7 STEPBACKS**

(A) Street stepbacks: Street-facing facades greater than four stories shall be stepped back a minimum of 10 feet from the minimum setback line. Uses allowed within the stepback depth include balconies, terraces, shade structures, and similar open space features.



(B) Interior/rear setbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the setback include balconies, terraces, shade structures, and similar open space features.



**§ 155.175.8 PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

**§ 155.175.9 SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-

of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.

- (B) Rooftops. Rooftop mechanical units shall be setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting properties.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

### **§ 155.175.10 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this chapter except as specified below.

- (A) Off-site parking. To allow flexibility in the location of required parking and to encourage efficient utilization of land, required parking may be located up to 600 feet from the development (as measured along the most direct walking path). Such parking shall be designated, and signage shall be installed indicating that it has been assigned to the remote development. Confirmation of the parking assignment shall be required prior to occupancy of the development.
- (B) Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses) or that one of the sites has an excess supply of parking. The application shall include a parking study demonstrating that this standard has been met. The right of joint use must be evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through the Conditional Use Permit process.
- (C) Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided consistent with the standards referenced within CalGreen Code section 4.106.4. In addition, the following standards shall apply:
  - (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
  - (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (D) Bicycle Parking. Bicycle parking shall be provided consistent with the standards referenced within CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:

- (1) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.
- (2) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
- (3) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

(E) Vehicle Access

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
  - (a) A minimum of one driveway shall be located on a secondary street or alley, where available.
  - (b) Driveways and associated curb-cuts shall have a maximum width of 25 feet.
  - (c) The minimum distance between driveways on the same lot shall be 50 feet.
  - (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(F) Surface Parking

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and five feet from any adjacent Residential zoning district.
  - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
  - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.
- (2) Landscaping: A minimum of five percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
- (3) Trees: A minimum of one shade tree (minimum 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

(G) Structured Parking

- (1) Setbacks: Structured parking shall be set back a minimum of 15 feet from any adjacent Residential zoning district.
  - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the primary street property line, except for vehicle/pedestrian access.



- (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
- (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.

**§ 155.175.11 REQUIRED ACCESS.**

In addition to 155.175.10 (E) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this chapter.

**§ 155.175.12 SIGNS.**

Signs in the mixed-use zones are subject to the sign standards of the C-4 zone in § 155.169. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

**§ 155.175.13 LANDSCAPING AND OUTDOOR OPEN SPACE**

The following landscaping and outdoor open space provisions shall apply in the mixed-use zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Minimum landscaped area. Where a mixed use adjoins a dedicated street, a minimum area equivalent to 10-square feet for each foot of frontage on said street plus five percent of the total parking areas shall be landscaped and maintained. Landscape areas in required setbacks (see § 155.175.5) or in common outdoor open space (see § 155.175.13.D.3) may be applied towards meeting the minimum amount of required landscaped area.
- (B) Curbs. Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.
- (C) Open Space
  - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
    - (a) Residential Open Space: Projects with a residential component shall provide a minimum of 15 percent of the residential gross floor area as a combination of Common and Private Open Space.
    - (b) Non-residential: Projects with over 40,000 square feet of non-residential gross floor area shall provide a minimum of five percent of the non-residential gross floor area as Common Open Space.
    - (c) Projects located within the MU-TOD zone with over 80,000 square feet of gross floor area, shall provide a minimum of two percent of gross floor area as Public Open Space.
  - (2) Private Open Space
    - (a) Access: Private Open Space shall abut and have direct access to the associated tenant space.
    - (b) Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.

(c) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction.

(d) Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.

(D) Common Open Space

(1) Access: Common Open Space shall be available to all tenants of the building at no cost.

(2) Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.

(3) Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.

(4) Distribution:

(a) A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

(b) A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.

(5) Landscaping: A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.

(6) Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

(7) Hardscape: A maximum of 25 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.

(8) Water features: A maximum of five percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

(E) Public Open Space

(1) Access: Public Open Space shall be accessible to the general public at no cost.

(2) Amount: A maximum of 20 percent of the Public Open Space may be used as outdoor dining for a restaurant, subject to approval by the Director of Planning and Development or designee.

(3) Dimensions: Public Open Space shall have a minimum area of 400 square feet and a minimum dimension of 20 feet in each direction.

(4) Distribution: Public Open Space shall be outdoors, and a minimum of 80 percent of the Public Open Space shall be open to the sky.

(5) Elevation: The first 3,000 square feet of Public Open Space shall be at sidewalk elevation.

- (6) Signage: Public Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and identify opening hours.
- (7) Landscaping: A minimum of 25 percent of Public Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth.
- (8) Trees: A minimum of one 24-inch box tree for every 500 square feet of Public Open Space shall be planted within the Common Open Space area. At least 50 percent shall be shade trees.
- (9) Hardscape: A maximum of 25 percent of Public Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
- (10) Seating: A minimum of one seat per 250 square feet of Public Open Space shall be provided. Benches shall be calculated as 1 seat per 24 linear inches.
- (11) Water features: A maximum of five percent of Public Open Space shall be decorative water features, such as fountains or reflecting pools.

#### **§ 155.175.14 FRONTAGES.**

##### **(A) Ground Floor**

- (1) Floor Height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 12 feet, measured from finished floor to finished ceiling. Ground floor residential units shall have a minimum height of 8 feet, measured from finished floor to finished ceiling.
- (2) Elevation:
  - (a) The ground floor for commercial shall be located within two feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.
  - (b) The ground floor for residential shall have a finished floor within two feet to four feet above the nearest sidewalk elevation. On sloping sites, up to 25% of units may have finished floors up to 6 feet above the nearest sidewalk elevation.
- (3) Entrances: Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage that opens directly onto the sidewalk or another public open space.
  - (a) Entrances shall be set back at least 30 inches from the facade or public right-of-way.
  - (b) Primary entrances shall be distinguished by at least one of the following
    - i. Awning/canopy;
    - ii. Overhang/recessed entry;
    - iii. Porch/portico;
    - iv. Trellis.
    - v. Architectural element that creates a well-defined entrance.

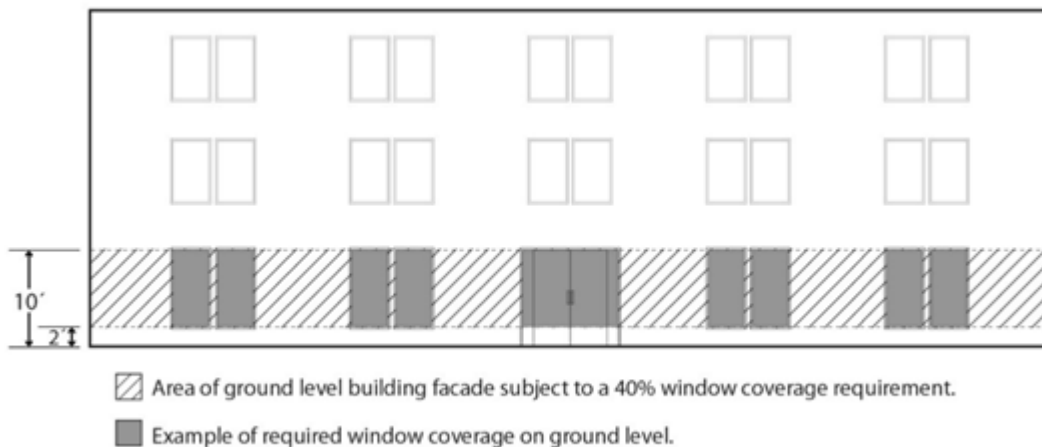
- (4) Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between two and ten feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.
  - (a) For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.
  - (b) For ground floor residential units, at least 15 percent of the frontage shall be transparent.
- (5) Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:
  - (a) Pattern, motif, etching, or similar decoration;
  - (b) Landscaping that covers at least 50 percent of the wall area;
  - (c) Trellis or similar projection;
  - (d) Public art approved by review authority.
- (6) Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.
- (7) Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

#### (B) Façades

- (1) Composition: Street-facing façades shall include at least three of the following:
  - (a) Pattern of modulation or fenestration;
  - (b) Datum lines along the length of the building (e.g., cornice) at least four inches in depth;
  - (c) Repeated projections (e.g., architectural detail, shading) at least four inches in depth;
  - (d) Balconies over 20 percent of the elevation;
  - (e) Screening (e.g., lattices, louvers).
- (2) Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.
- (3) Windows: Windows shall be recessed at least two inches from the face of the façade.
  - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
  - (b) Vinyl windows are prohibited.
- (4) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
  - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (5) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g., a mural).
- (6) Balconies: Balconies shall project a maximum of four feet from the building façade and shall not be located within six feet of any interior property line.

- (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.
- (7) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
  - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (8) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
  - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
  - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (9) Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.
- (C) Window Requirements Window area or "glazing" requirements ensure that building facades will be composed of windows that provide views of activity, people, and merchandise, creating an interesting pedestrian experience.
- (D) Minimum window area required for nonresidential buildings.
  - (1) Building facades facing a street must have windows, display areas, or glass doorways for at least 40 percent of the area of the ground level wall area.
  - (2) Building facades facing a primary street must have windows, display areas, or glass doorways for at least 60 percent of the area of the ground level wall area.
  - (3) The ground level wall area is the wall area above two feet and below 10 feet, as measured from the finished grade (see Figure 1).
  - (4) The window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

**Figure 1: Ground Level Wall Area Measured for Window Standards**



- (E) Minimum window area required for residential buildings. Building façades that face a primary street frontage must have windows or glass doorways for at least 15 percent of the area of the entire façade (all floors).

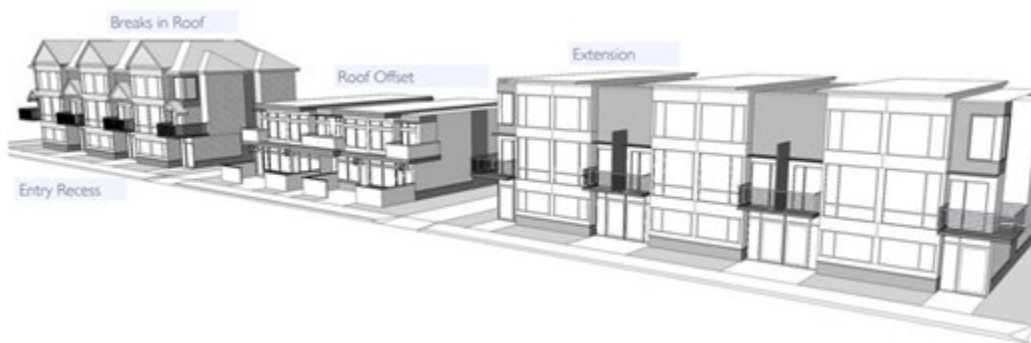
## § 155.175.15 ARCHITECTURAL DESIGN STANDARDS.

The facade articulation standards in subsection 155.175.15(A) provide a clear and objective approach to ensure that residential building facades have variation and depth in the plane of the building in order to create a more interesting and welcoming environment to pedestrians. The additional discretionary standards in subsection 155.175.15(B) apply to nonresidential buildings. The screening standard in subsection 155.175.9 ensures that mechanical equipment is screened or otherwise minimized so that it does not detract from the pedestrian environment.

- (A) The facades of residential buildings or the residential component of mixed-use buildings which are visible from a primary street frontage shall meet the following standards. The design shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 20 feet, and each floor shall contain at least two elements from the following options:

- (1) Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
- (2) Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
- (3) Offsets or breaks in roof elevation of two feet or greater in height.

**Figure 2: Residential Building Articulation**

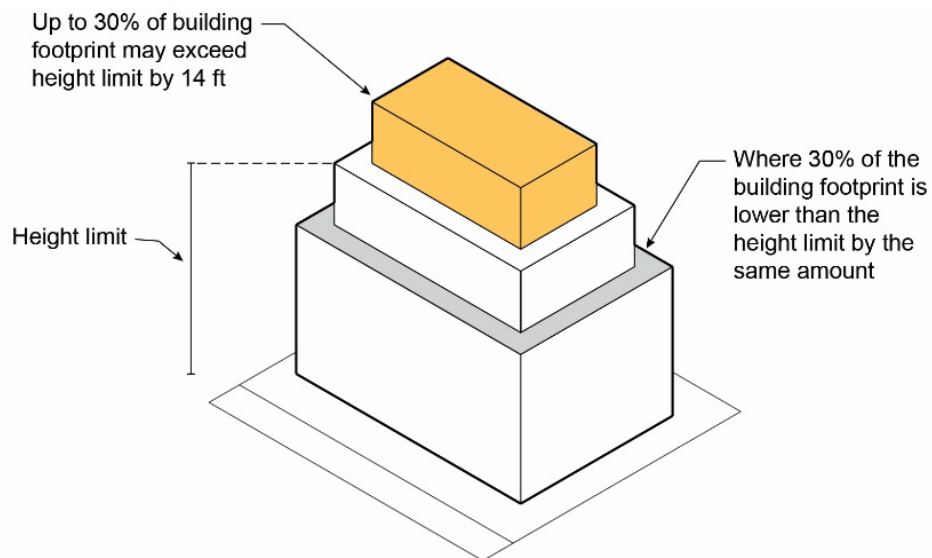


- (B) The facades of nonresidential buildings or the nonresidential component of mixed-use buildings which are visible from a primary street frontage shall meet the following requirements.

- (1) All buildings must be constructed of durable, maintenance-free materials;
- (2) Various building materials and colors shall be used to create visual interest.

- (3) Architectural treatments shall include variations of mass, height, materials, colors, and textures to maintain a visually appealing appearance;
- (4) Various types of building cladding shall be used to produce different texture, shade, and shadow effects;
- (5) All buildings shall feature a dominant (main) color on all elevations. Light colors in the white, cream and tan ranges are preferred;
- (6) Buildings may use up to three contrasting colors that complement the building's dominant color. Use of more than three contrasting colors is subject to approval by the Director of Planning and Development. Contrasting materials, textures, and colors shall be used to add emphasis to building entrances and to articulate long expanses of building walls;
- (7) Long, unarticulated facades are prohibited, and walls shall not run for more than 25 feet in one continuous plane without significant enhancements. Enhancement features include entry augmentations, horizontal offsets, change in roofline, unique corner treatment, reveal lines, building offsets, facade pop-outs, off-set bricks, window frames, glass treatments and changes in materials (tile or masonry materials), colors, texture, and finishing. Public art, murals (which does not include signage and advertisements, and which has been approved by the Heritage Arts Advisory Committee), and rich landscaping are also an acceptable option to enhance building facades. Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. Recessed openings help to provide depth and contrast on elevation planes.

(C) Varied Roof Lines: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building's footprint where 30 percent of the building footprint is lower than the height limit by the same amount. This allowance is not applicable within interior/rear stepbacks and may not be used in conjunction with a concession for building height through density bonus.



(D) Modulation

- (1) Façade modulation: Façades shall be modulated with at least three of the following elements:
  - (a) Balconies recessed at least two feet in depth;
  - (b) Vertical pilasters three inches in depth reflecting building structure or architectural style;
  - (c) Horizontal bands, trims, or reveals three inches in depth along multiple levels;
  - (d) A change in material or texture (excluding windows, doors and railings).
- (2) Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.
- (3) Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:
  - (a) A building entrance;
  - (b) A change in height of at least four feet for an area 10 feet by 10 feet minimum;
  - (c) A change in façade plane on upper stories of at least two feet in depth;
  - (d) A change of façade material or texture (excluding windows, doors and railings);
  - (e) A public open space or outdoor dining.

**§155.175.16 STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On primary street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on street frontages. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On primary street frontages, if street trees are planted within tree wells, the Director of Planning and Development may condition development approvals on such wells having city-approved metal grates.



## Exhibit E - Required Parking

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to delete Section 155.481 REQUIRED PARKING in its entirety, and replace as follows:*

### **§ 155.481 REQUIRED PARKING.**

Minimum number of required parking spaces. Except as necessary to comply with requirements to provide electric vehicle supply equipment installed in parking spaces or parking spaces that are accessible to persons with disabilities, the following minimum parking standards apply.

- (A) For sites located within one-half mile of a major transit stop as defined in Section 21064.3. of the Public Resources Code, no parking is required, except:
  - (1) Event centers shall provide parking for employees and other workers.
  - (2) Development projects where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging (except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code) shall provide parking in accordance with the minimum parking requirements of subsection B.
  - (3) Development projects for which, within 30 days of the receipt of a completed application, the City finds that based on a preponderance of the evidence in the record that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:
    - (a) The City's ability to meet its share of the regional housing need in accordance with Government Code Section 65584 for low- and very low-income households.
    - (b) The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Government Code Section 65583.
    - (c) Existing residential or commercial parking within one-half mile of the housing development project.
  - (4) Subsection (3) above shall not apply for the following projects:
    - (a) Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.
    - (b) Housing development projects that contain fewer than 20 housing units.
    - (c) Housing development projects subject to parking reductions based on the provisions of any other applicable State law.
- (B) For sites located more than one-half mile from a major transit stop the following number of parking spaces shall be the minimum provided for each new use:
  - (1) Residential, Care Services and Facilities, and Mixed-Uses.

Use	Required Number of Parking Spaces
<b>RESIDENTIAL USES</b>	
Accessory Dwelling Unit (ADU)	1 uncovered standard space per unit. These spaces may be provided as tandem parking on a driveway. No spaces required if ADU is located within one-half mile walking distance of public transit or when there is a car share vehicle located within one block of the ADU. When a garage or carport is converted to an accessory dwelling unit, parking spaces for the primary residence shall not be required to be replaced.
Junior Accessory Dwelling Unit (JADU)	No spaces required.
Single Unit Dwelling	2 enclosed garage spaces per unit accessed by a minimum 12-foot wide 20-foot-long driveway.
Multi-Unit Dwellings	2 spaces per unit. A minimum of one space per unit shall be enclosed or covered. A minimum of 1 guest space per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. A maximum of 30% of tandem parking spaces, excluding guest spaces, are allowed, and shall be limited to a maximum of 2 cars in depth, in a private garage or private parking area. The tandem 2 cars in depth shall be assigned to one dwelling unit.
Senior Housing	1 covered space per unit, plus an additional 1 space per 4 units for guest parking
Boarding House and Single Room Occupancy (SRO)	1 space per rentable room.
Manufactured (Mobile) Home or Mobile Home Park	2 spaces per unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed), plus a minimum of 1 guest spaces per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. These spaces may be provided as tandem parking on a driveway.
<b>CARE SERVICES AND FACILITIES</b>	
Special Needs Housing: Supportive Housing, Transitional Housing, and Employee Housing	Special Needs Housing located in a single-unit dwelling or multi-unit dwelling shall be subject to the parking standards for such housing type. For special needs housing configured as group quarters and not within a single unit or multi-unit dwellings (i.e., where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus 1 parking space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be covered or uncovered.
Emergency Shelter, Permanent and Temporary Low Barrier Navigation Centers	1 parking space per 10 beds, plus 1 space per onsite staff person (during the shift with maximum staffing levels).
Residential Care, Assisted Living	1 space per onsite staff person (during the shift with maximum staffing levels), plus 1 guest parking space per 10 beds.
Hotel/Motel Conversion to Permanent Housing	1 parking space for each living or sleeping unit plus 1 space per onsite staff person (during the shift with maximum staffing levels).
<b>MIXED-USE</b>	
Mixed-Use and Live/Work Unit	If 2 or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately.

(2) Agricultural uses.

- (a) Dwellings. Two parking spaces in a garage or carport for each dwelling unit.
- (b) Farms, ranches, and other agricultural uses. TW for each two employees other than seasonal or migrant employees.
- (c) Roadside stands accessory to an agricultural use. Four for each roadside stand.

(3) Commercial uses.

- (a) Automobile sales or rental, boat sales or rental, trailer sales or rental, machinery sales or rental, retail nurseries and other open uses not in a building or structure. One parking space for each 1,000 square feet of area devoted to open display of sales or one space for each two employees, whichever is greater; provided however, that where such area exceeds 10,000 square feet, only one parking space need be provided for each 5,000 square feet of such area in excess of the first 10,000 square feet contained in such area.
- (b) Banks. One parking space for each 200 square feet of floor area.
- (c) Bowling alleys. Five parking spaces for each alley. Additional parking spaces for balance of building calculated according to use.
- (d) Cafes, restaurants, cafeterias, drive- ins, bars, cocktail lounges, nightclubs and other similar places dispensing food or refreshments. One parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift. In no event shall less than 10 parking spaces be provided regardless of square feet of floor area or number of employees.
- (e) Dance halls and skating rinks. One parking space for each 35 square feet of floor area used for seating, plus one parking space for each 75 square feet of floor area used for dancing or skating, plus one parking space for each two employees on the largest shift.
- (f) Furniture sales and repair, major household appliance sales and repair. One parking space for each 400 square feet of floor area or one parking space for each two employees, whichever is greater.
- (g) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.
- (h) Medical and dental clinics and offices. Five parking spaces for each doctor or dentist plus one for each employee on the largest shift, or one for each 200 square feet of floor area, whichever is greater.

- (i) Mortuary and funeral homes. One for each 35 square feet of floor area used simultaneously for assembly purposes plus one for each vehicle used in connection with the use.
  - (j) Professional, business or administrative offices (excluding medical and dental). One parking space for each 300 square feet of floor area in office space or one parking space for each two employees, whichever is greater.
  - (k) Plumbing, heating and electrical shops. One parking space for each 400 square feet of floor area or one for each two employees, whichever is greater. Also one for each vehicle used in connection with the use.
  - (l) Retail establishments otherwise not enumerated in this section such as drugstores, department stores, repair shops, animal hospitals, business schools, dance studios. One parking space for each 250 square feet of building floor area, except area devoted exclusively to warehousing or storage, or one parking space for each two employees, whichever is greater.
  - (m) Theaters, auditoriums, stadiums, sports arenas, gymnasiums. One parking space for each three fixed seats and/or one parking space for every 35 square feet of seating area where there are no fixed seats. Also one parking space for each 250 square feet of floor area not used for seating. In no event shall less than 10 parking spaces be provided for such use regardless of the number of fixed seats, seating area or floor area.
  - (n) Take-out restaurants which provide take-out service exclusively. One parking space for each 200 square feet of floor space.
- (4) Industrial uses.
- (a) Industrial uses, including incidental office uses.
    1. 0 - 20,000 square feet of gross floor area: one parking space per 500 square feet.
    2. 20,001 - 100,000 square feet of gross floor area: one parking space per 750 square feet.
    3. 100,001 - 200,000 square feet of gross floor area: one parking space per 1,000 square feet.
    4. 200,001 and above square feet of gross floor area: one parking space per 2,000 square feet.
    5. Truck parking shall be required as per § 155.487(F).
  - (b) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.
- (5) Other uses.

- (a) Churches, temples, and other places of religious worship. One parking space for each 35 square feet of floor area used for assembly purposes in the auditorium.
- (b) Clubs, lodges, fraternal organizations, social halls, assembly halls. One parking space for each 35 square feet of floor area used simultaneously for assembly purposes. In no event shall less than 10 parking spaces be provided regardless of the amount of floor area used simultaneously for assembly purposes.
- (c) Colleges and universities. One parking space for each classroom and lecture hall and one parking space for each three students the school is designed to accommodate.
- (d) Business, technical professional, special or trade schools. One parking space for each classroom and lecture hall and one parking space for each one and one-half students the school is designed to accommodate.
- (e) Day care for children, special home; day nursery, children; and nursery school, pre-school children. Parking and loading areas shall be provided in accordance with the provisions of § 155.619; except that in no event shall less than three parking spaces be provided.
- (f) Golf courses. Ten parking spaces for each hole and one for each 35 square feet of building floor area used for public assembly and one parking space for each 250 square feet of building floor area used for other commercial uses.
- (g) Governmental buildings designed for a public use not otherwise enumerated in this division, such as public libraries. One parking space for each 250 square feet of floor area plus one for each two employees on the largest shift.
- (h) Government buildings not frequently visited by the public, such as fire stations. One parking space for each 400 square feet of floor space plus one for each two employees on the largest shift.
- (i) Hospitals and sanitariums. One and three-quarters parking spaces for each patient bed.
- (j) Mini-warehouse. One space for every 10,000 square feet of storage area; plus one covered space for on-site caretaker's unit. Additionally, incidental office area exceeding 10% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.
- (k) Public utility facilities including electrical substations, telephone exchanges, maintenance and storage facilities. One parking space for each 500 square feet of office space or work area within a structure or one parking space for each two employees on the largest shift, whichever is greater. Also, one parking space for each vehicle used in connection with the use. No requirements for

facilities which are normally unattended by employees except for occasional maintenance.

- (l) Schools, elementary and junior high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall.
- (m) Schools, high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall and one parking space for each 10 students the school is designed to accommodate. Additional parking spaces for stadiums shall be provided based on one parking space for each 10 fixed seats.

**Exhibit C – Ordinance No. 1132  
(Changes to existing Zoning Map)**

**CITY OF SANTA FE SPRINGS**  
**ORDINANCE NO. 1132**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING AN UPDATED ZONING MAP TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and



WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a notice was also mailed directly to each owner of property subject to a rezone (Exhibit A), and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs adopted Resolution 242-2023 to recommend that the City Council adopt Ordinance 1131 and Ordinance 1132; and

WHEREAS, on August 15, 2023, the City Council of the City of Santa Fe Springs considered the Updated Zoning Map, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW, THEREFORE, be it RESOLVED that the CITY COUNCIL of the CITY OF SANTA FE SPRINGS does hereby FIND, DETERMINE AND ORDAIN AS FOLLOWS:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
3. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.

SECTION II. The City Council hereby finds with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update, including a Zoning Map, has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
  - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.

2. The Targeted Zoning Ordinance Update implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.004 OFFICIAP ZONING MAP ADOPTED is hereby amended as provided in Exhibit B.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof. PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

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Juanita Martin, Mayor

ATTEST:

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Janet Martinez, CMC, City Clerk

Exhibit A – Affected Properties List

Exhibit B – Updated Zoning Map

## Exhibit A - Affected Properties List

APN	Existing Zone	Proposed Zone	Address	City
8005-002-047	ML	MU	9901 ALBURTIS AVE	SANTA FE SPRINGS
8005-002-048	ML	MU	9846 JERSEY AVE	SANTA FE SPRINGS
8005-002-053	ML	MU	11621 TELEGRAPH RD	SANTA FE SPRINGS
8005-002-054	ML-D	MU	9915 ALBURTIS AVE	SANTA FE SPRINGS
8005-002-055	ML-D	MU	11643 TELEGRAPH RD	SANTA FE SPRINGS
8005-002-060	ML-D	MU	11651 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-005	ML	MU	11755 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-005	ML-D	MU	11755 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-035	ML-D	MU	11701 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-036	ML-D	MU	11745 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-037	ML	MU	11721 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-037	ML-D	MU	11721 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-001	ML	MU	11909 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-001	ML-D	MU	11909 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-900	M-L	MU	11921 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-016	M-2	M-1	10241 MATERN PL	SANTA FE SPRINGS
8005-012-017	M-2	M-1	10261 MATERN PL	SANTA FE SPRINGS
8005-012-018	M-2	MU-DT	11949 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-022	M-2	M-1	10240 MATERN PL	SANTA FE SPRINGS
8005-012-023	M-2	M-1	10260 MATERN PL	SANTA FE SPRINGS
8005-012-025	M-2	M-1	N/A	N/A
8005-012-026	M-2	M-1	10135 GEARY AVE	SANTA FE SPRINGS
8005-012-027	M-2	M-1	N/A	N/A
8005-012-028	M-2	MU-DT	12009 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-029	M-2	M-1	N/A	N/A
8005-012-031	M-2	MU-DT	12131 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-041	M-2	MU-DT	10309 NORWALK BLVD	SANTA FE SPRINGS
8005-012-044	M-2	M-1	10240 GEARY AVE	SANTA FE SPRINGS
8005-012-047	M-2	M-1	10137 NORWALK BLVD	SANTA FE SPRINGS
8005-012-902	M-2	MU-DT	12171 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-018	M-2	M-1	10214 NORWALK BLVD	SANTA FE SPRINGS
8005-015-019	M-2	M-1	10230 NORWALK BLVD	SANTA FE SPRINGS
8005-015-020	M-2	M-1	10242 NORWALK BLVD	SANTA FE SPRINGS
8005-015-021	M-2	M-1	10306 NORWALK BLVD	SANTA FE SPRINGS
8005-015-022	M-2	M-1	10316 NORWALK BLVD	SANTA FE SPRINGS
8005-015-028	M-2	MU-DT	12405 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-029	M-2	MU-DT	12317 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-035	M-2	MU-DT	12215 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-040	M-2	M-1	12342 HAWKINS ST	SANTA FE SPRINGS
8005-015-041	M-2	M-1	12328 HAWKINS ST	SANTA FE SPRINGS
8005-015-042	M-2	M-1	12246 HAWKINS ST	SANTA FE SPRINGS
8005-015-043	M-2	M-1	12238 HAWKINS ST	SANTA FE SPRINGS
8005-015-044	M-2	M-1	10233 PALM DR	SANTA FE SPRINGS
8005-015-045	M-2	M-1	10232 PALM DR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8005-015-047	M-2	M-1	N/A	N/A
8005-015-047	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-907	M-2	MU-DT	N/A	N/A
8005-015-909	M-2	MU-DT	N/A	N/A
8005-015-910	M-2	M-1	N/A	N/A
8007-008-900	C-4	R-3	10051 ORR AND DAY RD	SANTA FE SPRINGS
8008-010-010	R-1	R-3	11422 JOSLIN ST	SANTA FE SPRINGS
8008-010-015	R-1	R-3	10210 ORR AND DAY RD	SANTA FE SPRINGS
8008-010-017	R-1	R-3	10220 ORR AND DAY RD	SANTA FE SPRINGS
8008-016-054	C-1	R-3	11449 FLORENCE AVE	SANTA FE SPRINGS
8009-001-013	M-2	MU-DT	10400 NORWALK BLVD	SANTA FE SPRINGS
8009-007-023	M-2	MU-DT	12070 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-028	M-2	MU-DT	10375 SLUSHER DR	SANTA FE SPRINGS
8009-007-029	M-2	MU-DT	10375 SLUSHER DR	SANTA FE SPRINGS
8009-007-030	M-2	MU-DT	10395 SLUSHER DR	SANTA FE SPRINGS
8009-007-031	M-2	MU-DT	10395 SLUSHER DR	SANTA FE SPRINGS
8009-007-032	M-2	MU-DT	10415 SLUSHER DR	SANTA FE SPRINGS
8009-007-033	M-2	MU-DT	10415 SLUSHER DR	SANTA FE SPRINGS
8009-007-034	M-2	MU-DT	10425 SLUSHER DR	SANTA FE SPRINGS
8009-007-035	M-2	MU-DT	10425 SLUSHER DR	SANTA FE SPRINGS
8009-007-036	M-2	MU-DT	10455 SLUSHER DR	SANTA FE SPRINGS
8009-007-038	M-2	MU-DT	10430 SLUSHER DR	SANTA FE SPRINGS
8009-007-039	M-2	MU-DT	12020 MORA DR	SANTA FE SPRINGS
8009-007-040	M-2	MU-DT	12041 MORA DR	SANTA FE SPRINGS
8009-007-041	M-2	MU-DT	12015 MORA DR	SANTA FE SPRINGS
8009-007-042	M-2	MU-DT	10370 SLUSHER DR	SANTA FE SPRINGS
8009-007-045	M-2	MU-DT	11980 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-046	M-2	MU-DT	11980 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-047	M-2	MU-DT	10355 SLUSHER DR	SANTA FE SPRINGS
8009-007-048	M-2	MU-DT	10355 SLUSHER DR	SANTA FE SPRINGS
8009-007-049	M-2	MU-DT	10349 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-050	M-2	MU-DT	12016 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-051	M-2	MU-DT	10350 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-052	M-2	MU-DT	10350 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-053	M-2	MU-DT	12145 MORA DR	SANTA FE SPRINGS
8009-007-054	M-2	MU-DT	12145 MORA DR	SANTA FE SPRINGS
8009-007-055	M-2	MU-DT	12155 MORA DR	SANTA FE SPRINGS
8009-007-056	M-2	MU-DT	12170 MORA DR	SANTA FE SPRINGS
8009-007-057	M-2	MU-DT	12160 MORA DR	SANTA FE SPRINGS
8009-007-058	M-2	MU-DT	12150 MORA DR	SANTA FE SPRINGS
8009-007-059	M-2	MU-DT	12130 MORA DR	SANTA FE SPRINGS
8009-007-060	M-2	MU-DT	12130 MORA DR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8009-007-061	M-2	MU-DT	10440 ONTIVEROS PL	SANTA FE SPRINGS
8009-007-064	M-2	MU-DT	12120 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-064	M-2	MU-DT	12120 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-930	M-2	MU-DT	N/A	N/A
8009-013-065	M-2	M-1	12536 CLARK ST	SANTA FE SPRINGS
8009-013-066	M-2	M-1	12520 CLARK ST	SANTA FE SPRINGS
8009-013-067	M-2	M-1	10608 FOREST ST	SANTA FE SPRINGS
8009-013-068	M-2	M-1	10624 FOREST ST	SANTA FE SPRINGS
8009-013-069	M-2	M-1	10636 FOREST ST	SANTA FE SPRINGS
8009-013-070	M-2	M-1	N/A	N/A
8009-013-071	M-2	M-1	N/A	N/A
8009-013-078	M-2	M-1	10609 FOREST ST	SANTA FE SPRINGS
8009-013-083	M-2	M-1	12410 CLARK ST	SANTA FE SPRINGS
8009-013-084	M-2	M-1	10620 SPRINGDALE AVE	SANTA FE SPRINGS
8009-013-085	M-2	M-1	10640 SPRINGDALE AVE	SANTA FE SPRINGS
8009-013-089	M-2	M-1	N/A	N/A
8009-013-090	M-2	M-1	N/A	N/A
8009-013-091	M-2	M-1	N/A	N/A
8009-013-092	M-2	M-1	N/A	N/A
8009-013-093	M-2	M-1	N/A	N/A
8009-013-094	M-2	M-1	N/A	N/A
8009-015-048	M-2	M-1	10715 BLOOMFIELD AVE	SANTA FE SPRINGS
8009-020-008	M-2	M-1	10622 NORWALK BLVD	SANTA FE SPRINGS
8009-020-009	M-2	M-1	10532 NORWALK BLVD	SANTA FE SPRINGS
8009-020-011	M-2	M-1	12380 CLARK ST	SANTA FE SPRINGS
8009-020-012	M-2	M-1	N/A	N/A
8009-020-023	M-2-PD	M-1	12251 FLORENCE AVE	SANTA FE SPRINGS
8009-020-024	M-2	M-1	12250 CLARK ST	SANTA FE SPRINGS
8009-022-001	M-2	C-4	10810 NORWALK BLVD	SANTA FE SPRINGS
8009-022-005	M-2	C-4	10858 NORWALK BLVD	SANTA FE SPRINGS
8009-022-008	M-2	C-4	10918 NORWALK BLVD	SANTA FE SPRINGS
8009-022-039	M-2	C-4	10840 NORWALK BLVD	SANTA FE SPRINGS
8009-022-040	M-2	C-4	10910 NORWALK BLVD	SANTA FE SPRINGS
8009-022-050	BP	C-4	10950 NORWALK BLVD	SANTA FE SPRINGS
8009-022-050	M-2	C-4	10950 NORWALK BLVD	SANTA FE SPRINGS
8009-022-051	M-2	C-4	10924 NORWALK BLVD	SANTA FE SPRINGS
8009-022-060	M-2	C-4	10826 NORWALK BLVD	SANTA FE SPRINGS
8009-022-061	M-2	C-4	10820 NORWALK BLVD	SANTA FE SPRINGS
8009-022-062	M-2	C-4	10850 NORWALK BLVD	SANTA FE SPRINGS
8009-023-011	BP	R-3	12111 LAKELAND RD	SANTA FE SPRINGS
8009-023-011	M-2	R-3	12111 LAKELAND RD	SANTA FE SPRINGS
8009-023-016	M-2	R-3	12060 FLORENCE AVE	SANTA FE SPRINGS
8009-023-023	BP	C-4	10959 NORWALK BLVD	SANTA FE SPRINGS
8009-023-023	M-2	C-4	10959 NORWALK BLVD	SANTA FE SPRINGS
8009-023-024	BP	R-3	12147 LAKELAND RD	SANTA FE SPRINGS
8009-023-024	M-2	R-3	12147 LAKELAND RD	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-040	M-2	R-3	12046 FLORENCE AVE	SANTA FE SPRINGS
8009-023-041	M-2	ML	12078 FLORENCE AVE	SANTA FE SPRINGS
8009-023-041	M-2	ML	12078 FLORENCE AVE	SANTA FE SPRINGS
8009-025-007	M-2	M-1	10601 NORWALK BLVD	SANTA FE SPRINGS
8009-025-011	M-2	M-1	10603 NORWALK BLVD	SANTA FE SPRINGS
8009-025-020	M-2	M-1	12030 CLARK ST	SANTA FE SPRINGS
8009-025-023	M-2	M-1	12075 CLARK ST UNIT 103	SANTA FE SPRINGS
8009-025-024	M-2	M-1	12113 CLARK ST	SANTA FE SPRINGS
8009-025-025	M-2	M-1	12135 CLARK ST	SANTA FE SPRINGS
8009-025-028	M-2	M-1	12060 CLARK ST	SANTA FE SPRINGS
8009-025-029	M-2	M-1	12110 CLARK ST	SANTA FE SPRINGS
8009-025-030	M-2	M-1	12122 CLARK ST	SANTA FE SPRINGS
8009-025-031	M-2	M-1	10555 NORWALK BLVD	SANTA FE SPRINGS
8009-025-034	M-2	M-1	12000 CLARK ST	SANTA FE SPRINGS
8009-025-035	M-2	M-1	12055 CLARK ST	SANTA FE SPRINGS
8009-025-038	M-2	M-1	11821 FLORENCE AVE	SANTA FE SPRINGS
8009-025-045	M-2	M-1	10643 NORWALK BLVD	SANTA FE SPRINGS
8009-025-046	M-2	M-1	12075 FLORENCE AVE	SANTA FE SPRINGS
8009-025-053	M-2	M-1	12025 FLORENCE AVE	SANTA FE SPRINGS
8009-025-054	M-2	M-1	12045 FLORENCE AVE	SANTA FE SPRINGS
8009-025-055	M-2	M-1	10707 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-057	M-2	M-1	11947 FLORENCE AVE NO 1	SANTA FE SPRINGS
8009-025-058	M-2	M-1	11947 FLORENCE AVE	SANTA FE SPRINGS
8009-025-059	M-2	M-1	10513 HATHAWAY DR	SANTA FE SPRINGS
8009-025-060	M-2	M-1	10510 HATHAWAY DR	SANTA FE SPRINGS
8009-025-061	M-2	M-1	10546 HATHAWAY DR	SANTA FE SPRINGS
8009-025-062	M-2	M-1	10702 HATHAWAY DR	SANTA FE SPRINGS
8009-025-063	M-2	M-1	11975 FLORENCE AVE	SANTA FE SPRINGS
8009-025-064	M-2	M-1	11901 FLORENCE AVE	SANTA FE SPRINGS
8009-025-066	M-2	M-1	11901 FLORENCE AVE	SANTA FE SPRINGS
8009-025-067	M-2	M-1	10623 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-069	M-2	M-1	10628 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-070	M-2	M-1	10629 NORWALK BLVD	SANTA FE SPRINGS
8009-025-071	M-2	M-1	10747 NORWALK BLVD	SANTA FE SPRINGS
8009-025-071	M-2	M-1	10747 NORWALK BLVD	SANTA FE SPRINGS
8009-025-072	M-2	M-1	10711 NORWALK BLVD	SANTA FE SPRINGS
8011-012-023	M-2	M-1	10910 PAINTER AVE	SANTA FE SPRINGS
8011-012-034	M-2	M-1	10847 LAUREL AVE	SANTA FE SPRINGS
8011-012-040	M-2	M-1	10905 LAUREL AVE	SANTA FE SPRINGS
8011-012-042	M-2	M-1	10920 PAINTER AVE	SANTA FE SPRINGS
8011-012-043	M-2	M-1	10926 PAINTER AVE	SANTA FE SPRINGS
8011-012-044	M-2	M-1	10934 PAINTER AVE	SANTA FE SPRINGS



APN	Existing Zone	Proposed Zone	Address	City
8011-012-048	M-2	M-1	13205 LAKELAND RD	SANTA FE SPRINGS
8011-012-049	M-2	M-1	13215 LAKELAND RD	SANTA FE SPRINGS
8011-012-050	M-2	M-1	13221 LAKELAND RD	SANTA FE SPRINGS
8011-012-053	M-2	M-1	10841 LAUREL AVE	SANTA FE SPRINGS
8011-012-068	M-2	M-1	10770 PAINTER AVE	SANTA FE SPRINGS
8011-012-069	M-2	M-1	13210 FLORENCE AVE	SANTA FE SPRINGS
8011-012-070	M-2	M-1	10756 PAINTER AVE	SANTA FE SPRINGS
8011-012-073	M-2	M-1	13250 FLORENCE AVE	SANTA FE SPRINGS
8011-012-074	M-2	M-1	10765 LAUREL AVE	SANTA FE SPRINGS
8011-012-076	M-2	M-1	10810 PAINTER AVE	SANTA FE SPRINGS
8011-012-079	M-2	M-1	10900 PAINTER AVE	SANTA FE SPRINGS
8011-018-900	M-2	MU	N/A	N/A
8011-018-901	M-2	MU	N/A	N/A
8011-018-902	M-2	MU	N/A	N/A
8011-018-903	M-2	MU	N/A	N/A
8011-018-904	M-2	MU	N/A	N/A
8011-018-905	M-2	MU	N/A	N/A
8011-018-906	M-2	MU	N/A	N/A
8011-019-911	M-2	MU	N/A	N/A
8011-020-017	M-2	M-1	12645 CLARK ST	SANTA FE SPRINGS
8011-020-034	M-2	M-1	12633 CLARK ST	SANTA FE SPRINGS
8011-020-040	M-2	M-1	12605 CLARK ST	SANTA FE SPRINGS
8016-001-008	PF	R-3	10831 PIONEER BLVD	SANTA FE SPRINGS
8016-001-014	PF	R-3	10831 PIONEER BLVD	SANTA FE SPRINGS
8016-001-015	PF	R-3	10827 PIONEER BLVD	SANTA FE SPRINGS
8017-018-001	PF	R-3	11730 FLORENCE AVE	SANTA FE SPRINGS
8025-001-014	C-4	M-1	11212 NORWALK BLVD	SANTA FE SPRINGS
8025-001-014	M-2	M-1	11212 NORWALK BLVD	SANTA FE SPRINGS
8025-001-015	C-4	M-1	11234 NORWALK BLVD	SANTA FE SPRINGS
8025-001-015	M-2	M-1	11234 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	BP	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	C-4	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	M-2	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-019	C-4	M-1	N/A	N/A
8025-002-007	BP	M-1	11120 NORWALK BLVD	SANTA FE SPRINGS
8025-002-007	M-2	M-1	11120 NORWALK BLVD	SANTA FE SPRINGS
8026-001-008	M-2-PD	M-1	11200 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-009	M-2-PD	M-1	11212 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-011	M-2-PD	M-1	11100 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-012	M-2-PD	M-1	11118 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-013	M-2-PD	M-1	11126 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-024	M-2	M-1	12900 LAKELAND RD	SANTA FE SPRINGS
8026-001-025	M-2	M-1	12912 LAKELAND RD	SANTA FE SPRINGS
8026-001-026	M-2	M-1	12924 LAKELAND RD	SANTA FE SPRINGS
8026-001-027	M-2	M-1	12930 LAKELAND RD	SANTA FE SPRINGS
8026-001-028	M-2	M-1	11017 LOCKPORT PL	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8026-001-029	M-2-PD	M-1	11029 LOCKPORT PL	SANTA FE SPRINGS
8026-001-030	M-2-PD	M-1	11037 LOCKPORT PL	SANTA FE SPRINGS
8026-001-031	M-2-PD	M-1	11034 LOCKPORT PL	SANTA FE SPRINGS
8026-001-032	M-2-PD	M-1	11024 LOCKPORT PL	SANTA FE SPRINGS
8026-001-033	M-2	M-1	11018 LOCKPORT PL	SANTA FE SPRINGS
8026-001-034	M-2	M-1	12950 LAKELAND RD	SANTA FE SPRINGS
8026-001-035	M-2	M-1	12958 LAKELAND RD	SANTA FE SPRINGS
8026-002-011	M-1	M-1	11010 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-014	M-1-PD	M-1	11106 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-015	M-1-PD	M-1	11122 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-018	M-1-PD	M-1	N/A	N/A
8026-002-019	M-1-PD	M-1	13057 MEYER RD	SANTA FE SPRINGS
8026-002-020	M-1-PD	M-1	N/A	N/A
8026-002-022	M-1-D	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-023	M-1-PD	M-1	13111 MEYER RD	SANTA FE SPRINGS
8026-002-024	M-1-PD	M-1	13117 MEYER RD	SANTA FE SPRINGS
8026-002-026	M-1	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1-PD	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1-PD	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-018-030	M-1	M-1	11688 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-030	M-2	M-1	11688 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-031	M-2	M-1	11720 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-901	M-2	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-020-005	M-2	M-1	11810 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-006	M-2	M-1	11808 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-009	M-2	M-1	11741 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-018	M-2	M-1	11731 1/2 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-019	M-2	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-037	M-1	M-1	11813 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-037	M-2	M-1	11813 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-039	M-1	M-1	N/A	N/A
8026-020-039	M-2	M-1	N/A	N/A
8026-020-040	M-2	M-1	N/A	N/A
8026-020-042	M-2	M-1	12911 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-047	M-2	M-1	N/A	N/A
8026-020-050	M-2	M-1	11915 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-051	M-2	M-1	11910 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-053	M-2	M-1	N/A	N/A
8026-020-056	M-2	M-1	12811 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-057	M-2	M-1	12903 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-058	M-2	M-1	12917 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-062	M-2	M-1	12112 GREENSTONE AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8026-020-063	M-2	M-1	12805 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-066	M-1	M-1	12927 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-066	M-2	M-1	12927 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-077	M-1	M-1	12034 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-077	M-2	M-1	12034 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-081	M-2	M-1	11735 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-087	M-1	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-087	M-2	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-027	M-2	M-1	12415 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-028	M-2	M-1	12419 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-029	M-2	M-1	12427 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-030	M-2	M-1	12505 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-031	M-2	M-1	12513 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-032	M-2	M-1	12521 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-050	M-2	M-1	12311 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-051	M-2	M-1	12321 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-054	M-2	M-1	12959 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-006	BP	MU-TOD	12623 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-006	C-4	MU-TOD	12623 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-007	C-4	MU-TOD	12607 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-008	C-4	MU-TOD	12631 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-009	C-4	MU-TOD	12643 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-010	M-2	MU-TOD	12655 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-014	M-2	MU-TOD	12711 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-017	M-2	MU-TOD	N/A	N/A
8026-042-018	M-2	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-020	M-2	MU-TOD	12420 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-022	BP	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-022	M-2	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-803	BP	MU-TOD	N/A	N/A
8026-042-803	BP	MU-TOD	N/A	N/A
8029-003-048	M-1	M-1	13400 TELEGRAPH RD	WHITTIER
8044-001-007	M-2	C-4	13352 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-025	M-2	C-4	13238 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-046	M-2	C-4	13204 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-047	M-2	C-4	13220 IMPERIAL HWY	SANTA FE SPRINGS
8044-002-007	M-2	C-4	13412 IMPERIAL HWY	SANTA FE SPRINGS
8059-003-002	M-1	M-2	14010 CARMENITA RD	SANTA FE SPRINGS
8059-003-003	M-1	M-2	14018 CARMENITA RD	SANTA FE SPRINGS
8059-003-018	M-1	M-2	13451 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-028	M-1	M-2	N/A	N/A
8059-003-029	M-1	M-2	14006 CARMENITA RD	SANTA FE SPRINGS
8059-003-030	M-1	M-2	13443 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-031	M-1	M-2	13443 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-033	M-1	M-2	13461 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-010	C-4-PD	ML	14317 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-017	C-4-PD	ML	14122 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-030	C-4-PD	ML	14114 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-043	C-4-PD	ML	14311 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-044	C-4-PD	ML	14150 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-045	C-4-PD	ML	14515 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-047	C-4-PD	ML	14156 ROSECRANS AVE	SANTA FE SPRINGS
8167-003-008	M-2	M-1	12943 LOS NIETOS RD	SANTA FE SPRINGS
8167-003-800	M-2	M-1	9816 GREENLEAF AVE	SANTA FE SPRINGS
8167-003-801	M-2	M-1	N/A	N/A
8167-004-024	M-2	M-1	13023 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-025	M-2	M-1	13021 7/8 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-026	M-2	M-1	13015 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-027	M-2	M-1	13017 1/2 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-028	M-2	M-1	13011 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-035	M-2	M-1	12983 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-048	M-2	M-1	12997 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-003	M-2	M-1	13039 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-017	M-2	M-1	13109 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-018	M-2	M-1	10047 PAINTER AVE	SANTA FE SPRINGS
8167-005-019	M-2	M-1	10035 PAINTER AVE	SANTA FE SPRINGS
8167-005-020	M-2	M-1	13112 BARTON RD	WHITTIER
8167-005-021	M-2	M-1	13120 BARTON RD	WHITTIER
8167-005-022	M-2	M-1	13136 BARTON RD	WHITTIER
8167-005-023	M-2	M-1	13142 BARTON RD	WHITTIER
8167-005-025	M-2-PD	M-1	10135 PAINTER AVE	SANTA FE SPRINGS
8167-005-026	M-2	M-1	13045 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-026	M-2	M-1	13045 LOS NIETOS RD	SANTA FE SPRINGS
8167-006-006	M-1	M-1	9825 PAINTER AVE	SANTA FE SPRINGS
8167-006-006	M-1	M-1	9825 PAINTER AVE	SANTA FE SPRINGS
8167-028-028	M-1-PD	M-1	9810 PAINTER AVE	SANTA FE SPRINGS
8167-028-029	M-1-PD	M-1	13281 BARTON CIR	SANTA FE SPRINGS
8167-028-030	M-1-PD	M-1	13273 BARTON CIR	SANTA FE SPRINGS
8167-028-031	M-1-PD	M-1	13265 BARTON CIR	SANTA FE SPRINGS
8167-028-032	M-1-PD	M-1	13257 BARTON CIR	SANTA FE SPRINGS
8167-028-033	M-1-PD	M-1	13249 BARTON CIR	SANTA FE SPRINGS
8167-028-034	M-1-PD	M-1	13241 BARTON CIR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8167-028-035	M-1-PD	M-1	13233 BARTON CIR	SANTA FE SPRINGS
8167-028-036	M-1-PD	M-1	13225 BARTON CIR	SANTA FE SPRINGS
8167-028-037	M-1-PD	M-1	13217 BARTON CIR	WHITTIER
8167-028-038	M-1-PD	M-1	13209 BARTON CIR	SANTA FE SPRINGS
8167-028-039	M-1-PD	M-1	13201 BARTON CIR	SANTA FE SPRINGS
8167-028-040	M-1-PD	M-1	9920 PAINTER AVE	SANTA FE SPRINGS
8167-028-041	M-1-PD	M-1	13210 BARTON CIR	SANTA FE SPRINGS
8167-028-042	M-1-PD	M-1	13236 BARTON CIR	SANTA FE SPRINGS
8167-028-043	M-1-PD	M-1	13240 BARTON CIR	SANTA FE SPRINGS
8167-028-044	M-1-PD	M-1	13270 BARTON CIR	SANTA FE SPRINGS
8167-028-045	M-1-PD	M-1	9930 PAINTER AVE	SANTA FE SPRINGS
8167-029-003	M-1	M-1	10030 PAINTER AVE	SANTA FE SPRINGS
8167-029-019	M-1	M-1	10016 PAINTER AVE	SANTA FE SPRINGS
8167-029-023	M-1	M-1	10106 PAINTER AVE	SANTA FE SPRINGS
8167-029-026	M-1	M-1	10040 PAINTER AVE	SANTA FE SPRINGS
8167-029-026	M-1	M-1	10040 PAINTER AVE	SANTA FE SPRINGS
8167-037-012	M-2	M-1	9415 GREENLEAF AVE	SANTA FE SPRINGS
8167-037-013	M-2	M-1	12801 ANN ST	SANTA FE SPRINGS
8167-037-014	M-2	M-1	12866 ANN ST	SANTA FE SPRINGS
8167-037-015	M-2	M-1	12866 ANN ST	SANTA FE SPRINGS
8168-001-007	M-2	M-1	8916 NORWALK BLVD	SANTA FE SPRINGS
8168-001-042	M-2	M-1	11650 BURKE ST	SANTA FE SPRINGS
8168-001-043	M-2	M-1	11630 BURKE ST	SANTA FE SPRINGS
8168-001-050	M-2	M-1	8739 DICE RD	SANTA FE SPRINGS
8168-001-051	M-2	M-1	11718 BURKE ST	SANTA FE SPRINGS
8168-001-816	M-2	M-1	N/A	N/A
8168-015-002	M-1	M-1	8317 1/2 SECURA WAY	SANTA FE SPRINGS
8168-015-007	M-1	M-1	8333 SECURA WAY	SANTA FE SPRINGS
8168-015-011	M-1	M-1	8357 SECURA WAY	SANTA FE SPRINGS
8168-015-013	M-1	M-1	8411 SECURA WAY	SANTA FE SPRINGS
8168-015-016	M-1	M-1	11990 RIVERA RD	SANTA FE SPRINGS
8168-015-017	M-1	M-1	8317 SECURA WAY	SANTA FE SPRINGS
8168-015-019	M-1	M-1	8425 SECURA WAY	SANTA FE SPRINGS
8168-015-020	M-1	M-1	8417 SECURA WAY	SANTA FE SPRINGS
8168-015-023	M-1	M-1	8413 SECURA WAY	SANTA FE SPRINGS
8168-015-046	M-1	M-1	8355 SECURA WAY	SANTA FE SPRINGS
8168-015-047	M-1	M-1	8349 SECURA WAY	SANTA FE SPRINGS
8168-015-049	M-1	M-1	12000 RIVERA RD	SANTA FE SPRINGS
8168-015-051	M-1	M-1	8427 SECURA WAY	SANTA FE SPRINGS
8168-015-052	M-1	M-1	12004 1/2 RIVERA RD	SANTA FE SPRINGS
8168-026-004	M-1	M-1	8444 SECURA WAY	SANTA FE SPRINGS
8168-026-005	M-1	M-1	8440 SECURA WAY	SANTA FE SPRINGS
8168-026-006	M-1	M-1	8432 SECURA WAY	SANTA FE SPRINGS
8168-026-007	M-1	M-1	8424 SECURA WAY	SANTA FE SPRINGS
8168-026-008	M-1	M-1	8418 SECURA WAY	SANTA FE SPRINGS
8168-026-009	M-1	M-1	8416 SECURA WAY	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8168-026-010	M-1	M-1	8406 SECURA WAY	SANTA FE SPRINGS
8168-026-011	M-1	M-1	8400 SECURA WAY	SANTA FE SPRINGS
8168-026-012	M-1	M-1	8354 SECURA WAY	SANTA FE SPRINGS
8168-026-013	M-1	M-1	8348 SECURA WAY	SANTA FE SPRINGS
8168-026-014	M-1	M-1	8342 SECURA WAY	SANTA FE SPRINGS
8168-026-015	M-1	M-1	8332 SECURA WAY	SANTA FE SPRINGS
8168-026-016	M-1	M-1	12020 RIVERA RD	SANTA FE SPRINGS
8168-026-017	M-1	M-1	12030 RIVERA RD	SANTA FE SPRINGS
8168-026-026	M-1	M-1	8421 CHETLE AVE	SANTA FE SPRINGS
8168-026-027	M-1	M-1	8433 CHETLE AVE	SANTA FE SPRINGS
8168-026-028	M-1	M-1	8433 CHETLE AVE	SANTA FE SPRINGS
8168-026-029	M-1	M-1	8503 CHETLE AVE	SANTA FE SPRINGS
8168-026-030	M-1	M-1	8509 CHETLE AVE	SANTA FE SPRINGS
8168-026-039	M-1	M-1	8403 CHETLE AVE	SANTA FE SPRINGS
8168-026-040	M-1	M-1	8409 CHETLE AVE	SANTA FE SPRINGS
8168-026-041	M-1	M-1	8333 CHETLE AVE	SANTA FE SPRINGS
8168-026-042	M-1	M-1	8515 CHETLE AVE	SANTA FE SPRINGS
8168-026-043	M-1	M-1	12040 RIVERA RD	SANTA FE SPRINGS
8168-026-044	M-1	M-1	8311 CHETLE AVE	SANTA FE SPRINGS
8168-026-045	M-1	M-1	8533 CHETLE AVE	SANTA FE SPRINGS
8169-001-011	M-1-PD	M-1	12000 WASHINGTON BLVD	SANTA FE SPRINGS
8169-001-012	M-1	M-1	12051 RIVERA RD	SANTA FE SPRINGS
8169-001-013	M-1	M-1	12055 RIVERA RD	SANTA FE SPRINGS
8169-001-013	M-1-PD	M-1	12055 RIVERA RD	SANTA FE SPRINGS
8169-001-016	M-1	M-1	11954 WASHINGTON BLVD	SANTA FE SPRINGS
8169-001-016	M-1	M-1	11954 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-002	M-1	M-1	N/A	N/A
8169-002-005	M-1	M-1	11934 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-005	M-1	M-1	11934 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-008	M-1	M-1	8119 SECURA WAY	SANTA FE SPRINGS
8169-002-009	M-1	M-1	8123 SECURA WAY	SANTA FE SPRINGS
8169-002-011	M-1	M-1	8140 SECURA WAY	SANTA FE SPRINGS
8169-002-014	M-1	M-1	8200 SECURA WAY	SANTA FE SPRINGS
8169-002-015	M-1	M-1	8206 SECURA WAY	SANTA FE SPRINGS
8169-002-016	M-1	M-1	11983 RIVERA RD	SANTA FE SPRINGS
8169-002-022	M-1	M-1	8141 SECURA WAY	SANTA FE SPRINGS
8169-002-023	M-1	M-1	8145 SECURA WAY	SANTA FE SPRINGS
8169-002-025	M-1	M-1	8108 SECURA WAY	SANTA FE SPRINGS
8169-002-026	M-1	M-1	8110 SECURA WAY	SANTA FE SPRINGS
8169-002-027	M-1	M-1	8118 SECURA WAY	SANTA FE SPRINGS
8169-002-028	M-1	M-1	8100 SECURA WAY	SANTA FE SPRINGS
8169-002-029	M-1	M-1	11965 RIVERA RD	SANTA FE SPRINGS
8169-002-030	M-1	M-1	11967 RIVERA RD	SANTA FE SPRINGS
8169-002-031	M-1	M-1	11969 RIVERA RD	SANTA FE SPRINGS
8169-002-032	M-1	M-1	11973 RIVERA RD	SANTA FE SPRINGS
8169-002-033	M-1	M-1	8203 SECURA WAY	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-002-034	M-1	M-1	8209 SECURA WAY	SANTA FE SPRINGS
8169-002-035	M-1	M-1	8122 SECURA WAY	SANTA FE SPRINGS
8169-002-036	M-1	M-1	8126 SECURA WAY	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-003-005	M-1	M-1	11923 RIVERA RD	SANTA FE SPRINGS
8169-003-006	M-1	M-1	11927 RIVERA RD	SANTA FE SPRINGS
8169-003-007	M-1	M-1	N/A	N/A
8169-003-008	M-1	M-1	11937 RIVERA RD	SANTA FE SPRINGS
8169-003-009	M-1	M-1	11941 RIVERA RD	SANTA FE SPRINGS
8169-003-012	M-1	M-1	11955 RIVERA RD	SANTA FE SPRINGS
8169-003-013	M-1	M-1	11959 RIVERA RD	SANTA FE SPRINGS
8169-003-017	M-1	M-1	8230 SORENSEN AVE	SANTA FE SPRINGS
8169-003-018	M-1	M-1	8224 SORENSEN AVE	SANTA FE SPRINGS
8169-003-019	M-1	M-1	8214 SORENSEN AVE	SANTA FE SPRINGS
8169-003-026	M-1	M-1	8206 1/2 SORENSEN AVE	SANTA FE SPRINGS
8169-003-027	M-1	M-1	8202 SORENSEN AVE	SANTA FE SPRINGS
8169-003-031	M-1	M-1	8212 SORENSEN AVE	SANTA FE SPRINGS
8169-003-032	M-1	M-1	8210 1/2 SORENSEN AVE	SANTA FE SPRINGS
8169-003-033	M-1	M-1	8210 SORENSEN AVE	SANTA FE SPRINGS
8169-003-034	M-1	M-1	8208 SORENSEN AVE	SANTA FE SPRINGS
8169-003-035	M-1	M-1	11919 RIVERA RD	SANTA FE SPRINGS
8169-003-041	M-1	M-1	8308 SORENSEN AVE	SANTA FE SPRINGS
8169-003-042	M-1	M-1	11945 RIVERA RD	SANTA FE SPRINGS
8169-003-043	M-1	C-4	11808 WASHINGTON BLVD	SANTA FE SPRINGS
8169-003-044	M-1	C-4	8028 SORENSEN AVE	SANTA FE SPRINGS
8169-003-045	M-1	M-1	8110 SORENSEN AVE	SANTA FE SPRINGS
8169-004-001	M-1	C-4	N/A	N/A
8169-004-002	M-1	C-4	11668 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-003	M-1	C-4	11720 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-004	M-1	C-4	11734 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-006	M-1	C-4	11746 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-016	M-1	C-4	11750 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-001	M-1	C-4	11642 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-012	M-1	M-1	8140 ALLPORT AVE	SANTA FE SPRINGS
8169-005-014	M-1	M-1	8035 FREESTONE AVE	SANTA FE SPRINGS
8169-005-017	M-1	C-4	11648 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-018	M-1	C-4	N/A	N/A
8169-005-019	M-1	C-4	11664 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-020	M-1	C-4	8020 FREESTONE AVE	SANTA FE SPRINGS
8169-005-025	M-1	M-1	8122 1/2 ALLPORT AVE	SANTA FE SPRINGS
8169-005-028	M-1	C-4	8030 FREESTONE AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-005-029	M-1	M-1	8038 FREESTONE AVE	SANTA FE SPRINGS
8169-005-030	M-1	M-1	8130 ALLPORT AVE	SANTA FE SPRINGS
8169-005-031	M-1	M-1	8122 ALLPORT AVE	SANTA FE SPRINGS
8169-005-032	M-1	M-1	8112 FREESTONE AVE	SANTA FE SPRINGS
8169-005-033	M-1	M-1	8124 ALLPORT AVE	SANTA FE SPRINGS
8169-005-034	M-1	M-1	8024 ALLPORT AVE	SANTA FE SPRINGS
8169-005-035	M-1	M-1	8036 ALLPORT AVE	SANTA FE SPRINGS
8169-005-036	M-1	M-1	8118 ALLPORT AVE	SANTA FE SPRINGS
8169-007-001	M-1	M-1	8338 ALLPORT AVE	SANTA FE SPRINGS
8169-007-004	M-1	M-1	11751 SLAUSON AVE	SANTA FE SPRINGS
8169-007-011	M-1	M-1	11769 SLAUSON AVE	SANTA FE SPRINGS
8169-007-012	M-1	M-1	11765 SLAUSON AVE	SANTA FE SPRINGS
8169-007-014	M-1	M-1	11775 SLAUSON AVE	SANTA FE SPRINGS
8169-007-015	M-1	M-1	11779 SLAUSON AVE	SANTA FE SPRINGS
8169-007-016	M-1	M-1	8406 ALLPORT AVE	SANTA FE SPRINGS
8169-007-018	M-1	M-1	8406 ALLPORT AVE	SANTA FE SPRINGS
8169-007-019	M-1	M-1	8402 ALLPORT AVE	SANTA FE SPRINGS
8169-007-020	M-1	M-1	8200 ALLPORT AVE	SANTA FE SPRINGS
8169-007-021	M-1	M-1	8222 ALLPORT AVE	SANTA FE SPRINGS
8169-007-022	M-1	M-1	8226 ALLPORT AVE	SANTA FE SPRINGS
8169-007-023	M-1	M-1	8282 ALLPORT AVE	SANTA FE SPRINGS
8169-007-024	M-1	M-1	11807 7/8 SLAUSON AVE	SANTA FE SPRINGS
8169-007-025	M-1	M-1	11807 3/4 SLAUSON AVE	SANTA FE SPRINGS
8169-007-026	M-1	M-1	11807 3/8 SLAUSON AVE	SANTA FE SPRINGS
8169-007-027	M-1	M-1	11807 SLAUSON AVE	SANTA FE SPRINGS
8169-007-028	M-1	M-1	11805 SLAUSON AVE	SANTA FE SPRINGS
8169-007-029	M-1	M-1	11803 SLAUSON AVE	SANTA FE SPRINGS
8169-007-030	M-1	M-1	11801 SLAUSON AVE	SANTA FE SPRINGS
8169-007-031	M-1	M-1	11809 SLAUSON AVE UNIT B	SANTA FE SPRINGS
8169-007-032	M-1	M-1	11809 SLAUSON AVE	SANTA FE SPRINGS
8169-007-033	M-1	M-1	11811 SLAUSON AVE	SANTA FE SPRINGS
8169-007-034	M-1	M-1	11813 SLAUSON AVE	SANTA FE SPRINGS
8169-007-035	M-1	M-1	11815 SLAUSON AVE	SANTA FE SPRINGS
8169-007-036	M-1	M-1	11821 SLAUSON AVE	SANTA FE SPRINGS
8169-007-038	M-1	M-1	8330 ALLPORT AVE	SANTA FE SPRINGS
8169-007-039	M-1	M-1	8312 ALLPORT AVE	SANTA FE SPRINGS
8169-008-002	M-1	M-1	8339 ALLPORT AVE	SANTA FE SPRINGS
8169-008-003	M-1	M-1	8403 ALLPORT AVE	SANTA FE SPRINGS
8169-008-014	M-1	M-1	11705 SLAUSON AVE	SANTA FE SPRINGS
8169-008-015	M-1	M-1	8415 ALLPORT AVE	SANTA FE SPRINGS
8169-008-017	M-1	M-1	8315 ALLPORT AVE	SANTA FE SPRINGS
8169-008-018	M-1	M-1	8319 ALLPORT AVE	SANTA FE SPRINGS
8169-011-014	M-1	M-1	8058 WESTMAN AVE	SANTA FE SPRINGS
8169-011-014	M-1	M-1	8058 WESTMAN AVE	SANTA FE SPRINGS
8169-011-015	M-1	M-1	8050 WESTMAN AVE	SANTA FE SPRINGS
8169-011-015	M-1	M-1	8050 WESTMAN AVE	SANTA FE SPRINGS



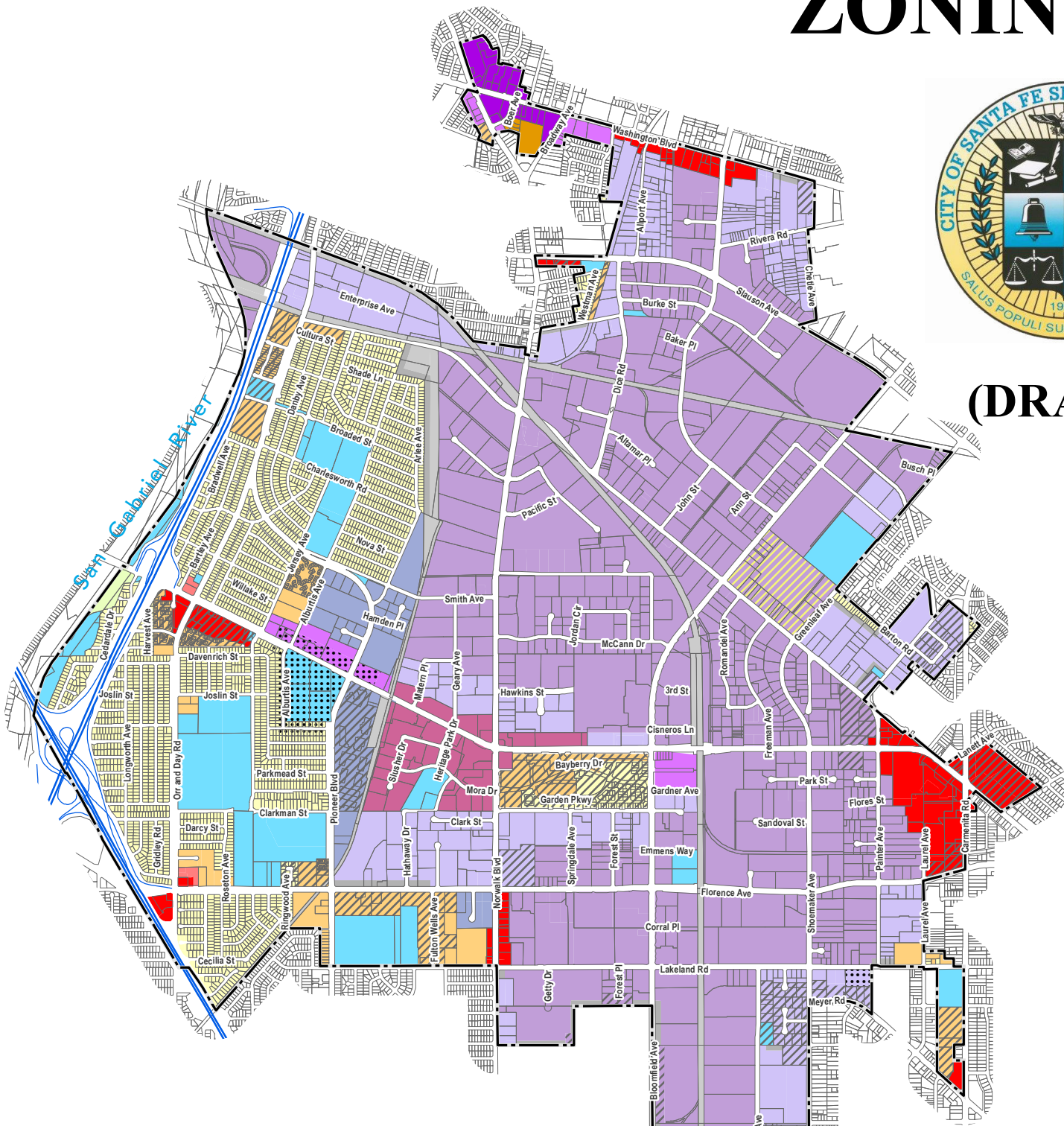
APN	Existing Zone	Proposed Zone	Address	City
8169-011-016	M-1	M-1	8040 WESTMAN AVE	SANTA FE SPRINGS
8169-011-016	M-1	M-1	8040 WESTMAN AVE	SANTA FE SPRINGS
8169-011-017	M-1	M-1	8032 WESTMAN AVE	SANTA FE SPRINGS
8169-011-017	M-1	M-1	8032 WESTMAN AVE	SANTA FE SPRINGS
8169-011-018	M-1	M-1	8018 WESTMAN AVE	SANTA FE SPRINGS
8169-011-021	M-1	M-1	8037 ALLPORT AVE	SANTA FE SPRINGS
8169-011-022	M-1	M-1	8101 ALLPORT AVE	SANTA FE SPRINGS
8169-011-023	M-1	M-1	8107 ALLPORT AVE	SANTA FE SPRINGS
8169-011-024	M-1	M-1	8135 ALLPORT AVE	SANTA FE SPRINGS
8169-011-026	M-1	M-1	8205 ALLPORT AVE	SANTA FE SPRINGS
8169-011-027	M-1	M-1	8207 ALLPORT AVE	SANTA FE SPRINGS
8169-011-028	M-1	M-1	8229 ALLPORT AVE	SANTA FE SPRINGS
8169-011-029	M-1	M-1	8231 ALLPORT AVE	SANTA FE SPRINGS
8169-011-030	M-1	M-1	8235 ALLPORT AVE	SANTA FE SPRINGS
8169-011-031	M-1	M-1	8303 ALLPORT AVE	SANTA FE SPRINGS
8169-011-032	M-1	M-1	11540 WASHINGTON BLVD	SANTA FE SPRINGS
8169-011-032	M-1	M-1	11540 WASHINGTON BLVD	SANTA FE SPRINGS
8169-011-038	M-1	M-1	11701 SLAUSON AVE	SANTA FE SPRINGS
8169-011-038	M-1	M-1	11701 SLAUSON AVE	SANTA FE SPRINGS
8169-012-006	C-4	MU	8032 BROADWAY AVE	SANTA FE SPRINGS
8169-012-017	C-4	MU	8044 BROADWAY AVE	SANTA FE SPRINGS
8169-012-018	C-4	MU	8100 BROADWAY AVE	SANTA FE SPRINGS
8169-012-047	C-4	MU	11508 WASHINGTON BLVD	SANTA FE SPRINGS
8169-012-050	C-4	MU	11400 WASHINGTON BLVD	SANTA FE SPRINGS
8169-012-051	C-4	MU	11426 WASHINGTON BLVD	SANTA FE SPRINGS
8169-021-029	M-2	M-1	11700 SLAUSON AVE	SANTA FE SPRINGS
8169-027-046	M-2	M-1	8623 DICE RD	SANTA FE SPRINGS
8169-027-047	M-2	M-1	8535 DICE RD	SANTA FE SPRINGS
8169-027-048	M-2	M-1	8607 DICE RD	SANTA FE SPRINGS
8176-017-005	C-4	MU-TOD	7820 NORWALK BLVD	WHITTIER
8176-017-006	C-4	MU-TOD	7860 NORWALK BLVD	WHITTIER
8176-017-008	C-4	MU-TOD	11125 WASHINGTON BLVD	WHITTIER
8176-017-010	C-4	MU-TOD	7910 NORWALK BLVD	SANTA FE SPRINGS
8176-017-012	C-4	MU-TOD	7916 NORWALK BLVD	SANTA FE SPRINGS
8176-017-013	C-4	MU-TOD	11143 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-014	C-4	MU-TOD	11139 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-015	C-4	MU-TOD	11153 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-016	C-4	MU-TOD	11161 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-017	C-4	MU-TOD	11213 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-018	C-4	MU-TOD	11223 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-019	C-4	MU-TOD	11235 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-029	C-4	MU-TOD	7932 NORWALK BLVD	WHITTIER
8176-017-030	C-4	MU-TOD	7810 NORWALK BLVD	SANTA FE SPRINGS
8177-031-009	M-2	M-1	8741 PIONEER BLVD	SANTA FE SPRINGS
8177-031-010	M-2	M-1	8807 PIONEER BLVD	SANTA FE SPRINGS
8177-031-013	M-2	M-1	8731 PIONEER BLVD	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8177-031-017	M-2	M-1	N/A	N/A
8177-031-018	M-2	M-1	N/A	N/A
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8178-001-015	C-4	MU-TOD	11208 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-016	C-4	MU-TOD	11230 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-026	C-4	MU-TOD	11130 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-027	C-4	MU-TOD	N/A	N/A
8178-001-045	C-4	MU-TOD	11330 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-049	C-4	MU	8118 NORWALK BLVD	SANTA FE SPRINGS
8178-001-054	C-4	MU-TOD	11236 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-055	C-4	MU-TOD	8018 BOER AVE	SANTA FE SPRINGS
8178-001-061	C-4	MU-TOD	11302 WASHINGTON BLVD	SANTA FE SPRINGS
8178-004-004	C-4	MU	8039 NORWALK BLVD	SANTA FE SPRINGS
8178-004-005	C-4	MU	8045 NORWALK BLVD	SANTA FE SPRINGS
8178-004-009	C-4	MU	8013 NORWALK BLVD	SANTA FE SPRINGS
8178-004-065	C-4-PD	MU	N/A	N/A
8178-004-068	C-4-PD	MU	11036 WASHINGTON BLVD	WHITTIER
8178-033-050	M-2	M-1	8905 NORWALK BLVD	SANTA FE SPRINGS
8178-033-054	M-2	M-1	11584 PERKINS AVE	SANTA FE SPRINGS
8178-033-055	M-2	M-1	N/A	N/A
8178-033-056	M-2	M-1	11548 PERKINS AVE	SANTA FE SPRINGS
8178-033-057	M-2	M-1	11546 PERKINS AVE	SANTA FE SPRINGS
8178-033-058	M-2	M-1	11544 PERKINS AVE	SANTA FE SPRINGS
8178-033-063	M-2	M-1	11578 PERKINS AVE	SANTA FE SPRINGS
8178-033-063	M-2	M-1	11578 PERKINS AVE	SANTA FE SPRINGS
8178-035-013	M-2	M-1	8830 DECOSTA AVE	SANTA FE SPRINGS
8178-037-003	M-2	M-1	8724 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-004	M-2	M-1	8834 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-012	M-2	M-1	8825 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-014	M-2	M-1	8721 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-017	M-2	M-1	N/A	N/A
8178-037-019	M-2	M-1	8739 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-020	M-2	M-1	8750 PIONEER BLVD	SANTA FE SPRINGS
8178-037-028	M-2	M-1	8844 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-029	M-2	M-1	N/A	N/A
8178-037-030	M-2	M-1	N/A	N/A
8178-037-802	M-2	M-1	N/A	N/A

# City of Santa Fe Springs ZONING MAP



**(DRAFT)**

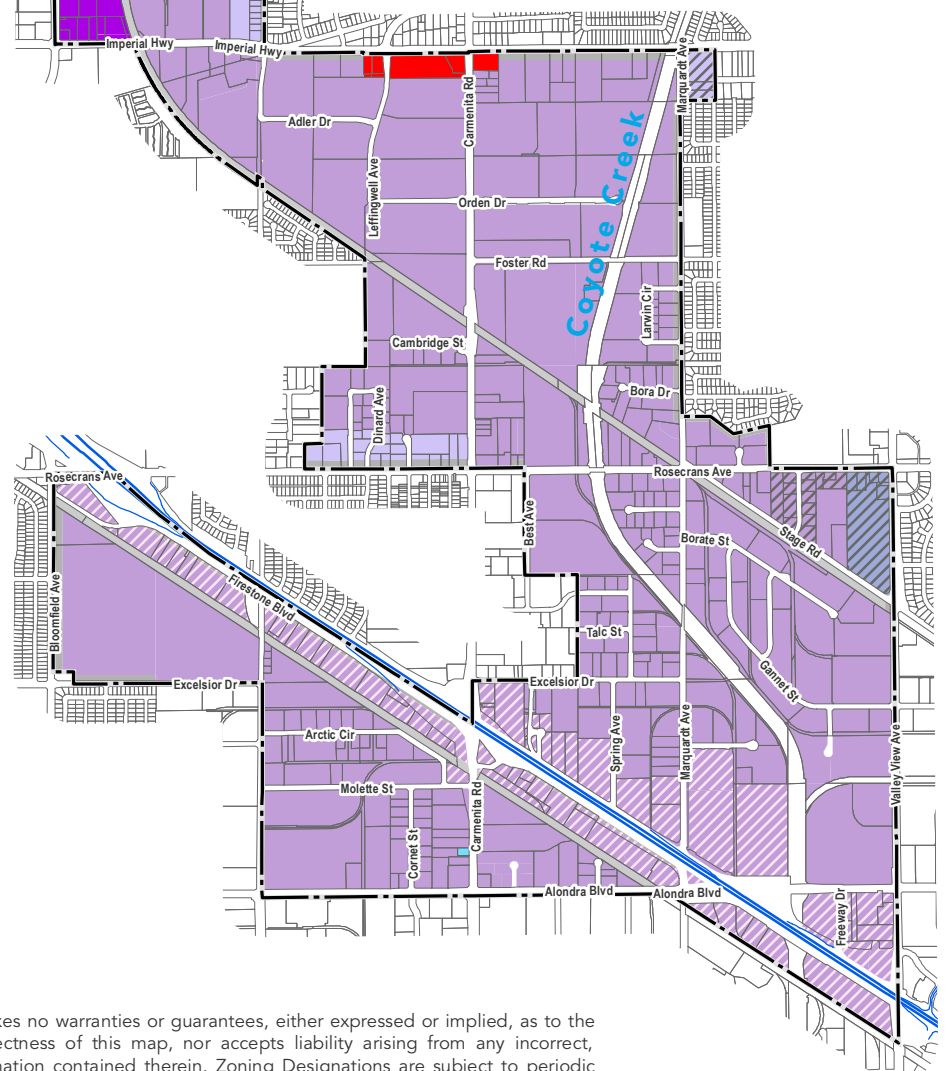


## Primary Zones

- A-1: Light Agricultural
- R-1: Single-Family Residential
- R-3: Multiple-Family/Medium Density Residential
- R-4: Multiple-Family/High Density Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU: Mixed-Use
- MU-DT: Mixed-Use - Downtown
- MU-TOD: Mixed-Use - Transit-Oriented Development
- ML: Limited Manufacturing, Administration and Research
- M-1: Light Manufacturing
- M-2: Heavy Manufacturing
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

## Overlay Zones

- D: Design Overlay
- FOZ: Freeway Overlay
- PD: Planned Development Overlay
- SP1: Specific Plan Overlay
- Santa Fe Springs City Limits



Source: City of Santa Fe Springs  
Revised: July 2023



The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map. As such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department  
11710 Telegraph Road, Santa Fe Springs, CA 90670  
Tel: 562-868-0511  
Web: <https://www.santafesprings.org>



**PUBLIC HEARING**

CEQA - Adoption of Mitigated Negative Declaration  
Development Plan Approval (DPA) Case No. 1002

A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on property located at 13711 Freeway Drive, within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (EPD Solutions, Inc.)

**RECOMMENDATIONS:**

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding DPA Case No. 1002 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meet the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence, with mitigations, that the proposed project will have significant adverse immitigable impacts on the environment; and
- Approve DPA Case No. 1002, subject to the conditions of approval as contained within Resolution No. 243-2023; and
- Adopt Resolution No. 243-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

**GENERAL INFORMATION**

- A. Applicant: EPD Solution, Inc.  
3333 Michelson Dr #500,  
Irvine, CA 92612
- B. Property Owner: Rexford Industrial - 13711 Freeway, LLC  
11620 Wilshire Blvd,  
10th Floor,

Los Angeles, CA 90025

- C. Existing Zone: M-2-FOZ,  
Heavy Manufacturing – Freeway Overlay, Zone
- D. General Plan: Freeway Commercial
- E. CEQA Recommendation: Adoption of Mitigated Negative Declaration
- F. Staff Contact: Jimmy Wong, Associate Planner  
[JimmyWong@santafesprings.org](mailto:JimmyWong@santafesprings.org)

### **LOCATION / BACKGROUND**

The subject property, located at 13711 Freeway Drive, is a single parcel (APN: 8025-002-026) measuring approximately 220,250 sq. ft. (5.06 acres) and is located at the northeast corner of Spring Avenue and Freeway Drive. The property is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay) and was last occupied by Martinez Trucking Inc., a transportation company. Industrial uses are located on the property's north, east, and west sides, while I-5 Freeway is located to the south.

The applicant, Rexford Industrial – 13711 Freeway, LLC, is proposing to demolish the existing 82,092 building on the subject property and thereafter construct a new ±104,900 sq. ft. concrete tilt-up industrial building on the subject property. In accordance with the City's Zoning Ordinance, a Development Plan Approval is required to ensure compliance with the City's Zoning Ordinance 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. .

It should be noted that in December of 2015, the Planning Commission had approved Conditional Use Permit (CUP) Case No. 750, a request by Bulletin Displays, LLC, to establish, operate and maintain a 50-foot tall digital billboard with display area of 14' x 48' on the subject property. The digital billboard was constructed and has been operating on the subject property for approximately 8 years. It should be noted that the existing digital billboard will remain at its current location and there are no proposed modification to the billboard.

### **PROJECT DESCRIPTION**

The proposed project requires approval of the following entitlement:

*Development Plan Approval (DPA) Case No. 1002: A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on the subject property located at 13711 Freeway Drive.*

**ZONING AND LAND USE**

The subject property is zoned M-2-FOZ, Heavy Manufacturing – Freeway Overlay. The property has a General Plan Land Use designation of Freeway Commercial. The zoning, General Plan and land use of the surrounding properties are as follows:

<b>Surrounding Zoning, General Plan Designation, Land Use</b>			
<b>Direction</b>	<b>Zoning District</b>	<b>General Plan</b>	<b>Land Use (Address/Business Name)</b>
North	M-2-FOZ (Heavy Manufacturing – Freeway Overlay), Zone	Industrial	<u>Industrial</u> (15310 Spring Ave. / Ross Bindery Inc)
South	Freeway	Freeway	Interstate 5 Freeway
East	M-2 (Heavy Manufacturing), Zone	Industrial	<u>Agrochemicals supplier</u> (15415 Marquardt Ave, / Target Specialty Products)
	M-2-FOZ (Heavy Manufacturing – Freeway Overlay), Zone	Industrial	<u>Packing</u> (13767 Freeway Dr. / NEFAB)
West	M-2-FOZ (Heavy Manufacturing – Freeway Overlay), Zone	Industrial	<u>Industrial</u> (13635 Freeway Dr, / Mothers Nutritional Center - Corporate Office)

**ZONING REQUIREMENTS**

The procedures set forth in Section 155.736 of the City’s Zoning Ordinance, states that a DPA is required to ensure compliance with the Zoning Ordinance and to give proper attention to the siting of new structures or additions or alterations to existing structures.

<b>Code Section:</b>	<b>Development Plan Approval</b>
155.736	<p><u>Section 155.736</u></p> <p>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.</p>

**DEVELOPMENT PLAN APPROVAL CASE NO. 1002****Site Plan**

The applicant is proposing to construct a new  $\pm 104,900$  sq. ft. concrete tilt-up industrial building on the subject property. The proposed industrial building will be setback a minimum of 45' from Freeway Drive and 84' from Spring Avenue. As shown, the proposed development will provide three (3) driveways for ingress and egress, two along Freeway Drive, and one along Spring Avenue. The driveways along Freeway Drive will have a minimum width of 39', and the driveway along Spring Avenue will have a width of 40'. It should be noted that the applicant plans to designate the driveway nearest to the intersection of Freeway Drive and Spring Avenue exclusively for passenger vehicles. To enforce this restriction, a "no truck access" sign will be prominently displayed at the entrance of that particular driveway.

As previously mentioned, there is no proposed change to the location of design of the existing digital billboard. The proposed industrial building will maintain a minimum 25' separation from the existing billboard, which meets the minimum setback requirement between the new building and the existing billboard, as required by the City's Zoning Regulations.

**Floor Plan**

The proposed industrial building area will have a total building area of  $\pm 104,900$  sq. ft., with 5,000 sq. ft. designated as first-floor office area, 5,000 sq. ft. as office mezzanine, and the remaining 94,900 sq. ft. designated as industrial area.

**Elevations**

Based on the proposed elevations, the new industrial building will exhibit a contemporary architectural design. AO Architects have taken into consideration the arterial frontages along Freeway Drive and Spring Avenue, strategically incorporating the majority of the architectural treatment and elements on the facades facing both arterials. Noteworthy design elements include window glazing with aluminum mullions, use of faux wood panels, window eyebrows, varied massing, ornamental formliner, and a color scheme featuring brown, grey, and white. Additionally, the office entry will be recessed and adorned with a metal trim cap to enhance its visual appeal.

**Lot Coverage/Floor Area Ratio**

The City's recently adopted 2040 General Plan identifies a maximum floor area ratio (FAR) of 2.5 within the Freeway Commercial land-use area, while the M-2-FOZ (Heavy Manufacturing – Freeway Overlay) Zone does not have a lot coverage requirement. With a total site area of 220,259 sq. ft., the maximum buildable area under the 2.5 FAR limitation for the subject property is 550,647.5 sq. ft. As proposed, the  $\pm 104,900$  sq. ft. (0.48 FAR) industrial building is well within the limitations of the FAR requirement.

Landscape Requirement

For the maximum value, the majority of the landscaping will be provided along the front setback areas that adjoin both streets (Freeway Drive and Spring Avenue). The project's landscaping calculation will consist of the following:

Area	Calculation	Required (sq. ft.)	Provided (sq. ft.)
Frontage	530 linear ft. x 25 sq. ft.	13,250	13,254
Parking	22,720 sq. ft.	1,363	4,982

The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Ordinance.

Parking Requirements

A total of 154 parking stalls will be provided for the new industrial building: 96 standard stalls, 39 compact stalls, 3 clean air stalls, 10 electric vehicle stalls, and 6 accessible stalls. The project's parking calculation will consist of the following:

Use	Calculation	Required	Provided
Industrial	First 20,000 sq. ft./500	40 stalls	154
	Next 80,000 sq. ft./750	107 stalls	
	Last 4,890 sq. ft./ 1,000	5 stalls	
	<b>Total</b>	<b>153 stalls</b>	

Considering that the proposed development features a building size exceeding 100,000 sq. ft. and includes 10 truck loading docks. To comply with the City's truck parking stalls requirement, the proposed project will provide a total of three dedicated truck parking stalls.

Use	Calculation	Required	Provided
Industrial Over 100,000 sq. ft.	<b>1 truck parking per 3 loading docks</b>	3 truck parking stalls	3

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

Loading/ Roll Up Doors

According to the plans, the proposed building will have a total of ten (10) dock-high doors, and one (1) grade-level loading door, along the north elevation. All loading doors are strategically placed so that they will not be directly visible from Freeway Drive and Spring Avenue.



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

#### Trash Enclosures

According to the site plan, a single 455 sq. ft. trash enclosure will be located along the north property line. The proposed trash enclosure is strategically placed behind the proposed 10-foot high screen wall and thus, will not be visible or accessible to the public.

#### **STREETS AND HIGHWAYS**

The subject property is located on the northeast corner of Freeway Drive and Spring Avenue. Both Freeway Drive and Spring Avenue are designated as a local road within the General Plan.

#### **LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 29, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, the City's Library, and published in a newspaper of general circulation (Whittier Daily News) on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

#### **ENVIRONMENTAL DOCUMENTS**

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

#### **Phases in the Environmental Review Process:**

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

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

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

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

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

project.

**Draft MND Review:**

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from May 19, 2023 to June 9, 2023. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and the State Clearinghouse. The Planning Commission were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on June 10, 2023. A copy of the Notice of Intent to adopt a Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment. (Attachment 5)

On May 19, 2023, the City released the Draft IS/MND, along with the accompanying appendices. These materials were made available to the public throughout the 20-day review and comment period. The public comment period for the Draft IS/MND ended June 9, 2023, and staff did not received any comment. All environmental documents related to the proposed project were also made available for review on the City's website.

- City of Santa Fe Springs Website:  
[https://www.santafesprings.org/departments/planning\\_and\\_development\\_department/planning/environmental\\_documents.php](https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php)

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

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

**Potentially Affected Environmental Factors:**

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Aesthetics, Biological Resources, Cultural Resources, Hazards & Hazardous Material, and Tribal Cultural Resources*. These factors and their respective pertinent

issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigated Monitoring and Reporting Program.

**Mitigation Monitoring:**

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program. (Attachment 6 Exhibit C)

**AUTHORITY OF PLANNING COMMISSION**

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

**CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL**

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

- (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.

(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.

### **STAFF REMARKS**

Based on the findings set forth in the attached Resolution No. 243-2023, staff finds that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of Development Plan Approval. Staff is, therefore, recommending approval of DPA Case No. 1002, subject to the conditions of approval (Exhibit A).

### **CONDITIONS OF APPROVAL**

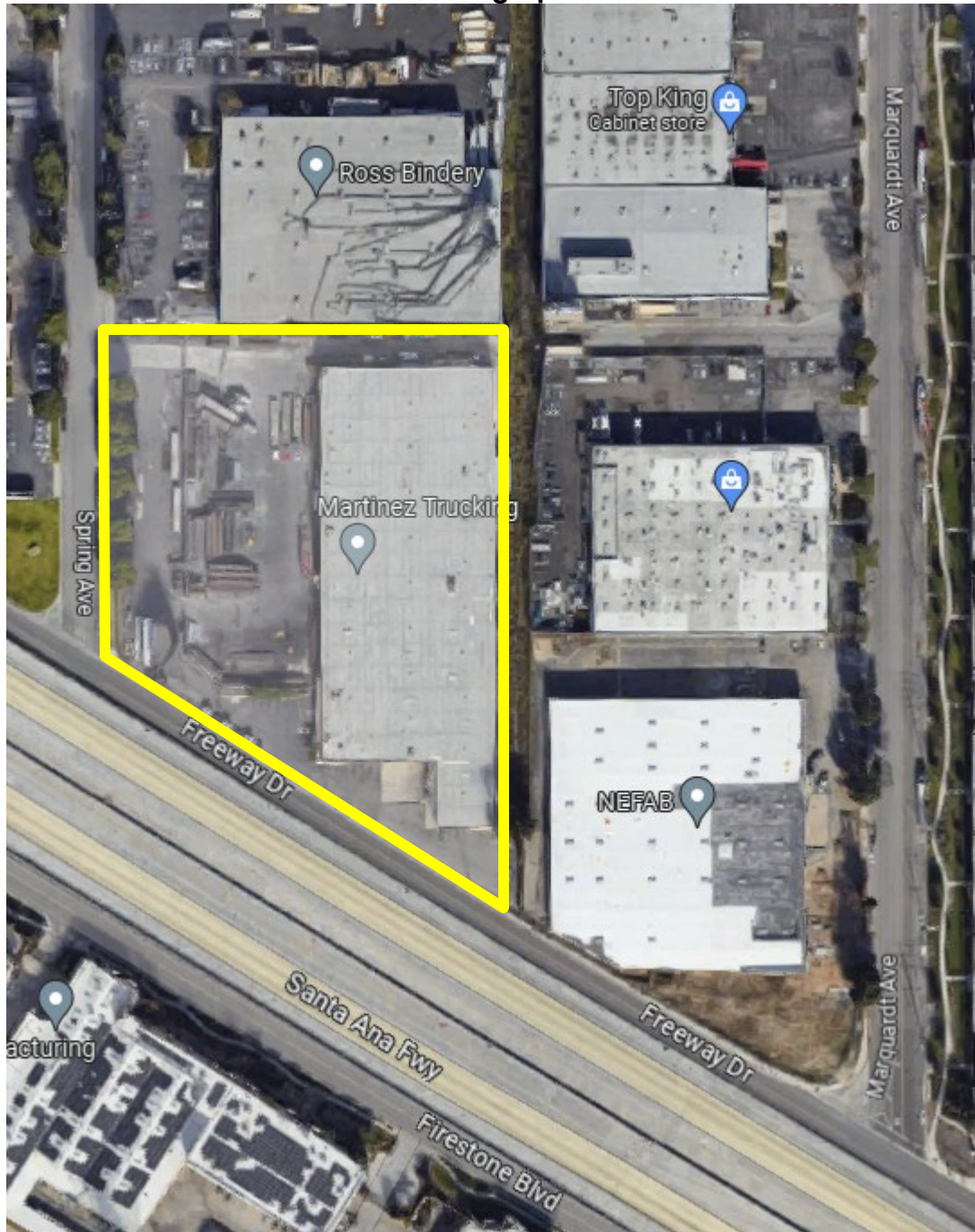
Conditions of approval for DPA Case No. 1002 are attached to Resolution No. 243-2023 as Exhibit A.

  
Wayne M. Morrell  
Director of Planning

#### Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Full Set of Proposed Plans
5. Notice of Intent
6. Resolution No. 243-2023
  - a. Exhibit A – Conditions of Approval
  - b. Exhibit B – Draft Mitigated Negative Declaration
    - i. CALEEMOD Report
    - ii. Geotechnical Study
    - iii. Phase 1
    - iv. Trip Generation and VMT
  - c. Exhibit C – Mitigation Monitoring and Reporting Program

**Attachment #1: Aerial  
Photograph**



**Attachment #2: Public Hearing Notice**

**FILE COPY**



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-0512

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REDATE  
**\$000.00**<sup>g</sup>  
06/29/2023 ZIP 90670  
043M31222321

US POSTAGE

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 1002**

**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. 1002:** A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building, located in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone.

**PROJECT LOCATION:** 13711 Freeway Drive (APN: 8025-002-026)

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 10, 2023 at 6:00 p.m.**

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

Electronically using Zoom

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

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

**CEQA STATUS:** Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Blodgett Bayliss Environmental Planning to prepare the necessary Initial Study/ Negative Declaration (IS/ND). The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Negative Declaration was posted in the LA County Recorder's Office and to the State Clearinghouse to initiate the mandatory 20-day public review period on May 19, 2023. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem  
City Council

Annette Rodriguez • William K. Rounds • Joe Angel Zamora  
City Manager

Tom Hatch, Interim City Manager

## Attachment #2: Public Hearing Notice (Cont.)

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

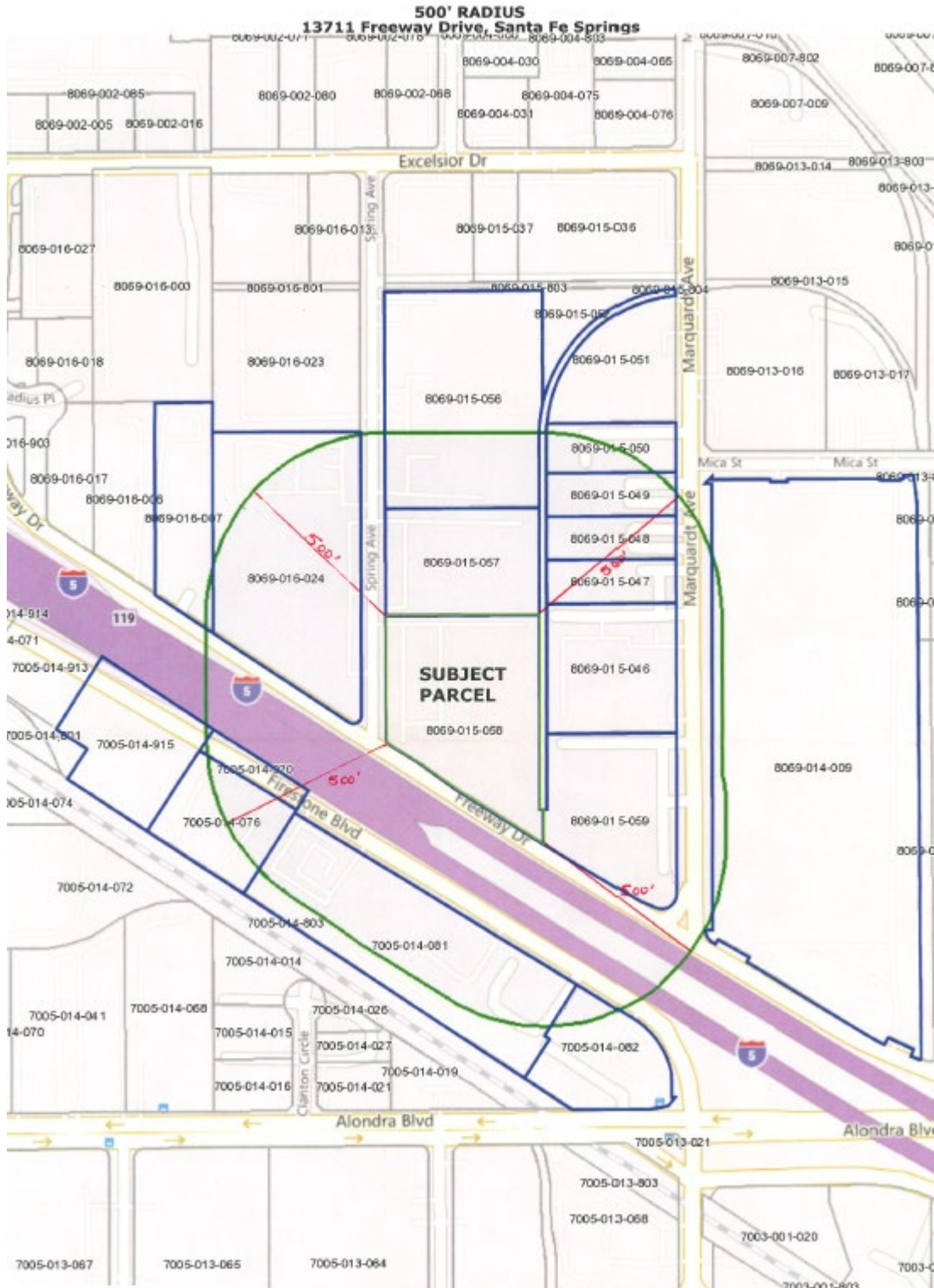
**PUBLIC COMMENTS** may be submitted in writing to the Planning Program Assistant at [teresacavallo@santafesprings.org](mailto:teresacavallo@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department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

**FURTHER INFORMATION** on this item may be obtained from Vince Velasco, Associate Planner, via e-mail at: [JimmyWong@santafesprings.org](mailto:JimmyWong@santafesprings.org) or otherwise by phone at: (562) 868-0511 ext. 7673.

Juanita Martín, Mayor • Jay Sarno, Mayor Pro Tem  
City Council  
Annette Rodríguez • William K. Rounds • Joe Angel Zamora  
City Manager  
Tom Hatch, Interim City Manager



### Attachment #3: Radius Map for Public Hearing Notice



**Attachment #4: Full Set of Plan**



**PROJECT INFORMATION**

**CLIENT:**  
 REXFORD INDUSTRIAL REALTY, INC.  
 11620 WILSHIRE BLVD., SUITE 610  
 LOS ANGELES, CA 90025

**CIVIL ENGINEER:**  
 DRC ENGINEERING, INC.  
 160 SOUTH OLD SPRINGS ROAD SUITE 210,  
 ANAHEIM HILLS, CA 92808  
 CONTACT: GREGORY COOKE  
 T: 714.685.6860 X 331 | GCOOKE@DRC-ENG.COM

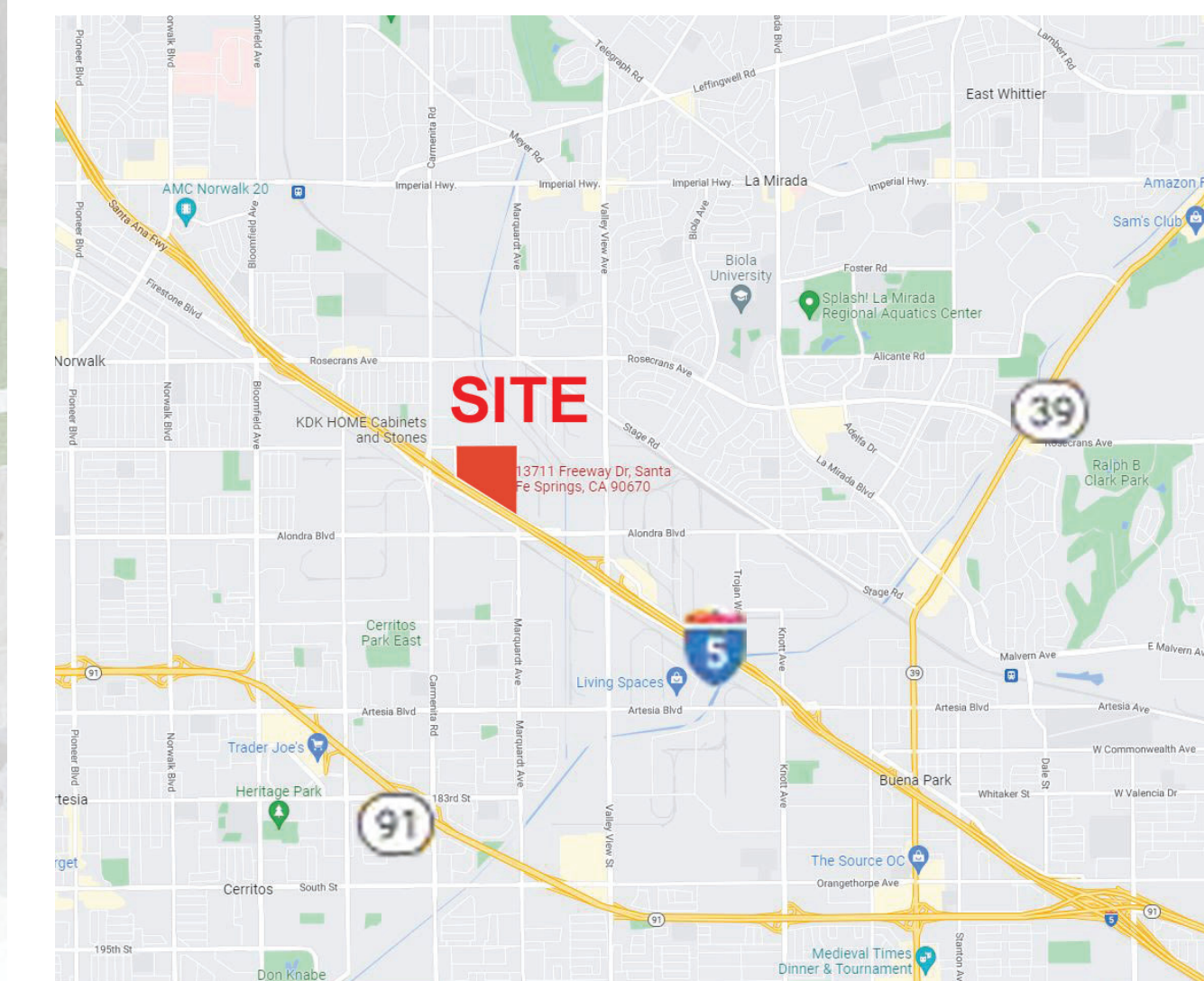
**ARCHITECT:**  
 AO  
 144 N. ORANGE STREET  
 ORANGE, CA 92666  
 714.639.9860  
 CONTACT: ALAN SANDOVAL

**LANDSCAPE ARCHITECT:**  
 RLA  
 CONTACT: TRAVIS EBBERT, ASLA  
 PRINCIPAL  
 (OFFICE) 949-387-1323 EXT. 27  
 (CELL) 949-524-0730  
 TRAVIS@RIDGELA.COM

**PROJECT ADDRESS:**  
 13711 FREEWAY  
 SANTA FE SPRINGS CA 90670

**ELECTRICAL ENGINEER:**  
 RPM ENGINEERS  
 102 DISCOVERY,  
 IRVINE, CA 92618  
 949.880.2510  
 CONTACT: MAURICE YEE

**VICINITY MAP**



NOT TO SCALE



**13711 FREEWAY DRIVE INDUSTRIAL DEVELOPMENT**  
 SANTA FE SPRINGS, CA

ENTITLEMENT REVIEW COVER SHEET



**00**

Scale: AS SHOWN  
 Job No.: 2022-318  
 Date: 2022-12-14

NOT A PART

NOT A PART

NOT A PART

SPRING AVENUE (66 FT ROW)

FREEWAY DRIVE (45 FT ROW)

**PROPOSED INDUSTRIAL BUILDING**  
 LOT AREA = 220,259 SF  
 TOTAL BUILDING AREA = 104,890 SF  
 FF = 99,890 SF/MF = 5,000 SF (5.01%)  
 B, S1 OCCUPANCY / ZONE M / FAR = 0.48  
 TYPE III-B/FIRE SPRINKLER/DOCK HIGH/32 FT INT. CLR  
 WAREHOUSE USE = 94,890 SF / OFFICE = 10,000 SF (10.54%)  
 REQUIRED PARKING = 153 STALLS  
 PROVIDED PARKING = 154 STALLS  
 39 COMPACT (25%) & 110 STANDARD

**BUILDING CODE:**  
 CALIFORNIA BUILDING CODE 2022  
 SANTA FE SPRINGS PLANNING AND ZONING DEPT  
**ZONE: M-2-FOZ (LIGHT MANUFACTURING, FREEWAY OVERLAY ZONE)**  
 GENERAL PLAN LAND USE: LIMITED MANUFACTURING  
 LOS ANGELES COUNTY FIRE DEPT AUTHORITY: SUBJECT FOR REVIEW  
 ASSESSORS PARCEL No. 8069-015-058  
 TRACT No. TBD  
 BUILDING CONSTRUCTION TYPE : III-B  
 OCCUPANCY TYPE: B/S-1  
 BUILDING HEIGHT: 45 FEET  
 CONCRETE TILT UP WALL/ DOCK HIGH  
 STORAGE HT: 32 FEET MAXIMUM CLEAR  
 SPRINKLER: MONITORED ESFR FIRE SPRINKLER EQUIPPED  
 FLOOR AREA RATIO (FAR): 0.48 (NO LOT COVERAGE IN SANTA FE SPRINGS)  
 TRUCK LOADING : 10 DOCK HIGH +1 GRADE LVL  
**BUILDING AREAS:**

TOTAL LOT GROSS AREA: JRN SURVEY	220,259 S.F.
11-14-2022 TOTAL BUILDING AREA:	104,890 S.F.
FLOOR AREA RATIO:	48.0%
TOTAL OFFICE AREA TOTAL	10,000 S.F.
INDUSTRIAL-WAREHOUSE AREA	94,890 S.F.
<b>GROUND FLOOR AREA:</b>	
OFFICE AREA	5,000 S.F.
WAREHOUSE USE AREA	94,890 S.F.
MANUFACTURING USE AREA:	0 S.F.
TOTAL	99,890 S.F.
<b>MEZZANINE FLOOR AREA:</b>	
OFFICE AREA	5,000 S.F.
WAREHOUSE-STORAGE AREA	0 S.F.
TOTAL	5,000 S.F.

**PARKING ANALYSIS:**

**AUTOMOBILE PARKING:** DRIVE AISLE= 24 FEET MINIMUM  
 STANDARD STALL SIZE = 8'-6"x19'-0"  
 COMPACT STALL SIZE = 7'-6"x15'-0" (25% MAX.)  
 PARALLEL STALL SIZE = 10'x22'  
 AT WALL CONDITION STALL SIZE = 12'x19'(STD)/10'x15'(CPT)  
**PARKING REQUIRED:**  
 B OCCUPANCIES (OFFICES): 10,000 SF (<15% INCL. NO R'OTS)  
 S-1 OCCUPANCIES (WRHSE): 95,125 SF (USED 96K)  
 F OCCUPANCIES (MANUF): 0 SF (NOT INTENDED USE)

**TOTAL PARKING REQUIRED:** 10 DOCKS/2.5 STALLS  
**TOTAL PARKING PROVIDED:** 3 TRAILER STALLS  
 TRUCK LOADING AND PARKING (4- TD PER 1-TP):

EV (ELECTRIC VEHICLE CHARGING) 6% OF RQD PARKING=10  
 CAV (CLEAN AUTO VEHICLE) 8% OF RQD PARKING=13

**REQUIRED SITE LANDSCAPE 6% OF PARKING AND DRIVEWAY AREA= TBD SF**  
**EXISTING SITE LANDSCAPE AREA: 3,887 SF**  
**PROVIDED LANDSCAPE AREA (EXISTING AND NEW): APPROX. TBD SF**

1/300 SF GROSS AREA=00  
 1/500 SF GFA (0 K-20K SF)=40  
 1/750 SF GFA (20K SF-100K)=107  
 1/1,000 SF GFA (100K GFA)=06  
 1/2,000 SF GFA (200K SF-THEREAFTER)=00  
 0 SF GFA=00  
**Required =153 SPACES**  
**Provided=154 SPACES**

**BIKE PARKING:**  
 5% SHORT TERM 8 STALLS  
 5% LONG TERM 8 STALLS

**TRAILER PARKING**  
 10 DOCK SPACES  
 REQUIRED =3 SPACES  
 PROVIDED =3 SPACES

**ZONING ORDINANCE FOR CITY**  
**ZONING DESIGNATION: M-2-FOZ (LIGHT MANUFACTURING, FREEWAY OVERLAY ZONE)**

**SETBACKS:**  
 FRONT: 30'  
 SIDE: 20'  
 REAR: N/A\*

**WASTE STORAGE CALCULATION**  
 Building Area: 105,125 SF

First 20K SF at 10 SF	200
Above 20K SF at 3 SF	255
Total Waste Storage Required	455
Total Waste Storage Provided	432
Trash enclosure Provided	1 (4 Bins)

ANY BUILDING WITH HEIGHT GREATER THAN SETBACK DISTANCE SHALL HAVE SETBACK INCREASED BY 1 FEET FOR EACH FOOT OF BUILDING HEIGHT BEYOND SETBACK DISTANCE

**KEYNOTES:**  
 01-11 PROPERTY LINE OR PARCEL LINE. SEE CIVIL DRAWINGS.  
 32-08 TRASH ENCLOSURE.  
 32-29 8'-0" HIGH SWING GATE.  
 32-73 ACCESSIBLE ACCESS AISLE.  
 32-75 FIRE LANE PER FIRE DEPARTMENT STANDARDS.  
 32-76 EXTERIOR SHORT TERM BIKE RACKS (8 BIKES)  
 32-77 INTERIOR LONG TERM BIKE RACKS (8 BIKES)

**LEGAL DESCRIPTION:**

SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 15 OF TRACT 23559, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 752, PAGES 19 TO 21, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THAT PORTION OF SAID LOT 15, INCLUDED WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819, PAGE 141 ET. SEQ. OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AN UNDIVIDED 4 PER CENT OF ALL OIL AND GAS NOW OR AT ANY TIME HEREAFTER LYING IN OR UNDER SAID LAND, AS CONVEYED TO E.B. NEWTON, BY DEED RECORDED SEPTEMBER 27, 1938 IN BOOK 15956, PAGE 360 OFFICIAL RECORDS OF SAID COUNTY.

APN: 8069-015-058

**ITEMS CORRESPONDING TO SCHEDULE "B":**

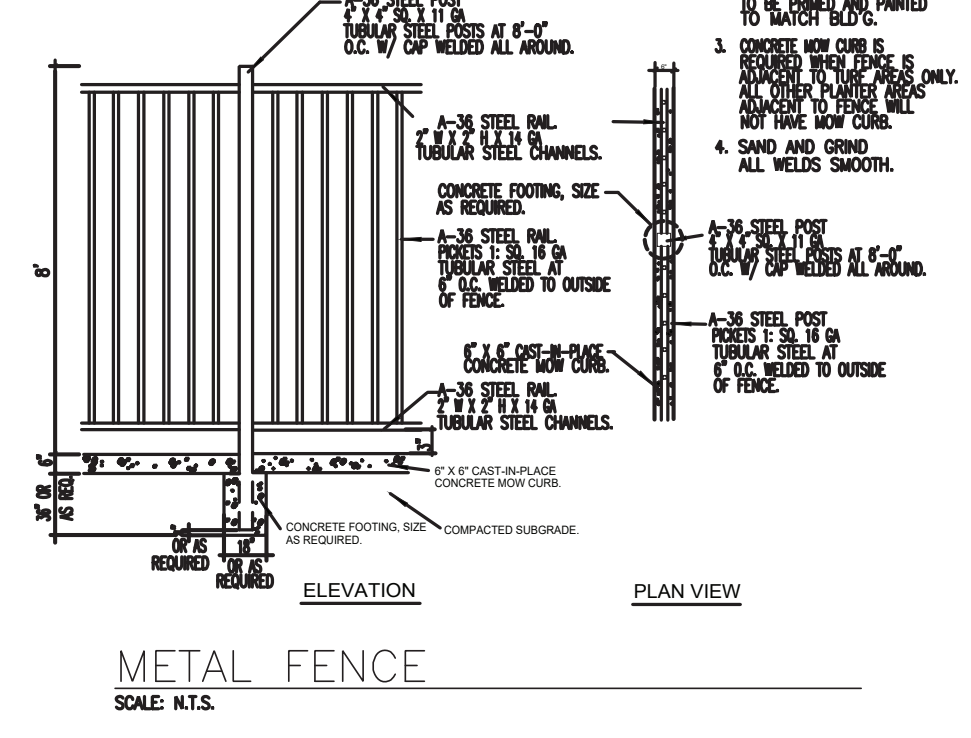
BY: CHICAGO TITLE COMPANY  
 725 S. FIGUEROA STREET, SUITE 200  
 LOS ANGELES, CA 90017  
 (213) 488-4300

ORDER NO.: 00161459-994-LT2-JC  
 TITLE OFFICER: JORDAN CUREL  
 DATED: SEPTEMBER 7, 2021

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
2. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED MARCH 17, 1941 AS INSTRUMENT NO. 682 IN BOOK 18240, PAGE 280, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.**
3. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED JULY 22, 1949 AS INSTRUMENT NO. 14267-R, TORRENS CERTIFICATE. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.**
4. THE TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT, AND RIGHT OF INGRESS AND EGRESS TO RUN WITH THE LAND, RECORDED JULY 22, 1949 AS INSTRUMENT NO. 14267-R, TORRENS CERTIFICATE. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.**
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED APRIL 30, 1964 IN BOOK M 1511, PAGE 54, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
6. THE RIGHT TO STORE AND REMOVE WATER FROM SAID LAND BY DRILLING OR OTHER TYPES OF OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LANDS AS CONVEYED TO ARTHUR GILBERT, A MARRIED MAN, BY DEED RECORDED APRIL 16, 1965 IN BOOK D 2872, PAGE 148, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
7. AN EASEMENT FOR RAILWAY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 1968 AS INSTRUMENT NO. 3025 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
8. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 28, 2011 AS INSTRUMENT NO. 20111761594, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
9. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR HIGHWAY AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE, CASE NO. BC426305 RECORDED MARCH 01, 2013 AS INSTRUMENT NO. 20130320798, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. A PORTION OF THE TEMPORARY EASEMENT NO LONGER AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.**
10. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED MARCH 01, 2013 AS INSTRUMENT NO. 20130320798, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



# 13711 FREEWAY DRIVE INDUSTRIAL DEVELOPMENT

SANTA FE SPRINGS, CA

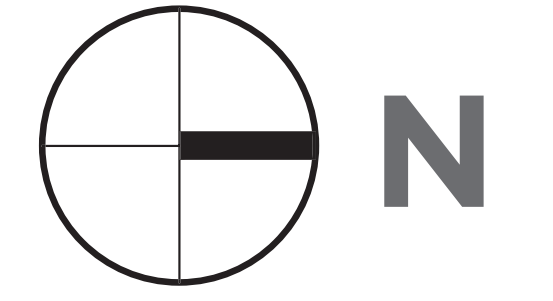
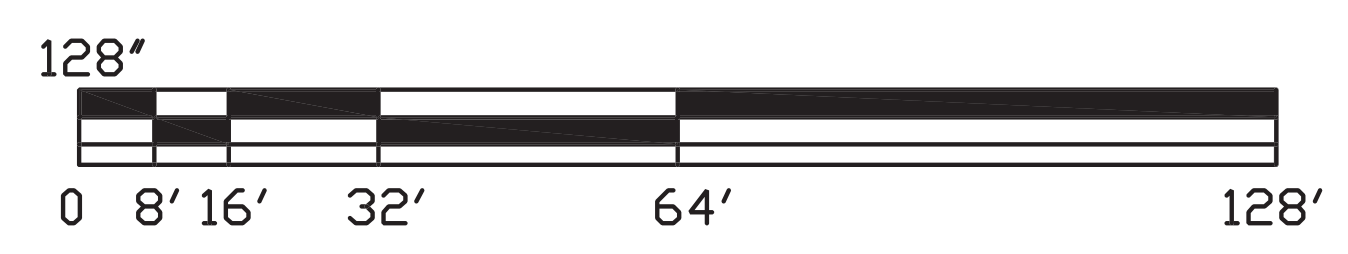
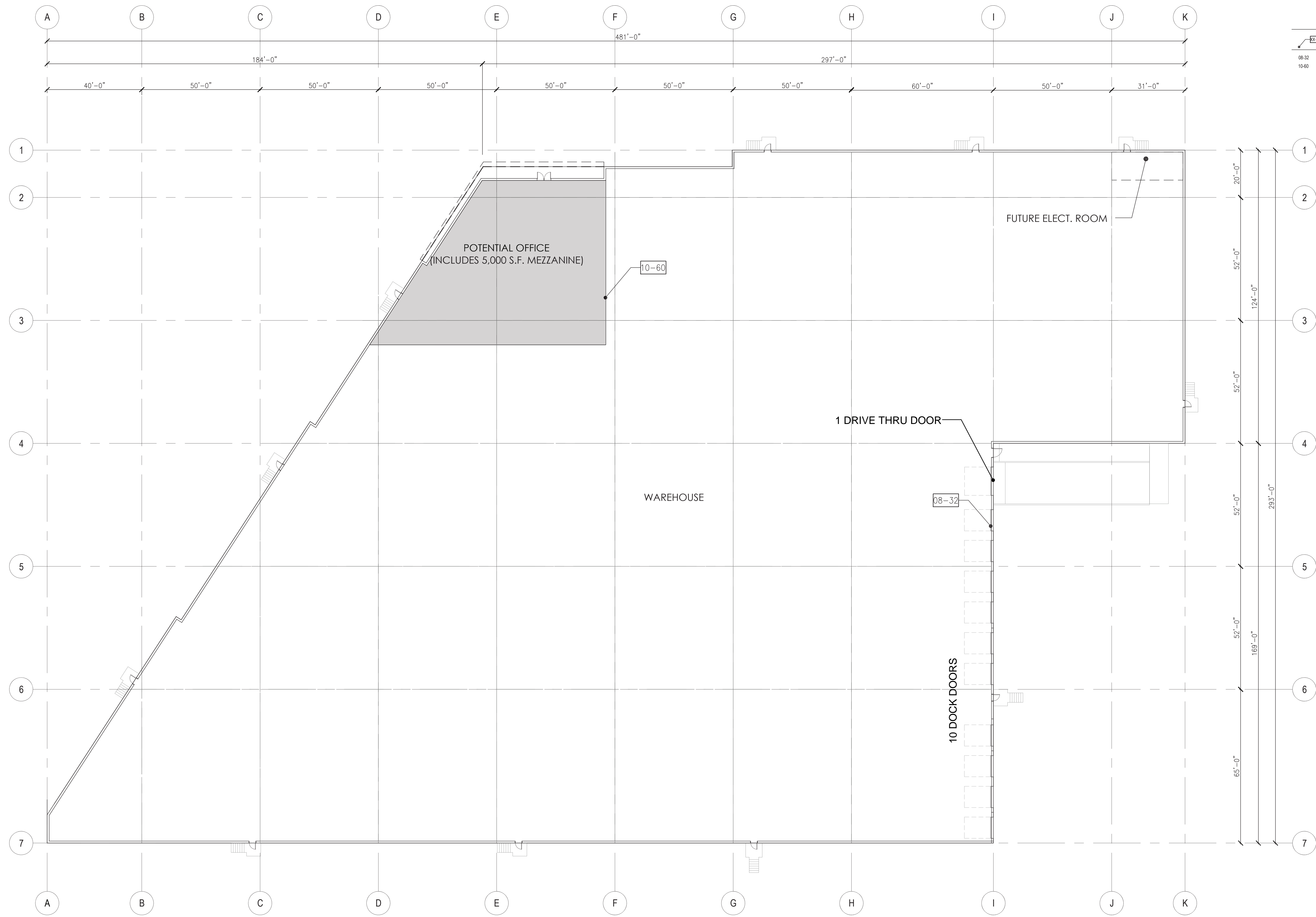
## SITE FLOOR PLAN



# 01

Scale: AS SHOWN  
 Job No: 2022-318  
 Date: 2022-12-14

KEYNOTES	
08-32	OVERHEAD SECTIONAL DOOR
10-60	SHOWERS AND CHANGING FACILITIES UNDER TENANT IMPROVEMENT



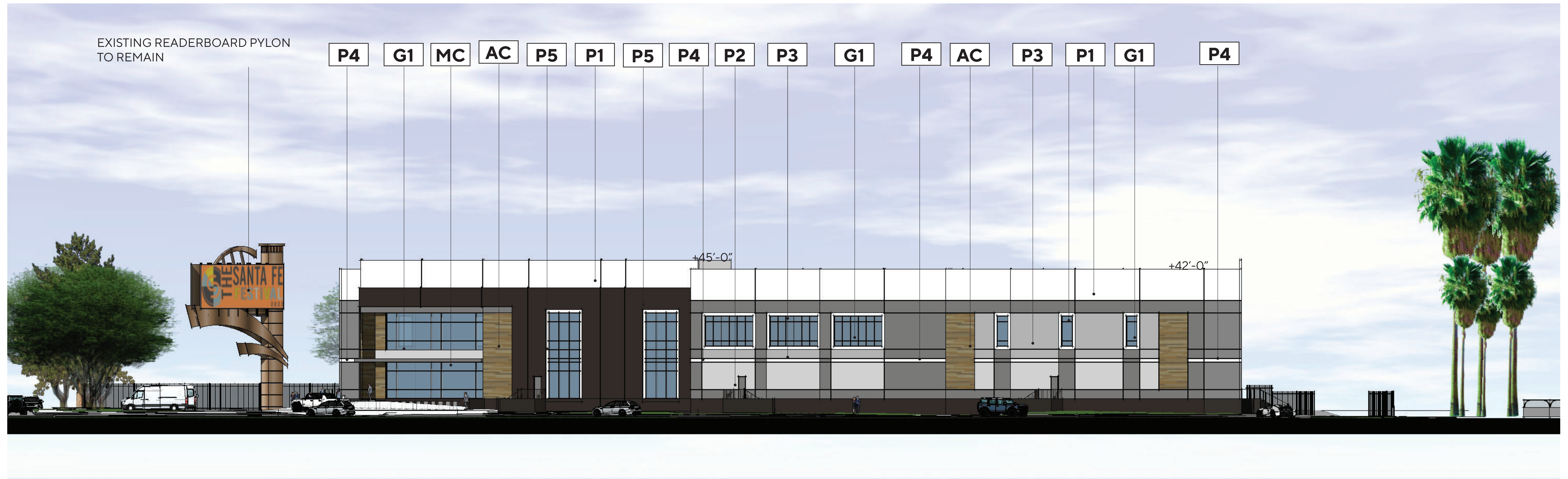
**13711 FREEWAY DRIVE INDUSTRIAL DEVELOPMENT**  
 SANTA FE SPRINGS, CA

FLOOR PLAN



**02**

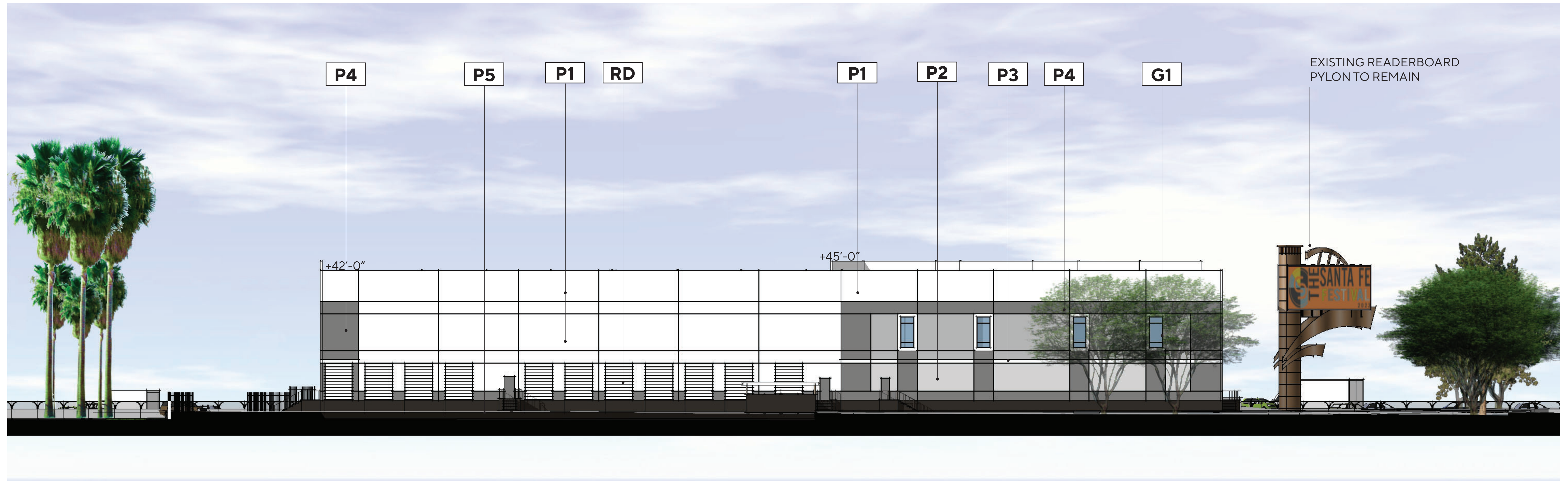
Scale  
 Job No. 2022-318  
 Date 2022-12-14



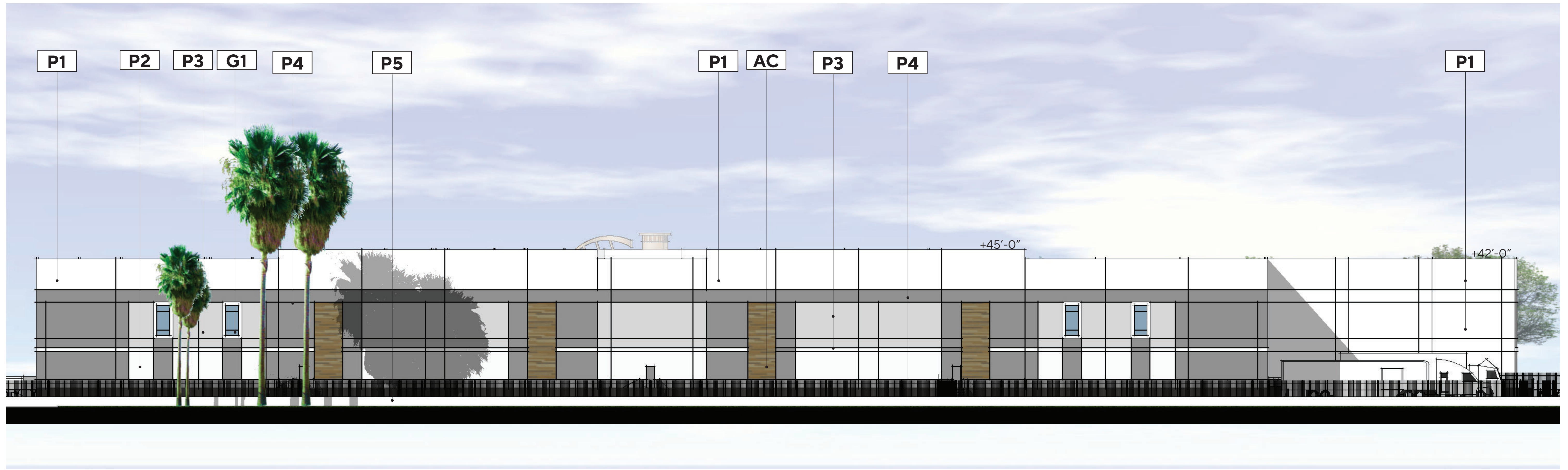
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	10-12H X 4-5W X 1 1/4"C	M	EVERGREEN TREE
	LAGERSTROEMIA INDICA FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX MULTI.	5-6H X 4-5W X 1 1/4"C	M	FLOWERING TREE
	PINUS ELДАРICA	MONDELL PINE	24" BOX STD.	8-10H X 4-5W X 1 1/4"C	L	EVERGREEN TREE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGA AME	AGAVE AMERICANA	CENTURY PLANT	5 GAL.	48" O.C.	VL	SUCCULENT ACCENT
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	24" O.C.	L	SUCCULENT ACCENT
	CAL LJ	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	5 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	COT HOR	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL.	36" O.C.	L	LARGE SHRUB
	DIA CB	DIANELLA 'CASSA BLUE'	BLUE FLAX LILY	5 GAL.	24" O.C.	L	UPRIGHT ACCENT
	HES BL	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS YUCCA	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	MUH ET	MUHLENBERGIA EL TORO	BULL GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	MYO PAC	MYOPORUM PACIFICUM	MYOPORUM PACIFICUM	5 GAL.	24" O.C.	L	EVERGREEN GROUNDCOVER
	OLE MON	OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	LARGE SHRUB
	RHA MIN	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO RHAPHIOLEPIS	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	COAST ROSEMARY	5 GAL.	36" O.C.	L	LARGE SHRUB
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	4" POTS	18" O.C.	L	MODULAR WETLAND SHRUB

LANDSCAPE TABULATIONS:

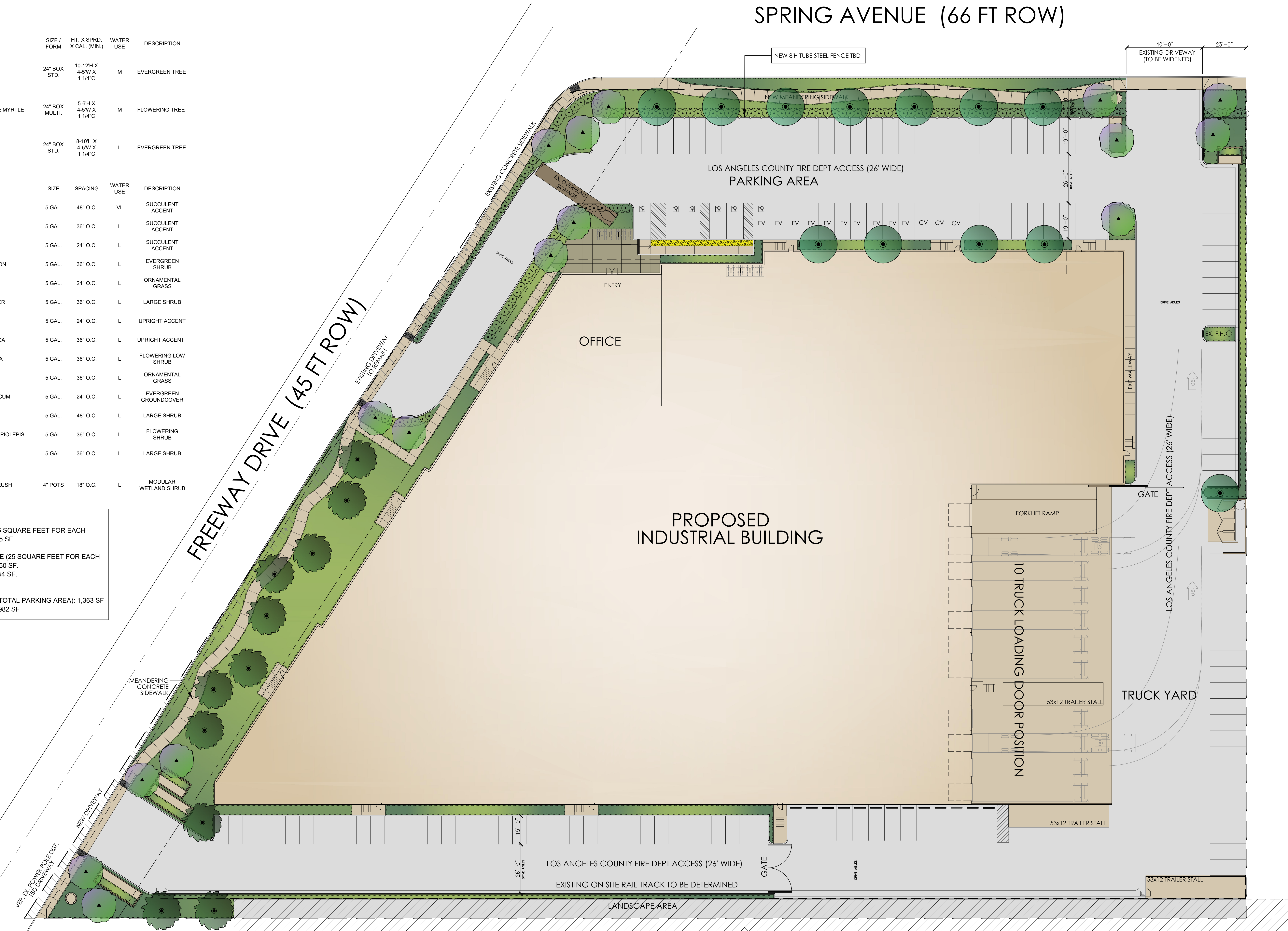
REQUIRED MINIMUM LANDSCAPE AREA FOR SPRING AVE (25 SQUARE FEET FOR EACH LINEAL FOOT OF FRONTAGE OF THE STREET); 361 X 25=9,025 SF.  
 PROVIDED LANDSCAPE AREA ALONG SPRING AVE: 5,668 SF.  
 REQUIRED MINIMUM LANDSCAPE AREA FOR FREEWAY DRIVE (25 SQUARE FEET FOR EACH LINEAL FOOT OF FRONTAGE OF THE STREET); 530 X 25=13,250 SF.  
 PROVIDED LANDSCAPE AREA ALONG FREEWAY DRIVE: 13,254 SF.  
 PROVIDED OVERALL LANDSCAPED AREA: 22,542 SF.  
 TOTAL PARKING AREA: 22,720 SF.  
 REQUIRED LANDSCAPE WITHIN PARKING AREA (6% OF THE TOTAL PARKING AREA): 1,363 SF  
 OVERALL LANDSCAPE PROVIDED WITHIN PARKING AREA: 4,982 SF

drawing file name: \\dsg\ai\13711 freeway industrial\reflex-pp.dwg  
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 DISCLAIMER: ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE AN OFFER OR A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



13711 FREEWAY DRIVE SANTA FE SPRINGS, CA

SPRING AVENUE (66 FT ROW)



NOT A PART



PRELIMINARY LANDSCAPE PLAN



L1.1

SCALE: 1"=20'-0"  
 JOB NO: 22063  
 DATE: 2023-02-10



TREES



LAGERSTROEMIA INDICA 'FAURIEI' / TUSCARORA CRAPE MYRTLE



LOPHOSTEMON CONFERTUS / BRISBANE BOX



PINUS ELDARICA / AFGHAN PINE

FOREGROUND SHRUBS



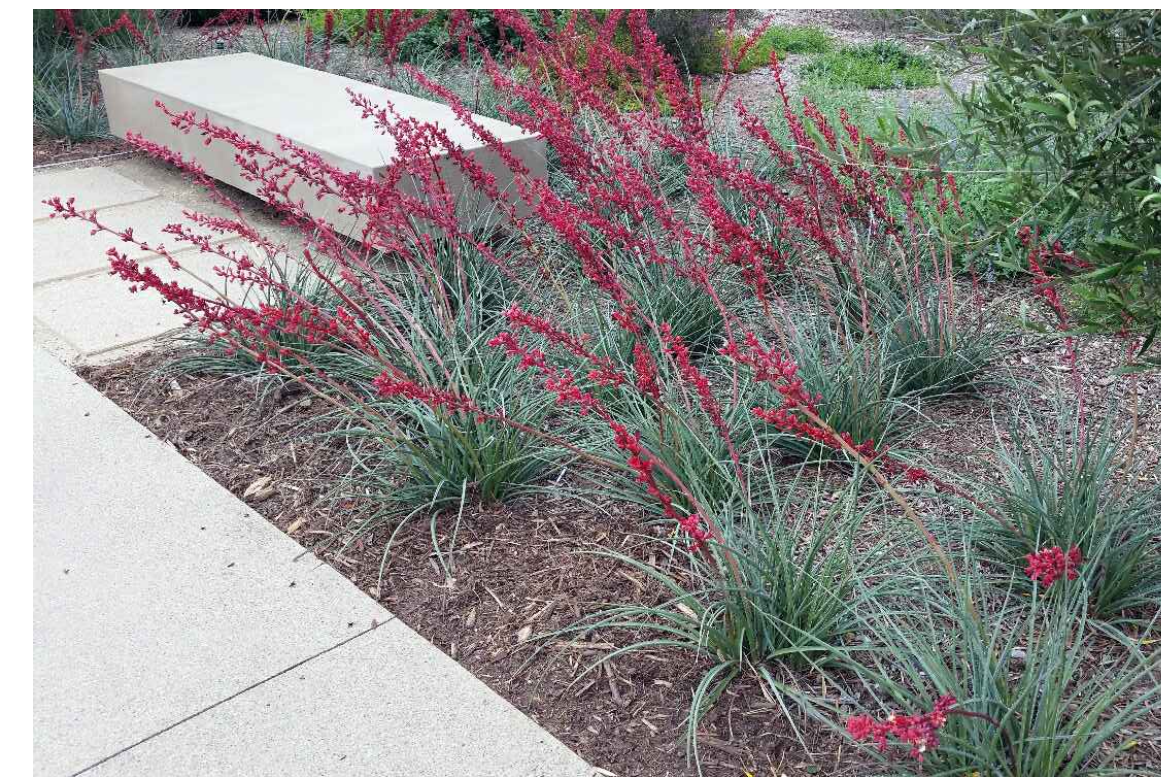
ALOE 'BLUE ELF' / BLUE ELF ALOE



CAREX DIVULSA / BERKELEY SEDGE



DIANELLA C. 'CASSA BLUE' / CASSA BLUE FLAX LILY



HESPERALOE 'BRAKELIGHTS' / BRAKELIGHTS YUCCA

MIDGROUND SHRUBS



AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH



COTONEASTER HORIZONTALIS / ROCKSPRAY COTONEASTER



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



MUHLENBERGIA EMERSLEYI 'EL TORO' / BULL GRASS



MYOPORUM 'PACIFICUM' / CREEPING BOOBIALLA 'PACIFICUM'



RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWTHORN



WESTRINGIA F. 'MUNDI' / MUNDI COAST ROSEMARY

BACKGROUND SHRUBS



OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE DWARF OLIVE



AGAVE AMERICANA 'VAREGATA' / VARIGATED CENTURY PLANT

BIOSWALE GRASS



JUNCUS PATENS / GREY RUSH

drawing file name: j:\projects\13711 freeway industrial\sets\planting imagery.dwg  
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**Attachment #5: Notice of Intent**

## NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Santa Fe Springs is circulating Initial Study/Mitigated Negative Declaration (MND) for public comment.

**Project Name:** Rexford 13711 Freeway Development

**APPLICANT:** Rexford Industrial – 13711 Freeway, LLC. 11620 Wilshire Boulevard, 10th Floor, Los Angeles, California, 90025.

**SITE ADDRESS:** 13711 Freeway Drive, Santa Fe Springs, California, 90670.

**CITY/COUNTY:** Santa Fe Springs, Los Angeles County.

**DESCRIPTION:** The proposed project would involve the construction and subsequent occupancy of a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. A total of 10 dock high loading docks would be provided along the building's north elevation. The main public entrance and office area would be located on the building's southwest corner. The maximum building height would be 45-feet. The proposed building's floor area ratio (FAR) would be 0.48. The City will require 6% of the total site area to be landscaped. Landscaping would be provided along the project's street frontages and along the perimeter. Vehicular access to the proposed project site would be provided by two driveway connections with the north side of Freeway Drive and a third driveway connection with the east side of Spring Avenue. A total of 154 parking spaces would be provided within three areas. A new internal drive aisle would connect the driveways, parking areas, and loading docks. The existing 82,086 square foot distribution facility that currently occupies the project site would be demolished to accommodate the proposed project. An existing digital sign located along the Freeway Drive frontage would remain. The project site is zoned as Heavy Manufacturing (M-2) and is within the Freeway Overlay Zone (FOV).

**DOCUMENT AVAILABILITY:** The Initial Study/MND will be available for review at the following locations beginning on ~~Tuesday, May 2, 2023~~ Friday, May 19, 2023:

- City of Santa Fe Springs Planning and Development Department, 11710 Telegraph Road , Santa Fe Springs, CA 90670
- City of Santa Fe Springs website:

[https://www.santafesprings.org/cityhall/planning/planning/environmental\\_documents.asp](https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp)

**PUBLIC REVIEW PERIOD:** The 20-day public review period for the Initial Study/MND is from ~~May 2, 2023 to May 22, 2023~~ May 19, 2023 to June 9, 2023.

**COMMENTS:** Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on ~~Monday, May 22, 2023~~ Friday, June 9, 2023. Written comments may be sent to: Jimmy Wong, Associate Planner, City of Santa Fe Springs, 11710 Telegraph

Road, Santa Fe Springs, CA 90670. Comments may also be sent by e-mail to [Jimmywong@santafesprings.org](mailto:Jimmywong@santafesprings.org).

**PUBLIC HEARING:** The Santa Fe Springs Planning Commission will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on July 10, 2023 at 6 p.m. at City Hall in the Council Chambers at 11710 E. Telegraph Road, Santa Fe Springs.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the attached Initial Study.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality                   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Energy                                   |
| <input type="checkbox"/> Geology & Soils                 | <input type="checkbox"/> Greenhouse Gas Emissions         | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality       | <input type="checkbox"/> Land Use & Planning              | <input type="checkbox"/> Mineral Resources                        |
| <input type="checkbox"/> Noise                           | <input type="checkbox"/> Population & Housing             | <input type="checkbox"/> Public Services                          |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation & Traffic         | <input checked="" type="checkbox"/> Tribal Cultural Resources     |
| <input type="checkbox"/> Utilities & Service Systems     | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance       |

**DETERMINATION:** (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <i>ENVIRONMENTAL IMPACT REPORT</i> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**Attachment #6: Resolution No. 243-2023**

**Exhibit A – Conditions of Approval**

**Exhibit B – Draft Mitigated Negative Declaration with appendices**

- i. **CALEEMOD Report**
- ii. **Geotechnical Study**
- iii. **Phase 1**

[https://cms5.revize.com/revize/santafespringsca/Appendix%20C%20\(Phase%201%20Report\).pdf](https://cms5.revize.com/revize/santafespringsca/Appendix%20C%20(Phase%201%20Report).pdf)

- iv. **Trip Generation and VMT**

**Exhibit C – Mitigation Monitoring and Reporting Program**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 243-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
DEVELOPMENT PLAN APPROVAL CASE NO. 1002**

WHEREAS, an application was filed for Development Plan Approval (DPA) Case No. 1002 to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements; and

WHEREAS, the subject property is located on the northeast corner of Freeway Drive and Spring Avenue, with Assessor's Parcel Number of 8025-002-026, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Rexford Industrial - 13711 Freeway, LLC, 11620 Wilshire Blvd, 10th Floor, Los Angeles, CA 90025; and

WHEREAS, the project applicant is EPD Solution, Inc., 3333 Michelson Dr., #500, Irvine, CA 92612; and

WHEREAS, the proposed project, which includes the discretionary review of Development Plan Approval Case No. 1002, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, in accordance with CEQA Guidelines §15073 and §15105, the draft Initial Study/Mitigated Negative Declaration was released for the 20-day public review period commencing on May 19, 2023, and concluding on June 9, 2023. A Notice of Intent (NOI) was also provided to the State Clearinghouse, Los Angeles County Clerk, responsible agencies, the City's local CEQA distribution list, and other interested parties requesting a copy of the IS/MND for review and comment; and

WHEREAS, the draft IS/MND was also uploaded to the City's website and available for public review on the City's Environmental Documents webpage ([https://www.santafesprings.org/departments/planning\\_and\\_development\\_department/planning/environmental\\_documents.php](https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php)) and a hard copy version of the IS/MND was made available for public review at the City's Planning Department; and

WHEREAS, during the 20-day public review period, the City did not received any comments concerning the draft Initial Study/Mitigated Negative Declaration for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on June 29, 2023, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 29, 2023, to each property owner within a 500-foot radius of the project site in accordance with the City's Zoning Ordinance and state law; and

WHEREAS, on July 10, 2023, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning Development Plan Approval Case No. 1002; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 10, 2023, concerning Development Plan Approval Case No. 1002.

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

#### SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

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

- A mitigation reporting or monitoring program will be required.
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions.
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker final determination.

Eleven mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts related to *Air Quality, Aesthetics, Biological Resources, Cultural Resources, Hazards & Hazardous Material, and Tribal Cultural Resources* to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures. A copy of the Mitigation Monitoring and Reporting Program is attached hereto as Exhibit C.

## SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

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

- (A) *That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).*

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

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



1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Freeway Commercial.
2. The proposed project will result in a new concrete tilt-up speculative industrial building; therefore, the land is being maintained for industrial uses.
3. The project involves the construction of a new, attractive, industrial building on a site that is currently developed with an aging building that was utilized by a nonconforming trucking operation. The assessed value of the property will significantly improve after the project is complete, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new industrial building offers new construction with modern amenities (i.e. greater ceiling height, energy efficiency, etc.) that will help to attract local industrial businesses to either locate or otherwise remain in Santa Fe Springs.

The proposed project is also located within the FOZ, Freeway Overlay Zone. Pursuant to Section 155.375 of the City's Zoning Ordinance, the proposed project is consistent with the purpose of the FOZ in the following manner

1. *To present a positive community identity reflected through the portion of the regional transportation system that traverses the city.*

As mentioned previously, the proposed project involves the construction of a new and attractive industrial building on a site that is currently developed with an aging building that was utilized by a nonconforming trucking operation. The proposed new industrial building will provide glazing, color variation, height variation, recessed walls, and materials used. Additionally, new landscaping will be planted along the street-facing setback area. Overall, the project will provide a more aesthetically pleasing development and significant upgrade to the subject property and thus presents a positive community identity for those traveling along the I-5 freeway.

2. *To establish and maintain a high-quality aesthetic appearance, efficient access, and optimum functionality for specially designated properties located adjacent to, directly abutting the freeway, or directly abutting a street adjacent to the freeway through the implementation of design standards as established by this zoning overlay.*

As mentioned previously, the proposed project involves the construction of a new and attractive industrial building. To ensure the highest level of quality and architecture is applied, staff has thoroughly reviewed the project design to ensure that all elevations meet the various design standards pursuant to Section 155.381 of the City's Zoning Ordinance.

3. *To stimulate continued investment and reinvestment in the properties and businesses within this exceptional location as well as attract uses that benefit from direct regional access and freeway visibility.*

As mentioned previously, the proposed project involves the construction of a new and attractive industrial building on a site that is currently developed with an aging building that was formerly utilized by a nonconforming trucking operation. The approval of this project will allow the applicant to redevelop the subject property and construct a modern and visually appealing concrete-tilted up building that will attract a new user from the surrounding region that is looking to capitalize on the direct regional access and freeway visibility.

4. *To encourage a creative approach in the development of land and improvements adjacent to the freeway and to allow a variety of industrial and commercial uses while maintaining high standards of design and quality of improvements to preserve the quality of life and economic vitality for the city's businesses and residents.*

Based on the proposed elevations, the new industrial building will exhibit a contemporary architectural design that maintains a high standard of quality and design. AO Architects have taken into consideration the arterial frontages along, Freeway Drive and Spring Avenue, strategically incorporating the majority of the architectural treatment and elements on the facades facing both arterials. Noteworthy design elements include window glazing with aluminum mullions, use of faux wood panels, window eyebrows, varied massing, ornamental formliner, and a color scheme featuring brown, grey, and white. Additionally, the office entry will be recessed and adorned with a metal trim cap to enhance its visual appeal.

5. *To establish a basis for reviewing and evaluating projects on a case-by-case basis to ensure high levels of design and quality developments are maintained adjacent to the freeway and to ensure that they achieve the intent of the Freeway Overlay Zone and design standards.*

The proposed project was evaluated pursuant to Section 155.381 of the City's Zoning Ordinance to ensure that the proposed project achieves a higher standard of quality and design due to its visibility from the freeway. Additionally, the proposed project will also provide a high-level landscaping design that currently does not exist at the subject property.

6. *To provide a means for requiring review and action on development plans for properties that are within the proximity of a freeway (either directly abutting or separated by a frontage road) by the Planning Commission or other necessary approval bodies. The Freeway Overlay Zone is intended to address the special circumstances and potential impacts created by the existence or expansion of a freeway that traverses the community.*

As mentioned previously, the proposed project involves the construction of a new and attractive industrial building. Pursuant to Section 155.378 and Section 155.379 of the City's Zoning Ordinance, the proposed project will require review and approval from the Planning Commission.

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

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

The proposed building is well-designed and will be well-suited for a wide range of office, manufacturing, and/or other industrial use. The new concrete tilt-up industrial building's design features high-quality architectural elements such as glass, pop-outs, and changes in height, materials, and color. These architectural design components break up the mass of the structure and provide visitors with an overall appealing façade. Currently, the proposed building does not have a specific tenant, and is therefore considered a speculative building. However, the proposed building, as designed, will be appropriate for any future industrial users, and thus adheres to architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Freeway Drive and Spring Avenue frontage for maximum aesthetic value. The loading areas have also been strategically placed so that they will not be directly visible from the public right-of-way. Lastly, the proposed trash enclosures have been strategically placed where they are not visible or easily accessible by the public.

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

As stated previously, the proposed buildings are contemporary in design. The architect used design elements include window glazing with aluminum mullions, use of faux wood panels, window eyebrows, varied massing, ornamental formliner, and a color scheme featuring brown, grey, and white. The style and architecture of the proposed buildings are consistent with other high-quality buildings that were recently approved and constructed within the City.

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

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

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

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

### SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 243-2023 to Approve and adopt the Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP); and approve Development Plan Approval Case No. 1002 to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on property located at 13711 Freeway Drive (APN: 8025-002-026), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of July 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Francis Carbajal, Chairperson

ATTEST:

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Teresa Cavallo, Planning Secretary

**EXHIBIT A  
CONDITIONS OF APPROVAL**

**DEVELOPMENT PLAN APPROVAL CASE NO. 1002  
(13711 Freeway Drive, Santa Fe Springs, CA 90670)**

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

1. That the applicant shall pay a flat fee of \$54,235.75 to reconstruct/resurface the existing street frontage to centerline for Freeway Drive and Spring Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Freeway Drive and Springs Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans
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 "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$1,400.00 for the installation of (7) new signs.
5. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
6. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of (7) street lights on Freeway Drive and Spring Avenue. The City will design and cause construction of said street light(s).
7. 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.
8. Applicant shall remove all existing driveway approaches and install new per City Standard Plan R-6.4-C. New driveway approaches will not be permitted within 200 feet (minimum) of either curb returns at north/ west corner of Freeway Drive and Spring Avenue.

9. 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 Freeway Drive and Spring Avenue.
10. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Freeway Drive and Spring Avenue. Storm drain plans shall be approved by the City Engineer.
11. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
12. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans. (Adjacent Sewer Mains under City of Santa Fe Springs jurisdiction).
13. All buildings shall be connected to the sanitary sewers.
14. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
15. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
16. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
17. That all points of access to the proposed development shall be reviewed and approved by the City Engineer.
18. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings

that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

19. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. -
20. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.
21. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
22. That a hydrology study shall be submitted to the City reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer.
23. 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.
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 x3811)**

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. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations.
33. 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.

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

34. 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.

- 35. 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.
- 36. 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.
- 37. 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: Luis Collazo 562.409-1850 x3335)**

- 38. 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. PDF formatted plans are acceptable and shall be emailed to [luiscollazo@santafesprings.org](mailto:luiscollazo@santafesprings.org).

39. In order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Section Code 22658 that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
40. Outdoor storage and activities are strictly prohibited unless tenants obtain approval from the City's Planning Department, Police Service Department and Fire Department.
41. Truck loading and unloading shall be completely screened from public view with decorative masonry walls or appropriate landscaping.
42. 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.
43. 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.
44. 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.
45. 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(A)(12) outdoor storage is prohibited at all times.
46. 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.

47. A permanent building address number shall be placed at the entry way on Freeway Drive. The building address number can be incorporated into any business identification monument sign.
48. Trucks and/or trailers owned by the building occupants and/or his contracted drivers shall not park or queue on the street at any time. The business occupant and/or his acting site manager shall be responsible to make sure this conditions is complied with at all times.
49. The Applicant and/or his tenant be aware that SFSC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while so parked, attached to a truck or trailer capable of moving such vehicle in a normal manner upon the public streets and highways.
50. 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.
51. Parking markings (parking striping, directional arrows, etc.) shall be maintained at all times and re-painted when they become faded.
52. The applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. 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. The identification numbers may be painted on wood 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. **DO NOT PAINT NUMBERS ON THE BUILDING.**
53. The applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency services to reach the applicant or their representative at any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving police and Fire agencies.
54. 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 have 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.

**WASTE MANAGEMENT:**

**(Contact: Maribel Garcia 562.409-7569)**

55. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
56. All projects 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.
57. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

**PLANNING AND DEVELOPMENT DEPARTMENT:**

**(Contact: Jimmy Wong 562.868-0511 x7451)**

58. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
  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.)
59. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
60. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 13711 Freeway Drive (APN: 8069-015-058). The Mitigation Monitoring and Reporting Program is listed as an attachment to the Resolution.
61. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all

necessary documentation. Prior to the issuance of the Certificate of Occupancy, Planning Department staff will verify that all items required prior to occupancy have been completed. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.

62. Upon discovery of any tribal cultural resources (TCR), all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by a qualified Native American Monitor archaeologist. The a qualified Native American Monitor archaeologist will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
63. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
64. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green or forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
65. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
66. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted

equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

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

67. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

*NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)*

68. 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).*
69. 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.
70. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

71. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting and irrigation plan.
72. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
73. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
74. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
75. Commercial vehicles, trucks and/or truck tractors shall not queue on Freeway Drive or Spring Avenue, use street(s) as a staging area, or to back up onto the street from the subject property.
76. 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.
77. Approved unit numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
78. Prior to issuance of building permits, the applicant shall comply with the



following conditions to the satisfaction of the City of Santa Fe Springs:

A. Covenants.

1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

B. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

C. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

79. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
80. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A business license application may be completed online at <https://santafesprings.hdlgov.com>. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.
81. 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.*
82. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification(s) shall be subject to the review and approval of the Director of Planning or his/her designee.
83. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
84. 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.
85. 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.

86. 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.
87. 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.
88. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
89. 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.

90. 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.
91. The subject property shall not be subleasing of partial building without obtaining the require building permit and planning department approval.
92. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 153 parking stalls shall be provided and continually maintained on-site at all times.
93. 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.
94. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
95. The applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
  - Current maps, routes and schedules for public transit routes serving the site; and
  - Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
  - Ridesharing promotional material supplied by commuter-oriented organizations; and
  - Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
  - A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
  - Not less than 10% of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and

customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of city. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided that at all times at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/striped for carpool/vanpool vehicles.

- Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
  - Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first 50,000 square feet of nonresidential development and one bicycle per each additional 50,000 square feet of nonresidential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the city.
  - A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
  - Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development.
  - If determined necessary by the city to mitigate the project impact, bus stop improvements must be provided. The city will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
  - Safe and convenient access from the external circulation system to bicycle parking facilities on-site.
96. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external

pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.

97. 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.
98. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
99. All new utilities serving the project, within the boundaries of the property, shall be underground.
100. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
101. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

**INITIAL STUDY &  
MITIGATED NEGATIVE DECLARATION  
REXFORD 13711 FREEWAY DEVELOPMENT  
13711 FREEWAY DRIVE  
SANTA FE SPRINGS, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF SANTA FE SPRINGS  
PLANNING AND DEVELOPMENT DEPARTMENT  
11710 TELEGRAPH ROAD  
SANTA FE SPRINGS, CALIFORNIA 90670**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 S. HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**APRIL 24, 2023**

SFSP 079

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## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Rexford 13711 Freeway Development.

**APPLICANT:** Rexford Industrial – 13711 Freeway, LLC. 11620 Wilshire Boulevard, 10th Floor, Los Angeles, California 90025.

**SITE ADDRESS:** 13711 Freeway Drive, Santa Fe Springs, California, 90670.

**CITY/COUNTY:** Santa Fe Springs, Los Angeles County.

**DESCRIPTION:** The proposed project would involve the construction and subsequent occupancy of a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. A total of 10 dock high loading docks would be provided along the building's north elevation. The main public entrance and office area would be located on the building's southwest corner. The maximum building height would be 45-feet. The proposed building's floor area ratio (FAR) would be 0.48. The City will require 6% of the total site area to be landscaped. Landscaping would be provided along the project's street frontages and along the perimeter. Vehicular access to the proposed project site would be provided by two driveway connections with the north side of Freeway Drive and a third driveway connection with the east side of Spring Avenue. A total of 154 parking spaces would be provided within three areas. A new internal drive aisle would connect the driveways, parking areas, and loading docks. The existing 82,086 square foot distribution facility that currently occupies the project site would be demolished to accommodate the proposed project. An existing digital sign located along the Freeway Drive frontage would remain. The project site is zoned as Heavy Manufacturing (M-2) and is within the Freeway Overlay Zone (FOV).

**EVALUATION FORMAT:** The attached initial study was prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of the attached Initial Study was guided by Section 15063 of the State CEQA Guidelines. The project was evaluated based on its effect on 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less than Significant</b>	<b>No Impact</b>
---------------------------------------	---	------------------------------	------------------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

**No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact with Mitigation:** Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

**Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the attached Initial Study.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality                   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Energy                                   |
| <input type="checkbox"/> Geology & Soils                 | <input type="checkbox"/> Greenhouse Gas Emissions         | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality       | <input type="checkbox"/> Land Use & Planning              | <input type="checkbox"/> Mineral Resources                        |
| <input type="checkbox"/> Noise                           | <input type="checkbox"/> Population & Housing             | <input type="checkbox"/> Public Services                          |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation & Traffic         | <input checked="" type="checkbox"/> Tribal Cultural Resources     |
| <input type="checkbox"/> Utilities & Service Systems     | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance       |

**DETERMINATION:** (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <i>ENVIRONMENTAL IMPACT REPORT</i> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (prepared by \_\_\_\_\_)  
 City of Santa Fe Springs Planning Department

Date \_\_\_\_\_



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**Appendices (Provided under a separated cover)**

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## SECTION 1 - INTRODUCTION

### 1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts involved in the construction and subsequent operation a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. A total of 10 dock high loading docks would be provided along the building's north elevation. The main public entrance and office area would be located on the building's southwest corner. The maximum building height would be 45-feet. The proposed building's floor area ratio would be 0.48. The City will require 32,215 square feet (6% of the total site area) to be landscaped. Landscaping would be provided along the project's street frontages and along the perimeter. Vehicular access to the proposed project site would be provided by two driveway connections with the north side of Freeway Drive and a third driveway connection with the east side of Spring Avenue. A total of 154 parking spaces would be provided within three areas. A new internal drive aisle would connect the driveways, parking areas, and loading docks. The existing 82,086 square foot building that currently occupies the project site would be demolished to accommodate the proposed project. An existing digital sign located along the Freeway Drive frontage would remain.<sup>1</sup>

The City of Santa Fe Springs is the designated Lead Agency for the proposed project and will be responsible for the project's environmental review. The operation of the proposed development is considered to be 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 applicant is Rexford Industrial – 13711 Freeway, LLC. 11620 Wilshire Boulevard, 10th Floor, Los Angeles, California 90025.

As part of the proposed project's environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration (ND) for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

---

<sup>1</sup> AO Architecture. *Entitlement Review Package Rexford Industrial Development 13711 Freeway Drive*. December 14, 2022.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study. Questions and/or comments should be submitted to the following City contact:

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

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the construction and the operation of the proposed project.
- *Section 4 - Conclusions*, summarizes the findings of the analysis.
- *Section 5 - References*, identifies the sources used in the preparation of this IS/MND.



## SECTION 2 - PROJECT DESCRIPTION

### 2.1 PROJECT OVERVIEW

This Initial Study evaluates the environmental impacts involved in the construction and subsequent operation a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. A total of 10 dock high loading docks would be provided along the building's north elevation. The main public entrance and office area would be located on the building's southwest corner. The existing 82,086 square foot distribution facility that currently occupies the project site would be demolished to accommodate the proposed project. The project site is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOZ).<sup>2</sup>

### 2.2 PROJECT LOCATION

The project site is located in the southernmost portion of the City of Santa Fe Springs, just north of the Santa Ana Freeway (I-5) right-of-way. Santa Fe Springs is located in southeastern Los Angeles County, approximately eight miles southeast of downtown Los Angeles. The City is bounded by the cities of La Mirada and Norwalk on the south, Downey on the west, an unincorporated Los Angeles County area referred to a West Whittier on the north, and the City of Whittier on the east. Major physiographic features within the surrounding area include the San Gabriel River, located approximately 3.64 miles to the west; the Montebello Hills, located approximately 10.62 miles to the northwest; the Puente Hills, located approximately 5.36 miles to the northeast; and, the San Gabriel Mountains, located approximately 18.62 miles to the north.<sup>3</sup>

Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (Interstate 5 or I-5) and the San Gabriel River Freeway (Interstate 605/I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's western side in a southwest-northeast orientation.<sup>4</sup> The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The project site's legal address is 13711 Freeway Drive, Santa Fe Springs, California, 90670. Vehicular access to the project site is currently available from both Freeway Drive and Springs Avenue. The project site is located on the northeast corner of Freeway Drive and Spring Avenue (Freeway Drive extends along the project site's south side while Spring Avenue extends along the project site's west side). The Assessor Parcel Number (APN) that is applicable to the site is 8069-015-058. The site's latitude/longitude is 33.890756, -118.039835.<sup>5</sup> A local map is provided in Exhibit 2-3.

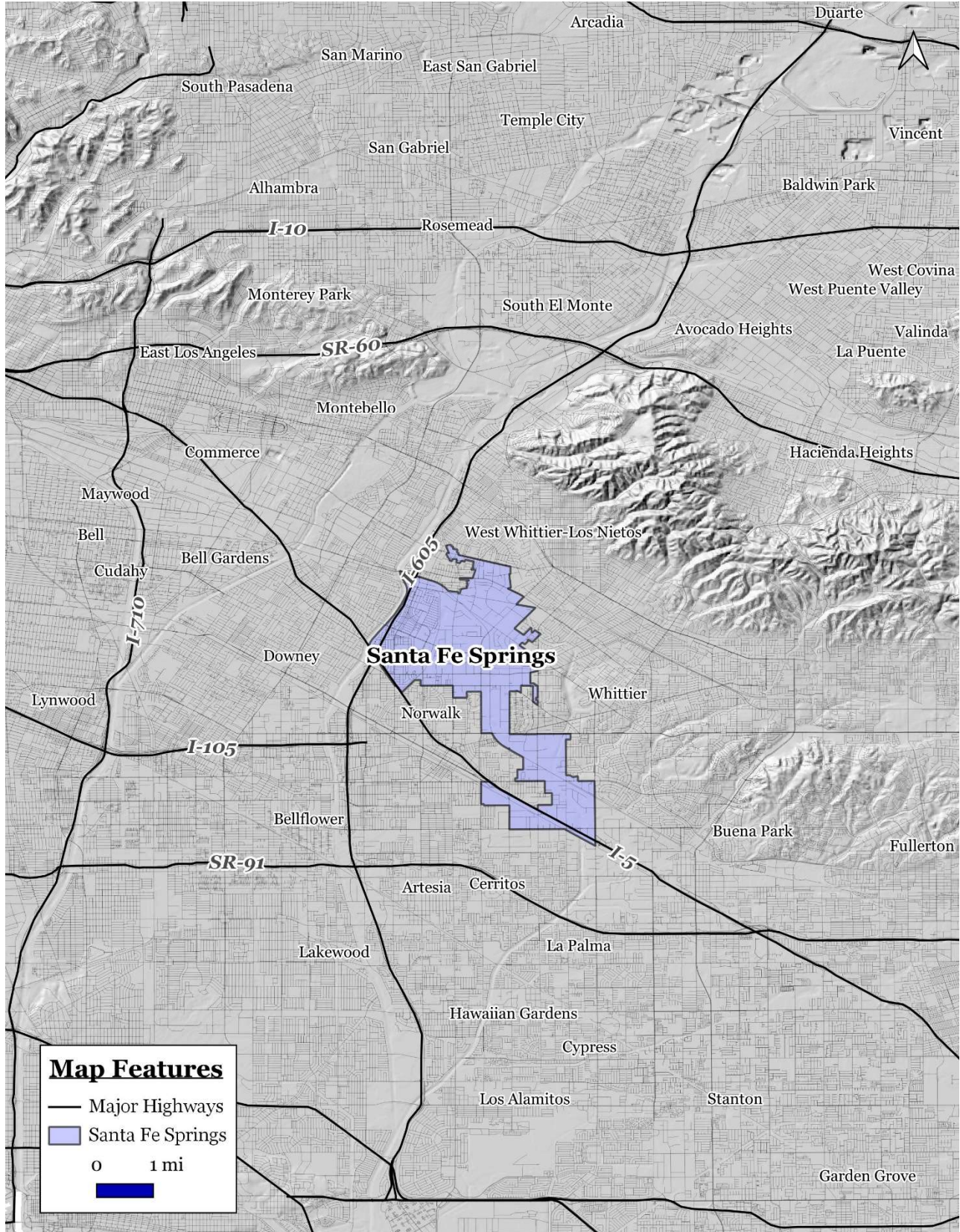
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<sup>2</sup> AO Architecture. *Entitlement Review Package Rexford Industrial Development 13711 Freeway Drive*. December 14, 2022.

<sup>3</sup> Google Maps. Website Accessed January 15, 2023.

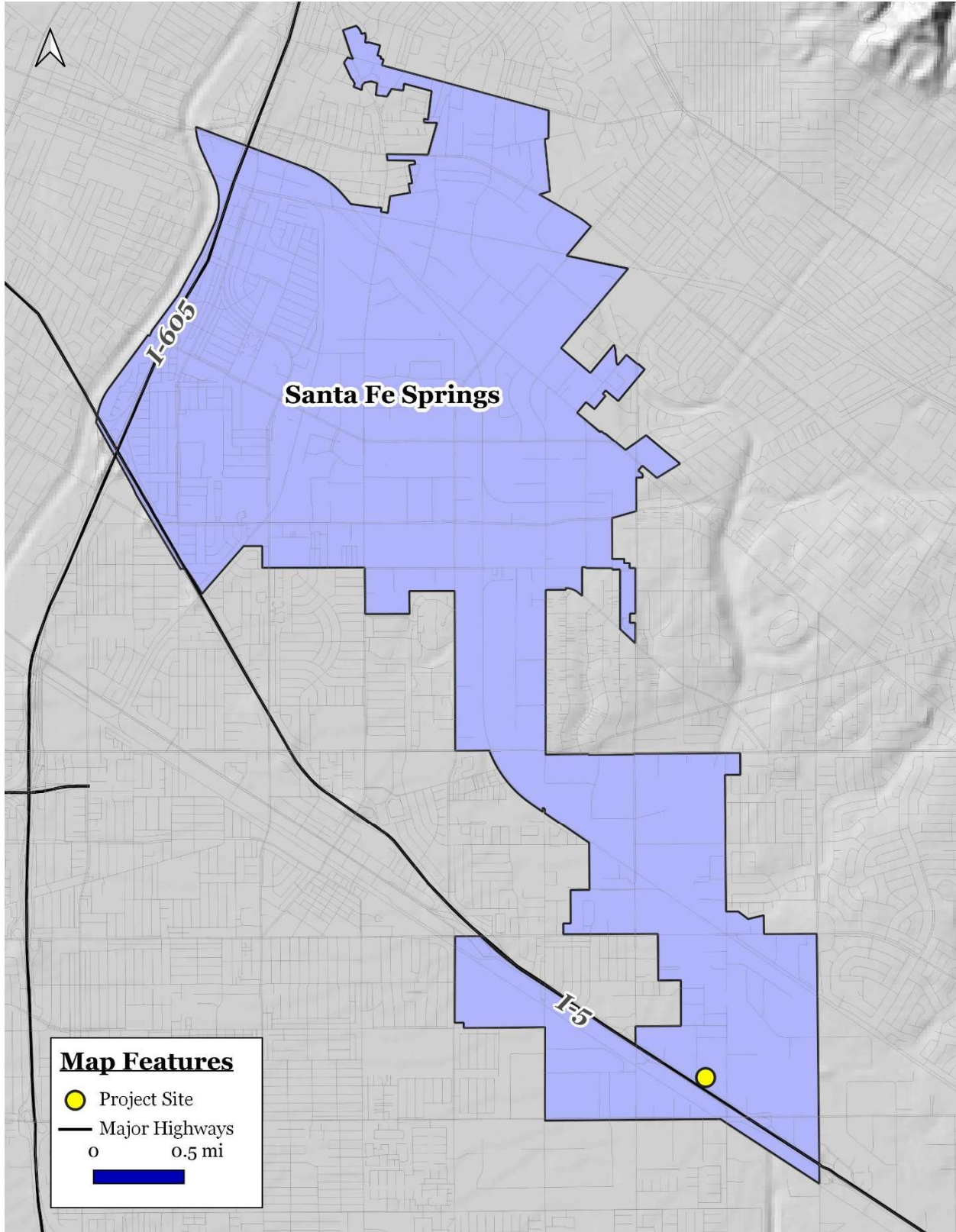
<sup>4</sup> Ibid.

<sup>5</sup> Ibid.



**EXHIBIT 2-1**  
**REGIONAL LOCATION**  
 SOURCE: QUANTUM GIS





**EXHIBIT 2-2**  
**CITYWIDE MAP**  
SOURCE: QUANTUM GIS



**EXHIBIT 2-3**  
**LOCAL MAP**  
SOURCE: QUANTUM GIS

## 2.3 ENVIRONMENTAL SETTING

The new building will replace an existing trucking facility (Martinez Trucking, Inc.). The existing use occupies an 82,086 square foot building that will be demolished to accommodate the new building. The existing building occupies the easterly portion of the site while the westerly portion of the site is used for truck parking and maneuvering areas. This existing building is an older tilt-up concrete tilt up building. Exhibit 2-4 includes an aerial photograph of the project site and the adjacent development. An existing digital sign located along the Freeway Drive frontage would remain. Surrounding land uses in the vicinity of the project site are described below:

- *North of the Project Site.* A mix of commercial and manufacturing uses are located north of the project site. Ross Bindery, Inc. (15310 Spring Avenue) and other manufacturing and distribution uses are located further north. This area is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOZ). The General Plan designation for this area is Freeway Commercial.<sup>6</sup>
- *South of the Project Site.* Freeway Drive extends along the project site's south side. The Santa Ana Freeway is located further south, south of Freeway Drive.<sup>7</sup>
- *East of the Project Site.* An abandoned railroad spur track is located in the eastern portion of the site. Other light industrial uses are located further east. The General Plan designation for this area is Freeway Commercial.<sup>8</sup>
- *West of the Project Site.* Spring Street extends along the project site's west side. A corporate office and distribution facility (Mother's Nutritional Center, Inc., 13635 Freeway Drive) is located further west, on the west side of Spring Street. This area is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOZ). The General Plan designation for this area is Freeway Commercial.

The project site is located in the midst of an industrial area. The nearest residential neighborhood north of the I-5 Freeway is located approximately 3,700 feet to the northwest of the project site, west of Carmenita Road. A second neighborhood in La Mirada is located approximately 4,500 feet to the northeast. Finally, another neighborhood is located in Cerritos, approximately 2,150 feet to the south, in the City of Cerritos.

## 2.4 PROJECT DESCRIPTION

The proposed project would consist of the following elements:

- *Project Site.* The proposed project would involve the construction and operation a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The proposed building's floor area ratio would be 0.48. The new building would replace an existing trucking facility that occupies an 82,086 square foot building that will be demolished to accommodate the new building.<sup>9</sup>

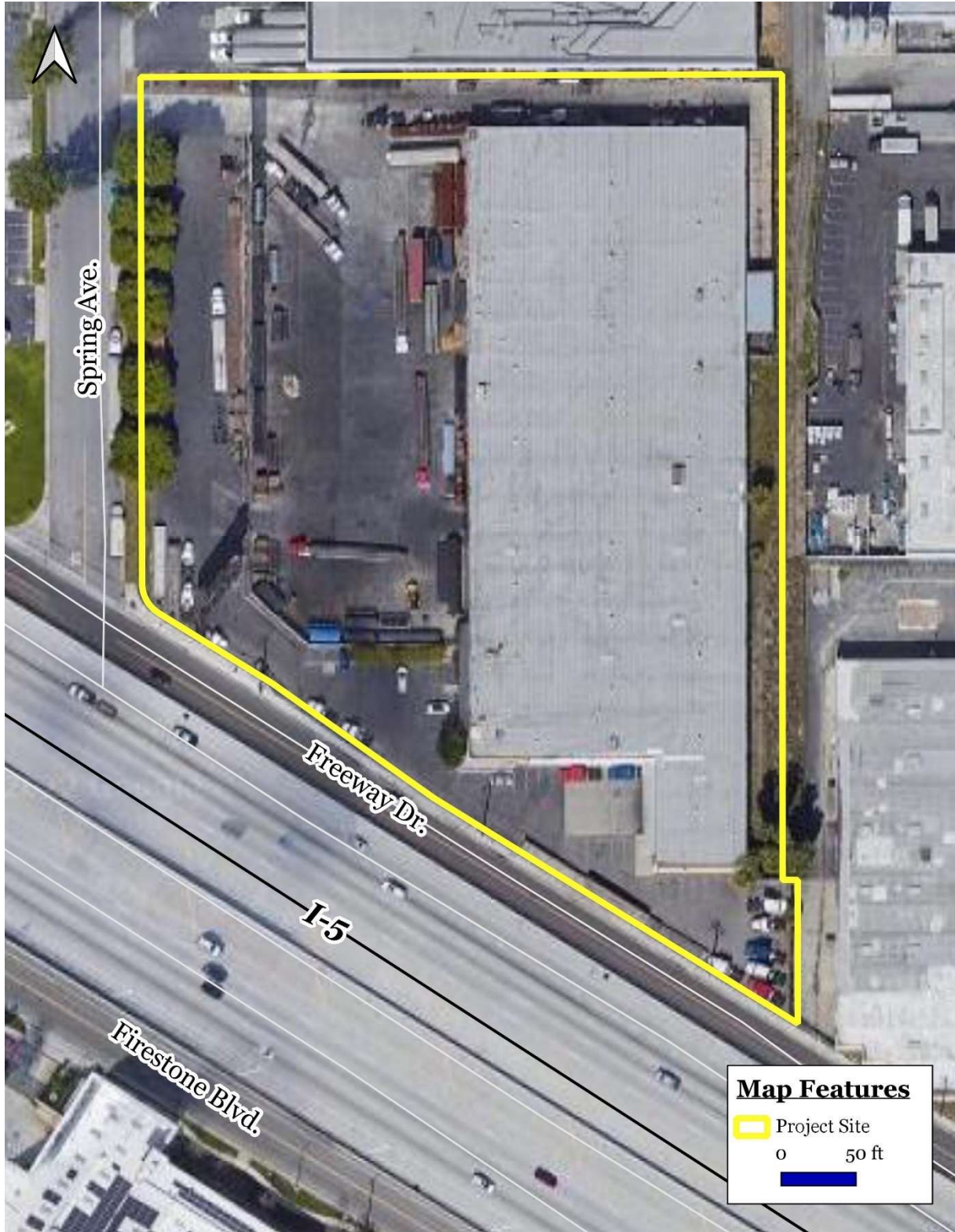
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<sup>6</sup> Google Maps. Website Accessed July 18,2022. City of Santa Fe Springs Zoning Map and General Plan Map.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> AO Architecture. *Entitlement Review Package Rexford Industrial Development 13711 Freeway Drive*. December 14, 2022.



**EXHIBIT 2-4**  
**AERIAL PHOTOGRAPH**  
SOURCE: GOOGLE EARTH

- *New Building.* The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. A total of 10 dock high loading docks would be provided along the building's north elevation. The main public entrance and office area would be located on the building's southwest corner. The maximum building height would be 45-feet.<sup>10</sup>
- *Access.* Vehicular access to the proposed project site would be provided by two driveway connections with the north side of Freeway Drive and a third driveway connection with the east side of Spring Avenue. The new driveways would have a curb-to-curb width of 40-feet. An internal drive aisle that would also serve as a fire access road, would extend around the north, east, and west side of the project site. Access to the truck loading and receiving area would be secured by security gates.<sup>11</sup>
- *Parking.* A total of 154 parking spaces would be provided within the area. A new internal drive aisle would connect the driveways, parking areas, and loading docks. A total of 110 parking spaces would be standard stalls and 39 stalls would be compact stalls. In addition, 3 truck parking spaces would be provided. Finally, the proposed project will be required to supply a minimum of 6 bicycle racks.<sup>12</sup>
- *Landscaping.* The City will require 32,215 square feet to be landscaped. Landscaping would be provided along the project's street frontages, in the parking area, and along the perimeter.<sup>13</sup>

The conceptual site plan is shown in Exhibit 2-5. Conceptual elevations are provided in Exhibit 2-6.

The proposed project is designed to function as a warehouse. Typical operational characteristics include employees traveling to and from the site, delivery of materials and supplies to the site and truck loading and unloading. The project would be assumed to operate 24/7, however this may shift depending on tenant as hours of operation are unknown. The business's normal *peak* operating hours would be Monday through Friday, 8:00 AM to 5:00 PM. The proposed new building is anticipated to employ 69 persons per shift assuming an employment ratio of one person per 1,518 square feet of floor area.<sup>14</sup>

## 2.5 PROJECT CONSTRUCTION

The proposed project will take approximately eleven months to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* Demolition of the current onsite improvements will occur during this phase. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment. This phase would take approximately two months to complete.

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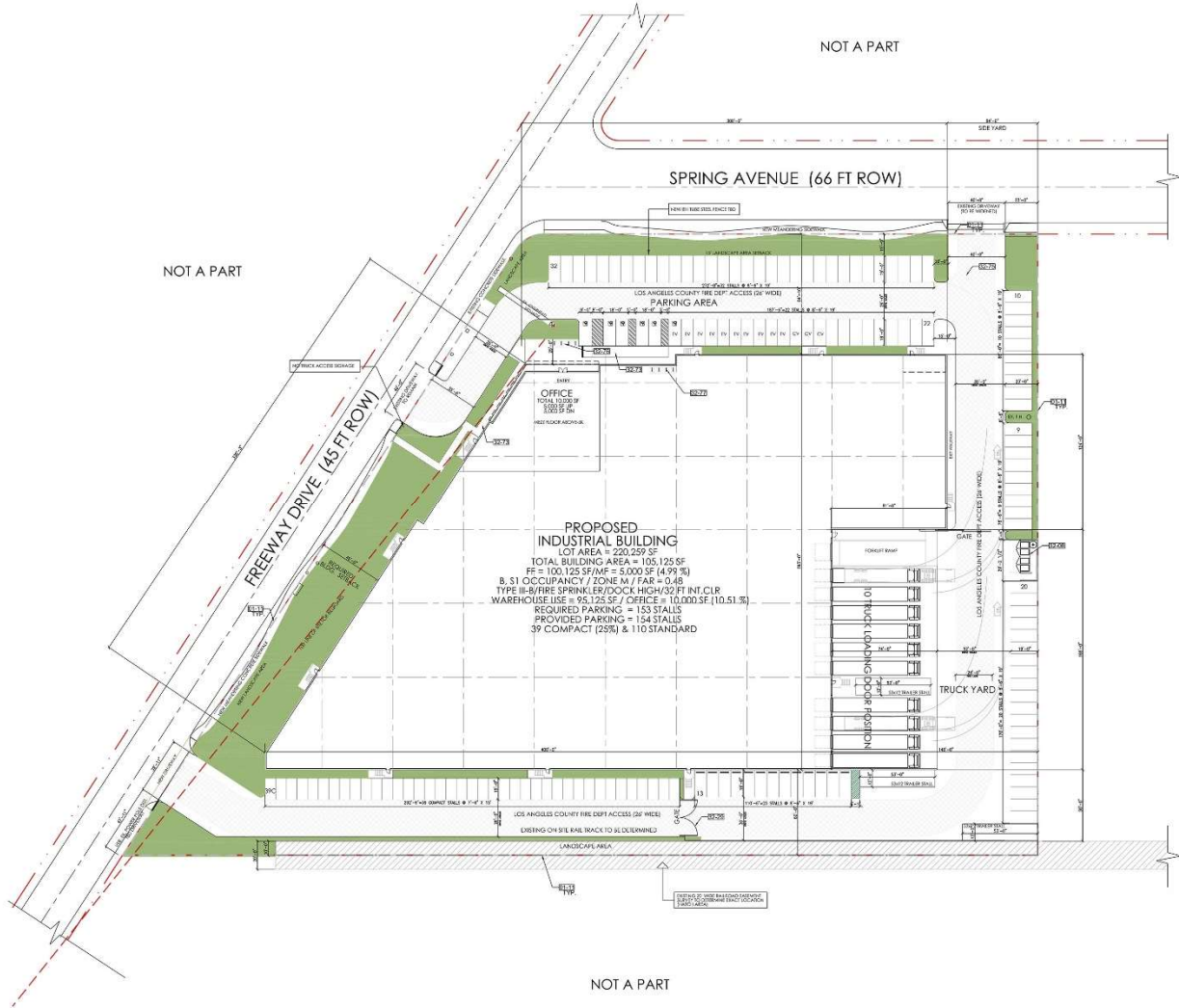
<sup>10</sup> AO Architecture. *Entitlement Review Package Rexford Industrial Development 13711 Freeway Drive*. December 14, 2022.

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> The Natelson Company. *Employment Density Study, Summary Report*. October 31, 2002.



**EXHIBIT 2-5**  
**SITE PLAN**  
SOURCE: AO ARCHITECTURE



**Oblique aerial looking northeast.**



**View looking east along Freeway Drive.**

**EXHIBIT 2-6  
BUILDING ELEVATIONS**

SOURCE: AO ARCHITECTURE

- *Grading and Site Preparation.* The project site will be prepared for the construction of the proposed development. The typical heavy equipment used during this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment. The site will undergo final grading during this phase as well which would take approximately one month to complete.
- *Construction.* The new building will be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts. This phase would take approximately six months to complete.
- *Paving and Finishing.* This concluding phase will involve the finishing of the new building, the paving of the parking areas and hardscape, and the completion of other on-site improvements. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment. This phase would take approximately two months to complete.

## 2.6 DISCRETIONARY ACTIONS

A *Discretionary Action* is an action taken by a government agency (for this project, the government agency is the City of Santa Fe Springs) that calls for an exercise of judgment in deciding whether to approve a project. Discretionary approvals required as part of the proposed project's implementation include the following:

- approval of a Development Plan Approval (DPA 1002);
- The approval of this Mitigated Negative Declaration (MND); and,
- The adoption of the Mitigation Monitoring and Reporting Program (MMRP).

Other ministerial permits and approvals may be deemed necessary, including but not limited to demolition permits, temporary street closure and encroachment permits, grading permits, excavation permits, foundation permits, building permits, and utility connections. Other permits and approvals that may be required of other agencies include a National Pollution Discharge Elimination System (NPDES) permit, permit from the Regional Water Quality Control Board, and utility installation and connection approvals from utility companies.





## SECTION 3 - ENVIRONMENTAL ANALYSIS

This section of the IS analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this IS include the following:

Aesthetics (Section 3.1);  
Agricultural & Forestry (Section 3.2);  
Air Quality (Section 3.3);  
Biological Resources (Section 3.4);  
Cultural Resources (Section 3.5);  
Energy (Section 3.6);  
Geology & Soils (Section 3.7);  
Greenhouse Gas Emissions; (Section 3.8);  
Hazards & Hazardous Materials (Section 3.9);  
Hydrology & Water Quality (Section 3.10);  
Land Use & Planning (Section 3.11);

Mineral Resources (Section 3.12);  
Noise (Section 3.13);  
Population & Housing (Section 3.14);  
Public Services (Section 3.15);  
Recreation (Section 3.16);  
Transportation (Section 3.17);  
Tribal Cultural Resources (Section 3.18);  
Utilities (Section 3.19);  
Wildfire (Section 3.20); and,  
Mandatory Findings of Significance (Section 3.21).

### 3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?			✘	
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✘
C. Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✘	
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✘		

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- The proposed project would have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099.
- The proposed project would have an adverse effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- The proposed project would substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. or,
- The proposed project would, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination). Changes to the existing aesthetic environment associated with the proposed project’s implementation are identified and *qualitatively*

evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. The project-related impacts are then compared to the context of the existing setting, using the threshold criteria discussed above.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista? • Less Than Significant Impact.***

The City of Santa Fe Springs General Plan does not identify any protected view sheds in the City nor is the project site located within any of the City designated scenic corridors. Major physiographic features within the surrounding area include the San Gabriel River, 4.0 miles west of the project site; the San Gabriel Mountains, located 20.22 miles to the north; and the Puente Hills, 6.56 miles to the northeast.<sup>15</sup> No residential neighborhoods that would potentially be impacted to a loss in views are located adjacent to the project site (the project site is located in the midst of an industrial area). A residential neighborhood located north of the I-5 Freeway is approximately 3,700 feet to the northwest of the project site, west of Carmenita Road. A second neighborhood in La Mirada is located approximately 4,500 feet to the northeast. Finally, another neighborhood is located in Cerritos, approximately 2,150 feet to the south, in the City of Cerritos. Given the distance of these units from the project site and the low height of the new building, compared to the high elevation of the surrounding hills and mountains, no views would be completely obstructed. *As a result, the proposed project will have a less than significant impact.*<sup>16</sup>

**B. *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.***

The project site and the surrounding developed properties are currently occupied by industrial development. There are no rock outcroppings or historic buildings located on-site. According to the California Department of Transportation, there are no designated scenic highways and there are no State or County designated scenic highways in the vicinity of the project site.<sup>17</sup> Lastly, the project site does not contain any buildings listed in the State or National register (refer to Section 3.5). No mature street trees will be removed. *As a result, no impacts will occur.*

**C. *Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • Less than Significant Impact.***

The new building will replace an existing trucking facility (Martinez Trucking, Inc.). The existing use occupies an existing 82,086 square foot building that will be demolished to accommodate the new building. The existing building occupies the easterly portion of the site while the westerly portion of the site is used for truck parking and maneuvering areas. This existing building is an older tilt-up concrete tilt up building. The implementation of the proposed project will not result in any aesthetic or visual degradation of the site

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<sup>15</sup> Google Earth. Website accessed July 15, 2022.

<sup>16</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted January 15, 2023

<sup>17</sup> California Department of Transportation. *Official Designated Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

or surrounding areas. Once complete, the proposed building will feature grey, white, and brown walls with grey colored accents. The project will also dedicate approximately 6% of the site area to drought-tolerant landscaping. The project site is located within an urban area and is surrounded on all sides by development. The project site is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOV). The project will not conflict with applicable zoning and other regulations governing scenic quality as determined by City staff in its review of the proposed project's conformity with City building and zoning requirements. The proposed project's conformity with the M-2 zoning designation is discussed in Section 3-11.

The proposed project is also located in a Freeway Overlay Zone (FOZ) The FOZ recognizes that, due to the unique impacts imposed on the properties located in close proximity to the Santa Ana Freeway, an application of standards related to design and quality of improvements are warranted to ensure orderly and consistent development. The principal purpose of the Freeway Overlay Zone includes the following:

- (A) To present a positive community identity reflected through the portion of the regional transportation system that traverses the City;
- (B) To establish and maintain a high quality aesthetic appearance, efficient access, and optimum functionality for specially designated properties located adjacent to, directly abutting the freeway, or directly abutting a street adjacent to the freeway through the implementation of design standards as established by this zoning overlay;
- (C) To stimulate continued investment and reinvestment in the properties and businesses within this exceptional location as well as attract uses that benefit from direct regional access and freeway visibility;
- (D) To encourage a creative approach in a development of land and improvements adjacent to the freeway and to allow variety of industrial and commercial uses while maintaining high standards of design and quality of improvements to preserve the quality of life and economic vitality for the city's businesses and residents;
- (E) To establish a basis for reviewing and evaluating projects on a case-by-case basis to ensure high levels of design and quality developments are maintained adjacent to the freeway and to ensure that they achieve the intent of the Freeway Overlay Zone and design standards; and
- (F) To provide a means for requiring review and action on development plans for properties that are within the proximity of a freeway (either directly abutting or separated by a frontage road) by Planning Commission or other necessary approval bodies. The Freeway Overlay Zone is intended to address the special circumstances and potential impacts created by the existence or expansion of a freeway that traverses the community.

The FOV requirements further indicate that the City must ensure that all new developments located within the FOV meet the following requirements:

- (1) The location, siting, and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety, and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

- (2) The location size and quality of design of landscaping, architectural walls, signs and other design features shall be compatible with other uses, buildings, structures, and facilities within the proposed development as well as with adjoining properties and surrounding areas.
- (3) The proposed development shall be in conformance with the overall purposes and objectives of the Santa Fe Springs Zoning Ordinance and is consistent with the goals, policies, and programs of the General Plan.

The proposed project will conform to these requirements. *As a result, the impacts will be less than significant.*

**D.** *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.*

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior building façade would consist of mostly non-reflective materials, such as concrete tilt-up walls. As a result, no daytime glare-related impacts are anticipated. Nighttime glare and illumination have the potential to result in potentially significant impacts to sensitive receptors. Many sources of light contribute to the ambient nighttime lighting conditions. These sources of nighttime light include streetlights, security lighting, wall packs, and vehicular headlights.

The site contains artificial lighting under existing conditions and the proposed project will not introduce nighttime lighting that could potentially impact sensitive receptors. The project site is located within an industrial area. No light sensitive land uses are located in the immediate area. The predominant source of light impacts will be related to the surface parking lot and building lighting associated with the building. Because of the project site's proximity to the Santa Ana Freeway, the following mitigation is required in order to minimize the potential light and glare spill over impacts to the greatest extent possible:

- The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant and submitted to the Planning Department for review and approval. As part of the building permit process as required by the City's Municipal Code. The proposed use must comply with Section 155.432 of the Santa Fe Springs Municipal Code.

*The mitigation identified above would reduce the potential impacts to levels that are less than significant with mitigation.*

## MITIGATION MEASURES

Because light sensitive receptors are found in the vicinity of the project site, the following mitigation is required in order to minimize the potential impacts to the greatest extent possible:

*Mitigation Measure No. 1 (Aesthetic Impacts).* The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant and submitted to the Planning Department for review and approval. As part of the building permit process as required by the City's Municipal Code. The proposed use must comply with Section 155.432 of the Santa Fe Springs Municipal Code.

### 3.2 AGRICULTURE AND FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✘
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?				✘
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✘
D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?				✘
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- The proposed project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- The proposed project would conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The proposed project would conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- The proposed project would result in the loss of forest land or conversion of forest land to non-forest use.
- The proposed project would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important

Farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis. The highest rated Important Farmland is Prime Farmland. The California Land Conservation Act of 1965, or the Williamson Act, allows a city or county governments to preserve agricultural land or open space through contracts with landowners. The County has areas that are currently agriculture preserves under contract with San Bernardino County through the Williamson Act of 1965. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.***

According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>18</sup> The entire City is urban and there are no areas within the City that are classified as “Prime Farmland”. The project site is not presently being used for farming activities and no agricultural uses are located on-site. The implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. *As a result, no impacts will occur.*

**B. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? • No Impact.***

The project site is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOV). No loss in land zoned for/or permitting agricultural activities or farmland production will occur as part of the proposed project’s implementation. Furthermore, there are no agricultural uses located within the site that would be affected by the project’s implementation. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.<sup>19</sup> *As a result, no impacts will result.*

**C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? • No Impact.***

The City of Santa Fe Springs and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The project site is zoned as Heavy Manufacturing (M-2) within the Freeway

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<sup>18</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *Important Farmland in California 2010.*

<sup>19</sup> California Department of Conservation. *State of California Williamson Act Contract Land.* [ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA\\_2012\\_8x11.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf)



Overlay Zone (FOV). The City of Santa Fe Springs General Plan and the Santa Fe Springs Zoning Ordinance do not provide for any forest land preservation.<sup>20</sup> *As a result, no impacts will result.*

**D.** *Would the project result in the loss of forest land or conversion of forest land to non-forest use? • No Impact*

No forest lands are located within or in the vicinity of the project site. As a result, no loss or conversion of forest lands to urban uses would result from the proposed project's implementation. *As a result, no impacts will occur.*

**E.** *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? • No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located near farmland or forest land. *As a result, no impacts will result.*

## **MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation and no mitigation is required.

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<sup>20</sup> City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.211 Principal Permitted Uses.

### 3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✘
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✘	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✘	
D. Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- The proposed project would conflict with or obstruct implementation of the applicable air quality plan.
- The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- The proposed project would expose sensitive receptors to substantial pollutant concentrations.
- The proposed project would result in other emissions (such as those leading to odors adversely affecting a substantial number of people).

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O<sub>3</sub>)*: a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*: a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.

- *Nitrogen oxide (NO<sub>x</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen oxides are formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO<sub>2</sub>)*: a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen oxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day reactive organic compounds;
- 55 pounds per day of nitrogen oxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

### A. *Would the project conflict with, or obstruct implementation of, the applicable air quality plan? • No Impact.*

The project site is located within the South Coast Air Basin, which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>21</sup> The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour PM<sub>2.5</sub> Federal health standard and a proposed plan of action to reduce ground-level Ozone. The primary criteria pollutants that remain non-

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<sup>21</sup> South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.

attainment in the local area include PM<sub>2.5</sub> and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook.<sup>22</sup> The Air Quality Handbook refers to the following criteria to determine a project's conformity with the AQMP:<sup>23</sup>

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables 3-1 and 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the most recent adopted Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to have 62,000 jobs by 2040, an increase of 4,000 new jobs through the year 2040.<sup>24</sup> According to the State of California Employment Development Department, the City's current unemployment rate is 4.7 percent. The proposed project, once operational, will add up to 69 employees assuming one employee for every 1,518 square feet<sup>25</sup> The number of new jobs is well within SCAG's employment projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. *As a result, no impacts related to the implementation of the AQMP are anticipated.*

**B. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? • Less Than Significant Impact.***

The proposed project will take approximately eleven months to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* Demolition of the current onsite improvements will occur during this phase. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment. This phase would take approximately two months to complete.
- *Grading and Site Preparation.* The project site will be prepared for the construction of the proposed development. The typical heavy equipment used during this construction phase would include

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<sup>22</sup> South Coast Air Quality Management District. *Air Quality Analysis Handbook*. 1993.

<sup>23</sup> Ibid.

<sup>24</sup> Southern California Association of Governments. *Demographics & Growth Forecast. Regional Transportation Plan 2020-2045*. September 3, 2020.

<sup>25</sup> The Natelson Company, Inc. *Summary Report Employment Density Study*. October 31, 2001.

bulldozers, offroad trucks, back-hoes, and trenching equipment. The site will undergo final grading during this phase as well which would take approximately one month to complete.

- *Construction.* The new building will be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts. This phase would take approximately six months to complete.
- *Paving and Finishing.* This concluding phase will involve the finishing of the new development, the paving of the parking areas and hardscape, and the completion of other on-site improvements. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment. This phase would take approximately two months to complete.

The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2020.4.0). As shown in Table 3-1, daily construction emissions would not exceed the SCAQMD significance thresholds.

**Table 3-1  
 Estimated Daily Construction Emissions**

Construction Emissions	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Maximum Daily Emissions</b>	<b>48.73*</b>	<b>13.91</b>	<b>15.78</b>	<b>0.03</b>	<b>7.78</b>	<b>3.98</b>
<b>Daily Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

\*Assumed low VOC content paint  
 Source: CalEEMod V. 2020.4.0.

Due to the size and nature of the proposed development, the project will be required to comply with the South Coast Air Quality Management District’s (SCAQMD) *Warehouse Actions and Investments to Reduce Emissions* (WAIRE) Program (Rule 2305). The WAIRE program requires occupied warehouses, that have 100,000 square-feet or more of indoor floor space to comply to its requirements which aim to reduce nitrogen oxide and diesel emissions associated with warehouses. The WAIRE Program is an indirect source rule that regulates warehouse facilities so as to reduce emissions from the goods movement industry. [Rule 316](#) establishes fees to fund Rule 2305 compliance activities. Rule 2305 applies to warehouses with at least 100,000 square feet of indoor floor space in a single building. Warehouse owners will be required to submit an informational report on their buildings (Warehouse Operators Notification), and warehouse operators will also be required to submit reports about facility operations and compliance approaches (Initial Site Information Report and Annual WAIRE Report). The proposed project will be required to submit its initial report (Phase 3) in 2024.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. The operational long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V.2020.4.0 computer model. Table 3-2 depicts the operational emissions generated by the proposed project. No credit was taken for the existing use that occupies the site.

**Table 3-2**  
**Estimated Operational Emissions in lbs./day**

Emission Source	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Maximum Daily Emissions</b>	<b>2.99</b>	<b>1.16</b>	<b>6.82</b>	<b>0.02</b>	<b>0.70</b>	<b>0.49</b>
<b>Daily Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant Impact</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod V. 2020.4.0.

As indicated in Table 3-2, the projected long-term emissions are well below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulate matter, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.<sup>26</sup> The contractors will be responsible for being familiar with and implementing any pertinent best available control measures. *Therefore, less than significant impacts will occur.*

**C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less Than Significant Impact.**

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>27</sup> The project site is located in the midst of an industrial area. The nearest residential neighborhood north of the I-5 Freeway is located approximately 3,700 feet to the northwest of the project site, west of Carmenita Road. A second neighborhood in La Mirada is located approximately 4,500 feet to the northeast. Finally, another neighborhood is located in Cerritos, approximately 2,150 feet to the south, in the City of Cerritos. The locations of the aforementioned sensitive receptors are shown in Exhibit 3-1.

The proposed project would require the demolition of the existing on-site improvements, followed by grading, construction, paving, landscaping and finishing. The following applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions will be adhered to during the construction and demolition phases:

- Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations.
- Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune.
- All trucks associated with construction activities shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the

<sup>26</sup> South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

<sup>27</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2004.

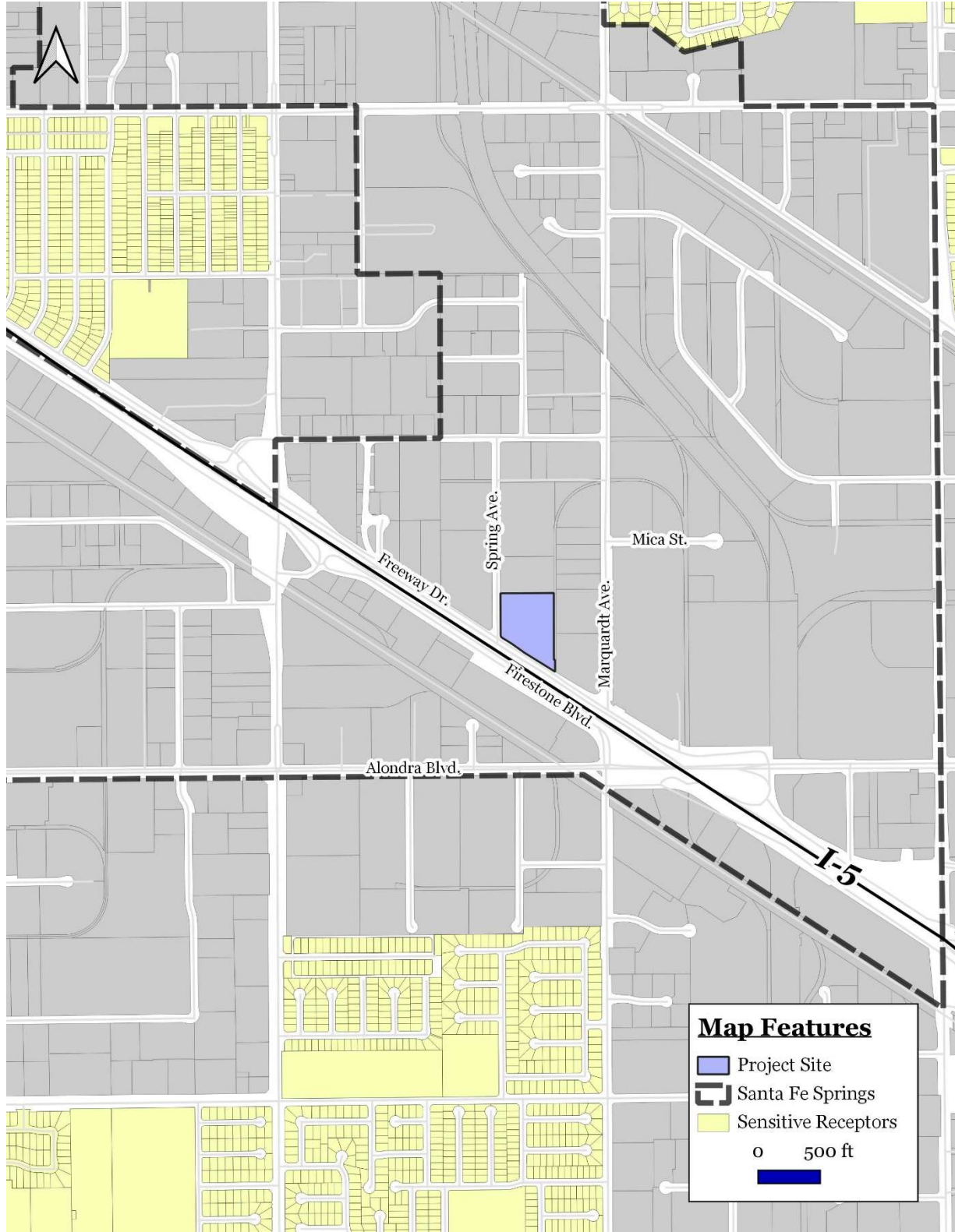
prevention of such material spilling onto public streets and roads.

- The project shall comply with SCAQMD Rule 402 that limits the generation of airborne pollutants that would cause injury, detriment, or result in a nuisance.

The proposed project would be a warehouse distribution project and, as a result no toxic chemicals will be manufactured within the proposed facility. The proposed project will contain 10 truck high loading docks. As indicated in the traffic analysis, the proposed project is anticipated to generate a net new 59 daily trips with 6 AM peak hour truck trips and 28 PM peak hour truck trips. This volume of truck traffic would not result in any significant amount of diesel particulate (DPM) emissions or concentrations that would lead to a health risk. Furthermore, the receiving area and loading areas are surrounded by roadways and other industrial uses. No sensitive receptors are located adjacent to, or within 2,000 feet from the Proposed project site. The quantity of truck traffic would not lead to the creation of a “hot spot.”

The Air Toxics [Hot Spots] Act requires that each local Air Pollution Control District or Air Quality Management District determine which facilities will be required to prepare a health risk assessment (HRA). As defined under the Act, a HRA includes a comprehensive analysis of the dispersion of hazardous substances in the environment, their potential for human exposure, and a quantitative assessment of both individual and population-wide health risks associated with those levels of exposure. Senate Bill 1731, which amends the "Hot Spots" Program, requires the Office of Environmental Health Hazard Assessment (OEHHA) to adopt risk assessment guidelines for the program using a full public review process. The modelling protocols outlined by the OEHHA do not apply to this project (refer Notice of “Adoption of Air Toxics Hot Spots Program Guidance Manual for the Preparation of Health Risk Assessments 2015”) given that the project is not subject to a 1401 Permit. The proposed project will not be subject to the requirements of a Rule 1401 Permit (New Source Review of Toxic Air Contaminants) at this time. This rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

The proposed use the project site is located in Southern California and the majority (if not all) of the diesel trucks travelling to and from the proposed project will be employing *clean diesel trucks* to reduce diesel particulates. The U.S. trucking fleet is transitioning to newer clean diesel technology which translates into fuel savings, lower greenhouse gas emissions and a reduction in diesel particulate emissions. This newest generation of clean diesel trucks will have NOx emissions that are 99 percent lower than older generations of larger trucks along with 98 percent fewer diesel particulate emissions, resulting in significant clean air benefits. Beginning in 2011, all heavy-duty diesel trucks sold had to meet NOx emissions of no more than 0.20 grams per brake horsepower hour (g/BHP-hr.). This is in addition to particulate emissions levels of no more than 0.01 g/HP-hr. established in 2007. The new more restrictive emissions requirements, together with the SCAQMD’s regulations limiting truck idling times to 5 minutes will mitigate potential impacts related to truck diesel emissions. While the use of “clean diesel” trucks were not identified as a mitigation, all heavy-duty trucks sold in California since 2011 must meet NOx emissions of no more than 0.20 grams per brake horsepower hour (g/BHP-hr.). California will also require new trucks to be zero-emissions in 2040.



**EXHIBIT 3-1**  
**SENSITIVE RECEPTORS – AIR QUALITY**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Adherence to additional mandatory Rule 403 regulations would reduce fugitive dust emissions by approximately 50% to levels that are less than significant. Rule 403 requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls as well as mandatory SCAQMD regulations governing fugitive dust (Rule 403) and odors (Rule 1401). In addition, future truck drivers visiting the site during the project's construction must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. These regulations will reduce the particulate emissions by as much as 50%. *As a result, the impacts will be less than significant.*

**D. Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? • Less Than Significant Impact.**

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>28</sup> All truck drivers that may visit the site must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Furthermore, adherence to SCAQMD Rule 402 Nuisance Odors will minimize odors generated during daily activities. *Adherence to the existing SCAQMD regulations governing "nuisance odors" will reduce potential impacts to levels that are less than significant.*

## MITIGATION MEASURES

The following applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions will be adhered to during the construction and demolition phases:

*Standard Regulation No. 2 (Air Quality).* Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations.

*Standard Regulation No. No. 3 (Air Quality).* Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune.

*Standard Regulation No. 4 (Air Quality).* All trucks associated with construction activities shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

*Standard Regulation No. 5 (Air Quality).* The project shall comply with SCAQMD Rule 402 that limits the generation of airborne pollutants that would cause injury, detriment, or result in a nuisance.

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<sup>28</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9.* As amended 2017.

### 3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✘
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				✘
C. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✘
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✘
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✘		
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- The proposed project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- The proposed project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.
- The proposed project would have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- The proposed project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- The proposed project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- The proposed project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are considered vulnerable and can become candidates for future listing as threatened or endangered.

**A.** *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Whittier Quadrangle indicates that there are seven threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).<sup>29</sup> These species include:

- The *California Gnatcatcher* which is not likely to be found on-site due to the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.
- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.
- The *Santa Ana Sucker* will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site.<sup>30</sup> The nearest body of water is the San Gabriel River, located approximately 4.0 miles to the west of the project site.
- The *Bank Swallow* lives in a riparian habitat. The nearest body of water is the San Gabriel River,

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<sup>29</sup> California Department of Fish and Wildlife. *Bios Viewer*. <https://wildlife.ca.gov/Data/BIOS>

<sup>30</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on January 15, 2023

located approximately 4.0 miles to the west of the project site. This river is channelized and extends through an urban area. Additionally, the current level of development around the project site is not an ideal environment for the Bank Swallow.

- The *Western Yellow-Billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is slim due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.
- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties.<sup>31</sup> As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

The proposed project will have no impact on the aforementioned species because the project site is developed and is located in the midst of an urban area and does not include any of the aforementioned habitats. *As a result, no impacts will occur from proposed project's implementation.*

**B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? • No Impact.**

The project site is developed and disturbed and does not include any streams, wetland habitat, or riparian vegetation. The U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper classifies the San Gabriel River, located more than 4.0 miles to the west, as R4SBCx, being an artificial riverine with water flowing only part of the year, completely dewatered at low tide, has water absent at the end of the growing season in most years and was excavated and channelized by humans.<sup>32</sup> In addition, there are no sensitive natural communities identified near or on the project site.<sup>33</sup> *As a result, no impacts will occur from proposed project's implementation.*

**C. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.**

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. The site in its entirety is disturbed. Additionally, no offsite wetland habitats would be affected by the proposed development since the project's construction would be limited to the proposed project site. *As a result, no impacts will occur from proposed project's implementation.*

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<sup>31</sup> County of Los Angeles Department of Public Works. *Listed Species in the County of Los Angeles.* [http://dpw.lacounty.gov/pdd/bikepath/bikeplan/docs/App\\_C\\_Bio.pdf](http://dpw.lacounty.gov/pdd/bikepath/bikeplan/docs/App_C_Bio.pdf).

<sup>32</sup> United States Fish and Wildlife Service. *National Wetlands Inventory.* <https://www.fws.gov/Wetlands/data/Mapper.html>

<sup>33</sup> California Department of Fish and Wildlife. *Natural Communities List.* <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153609&inline>

**D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* • *No Impact.***

The project site has no utility as a wildlife migration corridor due to the proposed project site location in the midst of an urban area. According to the Los Angeles County Department of Regional Planning, a wildlife corridor may be defined as:

“Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as “wildlife corridors.” Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food, and water.”<sup>34</sup>

Wildlife migration through the proposed project site is inhibited by security fencing, surrounding development, utility lines, and major roadways. Future development of the site will require the removal of limited disturbed ground cover consisting of common grasses and other ruderal overgrowth within the project boundary. *Given the disturbed character of the project site, no impacts will occur.*

**E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* • *Less than Significant Impact with Mitigation.***

There are five mature street trees located in the landscaped parkway area located along the east side of Springs Avenue. These trees would not be impacted by the proposed project. The existing shrubbery and ruderal vegetation located in the former rail spur area in the eastern portion of the site would be removed to accommodate the proposed project. City’s tree preservation Title 9: General Regulations; Chapter 96, Streets & Sidewalks, Street Trees; Section 96.133-serves as the ordinance. According to the aforementioned code, a permit must be obtained from the City’s Public Works Director prior to the removal and/or alteration of trees located within the public right-of-way (also known as roadside trees). Since no such trees will be removed, this tree removal permit will not be required. The project will also include drought-tolerant landscaping. The proposed project will not conflict with any local policies regarding tree preservation or tree removal.

Demolition and construction activities could adversely impact nesting birds in these street trees in the absence of mitigation. These birds common bird species are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season which is occurs between February 1 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, the following mitigation measure has been included:

- Prior to the commencement of demolition and construction activities, the City Planning Department shall verify that the Applicant has retained a qualified biologist (a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to the commencement of demolition/construction activities. The active breeding season for birds is February 1–September 15. The survey will evaluate construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated

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<sup>34</sup> Los Angeles County Department of Regional Planning. *Significant Ecological Areas*.  
<http://planning.lacounty.gov/sea/local> and site specific habitat linkages and wildlife corridors.

construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendation of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

*As a result, the impacts will be less than significant with mitigation.*

**F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**  
• *No Impact.*

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 4.15 miles northeast from the project site.<sup>35</sup> The proposed project's implementation will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. *As a result, no impacts will occur from the proposed project's implementation.*

## MITIGATION MEASURES

Demolition and construction activities could adversely impact nesting birds in these street trees in the absence of mitigation. These birds common bird species are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season which is occurs between February 1 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, the following mitigation measure has been included:

*Mitigation Measure No. 6 (Biological Resources).* Prior to the commencement of demolition and construction activities, the City Planning Department shall verify that the Applicant has retained a qualified biologist (a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to the commencement of demolition/construction activities. The active breeding season for birds is February 1–September 15. The survey will evaluate construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendation of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

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<sup>35</sup> County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

### 3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✘
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			✘	
C. Would the project disturb any human remains, including those interred outside of formal cemeteries?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property’s significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.<sup>36</sup>

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The California State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.<sup>37</sup> To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, which is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). In

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<sup>36</sup> U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

<sup>37</sup> U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <https://www.nps.gov/subjects/nationalregister/index.htm>. 2010.



addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains. CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. The project site is not included on a list of historic resources compiled by the United States Department of the Interior, National Park Service.<sup>38</sup>

**A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? • No Impact.***

The project site is currently occupied by Martinez Trucking Inc. The property consists of one single-story building situated on the east side of the property. The building consists of office and warehouse space with two office mezzanines located on the south and west sides of the structure. The south mezzanine is currently used solely for storage, and the west mezzanine is not currently utilized. In addition to the current structure, the site is improved with concrete-paved and asphalt-paved lots and minimal landscaping. According to available historical sources, the property was formerly undeveloped land as early as 1896; developed with agricultural land by 1928; developed with a residential structure between at least 1947 and 1963; and redeveloped with the current industrial structure in 1966. While the current industrial use is 57 years old, it is a typical concrete tile up-up structure commonly found in the area.

Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). These sites structures are not located within or adjacent to the project site. The project site is not listed on the National or State Historic Register.<sup>39</sup> The proposed new construction will be limited to the project site and will not affect any existing resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. In addition, the existing buildings and/or project sites are not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).<sup>40</sup> *As a result, no impacts will occur from proposed project's implementation.*

**B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? • Less Than Significant Impact.***

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Tongva tribe has lived in this region for around 7,000 years.<sup>41</sup> Prior to Spanish contact, approximately 5,200 Gabrieleño people lived in villages throughout the Los Angeles Basin.<sup>42</sup> Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally

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<sup>38</sup> National Park Service. *National Register of Historic Places*. <https://www.nps.gov/subjects/nationalregister/index.htm>. Website accessed July 15, 2022.

<sup>39</sup> U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed December 4, 2017.

<sup>40</sup> California Department of Parks and Recreation. *California Historical Resources*. <http://ohp.parks.ca.gov/ListedResources>. Website accessed on January 15, 2022.

<sup>41</sup> Tongva People of Sunland-Tujunga. *Introduction*. [http://www.lausd.k12.ca.us/Verdugo\\_HS/classes/multimedia/intro.html](http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html).

<sup>42</sup> Indigenous Mexico. *The Native Roots of Southern California*. <https://indigenousexperience.org/southwest-us/california/the-native-roots-of-southern-californians/>.

affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. Two village sites were located in the Los Nietos area: *Naxaaw'na* and *Sehat*. The sites of *Naxaaw'na* and *Sehat* are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.<sup>43</sup> The proposed project site is not near the two village sites. The entire project site has been developed and redeveloped multiple times during that last 100 years. This development has also included repeated grading and ground disturbance. *As a result, the impacts will be less than significant.*

**C. *Would the project disturb any human remains, including those interred outside of formal cemeteries? Less than Significant Impact.***

There is one cemetery located in the immediate area. The nearest cemetery to the project site is Little Lake Cemetery, located approximately 2.72 miles northwest of the project site.<sup>44</sup> The proposed project will not affect the aforementioned cemetery. In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage.

- In the event that human remains are discovered during grading or excavation, all excavation and grading activities shall be stopped and the Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage.

Adherence to this regulatory compliance measure will ensure reduce potential impacts remain less than significant. *As a result, the impact would be less than significant.*

## **MITIGATION MEASURES**

In the unlikely event that human remains are uncovered by construction crews, the following mitigation will be applicable:

*Mitigation Measure No. 7. (Cultural Resources)* In the event that human remains are discovered during grading or excavation, all excavation and grading activities shall be stopped and the Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage.

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<sup>43</sup> McCawley, William. *The First Angelinos, the Gabrielino Indians of Los Angeles*. 1996.

<sup>44</sup> Google Earth. Website accessed July 15, 2022.

### 3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✘	
B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy resources if it results in any of the following:

- The proposed project would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the proposed project’s construction or operation.
- The proposed project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Energy and natural gas consumption were estimated using default energy intensities by building type in CalEEMod. In addition, it was assumed the new buildings would be constructed pursuant to the 2022 CALGreen standards, which was considered in the CalEEMod inputs.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? • Less than Significant Impact.*

The proposed project will take approximately twelve months to complete. The proposed project’s construction will consist of the following phases:

- *Demolition.* Demolition of the current onsite improvements will occur during this phase. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment.
- *Grading and Site Preparation.* The project site will be prepared for the construction of the proposed development. The typical heavy equipment used during this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment.
- *Construction.* The new building will be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts.

- *Paving and Finishing.* This concluding phase will involve the finishing of the new building, the paving of the parking areas and hardscape, and the completion of other on-site improvements. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment.

During construction, transportation energy represents the largest energy use during construction and would occur from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction worker vehicles using petroleum fuels. Therefore, the analysis of energy use during construction focuses on fuel consumption. Construction trucks and vendor trucks hauling materials to and from the site would be anticipated to use diesel fuel, whereas construction workers traveling to and from the site would be anticipated to use gasoline-powered vehicles. Fuel consumption from transportation uses depends on the type and number of trips, vehicle miles traveled (VMT), vehicle fuel efficiency, and travel mode. Estimates of fuel consumption from construction equipment, construction trucks, and construction worker vehicles were based on default construction equipment assumptions and trip estimates from CalEEMod and fuel efficiencies from California Emission Factor Model, Version 2022 4.0.

Energy consumed by the proposed project, once it is operational, would be associated with natural gas use, electricity consumption, and fuel used for vehicle trips associated with the project. Energy and natural gas consumption was estimated using default energy intensities by building type in CalEEMod. In addition, the proposed building would be constructed pursuant to 2022 CALGreen standards, which was considered in the CalEEMod inputs. In addition, the proposed project would result in energy usage associated with gasoline to fuel project-related trips. Table 3-3 provides an estimate of the daily energy consumption for the proposed project.

**Table 3-3  
 Proposed Project’s Energy Consumption**

Energy Type	Consumption Rate	Consumption
Electrical Consumption	4.80 kWh/sq. ft./year	1,379.4 kWh/day
Natural Gas Consumption	4.70 cu. ft./sq. ft./month	1,350.6 cu. ft.

Source: California Emissions Estimator Model (CalEEMod v. 2020.40)

It should be noted that the project would comply with all applicable Federal and State fuel efficiency standards. Furthermore, per the 2019 Title 24 Building Energy Efficiency Standards and the 2022 California Green Buildings Standards Code (CalGreen).

Interior lighting would be LED and would be compatible with ceiling types and room function. In addition, a complete lighting control system would be provided to meet Title 24 requirements, including automatic cut-off, dimming, occupancy sensing, daylighting, time clock, and demand response controls. Given the above, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy and would incorporate renewable energy or energy efficiency measures into building design, equipment uses, and transportation. In order to prevent inefficient consumption of energy, all exterior security lighting must be motion sensor controlled. This project design feature will prevent the continuous use of lighting thus reducing energy consumption. The project will incorporate solar panels on the roof of the building as a means to further reduce energy consumption. Adherence to the above-mentioned project design feature will further reduce potential impacts. *As a result, the impacts will be less than significant.*

**B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less than Significant Impact.**

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2020. The new 2022 standards will go into effect on January 1, 2023. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The California Green Building Standards Code does not prevent local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. Standard conditions that will be designed to reduce air emissions, GHG emissions, and energy consumption will include the design and incorporation of solar energy arrays on the roof; energy star heating, cooling, and lighting devices; light colored roofing materials; landscaping within the parking areas; use of reclaimed water for irrigation; and providing an electrical vehicle charging stations all in compliance with the California Green Building Code requirements. *As a result, the potential impacts are considered to be less than significant.*

**MITIGATION MEASURES**

The analysis of energy impacts indicated that the proposed project’s energy-related impacts would be less than significant. As a result, no mitigation is required.

### 3.7 GEOLOGY AND SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?			✘	
<b>B.</b> Would the project result in substantial soil erosion or the loss of topsoil?			✘	
<b>C.</b> Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✘	
<b>D.</b> Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✘	
<b>E.</b> Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✘
<b>F.</b> Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- The proposed project would, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?
- The proposed project would result in substantial soil erosion or the loss of topsoil.
- The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- The proposed project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

- The proposed project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- The proposed project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The proposed project's potential seismic and soils risk was evaluated in terms of the site's proximity to earthquake faults and unstable soils.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides? • Less Than Significant Impact.*

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.<sup>45</sup> A map displaying the cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. No Alquist-Priolo Earthquake Fault Zones cross the City of Santa Fe Springs.<sup>46</sup>

The project site is located approximately 1,600 feet west and southwest of the concrete-lined La Canada Verde Creek at its closest point. Regional geologic mapping of the project site and vicinity indicates that near-surface native soils beneath the site consist of Quaternary-aged (Holocene) unconsolidated to slightly consolidated young alluvial fan deposits comprised of boulders, cobbles, gravel, sand and silt deposits. Based on subsurface explorations, the site is underlain by a layer of undocumented artificial fill materials (Afu) overlying Quaternary-aged (Holocene) young alluvial fan deposits (Qyf). The artificial fill encountered in our borings at the explored locations is generally about 5 feet in thickness across the site, likely associated with the existing and previous site improvements. The fill soils consist primarily of locally derived clayey silt. Localized thicker accumulations of the fill materials should be anticipated between explored locations during future earthwork construction, particularly below the existing buildings. Below the artificial fill materials, young alluvial fan deposits (Qyf) were encountered in the borings to the maximum depth explored (51.5 feet bgs). The alluvial fan deposits encountered generally consist of light brown and gray to blue gray, moist to wet, medium dense to dense, silty sand and sand, and medium stiff to hard clay, sandy clay, silty clay, silt, and sandy silt.

Groundwater was encountered in two borings at an approximate depth of 30 feet bgs during the subsurface exploration. Based on review of groundwater level data available through the State Water Resources Control Board's (SWRCB) GeoTracker website, groundwater was measured at about 21.4 to 44.6 feet bgs during groundwater monitoring performed at the site in 2008 and 2009. Based on review of information available from CGS, the historically shallowest groundwater depth at the site is approximately 8 feet bgs. However,

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<sup>45</sup> Leighton Consulting, Inc. *Geotechnical Exploration – 13711 Freeway Drive, Santa Fe Springs, CA*. April 5, 2022.

<sup>46</sup> California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

the historic high groundwater level occurred nearly 100 years ago at a time with drastically different hydrologic conditions: the rivers and creeks in the Los Angeles Basin, including the San Gabriel River, were unlined. The lining of rivers and creeks for flood control, construction of buildings and paved surfaces, and the improvement of surface drainage has significantly reduced surface infiltration. The development of groundwater from underlying aquifers resulted in lowering of the groundwater level within the aquifers and reduction of upward leakage from underlying aquifers. These changes have permanently altered the hydrologic conditions of the area, making it extremely unlikely that groundwater levels will approach the historic high levels measured prior to the lining of the rivers and creeks.<sup>47</sup>

The review of available literature indicates that no known active faults have been mapped across the site, and the site is not located within a currently established Alquist-Priolo Earthquake Fault Zone. Therefore, a surface fault rupture hazard evaluation is not mandated for this site and the potential for surface fault rupture at the site is expected to be low. The location of the closest active faults to the site was evaluated using the United States Geological Survey (USGS) Earthquake Hazards Program National Seismic Hazard Maps. The closest active fault to the site with the potential for surface fault rupture is the Elsinore fault, located approximately 6.1 miles from the site. The San Andreas fault, which is the largest active fault in California, is approximately 38.8 miles northeast of the site on the north side of the San Gabriel Mountains.

The project site is located in an area that is subject to liquefaction as is a large portion of the surrounding area and the City is (refer to Exhibit 3-2).<sup>48</sup> Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-3) because there are no hills or mountains within the vicinity of the project site. *As a result, the potential impacts are less than significant.*

**B. Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.**

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by 45% Urban Land, 25% Thums, and 15% Pierview.<sup>49</sup> Urban Land – Thums-Pierview complex soils have a slight risk for erosion; however, construction activities and the placement of “permanent vegetative cover” will reduce the soil's erosion risk. The site will continue to be level and no slope failure or landslide impacts are anticipated to occur. The project applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to Federal NPDES regulations since the project would connect to the city's MS4. The SWPPP will contain construction best management practices (BMPs) that will restrict the discharge of sediment into the streets and local storm drains. In addition, the Applicant will be required to obtain a grading permit and the approval of a final grading plan and erosion control plan which will further reduce the potential for adverse erosion impacts. *As a result, the impacts will be less than significant.*

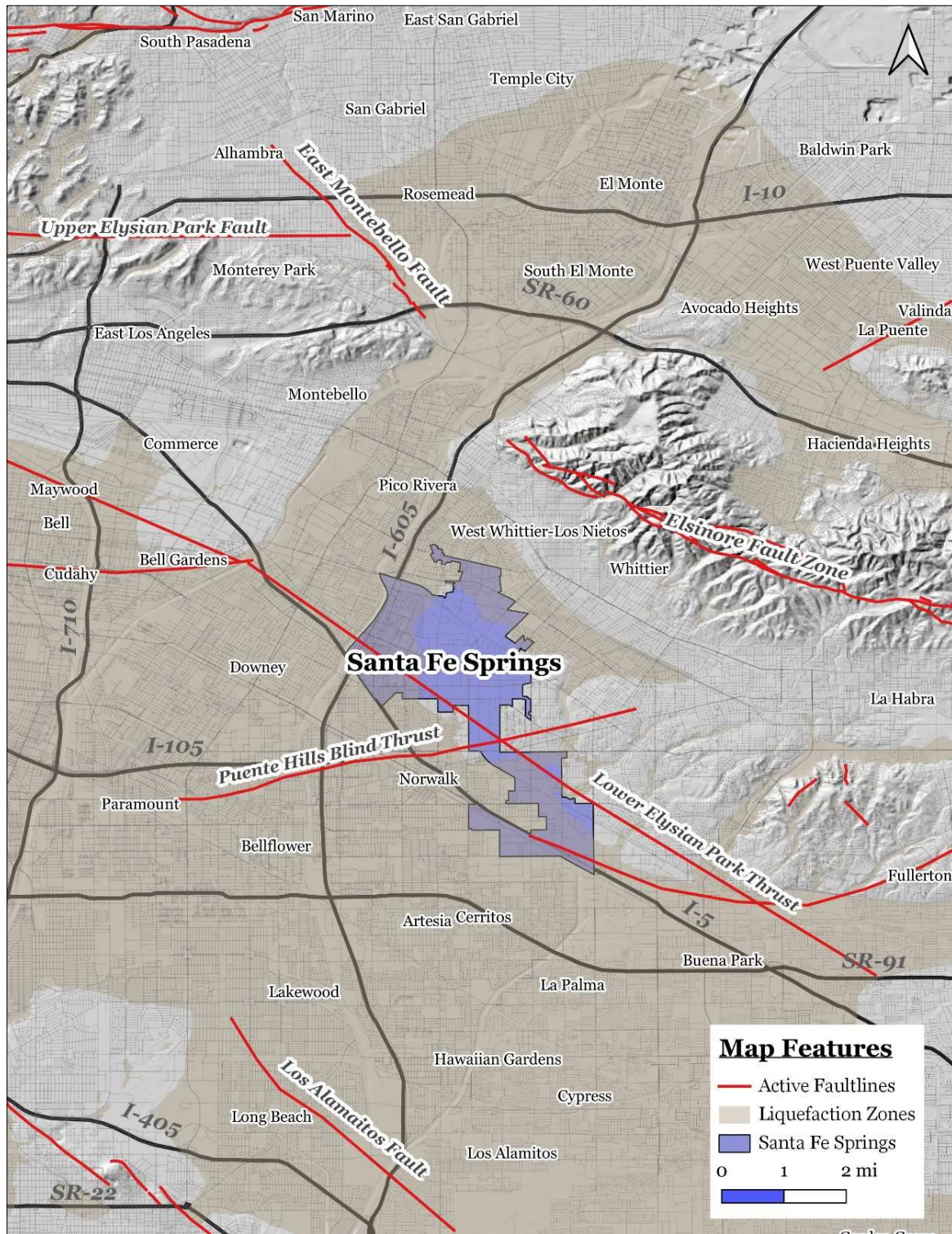
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<sup>47</sup> Leighton Consulting, Inc. *Geotechnical Exploration – 13711 Freeway Drive, Santa Fe Springs, CA*. April 5, 2022.

<sup>48</sup> United States Geological Survey. *U.S. Quaternary Faults Map*.

<sup>49</sup> United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>





## EXHIBIT 3-3 GEOLOGY MAP

SOURCE: UNITED STATES GEOLOGICAL SURVEY

**C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? • Less Than Significant Impact.**

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as majorly Urban land. Shrinking and swelling is influenced by the amount of clay present in the underlying soils. The project site is underlain by soils of various soil associations, which have various levels of clay. Slopes range from 0 to 5 percent. Soils of this association are at a moderate risk for erosion; however, the project site was previously developed and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, these soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the surrounding areas.<sup>50</sup> As previously mentioned, the project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-2).<sup>51</sup> The soils that underlie the project site pose no threat to development; in addition, the project site will remain level once the project is complete. Therefore, the proposed project will not expose any person or structure to risks associated with soil collapse, landslides, or soil expansion. *As a result, the potential impacts are less than significant.*<sup>52</sup>

**D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2020), creating substantial direct or indirect risks to life or property? • Less Than Significant Impact.**

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. One (1) near-surface bulk soil sample obtained during our subsurface exploration was tested for expansion potential. The test result indicates an Expansion Index (EI) value of 1 (“very low” potential for expansion). Variance in expansion potential of onsite soil is anticipated; therefore, additional testing is recommended upon completion of site grading and excavation to confirm the expansion potential presented in this report. The geotechnical report concluded that the soils onsite at foundation depth had a very low expansion potential.<sup>53</sup> *As a result, the potential impacts are considered to be less than significant.*

**E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? • No Impact.**

The proposed project will not utilize septic tanks or other alternative wastewater disposal systems. No impact associated with the use of septic tanks will occur since the new development will connect to the City’s sanitary sewer system. *As a result, no impacts will result.*

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<sup>50</sup> United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California.* Revised 1969.

<sup>51</sup> California Department of Conservation. *Regulatory Maps.*  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

<sup>52</sup> Leighton Consulting, Inc. *Geotechnical Exploration – 13711 Freeway Drive, Santa Fe Springs, CA.* April 5, 2022.

<sup>53</sup> Leighton Consulting, Inc. *Geotechnical Exploration – 13711 Freeway Drive, Santa Fe Springs, CA.* April 5, 2022.

**F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • No Impact.**

According to the State of California Geological Survey, the site’s geology is classified as “Alluvium” (Qal). Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.<sup>54</sup> Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development and other on-site activities. In addition, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. The entire site has been previously disturbed and graded. The proposed project site’s disturbed character would limit the likelihood of the discovery of paleontological resources during grading and excavation. Therefore, the proposed project is not anticipated to disturb any paleontological resources. *As a result, no impacts will occur.*

### **MITIGATION MEASURES**

The analysis indicated that the proposed project would not result in any geological impacts. As a result, no mitigation measures are required.

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<sup>54</sup> United States Geological Survey. *What is the Quaternary?* [http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what\\_is.html](http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html)

### 3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✘	
B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The SCAQMD has adopted Interim GHG thresholds for development projects within the South Coast Air Basin. The project would be less than significant if project emissions are below one of the following screening thresholds:

- *Residential and Commercial land uses:* 3,000 MTCO<sub>2e</sub> per year; or,
- *Industrial land uses:* 10,000 MTCO<sub>2e</sub> per year; or,
- Based on land use type: residential: 3,500 MTCO<sub>2e</sub> per year; commercial: 1,400 MTCO<sub>2e</sub> per year; or
- Mixed use: 3,000 MTCO<sub>2e</sub> per year.

For the proposed project, the threshold that will be used is 10,000 MTCO<sub>2e</sub> per year. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. They major GHGs that influence global warming are described below.

- *Water Vapor.* Water vapor is the most abundant GHG present in the atmosphere. Changes in the atmospheric concentration of water vapor is directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to “hold” more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth’s surface thereby affecting surface temperatures.
- *Carbon Dioxide (CO<sub>2</sub>).* The natural production and absorption of CO<sub>2</sub> is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO<sub>2</sub> include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700’s, these activities have increased the atmospheric concentrations of CO<sub>2</sub>, with a similar percentage contribution for the increase during the period 2000 to 2010.
- *Methane (CH<sub>4</sub>).* CH<sub>4</sub> is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO<sub>2</sub>. Methane’s lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO<sub>2</sub>, N<sub>2</sub>O, and Chlorofluorocarbons (CFCs)). CH<sub>4</sub> has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide (N<sub>2</sub>O).* Concentrations of N<sub>2</sub>O also began to increase at the beginning of the industrial revolution. N<sub>2</sub>O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- *Chlorofluorocarbons (CFC).* CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C<sub>2</sub>H<sub>6</sub>) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth’s surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.
- *Hydrofluorocarbons (HFC).* HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF<sub>3</sub>), HFC-134a (CF<sub>3</sub>CH<sub>2</sub>F), and HFC-152a (CH<sub>3</sub>CHF<sub>2</sub>). Prior to 1990, the only significant

emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. HFCs are manmade and used for applications such as automobile air conditioners and refrigerants.

- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth’s surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF<sub>4</sub>) and hexafluoroethane (C<sub>2</sub>F<sub>6</sub>). The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.
- *Sulfur Hexafluoride (SF<sub>6</sub>)*. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF<sub>6</sub> has the highest global warming potential of any gas evaluated; 23,900 times that of CO<sub>2</sub>. SF<sub>6</sub> is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O).

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less Than Significant Impact.**

Table 3-4 summarizes annual greenhouse gas (CO<sub>2</sub>E) emissions from build-out of the proposed project under its jurisdiction is 10,000 MTCO<sub>2</sub>E per year. Table 3-4 summarizes annual greenhouse gas (CO<sub>2</sub>E) emissions from build-out of the Proposed Project. Carbon dioxide equivalent, or CO<sub>2</sub>E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-4, the CO<sub>2</sub>E total for the project is 5,241.93 pounds per day or 868.11 MTCO<sub>2</sub>E per year.

**Table 3-4  
Greenhouse Gas Emissions**

Source	GHG Emissions (Lbs./Day)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E (total emissions)
Total Annual Construction MTCO <sub>2</sub> E	0.00	3,040.8	0.76	3,068.93 lbs./day (267 MTCO <sub>2</sub> E)
Total Long-term Emissions	0.00	2,149.11	0.71	2,173.01 lbs./day (659 MTCO <sub>2</sub> E)
Total Construction and Long term Emissions				5,241.93 lbs./day (868.11 MTCO <sub>2</sub> E)

Source: CalEEMod V.2020. 4.0.

This translates into an annual emission rate that is below the aforementioned threshold for industrial projects. This annual figure (659 MTCO<sub>2</sub>E) conservatively does not take into account the implementation of low impact development (LID) requirements (drought tolerant landscaping, water efficient appliances, energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. The project is also an infill development within an urban area. *The impacts are less than significant.*

**B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? • Less than Significant Impact.**

The City of Santa Fe Springs does not presently have an adopted Climate Action Plan. However, the City's General Plan includes a Conservation Element that has an air quality focus. In this section, the following policies related to air quality are identified:

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.
- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.
- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.
- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. E.O. B-30-15 calls for a 40 percent reduction in greenhouse gas emissions below 1990 levels by 2030.<sup>55</sup> The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any variance from the adopted City of Santa Fe Springs General Plan (Energy and Conservation Element) or the Air Quality Management Plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC). *As a result, the impacts will be less than significant.*

#### **MITIGATION MEASURES**

The analysis determined that the impacts from the proposed project's implementation would be less than significant. As a result, no mitigation measures are required.

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<sup>55</sup> Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.*  
<http://gov.ca.gov/news.php?id=18938>

### 3.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✘		
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✘	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✘	
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✘
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✘
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✘
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- The proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- The proposed project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.



- The proposed project would result in a safety hazard or excessive noise for people residing or working in the project area located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.
- The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- The proposed project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in a wide variety of products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials can occur from a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact with Mitigation.***

A Phase I Site Assessment was prepared for the project site by Partner Engineering and Science, Inc. According to Regional Water Quality Control Board (RWQCB) and historical review, the subject property was occupied by Frigid Coil Inc., an assembler of air handling and HVAC equipment, from as early as 1971 to as late as 2007. Prior to that, the subject property was occupied by Philip Carey Company (also known as Miami Carey and Celotex), a manufacturer of various asbestos containing and insulation products such as cement roofing, wool, and ceramic materials. Frigid Coil Inc. occupied the entirety of the current building and utilized the current office space as an HVAC equipment assembly and manufacturing area. Frigid Coil Inc.'s operations in the warehouse included a copper coil and brazing, maintenance, parts washing, and a sheet metal shop. A former three-stage clarifier was pumped out and filled with concrete in 2007.<sup>56</sup>

Frigid Coil Inc. reported a release of arsenic, diesel, gasoline, and heating oil/fuel oil at the subject property with impacts to soil and groundwater on May 30, 2006. Due to the on-site soil, soil vapor, and groundwater contamination, a land use covenant, or deed restriction, was placed on the subject property by the RWQCB on December 28th, 2011. According to the deed restriction, the following uses are prohibited on the subject property: residential, day care center, elder care center, public or private school for persons under 21, and hospital. In addition, “no groundwater extraction at any depth without approval” or “excavation of contamination soils without agency review and approval” is permitted on the subject property. Based on this information, regulatory closure for this release was issued on January 27, 2012 by the RWQCB. According to the NFA letter, releases of total petroleum hydrocarbons (TPH) appeared “to be limited in concentration and extent”, and a nearby site, identified as Lefiell Manufacturing Co at 13700 Firestone Boulevard, was considered to be a likely source of the groundwater and soil vapor contamination at the subject property. It was also the opinion of the RWQCB that VOCs in soil and soil gas did “not pose a risk to human health or to

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<sup>56</sup> Partner Science and Engineering, Inc. *Phase I Environmental Site Assessment Project No. 21-339436.1* October 8, 2021

groundwater” during the time of the report; however, it should be noted the previous elevated detections of PCE in soil vapor exceed the current DTSC HERO Note 3 threshold for commercial/industrial usage, which is considered a potential vapor intrusion concern.<sup>57</sup>

Based on the identification of soil vapor concentrations of PCE in excess of current regulatory standards, Fulcrum Resource Environment prepared a 2021 Indoor Air Investigation for the project site. The assessment collected six indoor air samples and three outdoor ambient background air samples. Samples were collected on an eight-hour time weighted average basis using flow controllers. Indoor air samples were analyzed for VOCs. All indoor air and outdoor ambient air sample results were below their respective DTSC screening levels for industrial/commercial properties, with the exception of benzene. Benzene was detected in all six indoor air samples and in all three outdoor air samples at concentrations ranging from (0.613 to 1.26  $\mu\text{g}/\text{m}^3$ ), above the DTSC screening level for industrial/commercial properties (0.42  $\mu\text{g}/\text{m}^3$ ). The concentrations of benzene encountered in all of the indoor air samples were only slightly above the concentrations of benzene detected in all of the outdoor (ambient) background air samples (which also exceeded screening levels). By subtracting the highest ambient air sample result (0.754  $\mu\text{g}/\text{m}^3$ ) from the highest indoor air result (1.26  $\mu\text{g}/\text{m}^3$ ) the resulting benzene concentration was 0.506  $\mu\text{g}/\text{m}^3$  which is insignificantly above the benzene indoor air screening level of 0.42  $\mu\text{g}/\text{m}^3$ . Additionally, results can fluctuate with humidity, wind, temperature, and seasons. Fulcrum concluded that based on the Indoor Air Investigation relative to current California DTSC regulations, the documented conditions described in the report did not represent a reportable condition, and a significant human health risk related to indoor air quality at the subject property did not appear to exist at that time.<sup>58</sup>

However, based on the slightly elevated reported concentrations of benzene encountered in all of the indoor air samples, Fulcrum conservatively recommended improving indoor air quality at the site through the use of actions to increase the building ventilation and airflow (i.e.: ensure ventilation systems operate properly, rebalance or adjust HVAC systems to increase total airflow to occupied spaces). Partner concurs with the findings and conclusions of the 2021 Indoor Air Investigation conducted by Fulcrum. Furthermore, it should be noted elevated concentrations of benzene were not identified during past onsite soil vapor and soil sampling investigations and based on the result of this investigation, the elevated concentrations of benzene detected in the indoor samples were similar to the outdoor (ambient) samples. As such, the elevated benzene concentrations detected within indoor air appear to be the result of contaminants in the ambient air and general poor air quality, and not the result of vapor intrusion. Therefore, a vapor intrusion concern was not identified as part of this assessment. Additionally, based on the lack of PCE detections in indoor air, a vapor intrusion concern related to PCE was not identified as part of this assessment. Based on the 2009 and 2010 analytical results and 2021 indoor air sampling, regulatory closure, in-place land use covenant, and because increased ventilation and air flow can be utilized to mitigate the elevated benzene concentration within the facility, the historical use of the subject property coupled with the closed release case and implementation of a land use covenant is considered to be a CREC.

A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

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<sup>57</sup> Partner Science and Engineering, Inc. *Phase I Environmental Site Assessment Project No. 21-339436.1* October 8, 2021

<sup>58</sup>

The Phase I and Phase II studies did not identify any HRECs during the course of this assessment. An environmental issue refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion.

- Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Should these materials be replaced or disturbed, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- All future uses of the property shall comply with the current land use covenant in place.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

*As a result, the impacts will be less than significant with Mitigation..*

**B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less Than Significant Impact.**

The proposed use of the project site will be enclosed within a concrete tilt-up building and will not present a noise, sight, odor, light, or other environmental impact to the surrounding area. Adherence to the requirements and regulations identified in the aforementioned section will reduce the potential impacts. *As a result, the impacts would be less than significant.*

**C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • Less than Significant Impact.**

The closest school is Carmenita Middle School located School, located approximately 3,975 feet southwest of the project site. The proposed use of the project site will be enclosed within a concrete tilt-up building and will not present a noise, sight, odor, light, or other environmental impact to any existing or proposed schools. *As a result, the impacts would be less than significant.*

**D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? • No Impact.**

The properties to the south, southeast, and southwest is identified as an EnviroStor, VCP, Hazardous Waste & Substances Site List (Cortese). The properties, identified as Ryder Truck Rental, LeiFiell Manufacturing Company, and LeiFiell Manufacturing Co at 13700, 13750, and 13770 Firestone Boulevard is located approximately 260 feet to the south, southeast, and southwest of the subject property across the Santa Ana Freeway. This site reported a gasoline release with impacts to soil only on May 12, 1990. This case received regulatory closure by the City of Santa Fe Springs on September 28, 1992. Based on the regulatory closure coupled with reported impacts to soil only, this former release case does not represent a significant

environmental concern. This site is an active VCP site as of January 12, 2010 under EnviroStor ID Number 60001240. LeFiell Manufacturing Company (LeFiell), a tubular parts manufacturer for aerospace and military industries, has operated at this location since the late 1950's. An adjacent subsurface investigation

in 2007 indicated that soil and groundwater beneath this site was likely impacted and further investigation was warranted by the DTSC; as such, LeFiell joined the VCP in May 2009. Subsequent subsurface investigations have identified the following primary constituents of concern (COCs) in soil, soil vapor, and groundwater: PCE, TCE, 1,1,1-TCA, 1,1-DCE, 1,1-DCA, and cis-1,2-DCE. A final Removal Action Workplan (RAW) was finalized and approved by the DTSC in June 2020 for implementation. This RAW proposed the cleanup of VOCs in soil with a soil vapor extraction system and a long-term program to monitor VOCs in groundwater. According to the Fourth Quarter 2020 report, the most recent groundwater and soil vapor sampling event was conducted in December 2020 and the groundwater plume is situated throughout the central portion of the property and is situated hydrologically up-gradient to the subject property. PCE and TCE levels were detected in groundwater at levels as high as 41,000 µg/L (PCE) and 8,000 µg/L (TCE).

This project site has been identified as an up-gradient source for the soil, soil vapor, and groundwater contamination at the subject property. The proposed project would not impact the ongoing remediation of these off-site locations. *As a result, no impacts will occur.*

**E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.**

The project site is not located within two miles of a public airport or public use airport. Fullerton Airport is located approximately 7.65 miles southeast of the project site, the Long Beach Airport is located approximately 9.81 miles to the southwest, and the Joint Forces Training Base in Los Alamitos is located ten miles south of the site.<sup>59</sup> The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the aforementioned airports. Essentially, the proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people working in the project area. *As a result, no impacts will occur.*

**F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.**

At no time will Freeway Drive or Spring Avenue be completely closed to traffic during construction. The construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access. All construction staging must occur on-site in accordance with City requirements. Furthermore, no street closures will occur during the proposed project's operations. *As a result, no impacts will occur.*

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<sup>59</sup> Toll-Free Airline. *Los Angeles County Public and Private Airports, California.*  
<http://www.tollfreeairline.com/california/losangeles.htm>.

**G.** *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? • No Impact.*

The project site is not located within a “very high fire hazard severity zone.” *As a result, no impact will result.*

#### **MITIGATION MEASURES**

The Phase I and Phase II studies did not identify any HRECs during the course of this assessment. An environmental issue refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion.

*Mitigation Measure No. 8 (Hazardous Materials).* Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Should these materials be replaced or disturbed, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

*Mitigation Measure No. 9 (Hazardous Materials).* All future uses of the property shall comply with the current land use covenant in place.

*Mitigation Measure No. 10 (Hazardous Materials).* An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

### 3.10 HYDROLOGY AND WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✘	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✘
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✘	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✘
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✘	

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- The proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- The proposed project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- The proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows.

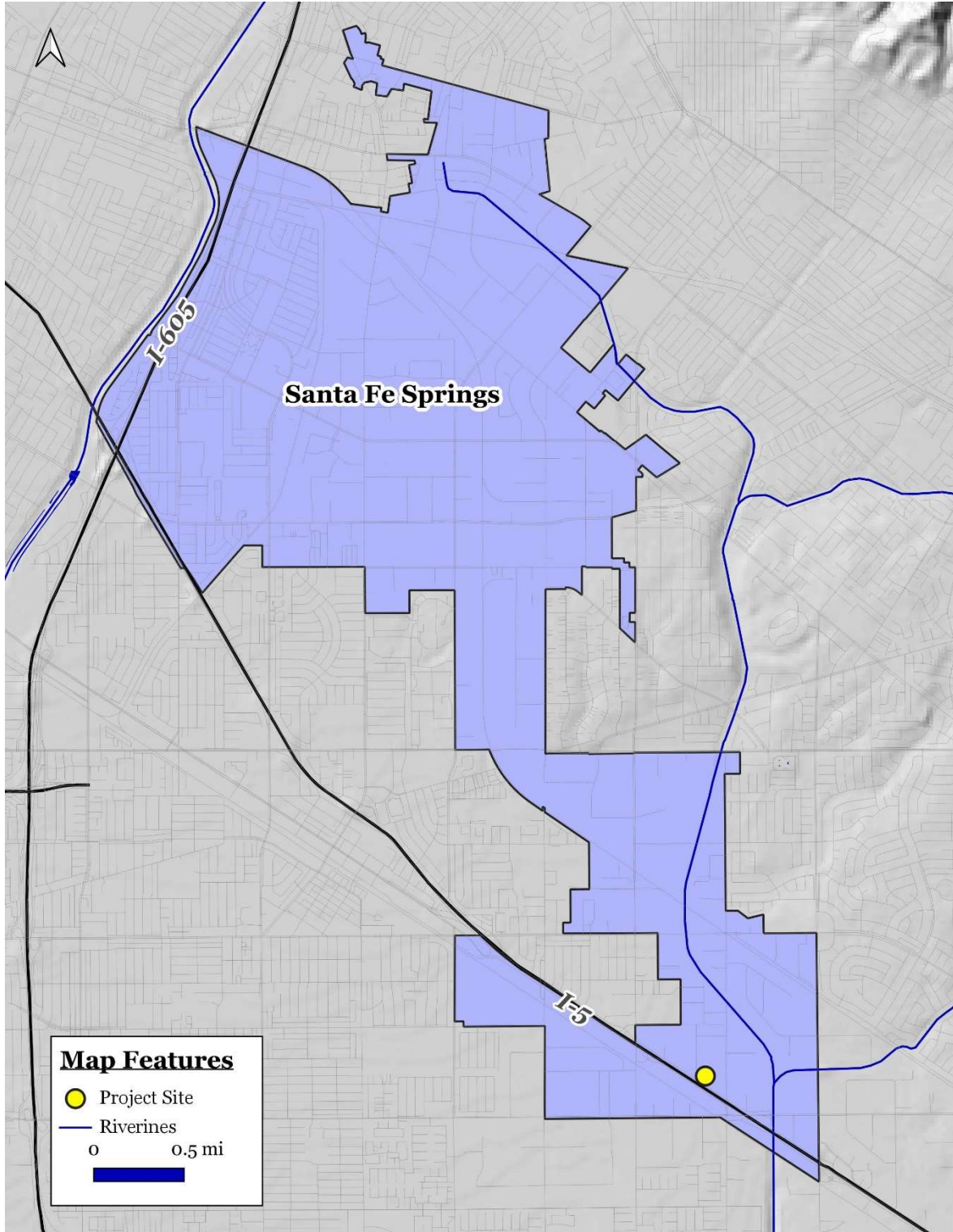
- The proposed project would risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.
- The proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

### A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less Than Significant Impact.*

Groundwater was encountered in two onsite borings at an approximate depth of 30 feet bgs during our subsurface exploration. Based on review of groundwater level data available through the State Water Resources Control Board's (SWRCB) GeoTracker website, groundwater was measured at about 21.4 to 44.6 feet bgs during groundwater monitoring performed at the site in 2008 and 2009. Based on review of information available from CGS, the historically shallowest groundwater depth at the site is approximately 8 feet bgs. However, the historic high groundwater level occurred nearly 100 years ago at a time with drastically different hydrologic conditions: the rivers and creeks in the Los Angeles Basin, including the San Gabriel River, were unlined. The lining of rivers and creeks for flood control, construction of buildings and paved surfaces, and the improvement of surface drainage has significantly reduced surface infiltration. The development of groundwater from underlying aquifers resulted in lowering of the groundwater level within the aquifers and reduction of upward leakage from underlying aquifers. These changes have permanently altered the hydrologic conditions of the area, making it extremely unlikely that groundwater levels will approach the historic high levels measured prior to the lining of the rivers and creeks. Fluctuations of the groundwater level, localized zones of perched water, and an increase in soil moisture, should be anticipated during and following the rainy seasons or periods of locally intense rainfall or storm water runoff, or from stormwater infiltration.

The project site is currently developed and is largely covered over in impervious surfaces. in its entirety is fully developed. The proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices (BMPs) to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction BMPs that will be the responsibility of the Applicant to implement over the life of the project. The Applicant will also be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is required by the city and will be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. *By complying with this required regulation, potential impacts would remain less than significant.*



**EXHIBIT 3-3**  
**WATER RESOURCES MAP**  
SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS



**B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? • No Impact.**

The proposed project will be connected to the City’s utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no direct impacts on groundwater withdrawals will occur. *As a result, no impacts will occur.*

**C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • Less Than Significant.**

The project’s construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The new building will replace an existing trucking facility (Martinez Trucking, Inc.). The existing use occupies an 82,086 square foot building that will be demolished to accommodate the new building. No grading and/or excavation extending into the local aquifer will occur. No additional undisturbed land will be affected. No drainage or riparian areas are located within the project site. The future site runoff capacity will not significantly change since the amount of impervious surfaces will not significantly change. *As a result, the potential impacts will be less than significant.*

**D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • No Impact.**

According to the City of Santa Fe Springs Natural Hazards Mitigation Plan, “The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood.” According to the Los Angeles County Department of Public Works, the project site is not located within a designated 100-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).<sup>60</sup> According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.<sup>61</sup> This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows through since the site is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project’s implementation. The Santa Fe Springs General Plan and the city’s Natural Hazards Mitigation Plan indicates

<sup>60</sup> Federal Emergency Management Agency. *Flood Zones*. <http://www.fema.gov/flood-zones>.

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<sup>61</sup> Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed July 15, 2022.

the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the project site. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.<sup>62</sup> Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. *As a result, no impacts will occur.*

**E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • Less than Significant Impact***

The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. In addition, the project's operation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As indicated in Section 3.10.A, the proposed project would be required to implement stormwater pollution control measures pursuant to the NPDES requirements. The Applicant would also be required to prepare a WQMP utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. In addition, the Applicant must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that potential water quality impacts are addressed. *The aforementioned requirements will reduce the potential impacts to levels that are less than significant.*

## **MITIGATION MEASURES**

The analysis of potential impacts related to hydrology and water quality indicated that no significant adverse impacts would result from the proposed project's approval and implementation if it remains in compliance with Santa Fe Springs Code of Ordinances. As a result, no mitigation measures are required.

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<sup>62</sup> Google Earth. Website accessed July 15, 2022.

### 3.11 LAND USE AND PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✘
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would physically divide an established community.
- The proposed project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Would the project physically divide an established community?* • No Impact.**

The new building will replace an existing trucking facility (Martinez Trucking, Inc.). The existing use occupies an 82,086 square foot building that will be demolished to accommodate the new building. The existing building occupies the easterly portion of the site while the westerly portion of the site is used for truck parking and maneuvering areas. This existing building is an older tilt-up concrete tilt up building. Exhibit 2-4 includes an aerial photograph of the project site and the adjacent development. An existing digital sign located along the Freeway Drive frontage would remain. Surrounding land uses in the vicinity of the project site are described below:

- *North of the Project Site.* A mix of commercial and manufacturing uses are located north of the project site. Ross Bindery, Inc. (15310 Spring Avenue) and other manufacturing and distribution uses are located further north. This area is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOZ). The General Plan designation for this area is Freeway Commercial.<sup>63</sup>
- *South of the Project Site.* Freeway Drive extends along the project site’s south side. The Santa Ana Freeway is located further south, south of Freeway Drive.<sup>64</sup>

<sup>63</sup> Google Maps. Website Accessed July 18,2022. City of Santa Fe Springs Zoning Map and General Plan Map.

<sup>64</sup> Ibid.

- *East of the Project Site.* An abandoned railroad spur track is located to the east of the site. Other light industrial uses are located further east. The General Plan designation for this area is Freeway Commercial.<sup>65</sup>
- *West of the Project Site.* Spring Street extends along the project site's west side. A corporate office and distribution facility (Mother's Nutritional Center, Inc., 13635 Freeway Drive) is located further west, on the west side of Spring Street. This area is zoned as Heavy Manufacturing (M-2) within the Freeway Overlay Zone (FOZ). The General Plan designation for this area is Freeway Commercial.

The project site is located in the midst of an industrial area. The land uses in the area are shown in Exhibit 3-4. The nearest residential neighborhood north of the I-5 Freeway is located approximately 3,700 feet to the northwest of the project site, west of Carmenita Road. A second neighborhood in La Mirada is located approximately 4,500 feet to the northeast. Finally, another neighborhood is located in Cerritos, approximately 2,150 feet to the south, in the City of Cerritos. The proposed project will not divide an established community. *As a result, no impacts will occur.*

**B.** *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.*

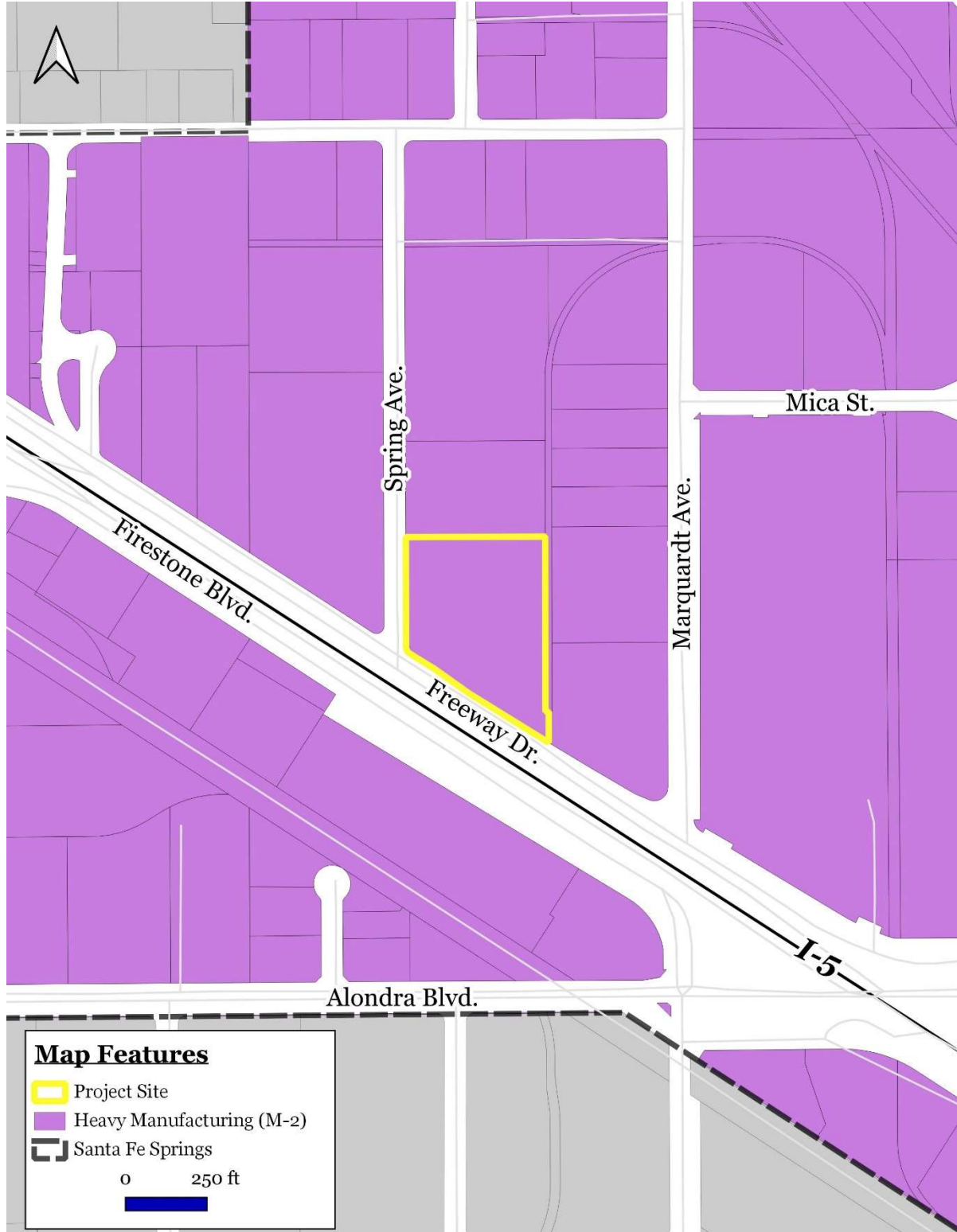
The proposed project will require the following discretionary approval: the Development Plan Approval Case No. 1002. As indicated previously, the majority of the project site is zoned as Heavy Industrial (M2) and is located in the Freeway Overlay Zone (FOV). The proposed project would involve the construction and subsequent occupancy of a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. The maximum building height would be 45-feet. The proposed building's floor area ratio (FAR) would be 0.48. An existing digital sign located along the Freeway Drive frontage would remain. The City's plan check and permitting process would ensure that the project complies with the applicable zoning and Municipal Code requirements. *As a result, the impacts will be less than significant.*

## MITIGATION MEASURES

The analysis determined that no land use impacts would result from the proposed project's implementation. As a result, no mitigation is required.

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<sup>6565</sup> AO Architecture. *Entitlement Review Package Rexford Industrial Development 13711 Freeway Drive.* December 14, 2022.



**EXHIBIT 3-4**  
**LAND USE MAP**  
SOURCE: CITY OF SANTA FE SPRINGS

### 3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✘
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- The proposed project would result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1)*: This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2)*: This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3)*: This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.
- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project result in the loss of availability of a known mineral resource that would be of value is to the region and the residents of the state? • No Impact.*

According to SMARA study area maps prepared by the California Geological Survey, the City of Santa Fe Springs is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).<sup>66</sup> However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the project site is not located in an area where there are significant aggregate resources present. In addition, the project site is not located in an area with active mineral extraction activities. *As a result, no impacts will occur.*

**B.** *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? • No Impact.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located within the project site boundaries.<sup>8</sup> *As a result, no impacts will occur.*

## MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

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<sup>66</sup> California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_209/Plate%201.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf).

### 3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✘	
B. Would the project result in generation of excessive ground borne vibration or ground borne noise levels?			✘	
C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people reside or working in the project area to excessive noise levels?				✘






#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- The proposed project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- The proposed project would result in the generation of excessive ground borne vibration or ground borne noise levels.
- For a proposed project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels associated with common everyday activities are illustrated in Exhibit 3-6. Noise sensitive land uses in the area are shown in Exhibit 3-7.



 <b>Serious Injury</b>	165	
	160	
	155	
	150	
 <b>Pain</b>	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 ft.</i>
	120	
 <b>Discomfort</b>	139	<i>music in night club interior</i>
	110	<i>motorcycle at 20 ft.</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 ft.</i>
	90	<i>food blender</i>
 <b>Range of Typical Noise Levels</b>	85	<i>electric mixer, light rail train horn</i>
	80	
	75	
	70	<i>portable fan, roadway traffic at 50 ft.</i>
	65	
	60	<i>dishwasher, air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator, light traffic at 100 ft.</i>
	40	
 <b>Threshold of Hearing</b>	35	<i>library interior (quiet study area)</i>
	30	
	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

### EXHIBIT 3-5 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less Than Significant Impact.*

The ambient noise environment within the project area is dominated by traffic noise emanating from the nearby Santa Ana Freeway located to the south of the project site. An Extec was used to conduct the noise measurements. The meter was performed using a slow response setting, with an “A” weighting. The noise meter’s height above the ground surface was five feet. A series of 100 discrete noise measurements were recorded in one single location. These measurements were taken along the east side of Norwalk Boulevard approximately 60 feet west of the project site’s western property line. The measurements were taken on a Friday morning at 9:00 AM. The results of the survey are summarized in Table 3-6. The median ambient exterior noise level ( $L_{50}$ ) was 68.3 dBA at the measurement location. The  $L_{50}$  represents the noise level that is exceeded 50% of the time (half the time the noise level exceeds this level and half the time the noise level is less than this level). As shown in Table 3-5, the average ambient noise levels were 68.67 dBA within the measurement locations.

**Table 3-5  
Noise Measurement Results**

Noise Metric	Noise Level (dBA) Norwalk Blvd
$L_{50}$ (Noise levels <50% of time)	68.3 dBA
$L_{75}$ (Noise levels <75% of time)	69.5 dBA
$L_{90}$ (Noise levels <90% of time)	71.1 dBA
$L_{99}$ (Noise levels <99% of time)	72.7 dBA
$L_{min}$ (Minimum Noise Level)	52.7 dBA
$L_{max}$ (Maximum Noise Level)	81.8 dBA
Average Noise Level	68.67 dBA

Source: Blodgett Baylosis Environmental Planning.

As indicated in Table 3-5, the ambient noise environment within and around the project site is typical for a site located next to a major arterial roadway along an industrial corridor. In addition, the proposed use is not considered to be a noise sensitive land use. The existing noise levels within the measurement location are below the 70 dBA thresholds for certain industrial land uses. In order to further reduce construction noise levels, the following goal listed in the Noise Element of the City’s General Plan is reiterated as a standard condition:

- Minimize construction-related noise and vibration by limiting construction activities within 500 feet of noise-sensitive uses from 7:00 PM to 7:00 AM, seven days a week.

The aforementioned provision related to construction noise will apply to the proposed project. The adherence to these regulations will reduce the potential construction noise impacts to levels that are less than significant. In addition, the proposed project’s net increase in traffic (59 average daily trips) will not be great enough to result in a doubling of traffic on local streets. It typically requires a doubling in traffic

volumes to result in a discernable increase in traffic noise (between 3.0 and 5.0 dB). *As a result, the impact will be less than significant.*

**B. Would the project result in generation of excessive ground borne vibration or ground borne noise levels? • Less Than Significant Impact.**

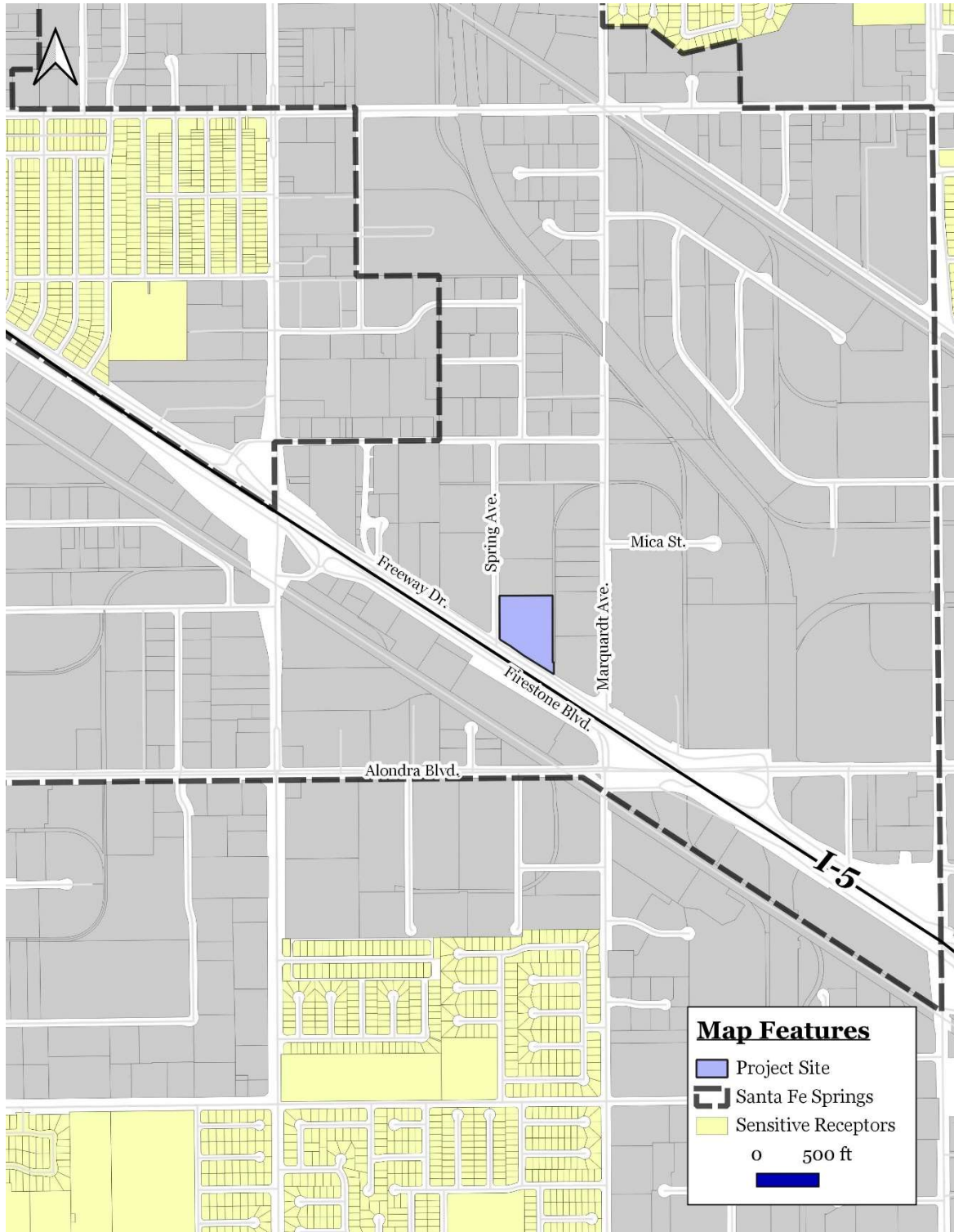
The project site is located in the midst of an industrial area. The nearest residential neighborhood north of the I-5 Freeway is located approximately 3,700 feet to the northwest of the project site, west of Carmentita Road. A second neighborhood in La Mirada is located approximately 4,500 feet to the northeast. Finally, another neighborhood is located in Cerritos, approximately 2,150 feet to the south, in the City of Cerritos. Noise Sensitive land uses in the area are shown in Exhibit 3-6. The noisiest phases of construction are anticipated to be 82 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves further away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Noise levels associated with various types of construction equipment are summarized in Exhibit 3-7.

The noise levels are those that would be expected at a distance of 50 feet from the noise source. Composite construction noise is best characterized in a study prepared by the Bolt, Beranek, and Newman.<sup>67</sup> In the study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. Certain types of construction equipment will also potentially result in vibration. The background vibration velocity level in residential areas is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance.

Table 3-7 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. In this instance, no pile driving will be used. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration.

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<sup>67</sup> Design Guide for Traffic Noise Prediction. Bolt Beranek and Newman Inc., Van Nuys, California 91406. 1970



### EXHIBIT 3-6 NOISE SENSITIVE LAND USES

Source: Blodgett Baylosis Environmental Planning

Typical noise levels 50-ft. from source

			70	80	90	100
<b>Equipment Powered by Internal Combustion Engines</b>	<b>Earth Moving Equipment</b>	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	<b>Materials Handling Equipment</b>	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	<b>Stationary Equipment</b>	Pumps				
		Generators				
		Compressors				
	<b>Impact Equipment</b>	Pneumatic Wrenches				
Jack Hammers						
Pile Drivers						
<b>Other Equipment</b>	Vibrators					
	Saws					

### EXHIBIT 3-7 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

**Table 3-6  
 Common Effects of Construction Vibration**

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

The future building operations will be fully enclosed within a new concrete tilt-up building. Furthermore, there are no noise sensitive receptors located adjacent to the project site. The project site is located in the midst of an industrial area. The nearest residential neighborhood north of the I-5 Freeway is located approximately 3,700 feet to the northwest of the project site, west of Carmenita Road. A second neighborhood in La Mirada is located approximately 4,500 feet to the northeast. Finally, another neighborhood is located in Cerritos, approximately 2,150 feet to the south, in the City of Cerritos. *As a result, the ground vibration impacts will be less than significant.*

**C.** *For a project located within the vicinity of an airport or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people reside or working in the project area to excessive noise levels? • No Impact.*

The project site is not located within two miles of a public airport. The closest airport to the project site is the Fullerton Muir Airport is approximately 7 miles at 4011 Commonwealth Avenue in Fullerton.<sup>68</sup> As a result, the project will not expose people working in the project area to excessive noise levels. *As a result, no impacts will occur.*

## MITIGATION MEASURES

The analysis determined that no mitigation measures would be required.

<sup>68</sup> Google Earth. Website accessed July 15, 2022.

### 3.14 POPULATION AND HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✘	
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- The proposed project would induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- The proposed project would displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? • Less Than Significant Impact.*

The proposed project, once operational, will add up to 69 employees assuming one employee for every 1,518 square feet<sup>69</sup> This employment growth is well within SCAG’s employment projections for the City of Santa Fe Springs (refer to Section 3.3.2.A). The infrastructure will serve the proposed project site only. *As a result, the impacts would be less than significant.*

**B.** *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.*

As previously indicated, the project site is currently occupied by a trucking use. No housing units are located on the project site and no units will be demolished. Thus, no housing or population displacement will result from the proposed project’s implementation. *As a result, no impacts would occur.*

<sup>69</sup> The Natelson Company, Inc. *Summary Report Employment Density Study*. October 31, 2001.  
 DRAFT • APRIL 2023

## **MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's approval and implementation and no mitigation measures are required.



### 3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities? •Less Than Significant Impact.*

#### **Fire Department**

The Santa Fe Springs Fire -Rescue Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention, and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 3, located less than one mile to the northwest of the project site. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access and the project will adhere to all pertinent building are fire codes.

The proposed project will be subject to review and approval by the Santa Fe Springs Fire-Rescue Department to ensure that safety and fire prevention measures are incorporated into the project. As part of the project review process, the Santa Fe Springs Fire-Rescue Department will review the project and make recommendations for fire protection services and fire flow rates. The Applicant and/or contractors must adhere to all of the recommendations of the Santa Fe Springs Fire-Rescue Department and the Department's review of the proposed project's site and development plans. These review requirements may include, but not be limited to, any required improvements to the water system (e.g., additional hydrants), building design, equipment turn-around areas, emergency setbacks, etc. All required improvements would be provided at the expense of the Applicant. In addition, the proposed project must comply with all applicable State and local codes and ordinances related to fire protection. In addition to the aforementioned standard condition, the proposed project will not negatively impact fire protection services because the project will be constructed in accordance with the most recent fire and building codes. The proposed project will replace an older more obsolete development with a more modern development that adheres to current development standards land. As such, the project would not result in the need for a new or physically altered fire station to service the site with fire protection services. *The potential impacts are considered to be less than significant.*

### ***Police Protection***

Law enforcement services are provided by the Whittier Police Department who provide services to Santa Fe Springs under contract. The Police Services Station is located at 11576 Telegraph Road with the exception of jailing and dispatch, this Department is responsible for management of all law enforcement services within the City. The Department is staffed by both City personnel and officers of the Whittier Police Department, who provide services to Santa Fe Springs under contract. The City of Santa Fe Springs is divided into three law enforcement public service areas. Each area has a dedicated sergeant and a team of officers and public safety officers. The three area policing teams constantly monitor crime trends, problem locations and quality-of-life issues in their respective areas.<sup>70</sup>

The final site plan, elevations, building floor plans, and site circulation must be reviewed by the Whittier Police Department to ensure it conforms to their operational requirements. In addition, the primary potential security issues will be related to vandalism and potential burglaries during off-business hours. The project Applicant must install security cameras throughout the storage facility. Adherence to the aforementioned standard conditions and regulatory compliance measures will address the proposed project's impacts. The site is developed and under existing conditions the site receives police protection services. Redevelopment of the site as proposed would not result in the need for a new or physically altered police station to service the site. *As a result, the impacts will be less than significant.*

### ***Schools***

Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will not directly increase demand for school services. In addition, the project developer will be required to pay all required school development fees at the time of Building Permit issuance. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the Applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq. As

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<sup>70</sup> City of Santa Fe Springs. *Police Services*. [https://www.santafesprings.org/cityhall/police\\_services/default.asp](https://www.santafesprings.org/cityhall/police_services/default.asp)

*a result, the impacts will be less than significant.*

### ***Parks***

The nearest park to the project site is Ramona Park located approximately 3,700 feet to the northwest. The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the proposed project would not result in any residential development that would potentially significantly increase the demand for recreational facilities and services. There are no park facilities that would be physically impacted by the proposed project. No parks are located adjacent to the proposed project site. *As a result, the impacts will be less than significant.*

### ***Other Governmental Services***

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. The proposed project will not directly increase demand for governmental services. *As a result, the impact would be less than significant.*

## **MITIGATION MEASURES**

The analysis of potential public service impacts indicated that no impacts would result from the proposed project's approval and implementation so no mitigation measures are required.

### 3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✘
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- The proposed project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- The proposed project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • **No Impact.**

The nearest park to the project site is Ramona Park located approximately 3,700 feet to the northwest. Due to the nature of the proposed project, no significant increase in the usage of city parks and recreational facilities is anticipated to occur. The proposed development would not result in any direct recreational services impacts related to potential population growth since this new employment may be drawn from the local labor pool. *As a result, there will be no impacts.*

**B.** *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?* • **No Impact.**

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the proposed project would not result in any development that would potentially significantly increase the demand for recreational facilities and services. *As a result, there will be no impact.*

## MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no adverse no impacts would result from the proposed project's approval and implementation. As a result, no mitigation measures are required.

### 3.17 TRANSPORTATION AND CIRCULATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✘	
B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			✘	
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✘
D. Would the project result in inadequate emergency access?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- The proposed project would conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- The proposed project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
- The proposed project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- The proposed project would result in inadequate emergency access.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?* • *Less Than Significant Impact.***

EPD, Inc. conducted a VMT Screening and trip generation analysis for the proposed project. Trip generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes expected to be generated by the proposed project were estimated for the weekday commuter AM and PM peak hours, as well as over a 24-hour daily period, using trip generation rates provided in the Institute of Transportation Engineers’ (ITE) Trip Generation Manual. The ITE document contains trip rates for a variety of land uses which have been derived based on traffic counts conducted at existing sites throughout California and the United States. The trip generation rates for both the existing use and the proposed use are shown in Table 3-7.

**Table 3-7  
 Project Trip Generation (PCE)**

Description/Variable	Size	Unit	Average Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed Project	104,890	Sq. ft.	258	20	6	26	8	20	28
Existing Use	81,473	Sq. ft.	198	15	5	20	6	15	21
Net Change	157	TSF	59	5	1	6	8	20	28

PCE = Passenger Car Equivalent KSF = 1,000 Square Feet

Table 3-7 shows the trip generation comparison between the existing and proposed use. The resulting net new trips are identified at the bottom of Table 3-8. The trip generation comparison is based on PCE as the existing and proposed uses are truck-intensive uses (since any required operations analysis would use the PCE-based trip generation). As shown in Table 3-8, the project is forecast to generate 59 more daily PCE trips than the existing land use, as well as 6 more PCE trips during the AM peak hour and 28 more PCE trips during the PM peak hour. According to the Los Angeles County Public Works Transportation Impact Analysis Guidelines, projects that are required to submit a Transportation Impact Analysis and involve a discretionary action would be required. As such, peak hour intersection operations analysis is not necessary. *As a result, the potential impacts are anticipated to be less than significant.*

**B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**  
 • *Less Than Significant Impact.*

It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).<sup>71</sup> Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities.

The State of California Governor’s Office of Planning and Research (OPR) issued proposed updates to the CEQA guidelines in November 2017 and an accompanying technical advisory guidance was finalized in December 2018 (OPR Technical Advisory) that amends the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in Vehicles Miles Traveled (VMT). For the purpose of environmental review under CEQA, the City of Santa Fe Springs has established criteria for transportation impacts based on Vehicles Miles Traveled (VMT) for land use projects and plans which is generally consistent with the recommendations provided by OPR in the Technical Advisory. Public agencies traditionally have set certain thresholds to determine whether a project requires detailed transportation analysis or if it could be assumed to have less than significant environmental impacts without additional study. Consistent with the OPR’s Technical Advisory, the City of Santa Fe

<sup>71</sup> California Strategic Growth Council. <https://sgc.ca.gov/>  
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Springs has determined the following screening criteria for certain land development projects that may be presumed to result in a less than significant VMT impact:

- Projects that result in a net increase of 110 or less daily vehicle trips;
- Projects located in a High-Quality Transit Area (i.e., within half-mile distance of an existing rail transit station or located within half-mile of existing bus service with a frequency of service interval of 15 minutes or less during morning and evening peakhours);
- Project is locally serving retail (less than 50,000 square feet), including gas stations, banks, restaurants, shopping center;
- Local-serving community colleges, K-12 schools, local parks, daycare centers, etc.;
- Residential projects with 100 percent affordable housing;
- Community institutions project (public library, fire station, local government);
- Local-serving hotels (e.g., non-destination hotels);
- Local-serving assembly uses (places of worship, community organizations);
- Public parking garages and parking lots;
- Assisted living or senior housing projects; and,
- Affordable, supportive, or transitional housing projects.

Proposed projects are not required to satisfy all of the screening criteria in order to screen out of further VMT analysis; satisfaction of at least one criterion is sufficient for screening purposes. The proposed project *will not result* in an increase of 110 or more daily trips. As shown in Table 3-8, the project is forecast to generate 59 more daily PCE trips than the existing land use, as well as 6 more PCE trips during the AM peak hour and 6 more PCE trips during the PM peak hour. Therefore, the proposed project satisfies the screening criteria indicating that no VMT impacts would result if a project results in a net increase of 110 or less daily vehicle trips. As a result, no further VMT analysis is required for the proposed project. *Therefore, the potential impacts are considered to be less than significant.*

**C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No Impact.**

Primary vehicular access to the site will be provided by two driveway connections with the north side of Freeway Drive and a third driveway connection with the east side of Spring Avenue. The new driveways would have a curb-to-curb width of 40-feet. An internal drive aisle that would also serve as a fire access road, would extend around the north, east, and west side of the project site. Access to the truck loading and receiving area would be secured by security gates.<sup>72</sup> The project is forecast to generate 59 more daily PCE trips than the existing land use, as well as 6 more PCE trips during the AM peak hour and 28 more PCE trips during the PM peak hour. This low volume of traffic is not expected to cause any significant on-street delays or long queues. Adequate sight distance is available from the driveways along both directions on Norwalk Boulevard and Florence Avenue. *As a result, no impacts will occur.*

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<sup>72</sup> Ibid.



**D. *Would the project result in inadequate emergency access? • No Impact.***

The proposed project will not affect emergency access to the project site or to any adjacent parcels since no vehicular access is currently provided to other properties via the project site. The adjacent properties currently maintain their own fire access. At no time during construction or operation will any local streets, including Freeway Drive or Spring Avenue be closed to traffic. *As a result, no impacts will result.*

**MITIGATION MEASURES**

The analysis of potential impacts related to traffic and circulation indicated that no significant impacts would result from the proposed project's approval and implementation. As a result, no mitigation measures are required.

### 3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		✘		
B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less Than Significant Impact with Mitigation.*

Tribal Resource is defined in the State of California Public Resources Code Section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The project site is located within the cultural area that was formerly occupied by the Gabrieleño-Tongva Nation. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered during the site’s development. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. The following mitigation is required due to the potential for disturbance of tribal cultural resources:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot- holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

*The above mitigation will reduce the impact to levels that are less than significant with mitigation impact.*

**B.** *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. • Less Than Significant Impact.*

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrieleño-Tongva Nation and it was determined that the site may be situated in an area of high archaeological significance. However, the project site is located within an urbanized area of the city that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. *Nevertheless, the previous mitigation provided in Section 3.18.2. above, the tribal cultural impacts will be reduced to levels that are considered to be less than significant.*

## **MITIGATION MEASURES**

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the following mitigation measure:

*Mitigation Measure No.11 (Tribal/Cultural Resources).* The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

### 3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✘	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✘	
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✘	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✘	
E. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The proposed project would require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- The proposed project would result in a determination by the wastewater treatment provider which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- The proposed project would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- The proposed project would negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals.

- The proposed project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1950, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge.

The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dyeing and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.<sup>9</sup> The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. *As a result, the impacts will be less than significant.*

**B.** *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? • Less Than Significant Impact.*

As previously mentioned, water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Water in the local area is supplied by the SFSWUA. Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. As indicated in Table 3-8, the proposed project is projected to consume approximately 5,256 gallons of water on a daily basis.

**Table 3-8  
 Water Consumption (gals/day)**

Use	Unit	Factor	Consumption
Existing Warehouse	81,473 sq. ft.	0.05 gals/day/sq. ft	4,074 gals/day
Proposed Project	104,890 sq. ft.	0.05 gals/day/sq. ft	5,256 gals/day
Net Change			1,182 gals/day

Source: Blodgett Baylosis Environmental Planning.

According to the City’s 2020 Urban Water Management Plan, the City of Santa Fe Springs Water System has approximately 14,830 service connections servicing an area of approximately 8.9 square miles. Over the past five years, the city has not produced groundwater from the central basin, during a five consecutive year drought (2011 to 2016) the city met between 0 and 20 percent of its total demands with supplies from the central basin. However, the City purchased treated central basin water, meeting between 31 and 44 percent of its total demands with purchased groundwater supplies from the central basin. In addition to the proposed project, the city has a diverse water supply portfolio where water supplies may be re-apportioned during a five consecutive year drought to meet the city’s water demands.<sup>73</sup> The existing water supply facilities and infrastructure will be able accommodate this additional demand. In addition, the tilt-up concrete building will be equipped with water efficient fixtures and drought tolerant plants will be planted throughout the property. *As a result, the impacts will be less than significant.*

**C.** *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? • Less Than Significant Impact.*

The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts’ Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.<sup>9</sup> The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project.

<sup>73</sup> City of Santa Fe Springs, 2020 Urban Water Management Plan. Department of Public Works, Utilities Services Division. July 2021.

**Table 3-9  
 Wastewater Consumption (gals/day)**

Use	Unit	Factor	Consumption
Existing Warehouse	81,473 sq. ft.	0.03 gals/day/sq. ft	2,444 gals/day
Proposed Project	104,890 sq. ft.	0.03 gals/day/sq. ft	3,154 gals/day
Net Change			710 gals/day

Source: Blodgett Baylosis Environmental Planning.

As indicated in Table 3-9, the proposed project is projected to consume approximately 3,154 gallons of water on a daily basis. The project will connect to an existing 15-inch sewer line located along Freeway Drive. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. *As a result, the impacts will be less than significant.*

**D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? • Less Than Significant Impact.**

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. Trash collection is provided by CR&R Inc. for disposal into area landfills. Waste is then transferred to either the Mesquite Regional Landfill in Imperial County or to the nearby materials recovery facilities (MRFs). The Los Angeles County Sanitation District selected the Mesquite Regional Landfill in Imperial County as the new target destination for the County’s waste (as an alternative to the closed Puente Hills landfill). The Mesquite Regional Landfill in Imperial County has a 100-year capacity at 8,000 tons per day. The Puente Hills Transfer Station and MRF is able to accept 4,440 tons per day of solid waste. Table 3-10 indicates the net increased solid waste generation for the proposed project which would be 211 pounds per day.

**Table 3-10  
 Solid Waste Generation (pounds/day)**

Use	Unit	Factor	Generation
Existing Warehouse	81,473 sq. ft.	8.93 lbs./day/1,000 sq. ft.	728 lbs./day
Proposed Project	104,890 sq. ft.	8.93 lbs./day/1,000 sq. ft.	939 lbs./day
Net Change			211 lbs./day

Source: Blodgett Baylosis Environmental Planning.

*Given the remaining capacity at area landfills, the impacts will be less than significant.*



- E.** *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*
- *No Impact.*

The proposed project, like all other development in Los Angeles County and the City of Santa Fe Springs, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts are anticipated.

### **MITIGATION MEASURES**

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and implementation. As a result, no mitigation is required.

### 3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✘
<b>B.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✘
<b>C.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✘
<b>D.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant

risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The project site and surrounding areas is located in an urbanized area. The proposed project would not result in a closure or alteration of any existing emergency response and evacuation routes that would be important in the event of a wildfire. *As a result, no impacts will occur.*

**B.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

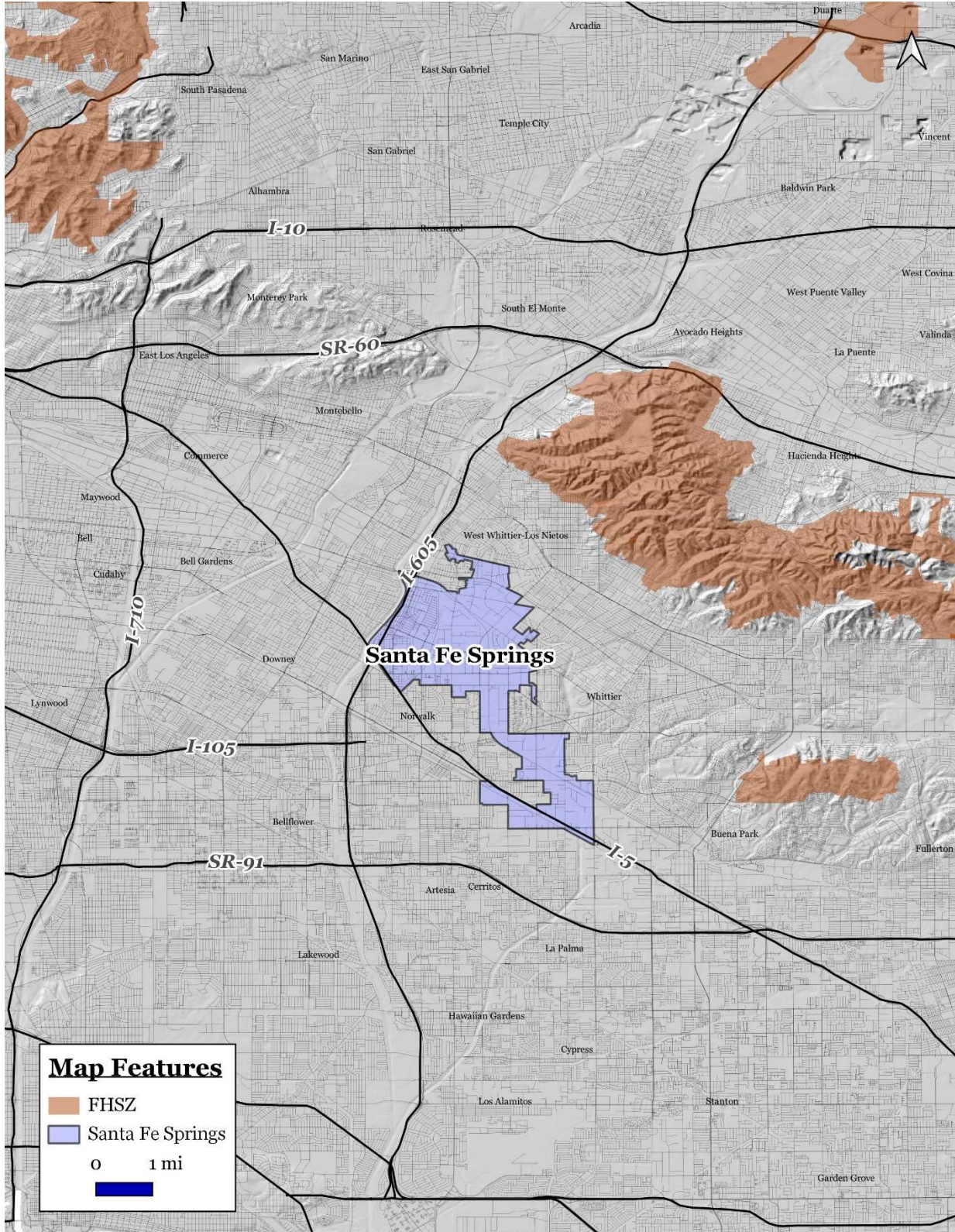
The project site and surrounding areas are relatively flat land. Furthermore, the project site and the adjacent properties are urbanized and there are no native or natural vegetation found within the project area. The project site is not located in any fire hazard severity zone (refer to Exhibit 3-8). The proposed project will not be exposed to certain criteria pollutant emissions generated by wildland fires given the project site's distance, more than 3 miles, to the nearest fire hazard severity zones. The potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire city as well as the surrounding cities and unincorporated county areas. *As a result, no impacts will occur.*

**C.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.*

The project site is not located in any fire hazard severity zone. There is no risk of wildlife within the project site or surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project will be constructed in compliance with the current Building Code and the Fire Department's recommendations and will not exacerbate wildfire risks. *As a result, no impacts will occur.*

**D.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

The project site is not located in any fire hazard severity zone. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes. *As a result, no impacts will occur.*



**EXHIBIT 3-8**  
**FIRE HAZARD SAFETY ZONE**  
Source: CALFire

## **CUMULATIVE IMPACTS**

The analysis herein determined that the proposed project would not result in any significant adverse impacts with respect to potential wildfire. As a result, no cumulative impacts related to wildfire will occur.

## **MITIGATION MEASURES**

The analysis of utilities impacts indicated that no significant adverse impacts with respect to wildfire risk would result from the proposed project's approval and implementation. As a result, no mitigation is required.

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✘
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✘
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✘

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- A. The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. *As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.*
- B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. *The proposed project and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.*
- C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. *As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.*



## SECTION 4 - CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following findings:

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

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

### 4.2 MITIGATION MEASURES

The following mitigation is required due to the potential for disturbance of aesthetic resources:

Because light sensitive receptors are found in the vicinity of the project site, the following mitigation is required in order to minimize the potential impacts to the greatest extent possible:

*Mitigation Measure No. 1 (Aesthetic Impacts).* The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant and submitted to the Planning Department for review and approval. As part of the building permit process as required by the City's Municipal Code. The proposed use must comply with Section 155.432 of the Santa Fe Springs Municipal Code.

The following applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions will be adhered to during the construction and demolition phases:

*Standard Regulation No. 2 (Air Quality).* Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations.

*Standard Regulation No. No. 3 (Air Quality).* Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune.

*Standard Regulation No. 4 (Air Quality).* All trucks associated with construction activities shall comply

with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

*Standard Regulation No. 5 (Air Quality).* The project shall comply with SCAQMD Rule 402 that limits the generation of airborne pollutants that would cause injury, detriment, or result in a nuisance.

Demolition and construction activities could adversely impact nesting birds in these street trees in the absence of mitigation. These birds common bird species are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season which occurs between February 1 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, the following mitigation measure has been included:

*Mitigation Measure No. 6 (Biological Resources).* Prior to the commencement of demolition and construction activities, the City Planning Department shall verify that the Applicant has retained a qualified biologist (a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to the commencement of demolition/construction activities. The active breeding season for birds is February 1–September 15. The survey will evaluate construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendation of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

In the unlikely event that human remains are uncovered by construction crews, the following mitigation will be applicable:

*Mitigation Measure No. 7. (Cultural Resources)* In the event that human remains are discovered during grading or excavation, all excavation and grading activities shall be stopped and the Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage.

The Phase I and Phase II studies did not identify any HRECs during the course of this assessment. An environmental issue refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion.

*Mitigation Measure No. 8 (Hazardous Materials).* Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Should these materials be replaced or disturbed, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.



*Mitigation Measure No. 9 (Hazardous Materials).* All future uses of the property shall comply with the current land use covenant in place.

*Mitigation Measure No. 10 (Hazardous Materials).* An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the following mitigation measure:

*Mitigation Measure No.11 (Tribal/Cultural Resources).* The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot- holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

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## SECTION 5 - REFERENCES

### 5.1 PREPARERS

**Blodgett Baylosis Environmental Planning**

2211 S. Hacienda Boulevard, Suite 107  
Hacienda Heights, California A 91745

Karla Nayakarathne, Project Manager  
Marc Blodgett, Project Principal  
Genesis Loyda, Administrator  
Alice Ye, Business Developer

### 5.2 REFERENCES

References are noted using footnotes.



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Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**Freeway Drive Warehouse  
South Coast AQMD Air District, Summer**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	104.90	1000sqft	2.41	104,900.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	3			<b>Operational Year</b>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	390.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
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**2.0 Emissions Summary**

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Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**2.1 Overall Construction (Maximum Daily Emission)**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	97.4499	13.9116	15.7765	0.0323	7.1944	0.6319	7.7672	3.4544	0.5902	3.9814	0.0000	3,040.8043	3,040.8043	0.7694	0.0569	3,068.9348
2025	97.4383	1.1610	2.0830	3.8000e-003	0.1006	0.0520	0.1526	0.0267	0.0520	0.0787	0.0000	364.9609	364.9609	0.0171	1.7700e-003	365.9166
<b>Maximum</b>	<b>97.4499</b>	<b>13.9116</b>	<b>15.7765</b>	<b>0.0323</b>	<b>7.1944</b>	<b>0.6319</b>	<b>7.7672</b>	<b>3.4544</b>	<b>0.5902</b>	<b>3.9814</b>	<b>0.0000</b>	<b>3,040.8043</b>	<b>3,040.8043</b>	<b>0.7694</b>	<b>0.0569</b>	<b>3,068.9348</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	97.4499	13.9116	15.7765	0.0323	7.1944	0.6319	7.7672	3.4544	0.5902	3.9814	0.0000	3,040.8043	3,040.8043	0.7694	0.0569	3,068.9348
2025	97.4383	1.1610	2.0830	3.8000e-003	0.1006	0.0520	0.1526	0.0267	0.0520	0.0787	0.0000	364.9609	364.9609	0.0171	1.7700e-003	365.9166
<b>Maximum</b>	<b>97.4499</b>	<b>13.9116</b>	<b>15.7765</b>	<b>0.0323</b>	<b>7.1944</b>	<b>0.6319</b>	<b>7.7672</b>	<b>3.4544</b>	<b>0.5902</b>	<b>3.9814</b>	<b>0.0000</b>	<b>3,040.8043</b>	<b>3,040.8043</b>	<b>0.7694</b>	<b>0.0569</b>	<b>3,068.9348</b>



Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3444	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
Energy	0.0555	0.5046	0.4239	3.0300e-003		0.0384	0.0384		0.0384	0.0384		605.5629	605.5629	0.0116	0.0111	609.1615
Mobile	0.5914	0.6589	6.3833	0.0151	1.6483	0.0105	1.6588	0.4393	9.7600e-003	0.4490		1,543.5204	1,543.5204	0.0892	0.0607	1,563.8284
<b>Total</b>	<b>2.9913</b>	<b>1.1636</b>	<b>6.8179</b>	<b>0.0182</b>	<b>1.6483</b>	<b>0.0489</b>	<b>1.6972</b>	<b>0.4393</b>	<b>0.0482</b>	<b>0.4874</b>		<b>2,149.1063</b>	<b>2,149.1063</b>	<b>0.1008</b>	<b>0.0718</b>	<b>2,173.0143</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3444	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
Energy	0.0555	0.5046	0.4239	3.0300e-003		0.0384	0.0384		0.0384	0.0384		605.5629	605.5629	0.0116	0.0111	609.1615
Mobile	0.5914	0.6589	6.3833	0.0151	1.6483	0.0105	1.6588	0.4393	9.7600e-003	0.4490		1,543.5204	1,543.5204	0.0892	0.0607	1,563.8284
<b>Total</b>	<b>2.9913</b>	<b>1.1636</b>	<b>6.8179</b>	<b>0.0182</b>	<b>1.6483</b>	<b>0.0489</b>	<b>1.6972</b>	<b>0.4393</b>	<b>0.0482</b>	<b>0.4874</b>		<b>2,149.1063</b>	<b>2,149.1063</b>	<b>0.1008</b>	<b>0.0718</b>	<b>2,173.0143</b>



Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2024	1/26/2024	5	20	
2	Site Preparation	Site Preparation	1/27/2024	1/31/2024	5	3	
3	Grading	Grading	2/1/2024	2/8/2024	5	6	
4	Building Construction	Building Construction	2/9/2024	12/12/2024	5	220	
5	Paving	Paving	12/13/2024	12/26/2024	5	10	
6	Architectural Coating	Architectural Coating	12/27/2024	1/9/2025	5	10	

**Acres of Grading (Site Preparation Phase): 4.5**

**Acres of Grading (Grading Phase): 6**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 157,350; Non-Residential Outdoor: 52,450; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	44.00	17.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.2 Demolition - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4397	13.8867	13.4879	0.0241		0.6311	0.6311		0.5895	0.5895		2,324.9459	2,324.9459	0.5884		2,339.6562
<b>Total</b>	<b>1.4397</b>	<b>13.8867</b>	<b>13.4879</b>	<b>0.0241</b>		<b>0.6311</b>	<b>0.6311</b>		<b>0.5895</b>	<b>0.5895</b>		<b>2,324.9459</b>	<b>2,324.9459</b>	<b>0.5884</b>		<b>2,339.6562</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0387	0.0249	0.4247	1.2400e-003	0.1453	7.8000e-004	0.1461	0.0385	7.2000e-004	0.0393		124.8862	124.8862	2.8200e-003	2.7400e-003	125.7721
<b>Total</b>	<b>0.0387</b>	<b>0.0249</b>	<b>0.4247</b>	<b>1.2400e-003</b>	<b>0.1453</b>	<b>7.8000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.2000e-004</b>	<b>0.0393</b>		<b>124.8862</b>	<b>124.8862</b>	<b>2.8200e-003</b>	<b>2.7400e-003</b>	<b>125.7721</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.2 Demolition - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4397	13.8867	13.4879	0.0241		0.6311	0.6311		0.5895	0.5895	0.0000	2,324.9459	2,324.9459	0.5884		2,339.6562
<b>Total</b>	<b>1.4397</b>	<b>13.8867</b>	<b>13.4879</b>	<b>0.0241</b>		<b>0.6311</b>	<b>0.6311</b>		<b>0.5895</b>	<b>0.5895</b>	<b>0.0000</b>	<b>2,324.9459</b>	<b>2,324.9459</b>	<b>0.5884</b>		<b>2,339.6562</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0387	0.0249	0.4247	1.2400e-003	0.1453	7.8000e-004	0.1461	0.0385	7.2000e-004	0.0393		124.8862	124.8862	2.8200e-003	2.7400e-003	125.7721
<b>Total</b>	<b>0.0387</b>	<b>0.0249</b>	<b>0.4247</b>	<b>1.2400e-003</b>	<b>0.1453</b>	<b>7.8000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.2000e-004</b>	<b>0.0393</b>		<b>124.8862</b>	<b>124.8862</b>	<b>2.8200e-003</b>	<b>2.7400e-003</b>	<b>125.7721</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.3 Site Preparation - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.2406	13.1186	9.5796	0.0245		0.4971	0.4971		0.4573	0.4573		2,373.651 4	2,373.651 4	0.7677		2,392.843 5
<b>Total</b>	<b>1.2406</b>	<b>13.1186</b>	<b>9.5796</b>	<b>0.0245</b>	<b>1.5908</b>	<b>0.4971</b>	<b>2.0878</b>	<b>0.1718</b>	<b>0.4573</b>	<b>0.6291</b>		<b>2,373.651 4</b>	<b>2,373.651 4</b>	<b>0.7677</b>		<b>2,392.843 5</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0238	0.0153	0.2614	7.6000e-004	0.0894	4.8000e-004	0.0899	0.0237	4.4000e-004	0.0242		76.8531	76.8531	1.7400e-003	1.6800e-003	77.3982
<b>Total</b>	<b>0.0238</b>	<b>0.0153</b>	<b>0.2614</b>	<b>7.6000e-004</b>	<b>0.0894</b>	<b>4.8000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.4000e-004</b>	<b>0.0242</b>		<b>76.8531</b>	<b>76.8531</b>	<b>1.7400e-003</b>	<b>1.6800e-003</b>	<b>77.3982</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.3 Site Preparation - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.2406	13.1186	9.5796	0.0245		0.4971	0.4971		0.4573	0.4573	0.0000	2,373.651 4	2,373.651 4	0.7677		2,392.843 5
<b>Total</b>	<b>1.2406</b>	<b>13.1186</b>	<b>9.5796</b>	<b>0.0245</b>	<b>1.5908</b>	<b>0.4971</b>	<b>2.0878</b>	<b>0.1718</b>	<b>0.4573</b>	<b>0.6291</b>	<b>0.0000</b>	<b>2,373.651 4</b>	<b>2,373.651 4</b>	<b>0.7677</b>		<b>2,392.843 5</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0238	0.0153	0.2614	7.6000e-004	0.0894	4.8000e-004	0.0899	0.0237	4.4000e-004	0.0242		76.8531	76.8531	1.7400e-003	1.6800e-003	77.3982
<b>Total</b>	<b>0.0238</b>	<b>0.0153</b>	<b>0.2614</b>	<b>7.6000e-004</b>	<b>0.0894</b>	<b>4.8000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.4000e-004</b>	<b>0.0242</b>		<b>76.8531</b>	<b>76.8531</b>	<b>1.7400e-003</b>	<b>1.6800e-003</b>	<b>77.3982</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Grading - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3015	13.8178	8.6998	0.0206		0.5722	0.5722		0.5265	0.5265		1,995.5803	1,995.5803	0.6454		2,011.7155
<b>Total</b>	<b>1.3015</b>	<b>13.8178</b>	<b>8.6998</b>	<b>0.0206</b>	<b>7.0826</b>	<b>0.5722</b>	<b>7.6548</b>	<b>3.4247</b>	<b>0.5265</b>	<b>3.9512</b>		<b>1,995.5803</b>	<b>1,995.5803</b>	<b>0.6454</b>		<b>2,011.7155</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0298	0.0191	0.3267	9.5000e-004	0.1118	6.0000e-004	0.1124	0.0296	5.5000e-004	0.0302		96.0663	96.0663	2.1700e-003	2.1000e-003	96.7477
<b>Total</b>	<b>0.0298</b>	<b>0.0191</b>	<b>0.3267</b>	<b>9.5000e-004</b>	<b>0.1118</b>	<b>6.0000e-004</b>	<b>0.1124</b>	<b>0.0296</b>	<b>5.5000e-004</b>	<b>0.0302</b>		<b>96.0663</b>	<b>96.0663</b>	<b>2.1700e-003</b>	<b>2.1000e-003</b>	<b>96.7477</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Grading - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3015	13.8178	8.6998	0.0206		0.5722	0.5722		0.5265	0.5265	0.0000	1,995.5803	1,995.5803	0.6454		2,011.7155
<b>Total</b>	<b>1.3015</b>	<b>13.8178</b>	<b>8.6998</b>	<b>0.0206</b>	<b>7.0826</b>	<b>0.5722</b>	<b>7.6548</b>	<b>3.4247</b>	<b>0.5265</b>	<b>3.9512</b>	<b>0.0000</b>	<b>1,995.5803</b>	<b>1,995.5803</b>	<b>0.6454</b>		<b>2,011.7155</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0298	0.0191	0.3267	9.5000e-004	0.1118	6.0000e-004	0.1124	0.0296	5.5000e-004	0.0302		96.0663	96.0663	2.1700e-003	2.1000e-003	96.7477
<b>Total</b>	<b>0.0298</b>	<b>0.0191</b>	<b>0.3267</b>	<b>9.5000e-004</b>	<b>0.1118</b>	<b>6.0000e-004</b>	<b>0.1124</b>	<b>0.0296</b>	<b>5.5000e-004</b>	<b>0.0302</b>		<b>96.0663</b>	<b>96.0663</b>	<b>2.1700e-003</b>	<b>2.1000e-003</b>	<b>96.7477</b>



Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.654 1	2,289.654 1	0.4265		2,300.315 4
<b>Total</b>	<b>1.5971</b>	<b>12.8235</b>	<b>14.1002</b>	<b>0.0250</b>		<b>0.5381</b>	<b>0.5381</b>		<b>0.5153</b>	<b>0.5153</b>		<b>2,289.654 1</b>	<b>2,289.654 1</b>	<b>0.4265</b>		<b>2,300.315 4</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0184	0.6199	0.2390	3.0500e-003	0.1089	3.6000e-003	0.1125	0.0313	3.4500e-003	0.0348		328.4584	328.4584	0.0112	0.0476	342.9294
Worker	0.1311	0.0842	1.4374	4.1800e-003	0.4918	2.6400e-003	0.4945	0.1304	2.4300e-003	0.1329		422.6918	422.6918	9.5600e-003	9.2600e-003	425.6900
<b>Total</b>	<b>0.1495</b>	<b>0.7041</b>	<b>1.6764</b>	<b>7.2300e-003</b>	<b>0.6007</b>	<b>6.2400e-003</b>	<b>0.6069</b>	<b>0.1618</b>	<b>5.8800e-003</b>	<b>0.1677</b>		<b>751.1502</b>	<b>751.1502</b>	<b>0.0208</b>	<b>0.0569</b>	<b>768.6194</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.654 1	2,289.654 1	0.4265		2,300.315 4
<b>Total</b>	<b>1.5971</b>	<b>12.8235</b>	<b>14.1002</b>	<b>0.0250</b>		<b>0.5381</b>	<b>0.5381</b>		<b>0.5153</b>	<b>0.5153</b>	<b>0.0000</b>	<b>2,289.654 1</b>	<b>2,289.654 1</b>	<b>0.4265</b>		<b>2,300.315 4</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0184	0.6199	0.2390	3.0500e-003	0.1089	3.6000e-003	0.1125	0.0313	3.4500e-003	0.0348		328.4584	328.4584	0.0112	0.0476	342.9294
Worker	0.1311	0.0842	1.4374	4.1800e-003	0.4918	2.6400e-003	0.4945	0.1304	2.4300e-003	0.1329		422.6918	422.6918	9.5600e-003	9.2600e-003	425.6900
<b>Total</b>	<b>0.1495</b>	<b>0.7041</b>	<b>1.6764</b>	<b>7.2300e-003</b>	<b>0.6007</b>	<b>6.2400e-003</b>	<b>0.6069</b>	<b>0.1618</b>	<b>5.8800e-003</b>	<b>0.1677</b>		<b>751.1502</b>	<b>751.1502</b>	<b>0.0208</b>	<b>0.0569</b>	<b>768.6194</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 Paving - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8425</b>	<b>8.1030</b>	<b>11.7069</b>	<b>0.0179</b>		<b>0.3957</b>	<b>0.3957</b>		<b>0.3652</b>	<b>0.3652</b>		<b>1,710.2024</b>	<b>1,710.2024</b>	<b>0.5420</b>		<b>1,723.7529</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0447	0.0287	0.4900	1.4300e-003	0.1677	9.0000e-004	0.1686	0.0445	8.3000e-004	0.0453		144.0995	144.0995	3.2600e-003	3.1600e-003	145.1216
<b>Total</b>	<b>0.0447</b>	<b>0.0287</b>	<b>0.4900</b>	<b>1.4300e-003</b>	<b>0.1677</b>	<b>9.0000e-004</b>	<b>0.1686</b>	<b>0.0445</b>	<b>8.3000e-004</b>	<b>0.0453</b>		<b>144.0995</b>	<b>144.0995</b>	<b>3.2600e-003</b>	<b>3.1600e-003</b>	<b>145.1216</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 Paving - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8425</b>	<b>8.1030</b>	<b>11.7069</b>	<b>0.0179</b>		<b>0.3957</b>	<b>0.3957</b>		<b>0.3652</b>	<b>0.3652</b>	<b>0.0000</b>	<b>1,710.2024</b>	<b>1,710.2024</b>	<b>0.5420</b>		<b>1,723.7529</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0447	0.0287	0.4900	1.4300e-003	0.1677	9.0000e-004	0.1686	0.0445	8.3000e-004	0.0453		144.0995	144.0995	3.2600e-003	3.1600e-003	145.1216
<b>Total</b>	<b>0.0447</b>	<b>0.0287</b>	<b>0.4900</b>	<b>1.4300e-003</b>	<b>0.1677</b>	<b>9.0000e-004</b>	<b>0.1686</b>	<b>0.0445</b>	<b>8.3000e-004</b>	<b>0.0453</b>		<b>144.0995</b>	<b>144.0995</b>	<b>3.2600e-003</b>	<b>3.1600e-003</b>	<b>145.1216</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.7 Architectural Coating - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	97.2423					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>97.4231</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0268	0.0172	0.2940	8.6000e-004	0.1006	5.4000e-004	0.1011	0.0267	5.0000e-004	0.0272		86.4597	86.4597	1.9600e-003	1.8900e-003	87.0730
<b>Total</b>	<b>0.0268</b>	<b>0.0172</b>	<b>0.2940</b>	<b>8.6000e-004</b>	<b>0.1006</b>	<b>5.4000e-004</b>	<b>0.1011</b>	<b>0.0267</b>	<b>5.0000e-004</b>	<b>0.0272</b>		<b>86.4597</b>	<b>86.4597</b>	<b>1.9600e-003</b>	<b>1.8900e-003</b>	<b>87.0730</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.7 Architectural Coating - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	97.2423					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>97.4231</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0268	0.0172	0.2940	8.6000e-004	0.1006	5.4000e-004	0.1011	0.0267	5.0000e-004	0.0272		86.4597	86.4597	1.9600e-003	1.8900e-003	87.0730
<b>Total</b>	<b>0.0268</b>	<b>0.0172</b>	<b>0.2940</b>	<b>8.6000e-004</b>	<b>0.1006</b>	<b>5.4000e-004</b>	<b>0.1011</b>	<b>0.0267</b>	<b>5.0000e-004</b>	<b>0.0272</b>		<b>86.4597</b>	<b>86.4597</b>	<b>1.9600e-003</b>	<b>1.8900e-003</b>	<b>87.0730</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.7 Architectural Coating - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	97.2423					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>97.4132</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0251	0.0155	0.2739	8.3000e-004	0.1006	5.1000e-004	0.1011	0.0267	4.7000e-004	0.0272		83.5129	83.5129	1.7700e-003	1.7700e-003	84.0848
<b>Total</b>	<b>0.0251</b>	<b>0.0155</b>	<b>0.2739</b>	<b>8.3000e-004</b>	<b>0.1006</b>	<b>5.1000e-004</b>	<b>0.1011</b>	<b>0.0267</b>	<b>4.7000e-004</b>	<b>0.0272</b>		<b>83.5129</b>	<b>83.5129</b>	<b>1.7700e-003</b>	<b>1.7700e-003</b>	<b>84.0848</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.7 Architectural Coating - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	97.2423					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>97.4132</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0251	0.0155	0.2739	8.3000e-004	0.1006	5.1000e-004	0.1011	0.0267	4.7000e-004	0.0272		83.5129	83.5129	1.7700e-003	1.7700e-003	84.0848
<b>Total</b>	<b>0.0251</b>	<b>0.0155</b>	<b>0.2739</b>	<b>8.3000e-004</b>	<b>0.1006</b>	<b>5.1000e-004</b>	<b>0.1011</b>	<b>0.0267</b>	<b>4.7000e-004</b>	<b>0.0272</b>		<b>83.5129</b>	<b>83.5129</b>	<b>1.7700e-003</b>	<b>1.7700e-003</b>	<b>84.0848</b>



Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5914	0.6589	6.3833	0.0151	1.6483	0.0105	1.6588	0.4393	9.7600e-003	0.4490		1,543.5204	1,543.5204	0.0892	0.0607	1,563.8284
Unmitigated	0.5914	0.6589	6.3833	0.0151	1.6483	0.0105	1.6588	0.4393	9.7600e-003	0.4490		1,543.5204	1,543.5204	0.0892	0.0607	1,563.8284

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	182.53	182.53	182.53	782,255	782,255
Total	182.53	182.53	182.53	782,255	782,255

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0555	0.5046	0.4239	3.0300e-003		0.0384	0.0384		0.0384	0.0384		605.5629	605.5629	0.0116	0.0111	609.1615
NaturalGas Unmitigated	0.0555	0.5046	0.4239	3.0300e-003		0.0384	0.0384		0.0384	0.0384		605.5629	605.5629	0.0116	0.0111	609.1615

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	5147.28	0.0555	0.5046	0.4239	3.0300e-003		0.0384	0.0384		0.0384	0.0384		605.5629	605.5629	0.0116	0.0111	609.1615
<b>Total</b>		<b>0.0555</b>	<b>0.5046</b>	<b>0.4239</b>	<b>3.0300e-003</b>		<b>0.0384</b>	<b>0.0384</b>		<b>0.0384</b>	<b>0.0384</b>		<b>605.5629</b>	<b>605.5629</b>	<b>0.0116</b>	<b>0.0111</b>	<b>609.1615</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - Natural Gas**

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	5.14728	0.0555	0.5046	0.4239	3.0300e-003		0.0384	0.0384		0.0384	0.0384		605.5629	605.5629	0.0116	0.0111	609.1615
<b>Total</b>		<b>0.0555</b>	<b>0.5046</b>	<b>0.4239</b>	<b>3.0300e-003</b>		<b>0.0384</b>	<b>0.0384</b>		<b>0.0384</b>	<b>0.0384</b>		<b>605.5629</b>	<b>605.5629</b>	<b>0.0116</b>	<b>0.0111</b>	<b>609.1615</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3444	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
Unmitigated	2.3444	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2664					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0770					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.8000e-004	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
<b>Total</b>	<b>2.3444</b>	<b>1.0000e-004</b>	<b>0.0107</b>	<b>0.0000</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>0.0230</b>	<b>0.0230</b>	<b>6.0000e-005</b>		<b>0.0245</b>

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2664					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0770					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.8000e-004	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
<b>Total</b>	<b>2.3444</b>	<b>1.0000e-004</b>	<b>0.0107</b>	<b>0.0000</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>0.0230</b>	<b>0.0230</b>	<b>6.0000e-005</b>		<b>0.0245</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Freeway Drive Warehouse - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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**GEOTECHNICAL EXPLORATION REPORT  
PROPOSED INDUSTRIAL BUILDING  
13711 FREEWAY DRIVE  
SANTA FE SPRINGS, CALIFORNIA**

**Prepared For** **REXFORD INDUSTRIAL REALTY &  
MANAGEMENT, INC.**  
11620 WILSHIRE BOULEVARD, SUITE 1000  
LOS ANGELES, CALIFORNIA 90025

**Prepared By** **LEIGHTON CONSULTING, INC.**  
17781 COWAN  
IRVINE, CALIFORNIA 92614

Project Number 13429.001

April 5, 2022

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Leighton Consulting, Inc.

A Leighton Group Company

April 5, 2022

Project No. 13429.001

Rexford Industrial Realty & Management, Inc.  
11620 Wilshire Boulevard, Suite 1000  
Los Angeles, California 90025

Attention: Mr. Daniel Murphy, Senior Associate

**Subject: Geotechnical Exploration Report  
Proposed Industrial Building  
13711 Freeway Drive  
Santa Fe Springs, California**

Per our February 4, 2022 proposal, authorized on February 8, 2022, Leighton Consulting, Inc. (Leighton) has prepared this geotechnical exploration report for the subject project. We understand the proposed development will include demolition of existing site improvements to accommodate construction of a new one-story, Type III-B industrial building with a total building area of 108,000 square feet. The proposed concrete tilt-up building will be constructed at grade with dock-high truck loading on the northern side of the building. Los Angeles Fire Department access and vehicular surface parking are planned on the west, north, and east sides of the building. Ancillary improvements likely consist of utility infrastructure, pavement, flatwork, and landscaping.

The purpose of our geotechnical exploration was to evaluate the subsurface conditions at the site, identify potential geologic and seismic hazards that may impact the project, and provide geotechnical recommendations for design and construction of the proposed improvements as currently planned.

Based on the results of our study, the project is considered feasible from a geotechnical standpoint. The results of our exploration, conclusions and recommendations are presented in this report.



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We appreciate the opportunity to be of service to you on this project. If you have any questions or if we can be of further service, please contact us at **(866) LEIGHTON**; or specifically at the phone extensions or e-mail addresses listed below.



Respectfully submitted,

LEIGHTON CONSULTING, INC.

A handwritten signature in blue ink, appearing to be "JP", representing Jeffrey M. Pflueger.

Jeffrey M. Pflueger, PG, CEG 2499  
Associate Geologist  
Extension 4257, [jpflueger@leightongroup.com](mailto:jpflueger@leightongroup.com)



A handwritten signature in blue ink, appearing to be "CK", representing Carl C. Kim.

Carl C. Kim, PE, GE 2620  
Senior Principal Engineer  
Extension: 4262, [ckim@leightongroup.com](mailto:ckim@leightongroup.com)

MM/JMP/CCK/lr

Distribution: (1) Addressee

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## 1.0 INTRODUCTION

### 1.1 Site Description and Proposed Development

The project site is located at 13711 Freeway Drive in the city of Santa Fe Springs, Los Angeles County, California. The site location (latitude 33.891187°, longitude -118.039773°) and immediate vicinity are shown on Figure 1, *Site Location Map*.

The project site is irregular in shape and covers approximately 5 acres. The site is bordered by Freeway Drive to the south, Spring Avenue to the west, an existing industrial property to the north, and an existing railroad easement followed by an industrial property to the east. The site is currently occupied by an existing and active industrial building with asphalt concrete (AC) and Portland cement concrete (PCC) paved parking and access along the north, west and southern sides of the existing building.

The project site is relatively flat with sheet flow generally directed to the southwest across the site over paved surfaces to curbs and gutters. Review of the United States Geological Survey (USGS) 7.5-Minute Whittier Quadrangle (USGS, 1981) indicates the site is at between approximately Elevation (El.) +65 and +70 feet mean sea level (msl).

Based on review of historical aerial photographs (NETR, 2022), the site was mostly vacant land used for agricultural purposes with a small structure located in the southern portion of the site until 1963. By 1972, the small structure had been removed and the existing building was constructed. The site appears to have remained in the same configuration since 1972.

Based on review of the *Conceptual Site Plan* (Sheet A1-0) dated January 25, 2022, we understand that the proposed development will consist of a new one-story industrial building with a total building area of 108,000 square feet. The proposed concrete tilt-up building will be constructed at grade with dock-high truck loading on the northern side of the building. Los Angeles Fire Department access and vehicular surface parking are planned on the west, north, and east sides of the building. Ancillary improvements likely consist of utility infrastructure, pavement, flatwork, and landscaping.

## 1.2 Purpose and Scope

The purpose of our geotechnical exploration was to evaluate the subsurface conditions at the site relative to the proposed development concept and provide geotechnical recommendations to aid in the design and construction for the project as currently planned. The scope of this geotechnical exploration included the following tasks:

- Background Review – We reviewed readily available in-house geotechnical reports, literature, aerial photographs, and maps relevant to the site. We evaluated geological hazards and potential geotechnical issues that may significantly impact the site. The documents reviewed are listed in Section 5.0.
- Pre-Field Exploration Activities – A site visit was performed by a member of our technical staff to mark the proposed exploration locations. Dig Alert (811) was notified to locate and mark existing underground utilities prior to our subsurface exploration.
- Field Exploration – Our subsurface exploration was performed on February 10 and February 21, 2022; and included advancement of rotary-wash borings and cone penetrometer test (CPT) soundings. Two (2) small-diameter (4¾-inch) rotary-wash soil borings (designated RW-1 and RW-2) were drilled, logged, and sampled to a depth of approximately 51½ feet below the existing ground surface (bgs). Three (3) CPT soundings (designated CPT-1 through CPT-3) were advanced to a depth of approximately 50 feet bgs. The approximate locations of the explorations are shown on Figure 2, *Exploration Location Map*. Logs of the borings and CPTs are presented in Appendix A, *Exploration Logs*.

During drilling of the borings, bulk and drive samples were obtained for geotechnical laboratory testing. Driven ring samples were collected from the borings using a Modified California ring-lined sampler conducted in accordance with ASTM Test Method D 3550. Standard Penetration Tests (SPTs) were also performed within the borings in accordance with ASTM Test Method D 1586. Samples were collected at 5-foot intervals throughout the depth of exploration. In both test methods, the sampler is driven below the bottom of the borehole by a 140-pound weight (hammer) free-falling 30 inches. The drilling rig was equipped with an automatic hammer to provide greater consistency in the drop height and striking frequency. The number of blows to drive the sampler the final 12 inches of the 18-inch drive interval is termed the “blowcount” or SPT N-value. The N-values provide a measure of relative density in granular (non-

cohesive) soils and comparative consistency in cohesive soils. The number of blows per 6 inches of penetration was recorded on the boring logs, see Appendix A.

The borings were logged in the field by a geologist from our firm. Each soil sample collected was reviewed and described in accordance with the Unified Soil Classification System (USCS). The samples were sealed and packaged for transportation to our laboratory for testing. After completion of drilling, the borings were backfilled to the ground surface with soil cuttings and patched with cold-mix asphalt concrete at the surface to match existing conditions.

The CPT soundings were performed in accordance with ASTM D 5778 using a 15 cm<sup>2</sup> cone. In addition, shear wave measurements were recorded at 5-foot intervals to the total depth explored in one (1) of the CPTs to evaluate the subsurface shear wave velocity profile at the site. A near-surface (upper 5 feet) bulk soil sample was collected for geotechnical laboratory testing from the hand-auger excavation performed at the location of CPT-2. Upon completion, each CPT was backfilled with cement-bentonite to the ground surface and patched with cold-mix asphalt concrete at the surface to match existing conditions.

- Laboratory Testing – Laboratory tests were performed on selected soil samples obtained from the borings during our field investigation. The laboratory testing program was designed to evaluate the physical and engineering characteristics of the onsite soils. Tests performed during this investigation include:
  - In-situ Moisture Content and Dry Density (ASTM D 2216 and ASTM D 2937);
  - Atterberg Limits (ASTM D 4318);
  - Direct Shear (ASTM D 3080);
  - Consolidation (ASTM D 2435);
  - Maximum Dry Density (ASTM D 1557);
  - Expansion Index (ASTM D 4829);
  - R-value (California Test Method 301); and
  - Corrosivity Suite – pH, Sulfate, Chloride, and Resistivity (California Test Methods 417, 422, and 532/643).

Results of the in-situ moisture content and dry density testing are presented on the boring logs in Appendix A. Other laboratory test results are presented in Appendix B, *Laboratory Test Results*.

- *Engineering Analysis* – The data obtained from our background review and field exploration were evaluated and analyzed to develop recommendations for the proposed development.
- *Report Preparation* – This report presents our findings, conclusions, and recommendations for the proposed development.

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## 2.0 GEOTECHNICAL FINDINGS

### 2.1 Regional Geologic Setting

The site is located in the Los Angeles Basin in the northwestern portion of the Peninsular Ranges Geomorphic Province of Southern California. The Peninsular Ranges province extends approximately 900 miles southward from the Santa Monica Mountains to the tip of Baja California (Yerkes, et al., 1965) and is characterized by elongated, northwest-trending mountain ridges and sediment-floored valleys. The province includes numerous northwest trending fault zones, most of which either gradually truncate, merge with, or are terminated by faults that form the southern margin of the Transverse Ranges province. These northwest trending fault zones include the San Jacinto, Whittier-Elsinore, Palos Verdes, and Newport-Inglewood fault zones.

Approximately 65 million years ago (at the end of the Cretaceous Period) a deep, structural trough existed off the current coast of southern California (Yerkes, 1972). Over time, sedimentation filled the trough with hundreds to thousands of feet of sediment. About 7 million years ago, as sedimentation continued, an eastward shift of the boundary between the Pacific and North American plates to its present position would begin shaping the Los Angeles basin from this deep trough. Today the Los Angeles basin refers to the area defined by the Santa Monica, Whittier and Palos Verdes faults, and San Joaquin Hills. Basin depth is limited to the sediments deposited over the basement rock in the last 7 million years (Wright, 1991). The deepest part of the Los Angeles basin contains Tertiary to Quaternary-aged (65 million years and younger) marine and non-marine sedimentary rocks that are about 30,000 feet thick (Yerkes, et al, 1965; Wright, 1991). During the Pleistocene epoch (the last two million years) the region was flooded as sea level rose in response to the worldwide melting of the Pleistocene glaciers.

### 2.2 Surficial Geology

The subject site is located approximately 1,600 feet west and southwest of the concrete-lined La Canada Verde Creek at its closest point. Regional geologic mapping of the project site and vicinity indicates that near-surface native soils beneath the site consist of Quaternary-aged (Holocene) unconsolidated to slightly consolidated young alluvial fan deposits comprised of boulders, cobbles, gravel, sand and silt deposits (Bedrossian and Roffers, 2010; Dibblee Jr., 2001). The



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surficial geologic units mapped in the vicinity of the project site are shown on Figure 3, *Regional Geology Map*.

## 2.3 **Subsurface Conditions**

Based on our subsurface explorations, the site is underlain by a layer of undocumented artificial fill materials (Afu) overlying Quaternary-aged (Holocene) young alluvial fan deposits (Qyf). The artificial fill encountered in our borings at the explored locations is generally about 5 feet in thickness across the site, likely associated with the existing and previous site improvements. The fill soils consist primarily of locally derived clayey silt. Localized thicker accumulations of the fill materials should be anticipated between explored locations during future earthwork construction, particularly below the existing buildings.

Below the artificial fill materials, young alluvial fan deposits (Qyf) were encountered in the borings to the maximum depth explored (51.5 feet bgs). The alluvial fan deposits encountered generally consist of light brown and gray to blue gray, moist to wet, medium dense to dense, silty sand and sand, and medium stiff to hard clay, sandy clay, silty clay, silt, and sandy silt.

Detailed descriptions of the subsurface materials encountered in the borings are presented on the logs included in Appendix A. Some of the engineering properties of these soils are described in the following sections. The locations of the borings are shown on Figure 2, *Exploration Location Map*.

### 2.3.1 **Expansive Soil Characteristics**

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result.

One (1) near-surface bulk soil sample obtained during our subsurface exploration was tested for expansion potential. The test result indicates an Expansion Index (EI) value of 1 (“very low” potential for expansion). The Expansion Index laboratory test results are included in Appendix B of this report.

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Variance in expansion potential of onsite soil is anticipated; therefore, additional testing is recommended upon completion of site grading and excavation to confirm the expansion potential presented in this report. For purposes of this report, and based upon visual characterization of alluvial materials at approximate foundation depth, very low expansion potential of site materials may be considered to support design and verified upon completion of earthwork grading.

### **2.3.2 Soil Corrosivity**

One (1) near-surface bulk soil sample obtained during our subsurface exploration was tested for corrosivity to assess corrosion potential to buried concrete. The chemical analysis test results for the onsite soil from our geotechnical exploration are included in Appendix B of this report.

The test results indicate soluble sulfate concentration of 99 parts per million (ppm), chloride content of 60 ppm, pH value of 7.82, and minimum resistivity value of 3,800 ohm-cm.

The results of the resistivity test indicate the underlying soil is moderately corrosive to buried ferrous metals per ASTM STP 1013. Based on the measured water-soluble sulfate contents from the soil sample, concrete in contact with the soil is expected to have negligible exposure to sulfate attack per ACI 318 (ACI, 2014). The sample tested for water-soluble chloride content indicate a low potential for corrosion of steel in concrete due to the chloride content of the soil.

### **2.3.3 Soil Compressibility**

Three (3) samples of the onsite soils recovered from the borings were subjected to consolidation testing to evaluate the compressibility of these materials under assumed loads representative of anticipated structural bearing stresses. The results of testing indicate these soils generally exhibit low compressibility potential. The results of testing are presented in Appendix B.

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### **2.3.4 Shear Strength**

Evaluation of the shear strength characteristics of the soils included laboratory direct shear testing. The results of testing are included in Appendix B as well as summary graphs that provide values of angle of internal friction ( $\phi$ ) and cohesion (c) for use in geotechnical analysis.

### **2.3.5 Excavation Characteristics**

Based on our subsurface explorations performed at the site and our experience from grading jobs in the vicinity of the site, we anticipate the onsite artificial fill and native earth materials can generally be excavated using conventional excavation equipment in good operating condition.

## **2.4 Groundwater Conditions**

Groundwater was encountered in borings RW-1 and RW-2 at an approximate depth of 30 feet bgs during our subsurface exploration. Based on review of groundwater level data available through the State Water Resources Control Board's (SWRCB) GeoTracker website, groundwater was measured at about 21.4 to 44.6 feet bgs during groundwater monitoring performed at the site in 2008 and 2009.

Based on review of information available from CGS, the historically shallowest groundwater depth at the site is approximately 8 feet bgs. However, the historic high groundwater level occurred nearly 100 years ago at a time with drastically different hydrologic conditions: the rivers and creeks in the Los Angeles Basin, including the San Gabriel River, were unlined. The lining of rivers and creeks for flood control, construction of buildings and paved surfaces, and the improvement of surface drainage has significantly reduced surface infiltration. The development of groundwater from underlying aquifers resulted in lowering of the groundwater level within the aquifers and reduction of upward leakage from underlying aquifers. These changes have permanently altered the hydrologic conditions of the area, making it extremely unlikely that groundwater levels will approach the historic high levels measured prior to the lining of the rivers and creeks.

For the foreseeable future, including the design life of the proposed building at the site, most channeled rivers are likely to remain lined, buildings and paved surfaces in the general area will not be replaced with farmland, and groundwater production from the underlying aquifers will likely be controlled to maintain stable water levels

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necessary to prevent damage to existing structures. Therefore, it is unlikely that the groundwater level beneath the site will ever reach the historic high.

We anticipate that the groundwater level will remain deeper than 10 feet bgs during the service life of the proposed building. This level is based on a minimum 20 foot rise in groundwater at the site based on our explorations and a minimum 10 foot rise from the shallowest groundwater level previously measured in 2008 and 2009. Accordingly, we recommend a design groundwater level of 10 feet bgs.

Fluctuations of the groundwater level, localized zones of perched water, and an increase in soil moisture, should be anticipated during and following the rainy seasons or periods of locally intense rainfall or storm water runoff, or from stormwater infiltration.

## **2.5 Surface Fault Rupture**

Our review of available literature indicates that no known active faults have been mapped across the site, and the site is **not** located within a currently established *Alquist-Priolo Earthquake Fault Zone* (Bryant and Hart, 2007). Therefore, a surface fault rupture hazard evaluation is not mandated for this site and the potential for surface fault rupture at the site is expected to be low.

The location of the closest active faults to the site was evaluated using the United States Geological Survey (USGS) Earthquake Hazards Program National Seismic Hazard Maps (USGS, 2008). The closest active fault to the site with the potential for surface fault rupture is the Elsinore fault, located approximately 6.1 miles from the site. The San Andreas fault, which is the largest active fault in California, is approximately 38.8 miles northeast of the site on the north side of the San Gabriel Mountains. Major regional faults with surface expression in proximity to the site are shown on Figure 4, *Regional Fault and Historic Seismicity Map*.

## **2.6 Strong Ground Shaking**

The principal seismic hazard to the site is ground shaking resulting from an earthquake occurring along any of several major active and potentially active faults in southern California (Figure 4). The intensity of ground shaking at a given location depends primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics.

Accordingly, design of the project should be performed in accordance with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A (CGS, 2008). The 2019 edition of the California Building Code (CBC) is the current edition of the code. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking can be reduced.

The following code-based seismic parameters should be considered for design under the 2019 CBC:

**Table 1 – 2019 CBC Based Ground Motion Parameters (Mapped Values)**

<b>Categorization/Coefficient</b>	<b>Code-Based</b>
Site Latitude	33.891187°
Site Longitude	-118.039773°
Site Class	D
Mapped Spectral Response Acceleration at Short Period (0.2 sec), $S_s$	1.59 g
Mapped Spectral Response Acceleration at Long Period (1 sec), $S_1$	0.567 g
Short Period (0.2 sec) Site Coefficient, $F_a$	1
Long Period (1 sec) Site Coefficient, $F_v$	null <sup>1</sup>
Adjusted Spectral Response Acceleration at Short Period (0.2 sec), $S_{MS}$	1.59 g
Adjusted Spectral Response Acceleration at Long Period (1 sec), $S_{M1}$	null <sup>1</sup>
Design Spectral Response Acceleration at Short Period (0.2 sec), $S_{DS}$	1.06 g
Design Spectral Response Acceleration at Long Period (1 sec), $S_{D1}$	null <sup>1</sup>
Site-adjusted geometric mean Peak Ground Acceleration, $PGA_M$	0.748 g
<sup>1</sup> Per Exception 2 in Section 11.4.8 of ASCE 7-16, seismic response coefficient $C_s$ to be determined by Eq. 12.8-2 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$	

## 2.7 Liquefaction Potential

The term liquefaction is generally referenced to loss of strength and stiffness in soils due to build-up of pore water pressure when subject to cyclic or monotonic loading. Both sandy and clayey soils are susceptible to loss of strength and stiffness. Because of the difference in strength characteristic and methods for evaluating

strength loss potential for granular and clayey soils, the term liquefaction is used for granular soils while cyclic softening is used for fine-grained soils (i.e. clays and plastic silts).

In general, adverse effects of liquefaction or cyclic softening include excessive ground settlement, loss of bearing support for structural foundations, and seismically-induced lateral ground deformations such as lateral spreading. Depending upon the relative thickness of the liquefied strata with respect to overlying non-liquefiable soils, other potentially adverse effects such as ground oscillation and ground fissuring may occur.

As shown on the *Seismic Hazard Zones* map for the Whittier Quadrangle (CGS, 1999), the project site **is** located within a liquefaction hazard zone as identified by the State of California (Figure 5, *Seismic Hazard Map*).

As a part of this geotechnical exploration, we have evaluated the liquefaction potential at the site using the data obtained from the CPT soundings with the computer program *Cliq* (v.3.0.3.2). Our evaluation used a design groundwater level of 10 feet. Per guidelines in Los Angeles County Administrative Manual GS 045.0 (GS 045), our analysis used a peak ground acceleration (0.43g) and mean magnitude (6.7) corresponding to a hazard level of 10 percent probability of exceedance in 50 years (475-year average return period). The results indicate the potential for liquefaction to occur at the site is generally high with minor expression at the surface.

We also performed liquefaction analysis using  $PGA_M$  with its mean magnitude of 6.8. The results for  $PGA_M$  indicate the potential for liquefaction to occur at the site is high with moderate expression at the surface.

The results of our analyses are presented in Appendix C, *Liquefaction Analysis*.

## **2.8 Seismically-Induced Settlement**

Seismically-induced settlement consists of dynamic settlement of unsaturated soil (above groundwater) and liquefaction-induced settlement (below groundwater). These settlements occur primarily within low density sandy soil due to reduction in volume during and shortly after an earthquake event.

As a part of the liquefaction analysis, we estimated the corresponding seismically-induced ground deformations using the computer program *Cliq* (v.3.0.3.2). We considered all layers in our seismic settlement analysis. No layers were excluded in our evaluation (GS 045 allows exclusion of layers with factors of safety against liquefaction higher than 1.3).

Under existing conditions, the total seismically-induced settlement is not expected to exceed about 2 inches for peak ground acceleration corresponding to a hazard level of 10 percent probability of exceedance in 50 years. The differential seismically-induced is estimated at less than 1 inch over a horizontal distance of 40 feet.

For  $PGA_M$ , the total seismically-induced settlement is not expected to exceed about 2¼ inches with differential seismically-induced estimated at less than 1 inch over a horizontal distance of 40 feet.

The results of our analysis are presented in Appendix C.

## 2.9 Lateral Spreading

Liquefaction may also cause lateral spreading. For lateral spreading to occur, the liquefiable zone must be continuous, unconstrained laterally, and free to move along gently sloping ground toward an unconfined area. Since the site is relatively flat and constrained laterally, earthquake-induced lateral spreading is not considered a hazard at the site.

## 2.10 Earthquake-Induced Landsliding

As shown on Figure 5, the site is **not** mapped within a seismically-induced landslide hazard zone identified by the State of California (CGS, 1999). In addition, due to project site being relatively flat, it is our opinion that the potential for seismically-induced landslide hazard at the site is negligible.

## 2.11 Flooding

According to a Federal Emergency Management Agency (FEMA) flood insurance rate map (FEMA, 2008), the project site is located within a flood hazard area identified as “Zone X”, which is defined as an area of minimal flood hazard. As shown on Figure 6, *Flood Hazard Zone Map*, the site is **not** located within a 100-

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or 500-year flood hazard zone. Regionally, storm runoff flow is generally directed to the southwest.

Earthquake-induced flooding can be caused by failure of dams or other water-retaining structures as a result of earthquakes. The project site is **not** located within a flood impact zone from dam failure as indicated on Figure 7, *Dam Inundation Map*. Therefore, the risk of seismically-induced flooding due to dam failure is considered low.

## 2.12 **Seiches and Tsunamis**

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. Based on the absence of an enclosed water body near the site and the inland location of the site, seiche and tsunami risks at the site are considered negligible.

## 2.13 **Methane**

Based on review of State of California Geologic Energy Management Division (CalGEM) records, the project site is **not** located within a documented oil field (CalGEM, 2022). The nearest oil field is the La Mirada oil field located approximately 550 feet to the east of the project site. The nearest documented oil well is located approximately 1,110 feet northwest of the site (API# 0403705641; Carmenita Lease, Well No. 1) and is reported as plugged (CalGEM, 2022). Based on these findings, methane hazard at the site is considered low.



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### 3.0 GEOTECHNICAL DESIGN RECOMMENDATIONS

Based on this study, we conclude that the proposed development for the subject site is feasible from a geotechnical standpoint, provided that the recommendations presented in this report are properly incorporated in design and construction.

The proposed structure may be supported on a mat-type foundation system established on engineered fill soils. There may be existing underground utilities that may be impacted by the planned development. Information on these utilities should be provided to Leighton for evaluation. Alternatively, the building may be supported on pile foundations or spread footings over improved ground. Ground improvement may consist of drilled displacement columns or displacement rammed aggregate piers down to about 35 to 40 feet bgs.

All existing undocumented fill is recommended to be removed from below the proposed building pad and other structural improvements prior to placement of engineered fill. We estimate removal and recompaction of existing undocumented fill materials will be on the order of approximately 5 feet bgs. Localized areas in the unexplored portions of the site should be anticipated to require deeper removals. Removals should be performed such that all undocumented fill is removed and replaced as engineered fill beneath the proposed building footprint. In addition, overexcavation should be performed so that a minimum of 3 feet of engineered fill is established below the proposed foundation elements. Based on our explorations performed at the site, there is a potential that overexcavations may extend into soils with moisture content significantly over optimum. As such, the excavation bottoms may require appropriate grading techniques to stabilize the areas for fill placement

The recommendations below are based upon the exhibited geotechnical engineering properties of the soils and their anticipated response both during and after construction. The recommendations are also based upon proper field observation and testing during construction. The project geotechnical engineer should be notified of suspected variances in field conditions to determine the effect upon the recommendations subsequently presented. These recommendations are considered minimal and may be superseded by more restrictive requirements of the civil and structural engineers, the City of Santa Fe Springs, the County of Los Angeles and other governing agencies.

Leighton should review the grading plans, foundation plans and project specifications as they become available to verify that the recommendations presented in this report have been incorporated into the plans for this project.

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### 3.1 **Site Grading**

All site grading should be performed in accordance with the applicable local codes and in accordance with the project specifications that are prepared by the appropriate design professional. Earthwork for the project is expected to include overexcavation and recompaction of existing fill soils below new improvement footprints. We recommend that earthwork on the site be performed in accordance with the recommendations presented in this report and the project specifications as prepared by others. The *Earthwork and Grading Guide Specifications* included in Appendix D may be used for guidance in developing the project specifications. If conflict arises, the recommendations in Appendix D shall be superseded by the project specifications, recommendations contained in this report and/or the City of Santa Fe Springs requirements, whichever is more stringent. Leighton should review the final grading and foundation plans when it becomes available to verify the recommendations in this report have been incorporated.

#### 3.1.1 **Site Preparation**

Prior to construction, the site should be cleared of any vegetation, trash, former foundation remnants and/or debris within the area of proposed grading. These materials should be removed from the site. Any underground obstructions onsite should be removed. Efforts should be made to locate any existing utility lines to be removed or rerouted where interfering with the proposed construction. Any resulting cavities should be properly backfilled and compacted. After the site is cleared, the soils should be carefully observed for the removal of all unsuitable deposits.

#### 3.1.2 **Removals and Overexcavations**

To provide uniform foundation support and reduce the potential for excessive static settlement, all existing undocumented fill and any unsuitable alluvial soil, as deemed by the geotechnical engineer, should be removed to expose suitable native soils and replaced as engineered fill below the proposed building pad and other structural improvements. Based on our field explorations, we estimate removals of existing undocumented fill will be on the order of approximately 5 feet bgs across most of the site. Unexplored portions of the site, including areas beneath existing buildings, in areas of existing utilities, and areas disturbed during demolition of existing buildings and improvements may also require deeper removals. Deeper removals in localized areas may be recommended during grading by a

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representative of the geotechnical engineer depending on observed subsurface conditions.

In addition, overexcavations should be performed such that a minimum of 3 feet of engineered fill is established below the proposed building foundation elements. The lateral extent of overexcavation beyond foundations should be equal to the depth of overexcavation below the proposed foundations.

Care must be used and precautions implemented in performing earthwork and grading operations along the property lines. It is essential that excavation not undermine existing adjacent improvements. Overexcavation performed along property lines that may extend to depths greater than 4 feet below grade are recommended to be properly shored or performed using slot-cutting techniques to reduce the potential for adversely affecting the adjacent improvements.

The depth of overexcavation in non-structural areas planned for new pavement construction is recommended to be 2 feet below the current grade or planned subgrade elevation to develop a suitable bearing subgrade for pavement support. Deeper overexcavations in localized areas may be recommended during grading by a representative of the geotechnical engineer depending on observed subsurface conditions. Preparation limited to 2 feet of overexcavation below subgrade may result in the need for increased pavement maintenance and periodic repairs where existing undocumented fill is left in place below the recommended overexcavation depth of 2 feet.

### **3.1.3 Excavation Bottom Preparation**

All excavation bottoms or removal bottoms should be observed by a representative of the geotechnical engineer prior to placement of fill or other improvements to determine that geotechnically suitable soil is exposed. Excavation bottoms observed to be suitable for fill placement or other improvements should be scarified to a depth of at least 8 inches, moisture-conditioned as necessary to achieve a moisture content within 2 percentage points of the optimum moisture content, and then compacted to a minimum of 90 percent of the laboratory derived maximum density as determined by ASTM Test Method D 1557 (Modified Proctor).

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Removals and overexcavations performed at the site may extend into soils with moisture content significantly over optimum. Therefore, if necessary, the excavation bottoms can then be stabilized with geogrid or crushed rock to reduce the potential for pumping and provide a firm working surface for heavy equipment. If a rock or gravel layer is placed, a layer of nonwoven filter fabric such as Mirafi 140N or equivalent, should be placed over the gravel/rock layer to reduce the potential for migration of sediments into the void space between the coarse aggregate. Once stabilized, the excavation can then be backfilled with excavated materials and placed as engineered fill.

#### **3.1.4 Fill Materials**

On-site soil that is free of construction debris, organics, cobbles, boulders, rubble, or rock larger than 4-inches in largest dimension is suitable to be used as fill for support of structures. Natural soils encountered onsite below existing fill consist predominantly of very moist to wet soils that will require substantial drying and processing for use as engineered fill. Any imported fill soil should be approved by the geotechnical engineer prior to import or use onsite.

#### **3.1.5 Fill Placement and Compaction**

Fill soils should be placed in loose lifts not exceeding 8 inches, moisture-conditioned to within 2 percent of optimum moisture content, and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM Test Method D 1557. Aggregate base should be compacted to a minimum of 95 percent relative compaction.

When grading is interrupted by heavy rains, fill operations should not be resumed until the moisture content and the dry density of the placed fill are satisfactory.

#### **3.1.6 Shrinkage**

The change in volume of excavated and recompacted soil varies according to soil type and location. This volume change is represented as a percentage increase (bulking) or decrease (shrinkage) in volume of fill after removal and recompaction. Field and laboratory data used in our calculations included laboratory-measured maximum dry density for the

general soil type encountered at the subject site, the measured in-place densities of near surface soils encountered and our experience.

Based upon the results of the in-place density and the moisture-density relationship exhibited by representative bulk samples of the near surface soils, recompaction of the soils is anticipated to result in volume shrinkage in the range of 10 to 15 percent. The estimated shrinkage does not include material losses due to removal of organic material or other unsuitable bearing materials (debris, rubble, oversize material greater than 6-inches) and the actual shrinkage that occurs during grading may vary throughout the site.

### **3.1.7 Reuse of Concrete and Asphalt Rubble**

If encountered during site clearing and/or during preparation activities, construction rubble (i.e., Portland cement concrete and asphalt concrete) may be incorporated in the proposed development. For use as structural fill, the processed material should be crushed to develop a relatively well-graded mixture with a maximum particle size of 3-inch nominal diameter. Concrete rubble should be free of rebar and processed asphalt pavement rubble may be used if mixed with the existing base course (where present). Processed material may be used as structural fill if uniformly mixed with onsite soils in proportion of 1 part processed material to 3 parts soil. For use as pavement base course, rubble should be crushed to satisfy gradation requirements of Section 200-2.4 of the Standard Specifications for Public Works Construction (SSPWC). Such materials must be free of and segregated from any hazardous materials and/or organic material of any kind.

## **3.2 Foundation Design**

We anticipate a mat-type foundation system established on engineered fill will be required for the proposed building to accommodate the estimated seismic settlement at the site and the potential settlement of the soft clay soils that exist at depth. It may be feasible to use spread footings with foundation ties if the anticipated settlement due to gravity loads and seismic loading can be accommodated.

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Alternatively, the building may be supported on conventional spread footings over improved ground. The ground improvement system should be designed by a specialty contractor specializing in design and construction of ground improvement techniques. Feasible alternatives for ground improvement at this site that may be considered are Geopiers® or rammed aggregate piers, drilled displacement columns, and stone columns. The performance target for ground improvement is an allowable bearing capacity of at least 5,000 pounds per square foot (psf) and a reduction in total static plus seismically-induced settlement of less than 1½ inches.

### **3.2.1 Shallow Foundations**

Mat-type foundations or spread footings with foundation ties may be designed using an allowable bearing capacity 1,500 pounds per square foot (psf) and a modulus of subgrade reaction of 10 pounds per cubic inch (pci).

The total settlement due to the static and seismic loads is expected to be on the order of 3 inches. Differential settlement of the mat foundation due to the static and seismic loads is expected to be on the order of 1½ inches over a distance of 40 feet. The bearing capacity may be increased by one-third for wind or seismic loading. The spread footings or perimeter of the mat foundation should have a minimum embedment of 24 inches below the lowest adjacent grade.

The ultimate bearing capacity can be taken as 4,500 psf, which does not incorporate a factor of safety. A resistance factor of 0.45 should be used for initial bearing capacity evaluation with factored loads. The recommended bearing values are net values, and the weight of concrete in the mat foundation can be taken as 50 pcf; the weight of soil backfill can be neglected when determining the downward loads.

Resistance to lateral loads will be provided by a combination of friction between the soil and structure interface and passive pressure acting against the vertical portion of the footings. For calculating lateral resistance above the design groundwater at 10 feet bgs, a passive pressure of 250 pcf and a frictional coefficient of 0.30 may be used. Note that the passive and frictional coefficients do not include a factor of safety. The frictional resistance and the passive resistance of the soils can be combined without reduction in determining the total lateral resistance.

### **3.2.2 Conventional Spread Footings Over Improved Ground**

Footings should be embedded a minimum 18 inches below the lowest adjacent grade. An allowable soil bearing pressure of 5,000 psf may be used for footings with a minimum width of 12 inches for continuous footings and 18 inches for isolated footings. A one-third increase in the bearing value for short duration loading, such as wind or seismic forces may be used. The ultimate bearing capacity can be taken as 15,000 psf, which does not incorporate a factor of safety. A resistance factor of 0.45 should be used for initial bearing capacity evaluation with factored loads.

The recommended bearing values are net values, and the weight of concrete in the footings can be taken as 50 pounds per cubic foot (pcf); the weight of soil backfill can be neglected when determining the downward loads

The allowable bearing capacity for shallow footings is based on a total static and seismic settlement of 1 inch. Differential settlement can be taken as half the total settlement over a horizontal distance of 30 feet. Since settlement is a function of footing size and contact bearing pressure, differential settlement can be expected between adjacent columns or walls where a large differential loading condition exists. Leighton should review the settlement estimates when final foundation plans and loads for the proposed structures become available.

Resistance to lateral loads will be provided by a combination of friction between the soil and structure interface and passive pressure acting against the vertical portion of the footings structures. For calculating lateral resistance above the design groundwater at 10 feet bgs, a passive pressure of 300 pcf and a frictional coefficient of 0.30 may be used. Below groundwater, the passive resistance should be reduced to 200 pcf to a maximum of 3,000 psf. Note that the passive and frictional coefficients do not include a factor of safety. The frictional resistance and the passive resistance of the soils can be combined without reduction in determining the total lateral resistance.

### **3.3 Slabs-on-Grade**

Concrete slabs may be designed using a modulus of subgrade reaction of 100 pci provided the subgrade is prepared as described in Section 3.1. From a

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geotechnical standpoint, we recommend slab-on-grade be a minimum 5 inches thick with No. 3 rebar placed at the center of the slab at 24 inches on center in each direction. The structural engineer should design the actual thickness and reinforcement based on anticipated loading conditions. Where moisture-sensitive floor coverings or equipment is planned, the slabs should be protected by a minimum 10-mil-thick vapor barrier between the slab and subgrade. A coefficient of friction of 0.35 can be used between the floor slab and the vapor barrier.

Minor cracking of concrete after curing due to drying and shrinkage is normal and should be expected; however, concrete is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low-slump concrete or low water/cement ratios can reduce the potential for shrinkage cracking. Additionally, our experience indicates that the use of reinforcement in slabs and foundations can generally reduce the potential but not eliminate for concrete cracking.

To reduce the potential for excessive cracking, concrete slabs-on-grade should be provided with construction or weakened plane joints at frequent intervals. Joints should be laid out to form approximately square panels.

### **3.4 Cement Type and Corrosion Protection**

Based on the results of laboratory testing, concrete structures in contact with the onsite soil are expected to have negligible exposure to water-soluble sulfates in the soil. Common Type II cement may be used for concrete construction onsite and the concrete should be designed in accordance with 2019 CBC requirements. However, concrete exposed to recycled water should be designed using Type V cement.

Based on our laboratory testing, the onsite soil is considered moderately corrosive to ferrous metals. Ferrous pipe should be avoided by using high-density polyethylene (HDPE) or other non-ferrous pipe when possible. Ferrous pipe, if used, should be protected by polyethylene bags, tap or coatings, di-electric fittings or other means to separate the pipe from onsite soils.



### 3.5 Retaining Walls

Recommended lateral earth pressures are provided as equivalent fluid unit weights, in psf/ft. or pcf. These values do not contain an appreciable factor of safety, so the structural engineer should apply the applicable factors of safety and/or load factors during design.

Onsite soils are likely suitable to be used as retaining wall backfill due to its very low expansion potential; however, field and laboratory verification are recommended before use. Should site soil be considered for reuse behind retaining walls, it should be tested to ensure Expansion potential is less than 20 ( $EI < 20$ ). Recommended lateral earth pressures for retaining walls backfilled with sandy soils with drained conditions as shown on Figure 9, *Retaining Wall Backfill and Subdrain Detail* are as follows:

**Table 2 – Retaining Wall Design Earth Pressures**

<b>Retaining Wall Condition (Level Backfill)</b>	<b>Equivalent Fluid Pressure (pounds-per-cubic-foot)*</b>
Active (cantilever)	40
At-Rest (braced)	60
Passive Resistance (compacted fill)	250
Seismic Increment (add to active pressure)	20

Walls that are free to rotate or deflect may be designed using active earth pressure. For basement walls or walls that are fixed against rotation, the at-rest pressure should be used. For seismic condition, the pressure should be distributed as an inverted triangular distribution and the dynamic thrust should be applied at a height of 0.6H above the base of the wall.

#### 3.5.1 Sliding and Overturning

Total depth of retained earth for design of walls and for uplift resistance, should be measured as the vertical height of the stem below the ground surface at the wall face for stem design, or measured at the heel of the footing for overturning and sliding. A soil unit weight of 120 pcf may be assumed for calculating the actual weight of the soil over the wall footing, if drained, or 60 pcf if submerged, for properly compacted backfill.

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### 3.5.2 Drainage

Adequate drainage may be provided by a subdrain system positioned behind the walls. Typically, this system consists of a 4-inch minimum diameter perforated pipe placed near the base of the wall (perforations placed downward). The pipe should be bedded and backfilled with pervious backfill material described in Section 300-3.5.2 of the Standard Specifications for Public Works Construction (Green Book), 2018 Edition. This pervious backfill should extend at least 2 feet out from the wall and to within 2 feet of the outside finished grade. This pervious backfill and pipe should be wrapped in filter fabric, such as Mirafi 140N or equivalent, placed as described in Section 300-8.1 of the Standard Specifications for Public Works Construction (Green Book), 2018 Edition. The subdrain outlet should be connected to a free-draining outlet or sump.

Miradrain, Geotech Drainage Panels, or Enkadrain drainage geocomposites, or similar, may be used for wall drainage as an alternative to the Class 2 Permeable Material or drain rock backfill, particularly where horizontal space is limited adjacent to shoring (where walls are cast against shoring). These drainage panels should be connected to the perforated drainpipe at the base of the wall.

### 3.6 Paving

To provide support for paving, the subgrade soils should be prepared as recommended in the Section 3.1. Compaction of the subgrade, including trench backfills, to at least 90 percent of the maximum dry density as determined by ASTM Test Method D 1557, and achieving a firm, hard, and unyielding surface will be important for paving support. The preparation of the paving area subgrade should be performed immediately prior to placement of the base course.

Adequate drainage (both surface and subsurface) should be provided such that the subgrade soils and aggregate base materials are not allowed to become wet. Landscape areas must be separated from pavements with concrete curbs and/or edge drains. Excessive over-irrigation will have an adverse impact on adjacent pavements. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from paving, will result in premature pavement failure.

### 3.6.1 Asphalt Concrete

The required paving and base thicknesses will depend on the expected wheel loads and volume of traffic (Traffic Index or TI). Assuming that the paving subgrade will consist of engineered fill with an R-value greater than 50, compacted to at least 90 percent as recommended, the minimum recommended paving thicknesses are presented in the following table. Results of R-value testing on one (1) near surface sample of existing onsite soils indicate a value of 63.

**Table 3 – Asphalt Concrete Pavement Sections**

Traffic Index	Asphalt Concrete (inches)	Base Course (inches)
5	3	4
6	3	6
7	4	6
8	4	8
9	5	8

The asphalt paving sections were determined using the Caltrans design method. We can determine the recommended paving and base course thicknesses for other Traffic Indices if required. Careful inspection is recommended to verify that the recommended thicknesses or greater are achieved, and that proper construction procedures are followed.

### 3.6.2 Portland Cement Concrete Paving

We have assumed that the subgrade below paving will have an R-value of at least 50. Portland cement concrete (PCC) paving sections were determined in accordance with procedures developed by the Portland Cement Association. Concrete paving sections for a range of Traffic Indices are presented in the following table. We have assumed that the Portland cement concrete will have a compressive strength of at least 3,000 pounds per square inch.

**Table 4 – PCC Pavement Sections**

Traffic Index	PCC (inches)	Base Course (inches)
5	5	4
6	5½	4
7	6	4
8	7	4
9	8	4

The paving should be provided with expansion joints at regular intervals no more than 15 feet in each direction. Load transfer devices, such as dowels or keys, are recommended at joints in the paving to reduce possible offsets. The paving sections in the above table have been developed based on the strength of unreinforced concrete. Steel reinforcing and a 4-inch-thick aggregate base course layer under paving may be added to reduce cracking and to prolong the life of the paving.

### **3.6.3 Base Course**

The base course for both asphalt concrete and Portland cement concrete paving should meet the specifications for Class 2 Aggregate Base as defined in Section 26 of the latest edition of the State of California, Department of Transportation, Standard Specifications. Alternatively, the base course could meet the specifications for untreated base as defined in Section 200-2 of the latest edition of the Standard Specifications for Public Works Construction. The base course should be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM Test Method D 1557.

## **3.7 Temporary Excavations**

All temporary excavations, including utility trenches, retaining wall excavations, and foundation excavations should be performed in accordance with project plans, specifications, and all OSHA requirements. Excavations 4 feet or deeper should be laid back or shored in accordance with OSHA requirements before personnel are allowed to enter.

No surcharge loads should be permitted within a horizontal distance equal to the height of cut or 5 feet, whichever is greater from the top of the cut, unless the cut is shored appropriately. Excavations that extend below an imaginary plane inclined at

45 degrees below the edge of any adjacent existing site foundation should be properly shored to maintain support of the adjacent structure.

Temporary excavations should be treated in accordance with the State of California version of OSHA excavation regulations, Construction Safety Orders for Excavation General Requirements, Article 6, Section 1541, effective October 1, 1995. The sides of excavations should be shored or sloped in accordance with OSHA regulations. OSHA allows the sides of unbraced excavations, up to a maximum height of 20 feet, to be cut to a  $\frac{3}{4}H:1V$  (horizontal:vertical) slope for Type A soils, 1H:1V for Type B soils, and  $1\frac{1}{2}H:1V$  for Type C soils. Near-surface onsite soils are to be considered Type B soils.

During construction, the soil conditions should be regularly evaluated to verify that conditions are as anticipated. The contractor shall be responsible for providing the “competent person” required by OSHA standards to evaluate soil conditions. Close coordination between the competent person and the geotechnical engineer should be maintained to facilitate construction while providing safe excavations.

### 3.8 Trench Backfill

Utility trenches should be backfilled with compacted fill in accordance with Sections 306-1 and 306-6 of the Standard Specifications for Public Works Construction, (“Greenbook”), 2021 Edition. Utility trenches can be backfilled with onsite sandy material free of rubble, debris, organic and oversized material up to ( $\leq$ ) 3-inches in largest dimension. Prior to backfilling trenches, pipes should be bedded in and covered with either:

- (1) **Sand:** A uniform, sand material that has a Sand Equivalent (SE) greater-than-or-equal-to ( $\geq$ ) 30, passing the No. 4 U.S. Standard Sieve (or as specified by the pipe manufacturer), water densified in place, or
- (2) **CLSM:** Controlled Low Strength Material (CLSM) conforming to Section 201-6 of the *Standard Specifications for Public Works Construction*, (“Greenbook”), 2021 Edition. CLSM should not be jetted.

Pipe bedding should extend at least 4 inches below the pipeline invert and at least 12 inches over the top of the pipeline. Native and clean fill soils can be used as backfill over the pipe bedding zone, and should be placed in thin lifts, moisture conditioned above optimum, and mechanically compacted to at least 90 percent relative compaction, relative to the ASTM D 1557 laboratory maximum density.

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### 3.9 **Drainage and Landscaping**

Building walls below grade should be waterproofed or at least damp proofed, depending upon the degree of moisture protection desired. Surface drainage should be designed to direct water away from foundations and toward approved drainage devices. Irrigation of landscaping should be controlled to maintain, as much as possible, consistent moisture content sufficient to provide healthy plant growth without overwatering.

### 3.10 **Additional Geotechnical Services**

Leighton should review the grading plans, foundation plans, and specifications when they are available to verify that the recommendations presented in this report have been properly interpreted and incorporated. In addition, should stormwater infiltration be considered for the project, we recommend additional testing be performed at the specific location and depth of the planned infiltration device to confirm that infiltration will be feasible due to the high variability in test results.

Geotechnical observation and testing should be provided during the following activities:

- Grading and excavation of the site;
- Installation of ground improvement (if implemented);
- Subgrade Preparation;
- Compaction of all fill materials;
- Utility trench backfilling and compaction;
- Footing excavation and slab-on-grade preparation;
- Pavement subgrade and base preparation;
- Placement of asphalt concrete and/or concrete; and
- When any unusual conditions are encountered.

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## 4.0 LIMITATIONS

This geotechnical exploration does not address the potential for encountering hazardous soil at this site. In addition, this report was necessarily based in part upon data obtained from a limited number of observances, site visits, soil samples, tests, analyses, histories of occurrences, spaced subsurface explorations and limited information on historical events and observations. Such information is, by necessity, incomplete. Please also refer GBA's *Important Information About Your Geotechnical Report* (included at the rear of the text), presenting additional information and limitations regarding geotechnical engineering studies and reports. The nature of many sites is such that differing soil or geologic conditions can be present within small distances and under varying climatic conditions. Changes in subsurface conditions can and do occur over time. Therefore, the findings, conclusions, and recommendations presented in this report are only valid if Leighton Consulting, Inc. has the opportunity to observe subsurface conditions during grading and construction, to confirm that our data are representative for the site. Leighton Consulting, Inc. should also review the construction plans and project specifications, when available, to comment on the geotechnical aspects.

This report was prepared using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing at this time in Los Angeles County. We do not make any warranty, either expressed or implied.

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# Important Information about This

# Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

**The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.**

## Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

## Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

## Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

## You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

### Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

### This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

### This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

### Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

*conspicuously that you’ve included the material for information purposes only.* To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

### Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

### Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

### Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* **Confront the risk of moisture infiltration** by including building-envelope or mold specialists on the design team. **Geotechnical engineers are not building-envelope or mold specialists.**



Telephone: 301/565-2733

e-mail: [info@geoprofessional.org](mailto:info@geoprofessional.org) [www.geoprofessional.org](http://www.geoprofessional.org)

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## FIGURES







Project: 13429.001	Eng/Geol: CCK/JMP
Scale: 1" = 2,000'	Date: February 2022
Reference: © 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus	

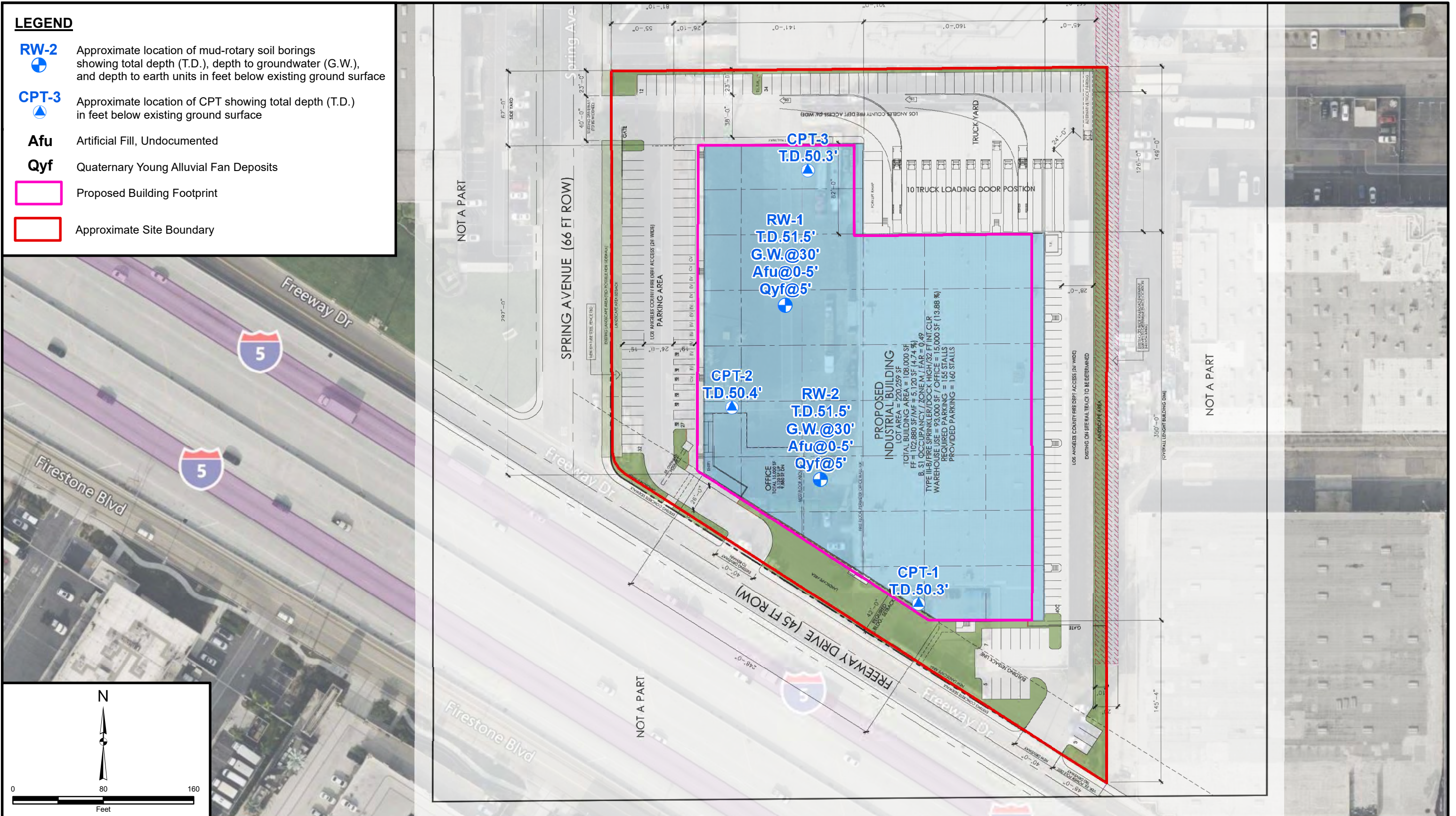
# SITE LOCATION MAP

Proposed Industrial Building  
13711 Freeway Drive  
Santa Fe Springs, California

**FIGURE 1**

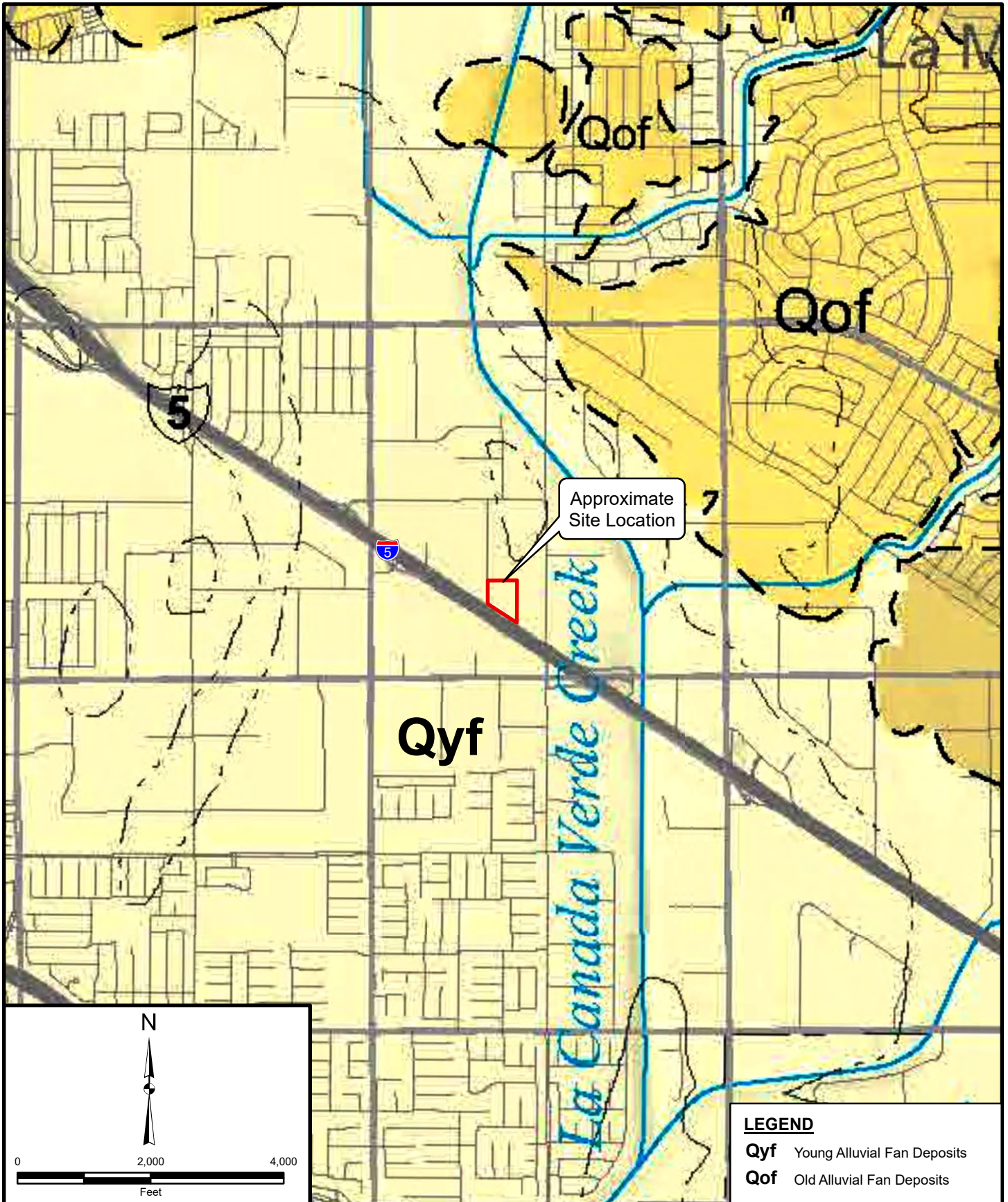
**LEGEND**

- RW-2**  Approximate location of mud-rotary soil borings showing total depth (T.D.), depth to groundwater (G.W.), and depth to earth units in feet below existing ground surface
- CPT-3**  Approximate location of CPT showing total depth (T.D.) in feet below existing ground surface
- Afu** Artificial Fill, Undocumented
- Qyf** Quaternary Young Alluvial Fan Deposits
-  Proposed Building Footprint
-  Approximate Site Boundary



**EXPLORATION LOCATION MAP**  
 Proposed Industrial Building  
 13711 Freeway Drive  
 Santa Fe Springs, California

Map Saved as V:\Drafting\13429\001\Maps\13429-001\_F02\_ELM\_2022-02-24.mxd on 2/23/2022 10:41:14 AM Author: KVM (btran)

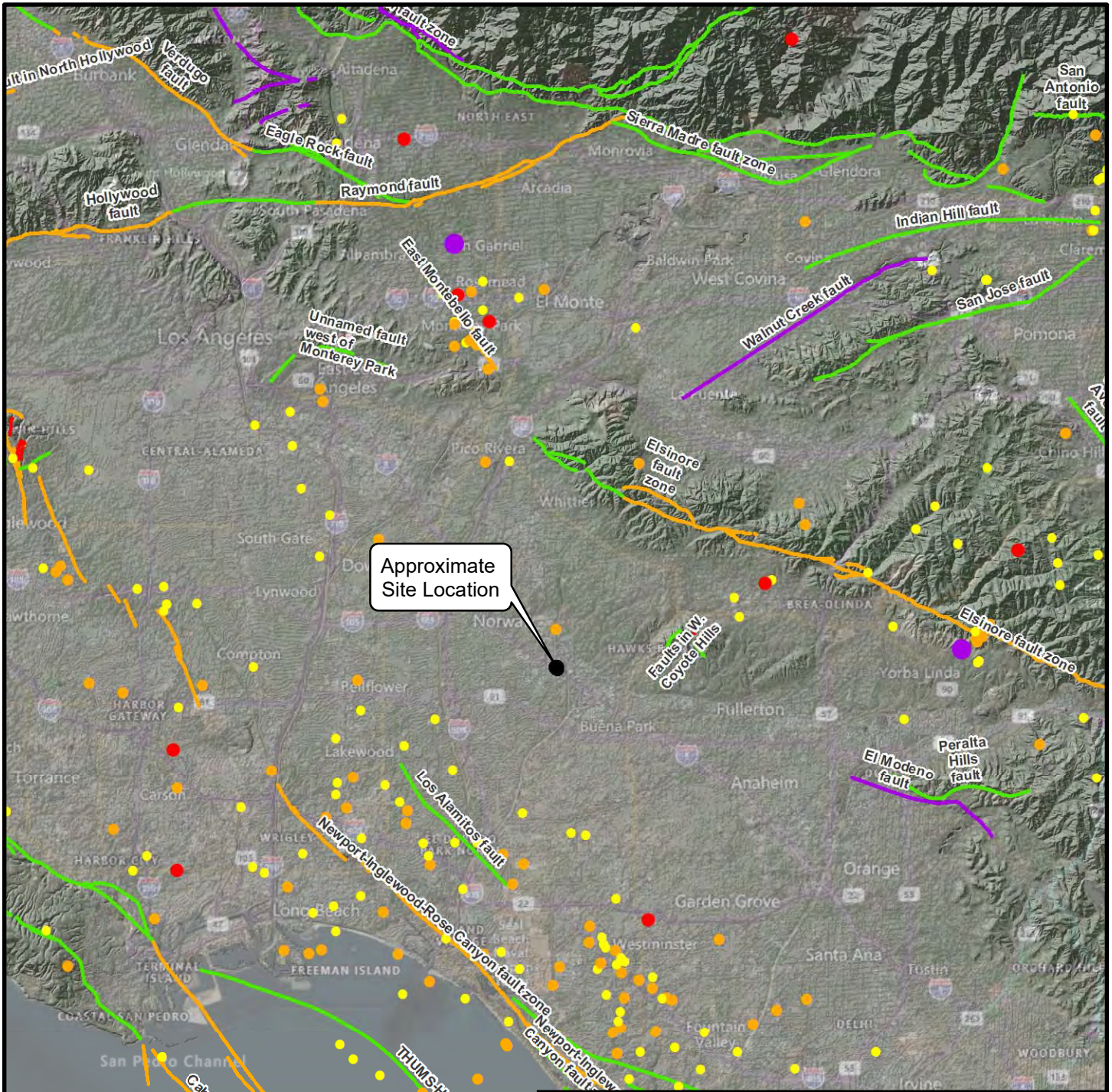


Project: 13429.001	Eng/Geol: CCK/JMP
Scale: 1" = 2,000'	Date: February 2022
Basemap: Geologic Compilation of Quaternary Surficial Deposits in Southern California, Orange County, CGS SR217 Plate 12, by Bedrossian, T.L. and Roffers, P.D., July 2010	

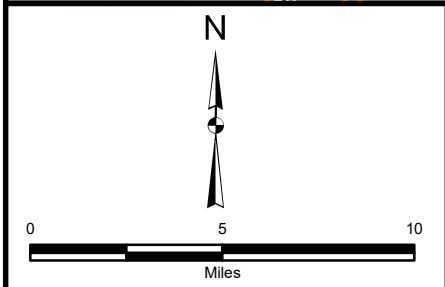
**REGIONAL GEOLOGY MAP**  
 Proposed Industrial Building  
 13711 Freeway Drive  
 Santa Fe Springs, California

**FIGURE 3**





Approximate Site Location



**LEGEND**

**Fault activity**

**Recency of Movement**

- Historic (<200 years)
- Holocene (<11,700 years)
- Late Quaternary (last 700,000 years)
- Quaternary (<1.6M years)

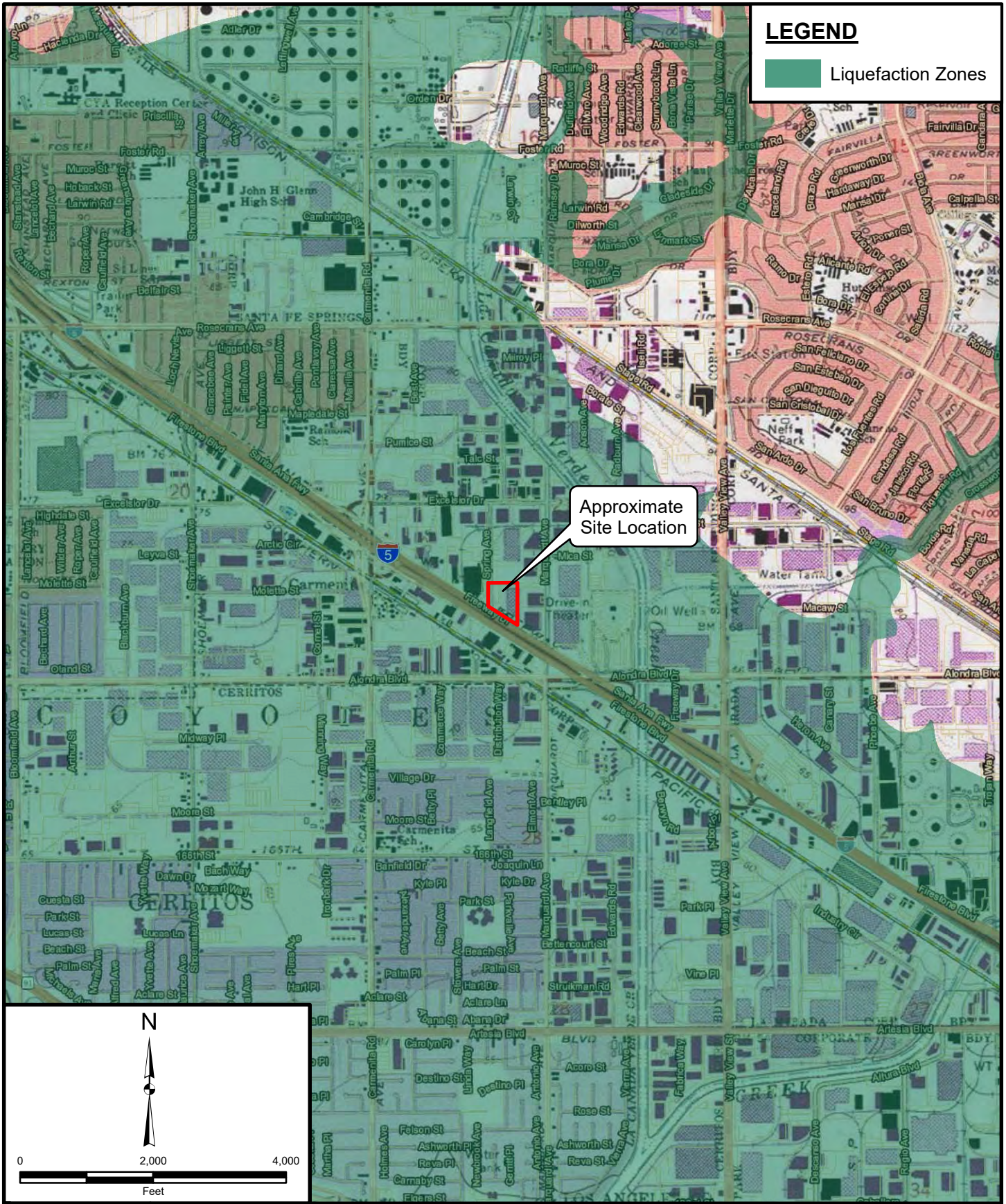
**Historical Earthquakes (≥M3.5)**

- 3.5 - 3.99
- 4.0 - 4.99
- 5.0 - 5.99
- 6.0 - 6.99

Project: 13429.001    Eng/Geol: CCK/JMP  
 Scale: 1" = 5 miles    Date: February 2022  
 Base Map: ESRI ArcGIS Online 2022  
 Reference: maps.conservation.ca.gov

**REGIONAL FAULTS AND HISTORIC SEISMICITY MAP**  
 Proposed Industrial Building  
 13711 Freeway Drive  
 Santa Fe Springs, California

**FIGURE 4**



Project: 13429.001	Eng/Geol: CCK/JMP
Scale: 1" = 2,000'	Date: February 2022
Base Map: Esri, HERE, Garmin, (c) OpenStreetMap contributors Seismic Hazards Program, California Geological Survey,	

# SEISMIC HAZARD MAP

Proposed Industrial Building  
13711 Freeway Drive  
Santa Fe Springs, California

**FIGURE 5**



**LEGEND**

**100-Year Floodplains**

**500-Year Floodplains**

Approximate Site Location

N

0 2,000 4,000

Feet

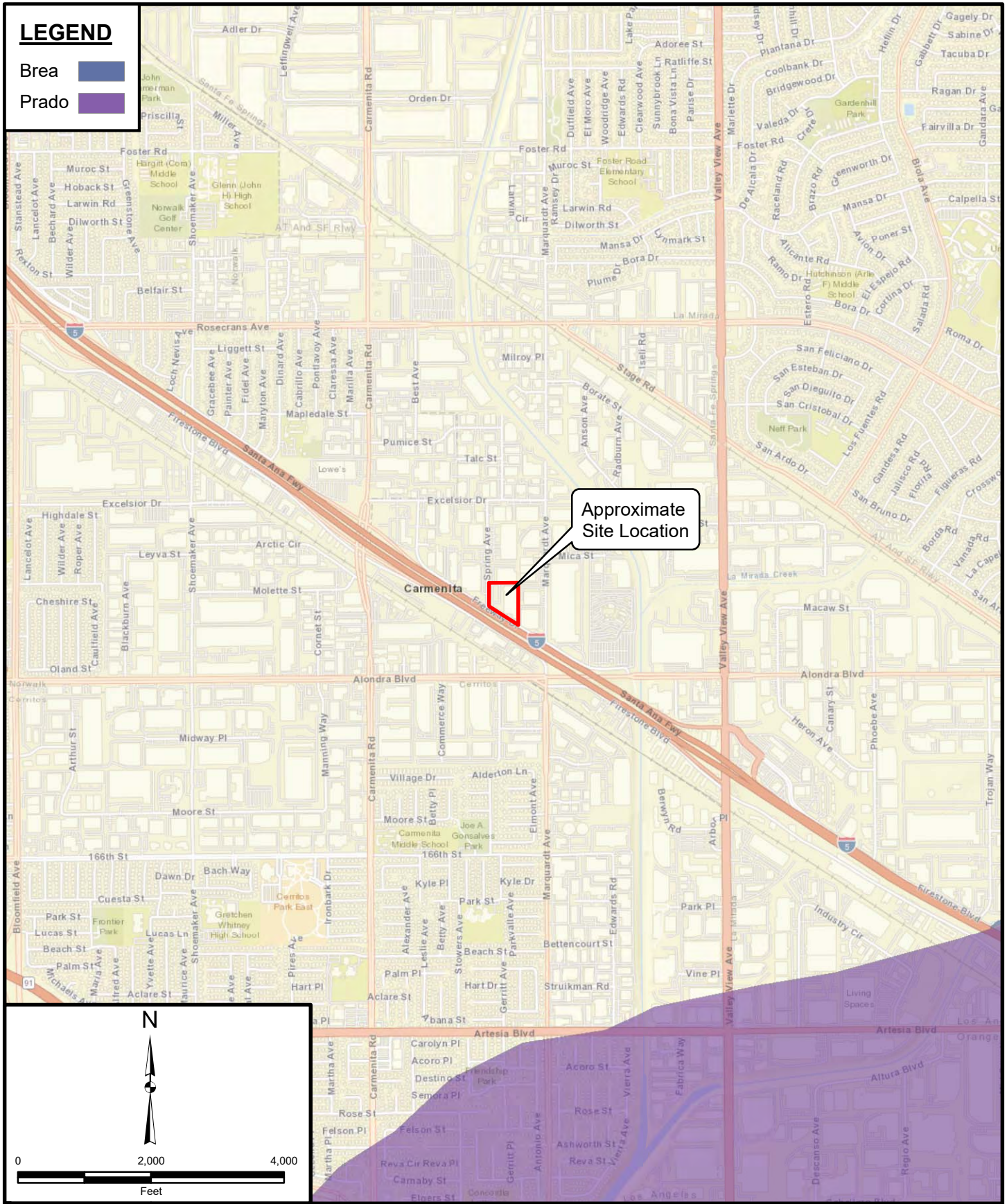
Project: 13429.001	Eng/Geol: CCK/JMP
Scale: 1" = 2,000'	Date: February 2022
Base Map: ESRI ArcGIS Online 2022	
Reference: FEMA, DWR	

**FLOOD HAZARD ZONE MAP**  
 Proposed Industrial Building  
 13711 Freeway Drive  
 Santa Fe Springs, California

**FIGURE 6**

# LEGEND

- Brea
- Prado



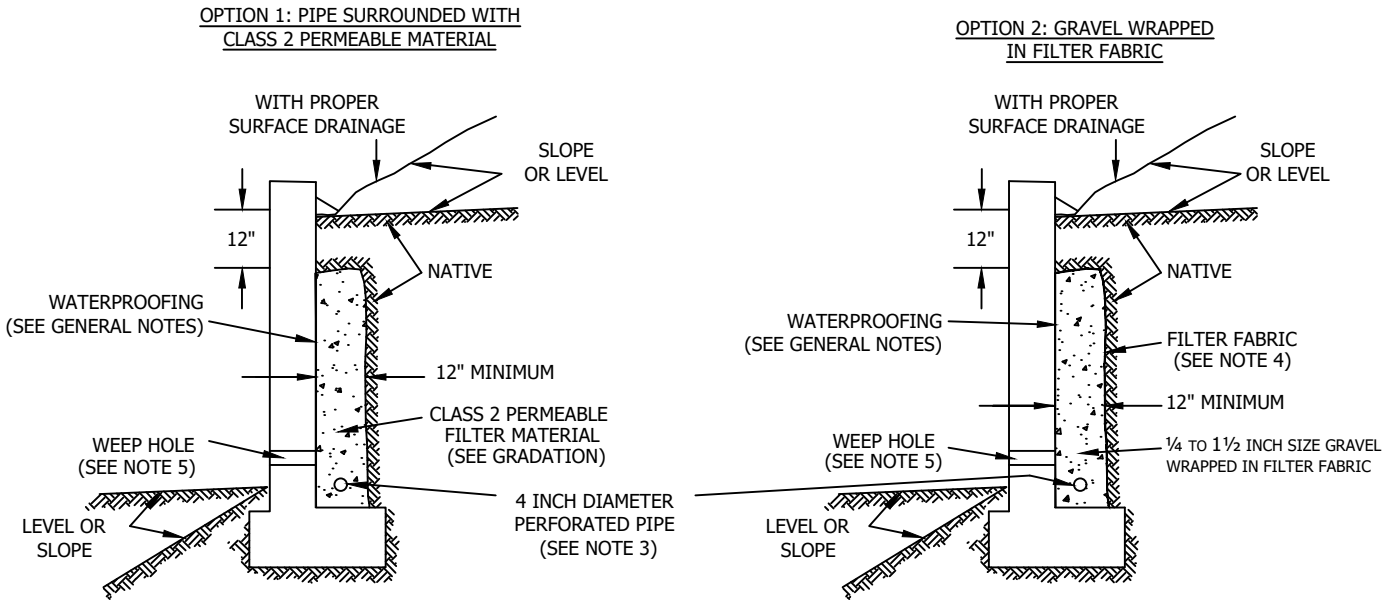
Approximate Site Location

Project: 13429.001	Eng/Geol: CCK/JMP
Scale: 1" = 2,000'	Date: February 2022
Base Map: ESRI ArcGIS Online 2022 Reference: Office of Emergency Services (2007), Dept of Safety of Dams (2021) National Inventory of Dams, Army Corps of Engrs (2021)	

**DAM INUNDATION MAP**  
 Proposed Industrial Building  
 13711 Freeway Drive  
 Santa Fe Springs, California

**FIGURE 7**

**SUBDRAIN OPTIONS AND BACKFILL WHEN NATIVE MATERIAL HAS EXPANSION INDEX OF  $\leq 50$**



Class 2 Filter Permeable Material Gradation  
Per Caltrans Specifications

Sieve Size	Percent Passing
1"	100
3/4"	90-100
3/8"	40-100
No. 4	25-40
No. 8	18-33
No. 30	5-15
No. 50	0-7
No. 200	0-3

**GENERAL NOTES:**

- \* Waterproofing should be provided where moisture nuisance problem through the wall is undesirable.
- \* Water proofing of the walls is not under purview of the geotechnical engineer
- \* All drains should have a gradient of 1 percent minimum
- \* Outlet portion of the subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project engineer. The subdrain pipe should be accessible for maintenance (rodding)
- \* Other subdrain backfill options are subject to the review by the geotechnical engineer and modification of design parameters.

**Notes:**

- 1) Sand should have a sand equivalent of 30 or greater and may be densified by water jetting.
- 2) 1 Cu. ft. per ft. of 1/4- to 1 1/2-inch size gravel wrapped in filter fabric
- 3) Pipe type should be ASTM D1527 Acrylonitrile Butadiene Styrene (ABS) SDR35 or ASTM D1785 Polyvinyl Chloride plastic (PVC), Schedule 40, Armco A2000 PVC, or approved equivalent. Pipe should be installed with perforations down. Perforations should be 3/8 inch in diameter placed at the ends of a 120-degree arc in two rows at 3-inch on center (staggered)
- 4) Filter fabric should be Mirafi 140NC or approved equivalent.
- 5) Weepholes should be 3-inch minimum diameter and provided at 10-foot maximum intervals. If exposure is permitted, weepholes should be located 12 inches above finished grade. If exposure is not permitted such as for a wall adjacent to a sidewalk/curb, a pipe under the sidewalk to be discharged through the curb face or equivalent should be provided. For a basement-type wall, a proper subdrain outlet system should be provided.
- 6) Retaining wall plans should be reviewed and approved by the geotechnical engineer.
- 7) Walls over six feet in height are subject to a special review by the geotechnical engineer and modifications to the above requirements.

**RETAINING WALL BACKFILL AND SUBDRAIN DETAIL  
FOR WALLS 6 FEET OR LESS IN HEIGHT  
WHEN NATIVE MATERIAL HAS EXPANSION INDEX OF  $\leq 50$**



**FIGURE 8**

V:\DRAFTING\TEMP\ATES\STANDARD-FIGURES\DWG (04.02.21) 007-554M1 - Revised by: bham



APPENDIX A  
EXPLORATION LOGS

# GEOTECHNICAL BORING LOG RW-1

**Project No.** 13429.001  
**Project** Rexford Freeway Drive  
**Drilling Co.** SoCal Drilling Co.  
**Drilling Method** Rotary Wash - 140lb - Autohammer - 30" Drop  
**Location** See Figure 2- Exploration Location Map

**Date Drilled** 2-10-22  
**Logged By** MM  
**Hole Diameter** 8"  
**Ground Elevation** 66'  
**Sampled By** MM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	<b>SOIL DESCRIPTION</b>	Type of Tests
	0	N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
65		ASPHALT CONCRETE		B-1				ML	@Surface: 6 inches of asphalt concrete over 6 inches of aggregate base <b>Artificial Fill, Undocumented (Afu):</b> @1': Clayey SILT, brown, wet	
60	5	SILT		R-1	5 8 8	93	22	ML	<b>Quaternary Age Young Alluvial Fan Deposits (Qyf):</b> @5': SILT, very stiff, light brown, very moist, little clay, FeO stains	
		SILT		S-2	2 5 6		32		@7.5': SILT, very stiff, light brown, very moist, FeO stains	
55	10	SAND		R-3	7 14 10	103	7		@10': Sandy SILT, very stiff, light gray, slightly moist, mostly fine sand	CN
50	15	SAND		S-4	7 9 10		19	SP	@15': Poorly graded SAND, medium dense, light brown, very moist, mostly fine sand, micaceous	
45	20	SAND		R-5	9 10 7	86	23		@20': Poorly graded SAND, medium dense, gray, wet, fine sand	
40	25	CLAY		S-6	1 3 5		29	CL	@25': CLAY, stiff, light gray, very moist, little silt, trace pinhole pores, carbonate precipitation throughout, few organic fragments	
30		CLAY								

**SAMPLE TYPES:**

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

**TYPE OF TESTS:**

- 200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL

- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE

- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



# GEOTECHNICAL BORING LOG RW-1

**Project No.** 13429.001  
**Project** Rexford Freeway Drive  
**Drilling Co.** SoCal Drilling Co.  
**Drilling Method** Rotary Wash - 140lb - Autohammer - 30" Drop  
**Location** See Figure 2- Exploration Location Map

**Date Drilled** 2-10-22  
**Logged By** MM  
**Hole Diameter** 8"  
**Ground Elevation** 66'  
**Sampled By** MM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	<b>SOIL DESCRIPTION</b>	Type of Tests
		N S							This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
30	35			R-7	7 18 23	92	31	ML	@30': SILT, hard, blue gray, wet, thinly bedded to laminated, few micas, trace MnO spots	
35	30			S-8	1 3 3		83	CL	@35': CLAY, medium stiff to stiff, blue gray, wet, laminated, trace MnO spots and trace fine organic material @36': Becomes dark gray CLAY, few fine shells, few organic material up to approximately 1 inch long	
40	25			R-9	7 12 18		91	ML-CL	@40': SILT to CLAY, very stiff, blue gray, wet, micaceous, calcium carbonates throughout, trace fine organic material, trace MnO spots, low plasticity	
45	20			S-10	3 5 7		19		@45': SILT to CLAY, very stiff, blue gray, wet, few fine sand, micaceous, trace MnO spots, trace fine organics, yellow orange FeO staining	
50	15			R-11	7 16 21				@50': SILT to CLAY, hard, blue gray to gray, wet	
									<b>Total Depth: 51.5 feet</b> <b>Groundwater encountered at 30 feet</b> <b>Drummed cuttings and backfilled with cement bentonite grout and patched with black-dyed concrete.</b>	
55	10									
60										

**SAMPLE TYPES:**

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

**TYPE OF TESTS:**

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- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH





# GEOTECHNICAL BORING LOG RW-2

**Project No.** 13429.001  
**Project** Rexford Freeway Drive  
**Drilling Co.** SoCal Drilling Co.  
**Drilling Method** Rotary Wash - 140lb - Autohammer - 30" Drop  
**Location** See Figure 2- Exploration Location Map

**Date Drilled** 2-10-22  
**Logged By** MM  
**Hole Diameter** 8"  
**Ground Elevation** 68'  
**Sampled By** MM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	<b>SOIL DESCRIPTION</b>	Type of Tests
		N S							This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
0								ML	@Surface: 5 inches of asphalt concrete over 6 inches of aggregate base. Encountered rebar in concrete. <b>Artificial Fill, Undocumented (Afu):</b> @0.91': Clayey SILT, brown, wet	
65				S-1	3 4 5		18	ML	<b>Quaternary Age Young Alluvial Fan Deposits (Qyf):</b> @5': Sandy SILT, stiff, light brown, very moist, micaceous, fine sand	
60				R-2	2 5 6	94	16	CL-ML	@7.5': Silty CLAY, stiff, light brown, moist, micaceous, FeO veins	CN, DS
10				S-3	2 3 4		29	SC	@10': Clayey SAND, medium dense, light brown, very moist, micaceous, FeO veins, trace organic material	AL
55				R-4	3 7 9	102	26	CL-ML	@15': Silty CLAY, stiff, gray brown, very moist, fine sand, FeO spots	, DS
50				S-5	3 9 11		34	CL	@20': Sandy Lean CLAY, very stiff to hard, gray brown, wet, micaceous, laminated, few FeO stains, clay lenses	AL
45				R-6	4 7 9	90	31	ML-CL	@25': SILT to CLAY, stiff, gray, very moist, micaceous, calcium carbonate nodules, trace organic debris, trace FeO staining, blocky, low plasticity	
40										
30										

**SAMPLE TYPES:**

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

**TYPE OF TESTS:**

- 200 % FINES PASSING
- AL ATTERBERG LIMITS
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- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



# GEOTECHNICAL BORING LOG RW-2

**Project No.** 13429.001  
**Project** Rexford Freeway Drive  
**Drilling Co.** SoCal Drilling Co.  
**Drilling Method** Rotary Wash - 140lb - Autohammer - 30" Drop  
**Location** See Figure 2- Exploration Location Map

**Date Drilled** 2-10-22  
**Logged By** MM  
**Hole Diameter** 8"  
**Ground Elevation** 68'  
**Sampled By** MM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	<b>SOIL DESCRIPTION</b>	Type of Tests
This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.										
30		N S		S-7	7 12 14		23	SP-SM	@30': Poorly graded SAND to Silty SAND, dense, gray, very moist, fine sand, micaceous	
35				R-8	9 14 16	89	32	ML	@35': SILT, very stiff, gray, wet, micaceous, laminated	
40				S-9	6 6 12		30		@40': SILT, very stiff, gray, wet, few clay, micaceous, increased clay with depth	
45				R-10	6 12 21	85	37	CL	@45': CLAY, very stiff, gray, very moist, calcium carbonate throughout, trace fine organic material, high plasticity	
50				S-11	2 5 8		32		@50': CLAY, very stiff	
55									Total Depth: 51.5 feet Groundwater encountered at 30 feet Drummed cuttings and backfilled with cement bentonite grout and patched with black-dyed concrete.	
60										

**SAMPLE TYPES:**

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

**TYPE OF TESTS:**

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- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



**SUMMARY**  
**OF**  
**CONE PENETRATION TEST DATA**

Project:

**Rexford**  
**Santa Fe Springs, CA**  
**February 21, 2022**

Prepared for:

**Mr. Jeff Pflueger**  
**Leighton & Associates**  
**17781 Cowan**  
**Irvine, CA 92614-6009**  
**Office (800) 253-4567 / Fax (949) 250-1114**

Prepared by:



**KEHOE TESTING & ENGINEERING**  
5415 Industrial Drive  
Huntington Beach, CA 92649-1518  
Office (714) 901-7270 / Fax (714) 901-7289  
[www.kehoetesting.com](http://www.kehoetesting.com)

# **TABLE OF CONTENTS**

- 1. INTRODUCTION**
- 2. SUMMARY OF FIELD WORK**
- 3. FIELD EQUIPMENT & PROCEDURES**
- 4. CONE PENETRATION TEST DATA & INTERPRETATION**

## **APPENDIX**

- CPT Plots
- CPT Classification/Soil Behavior Chart
- Summary of Shear Wave Velocities
- CPT Data Files (sent via email)

# SUMMARY OF CONE PENETRATION TEST DATA

## 1. INTRODUCTION

This report presents the results of a Cone Penetration Test (CPT) program carried out for the Rexford project located in Santa Fe Springs, California. The work was performed by Kehoe Testing & Engineering (KTE) on February 21, 2022. The scope of work was performed as directed by Leighton & Associates personnel.

## 2. SUMMARY OF FIELD WORK

The fieldwork consisted of performing CPT soundings at three locations to determine the soil lithology. A summary is provided in **TABLE 2.1**.

LOCATION	DEPTH OF CPT (ft)	COMMENTS/NOTES:
CPT-1	50	
CPT-2	50	
CPT-3	50	

**TABLE 2.1 - Summary of CPT Soundings**

## 3. FIELD EQUIPMENT & PROCEDURES

The CPT soundings were carried out by **KTE** using an integrated electronic cone system manufactured by Vertek. The CPT soundings were performed in accordance with ASTM standards (D5778). The cone penetrometers were pushed using a 30-ton CPT rig. The cone used during the program was a 15 cm<sup>2</sup> cone with a cone net area ratio of 0.83. The following parameters were recorded at approximately 2.5 cm depth intervals:

- Cone Resistance (qc)
- Sleeve Friction (fs)
- Dynamic Pore Pressure (u)
- Inclination
- Penetration Speed

At location CPT-2, shear wave measurements were obtained at approximately 5-foot intervals. The shear wave is generated using an air-actuated hammer, which is located inside the front jack of the CPT rig. The cone has a triaxial geophone, which recorded the shear wave signal generated by the air hammer.

The above parameters were recorded and viewed in real time using a laptop computer. Data is stored at the KTE office for up to 2 years for future analysis and reference. A complete set of baseline readings was taken prior to each sounding to determine temperature shifts and any zero load offsets. Monitoring base line readings ensures that the cone electronics are operating properly.

#### **4. CONE PENETRATION TEST DATA & INTERPRETATION**

The Cone Penetration Test data is presented in graphical form in the attached Appendix. These plots were generated using the CPeT-IT program. Penetration depths are referenced to ground surface. The soil behavior type on the CPT plots is derived from the attached CPT SBT plot (Robertson, "Interpretation of Cone Penetration Test...", 2009) and presents major soil lithologic changes. The stratigraphic interpretation is based on relationships between cone resistance ( $q_c$ ), sleeve friction ( $f_s$ ), and penetration pore pressure ( $u$ ). The friction ratio ( $R_f$ ), which is sleeve friction divided by cone resistance, is a calculated parameter that is used along with cone resistance to infer soil behavior type. Generally, cohesive soils (clays) have high friction ratios, low cone resistance and generate excess pore water pressures. Cohesionless soils (sands) have lower friction ratios, high cone bearing and generate little (or negative) excess pore water pressures.

The CPT data files have also been provided. These files can be imported in CPeT-IT (software by GeoLogismiki) and other programs to calculate various geotechnical parameters.

It should be noted that it is not always possible to clearly identify a soil type based on  $q_c$ ,  $f_s$  and  $u$ . In these situations, experience, judgement and an assessment of the pore pressure data should be used to infer the soil behavior type.

If you have any questions regarding this information, please do not hesitate to call our office at (714) 901-7270.

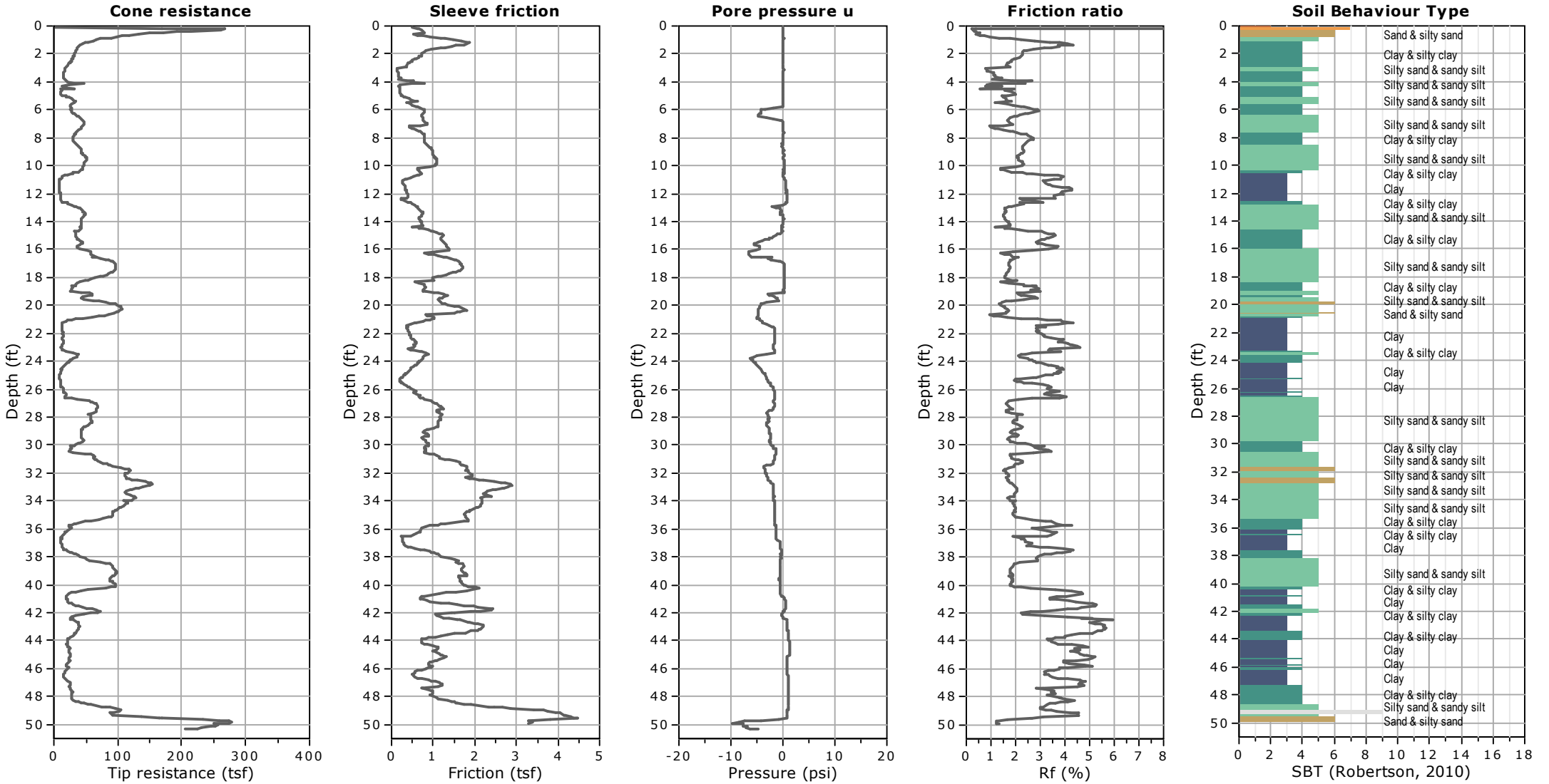
Sincerely,

#### **KEHOE TESTING & ENGINEERING**

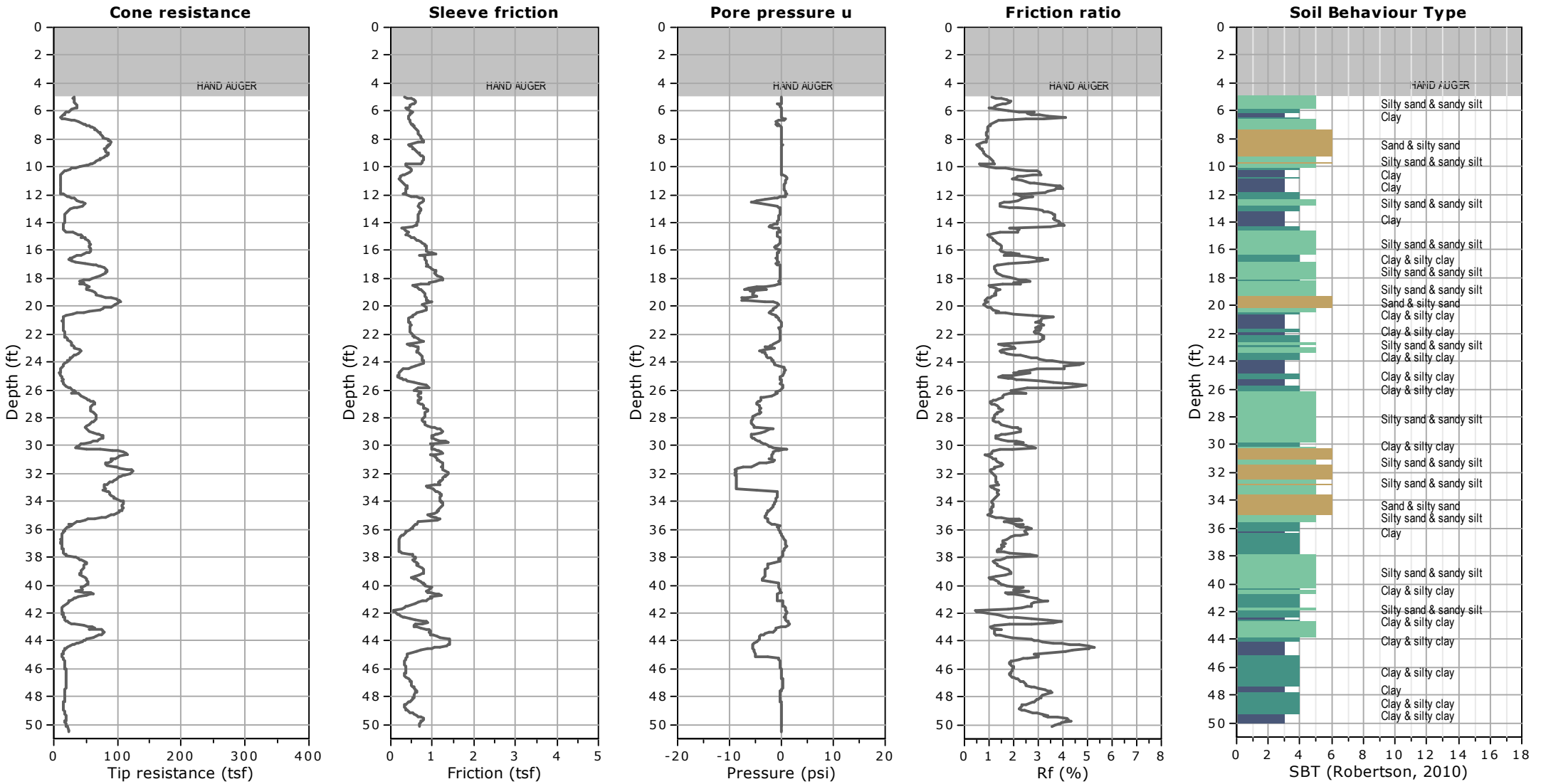


Steven P. Kehoe  
President

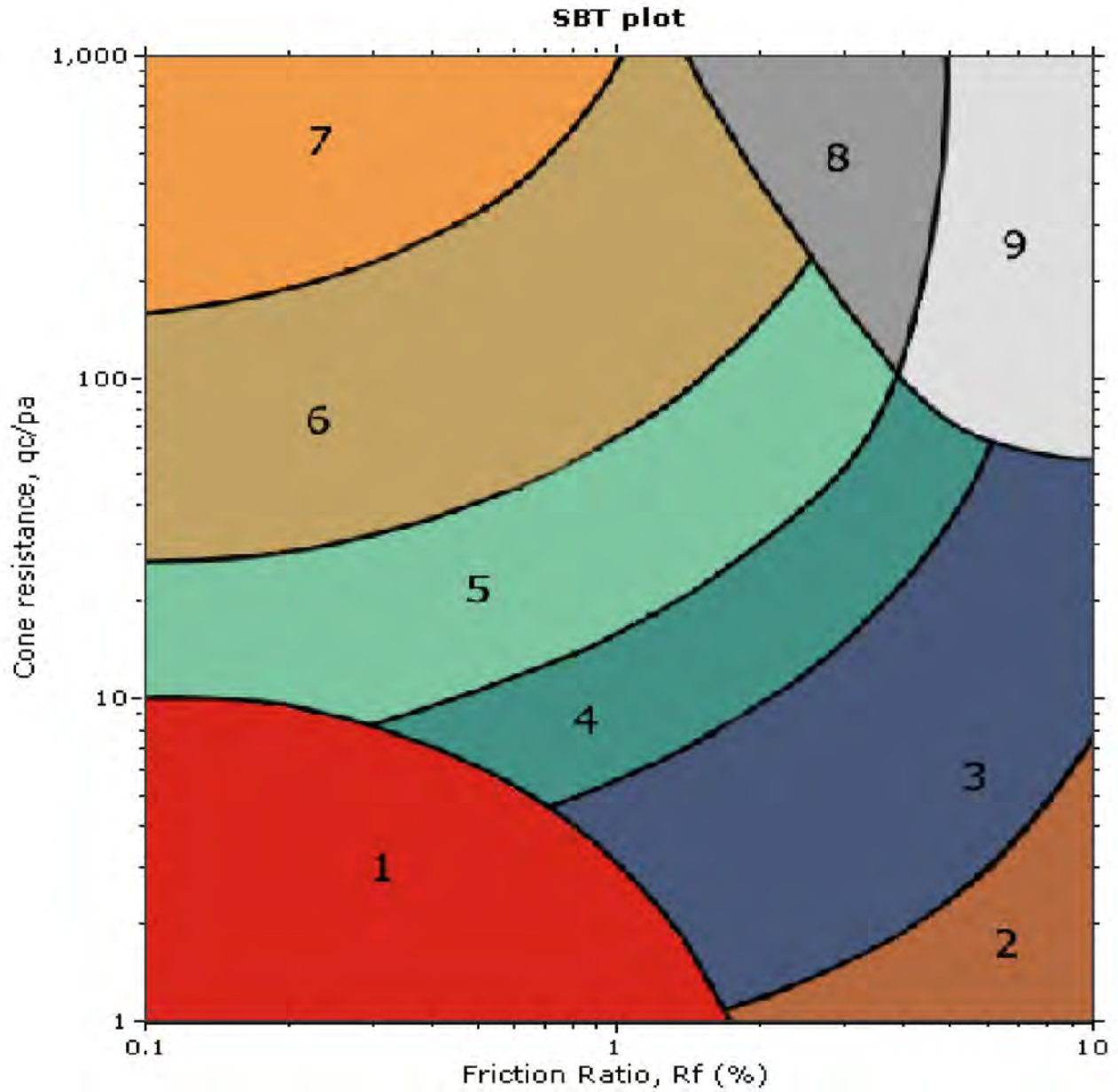
# APPENDIX











**SBT legend**

- |   |   |   |
|---|---|---|
| <span style="color: red;">■</span> 1. Sensitive fine grained  | <span style="color: teal;">■</span> 4. Clayey silt to silty clay      | <span style="color: orange;">■</span> 7. Gravely sand to sand         |
| <span style="color: brown;">■</span> 2. Organic material      | <span style="color: lightgreen;">■</span> 5. Silty sand to sandy silt | <span style="color: grey;">■</span> 8. Very stiff sand to clayey sand |
| <span style="color: darkblue;">■</span> 3. Clay to silty clay | <span style="color: tan;">■</span> 6. Clean sand to silty sand        | <span style="color: lightgrey;">■</span> 9. Very stiff fine grained   |

Leighton & Associates  
 Rexford  
 Santa Fe Springs, CA

CPT Shear Wave Measurements

Location	Tip Depth (ft)	Geophone Depth (ft)	Travel Distance (ft)	S-Wave Arrival (msec)	S-Wave Velocity from Surface (ft/sec)	Interval S-Wave Velocity (ft/sec)
CPT-2	5.05	4.05	4.52	6.64	680	
	10.07	9.07	9.29	13.04	712	745
	15.03	14.03	14.17	21.52	659	576
	20.05	19.05	19.15	29.42	651	631
	25.20	24.20	24.28	37.38	650	644
	30.09	29.09	29.16	44.52	655	683
	35.17	34.17	34.23	51.72	662	704
	40.55	39.55	39.60	59.72	663	672
	45.11	44.11	44.16	65.84	671	744
	50.46	49.46	49.50	73.12	677	734

Shear Wave Source Offset - 2 ft

S-Wave Velocity from Surface = Travel Distance/S-Wave Arrival  
 Interval S-Wave Velocity = (Travel Dist2-Travel Dist1)/(Time2-Time1)

---

APPENDIX B  
LABORATORY TEST RESULTS



# MODIFIED PROCTOR COMPACTION TEST

ASTM D 1557

Project Name: Rexford Freeway Santa Fe Springs Tested By: J. Gonzalez Date: 02/23/22  
 Project No.: 13429.001 Checked By: A. Santos Date: 02/24/22  
 Boring No.: CPT-2 Depth (ft.): 0-5  
 Sample No.: B-1  
 Soil Identification: Olive brown sandy silt s(ML)

Preparation Method:  Moist  Dry  Mechanical Ram  Manual Ram  
**Mold Volume (ft<sup>3</sup>)** 0.03330 *Ram Weight = 10 lb.; Drop = 18 in.*

TEST NO.	1	2	3	4	5	6
Wt. Compacted Soil + Mold (g)	3621	3702	3767	3745		
Weight of Mold (g)	1826	1826	1826	1826		
Net Weight of Soil (g)	1795	1876	1941	1919		
Wet Weight of Soil + Cont. (g)	487.7	463.0	461.2	514.6		
Dry Weight of Soil + Cont. (g)	453.3	421.0	411.1	447.1		
Weight of Container (g)	38.5	39.8	40.2	39.3		
Moisture Content (%)	8.29	11.02	13.51	16.55		
Wet Density (pcf)	118.8	124.2	128.5	127.0		
Dry Density (pcf)	109.7	111.9	113.2	109.0		

**Maximum Dry Density (pcf)** 113.2 **Optimum Moisture Content (%)** 13.5

### PROCEDURE USED

**Procedure A**  
 Soil Passing No. 4 (4.75 mm) Sieve  
 Mold : 4 in. (101.6 mm) diameter  
 Layers : 5 (Five)  
 Blows per layer : 25 (twenty-five)  
 May be used if + #4 is 20% or less

**Procedure B**  
 Soil Passing 3/8 in. (9.5 mm) Sieve  
 Mold : 4 in. (101.6 mm) diameter  
 Layers : 5 (Five)  
 Blows per layer : 25 (twenty-five)  
 Use if + #4 is >20% and +3/8 in. is 20% or less

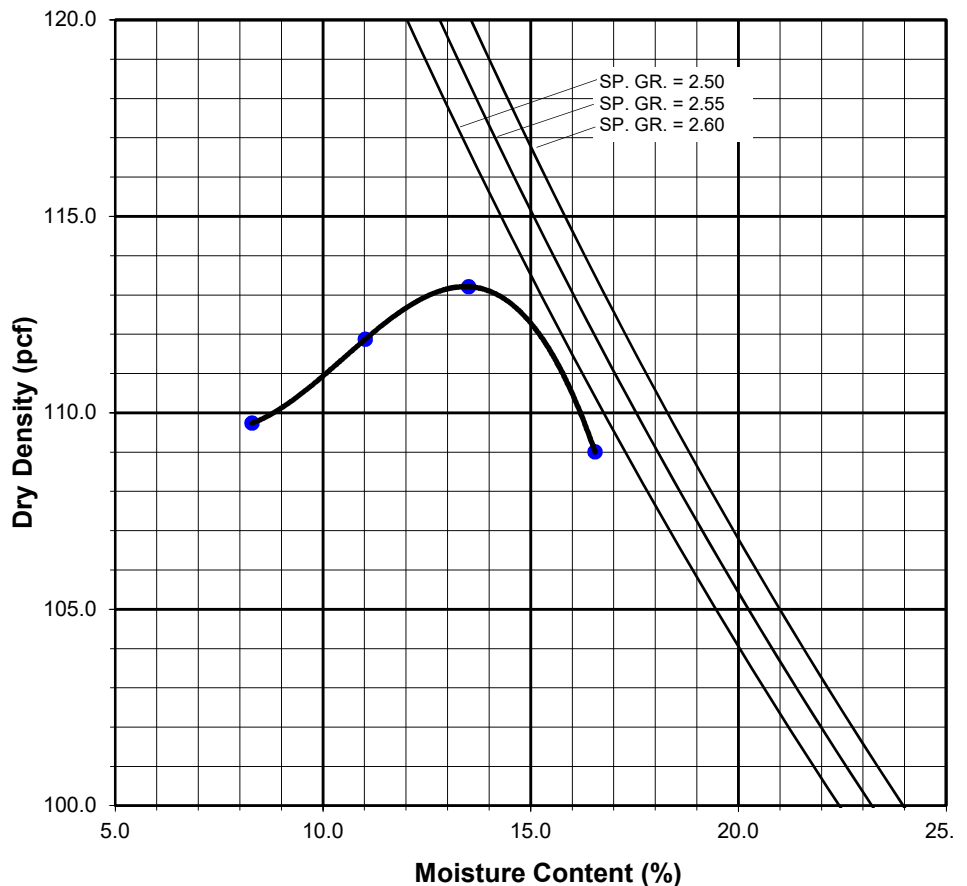
**Procedure C**  
 Soil Passing 3/4 in. (19.0 mm) Sieve  
 Mold : 6 in. (152.4 mm) diameter  
 Layers : 5 (Five)  
 Blows per layer : 56 (fifty-six)  
 Use if +3/8 in. is >20% and +3/4 in. is <30%

### Particle-Size Distribution:

GR:SA:FI

### Atterberg Limits:

LL, PL, PI





**EXPANSION INDEX of SOILS**  
ASTM D 4829

Project Name: Rexford Freeway Santa Fe Springs Tested By: G. Berdy Date: 03/01/22  
 Project No.: 13429.001 Checked By: A. Santos Date: 03/22/22  
 Boring No.: CPT-2 Depth (ft.): 0-5  
 Sample No.: B-1  
 Soil Identification: Olive brown sandy silt s(ML)

Dry Wt. of Soil + Cont.	(g)	1000.00
Wt. of Container No.	(g)	0.00
Dry Wt. of Soil	(g)	1000.00
Weight Soil Retained on #4 Sieve		0.00
Percent Passing # 4		100.00

<b>MOLDED SPECIMEN</b>	Before Test	After Test
Specimen Diameter (in.)	4.01	4.01
Specimen Height (in.)	1.0000	1.0010
Wt. Comp. Soil + Mold (g)	603.00	423.70
Wt. of Mold (g)	208.60	0.00
Specific Gravity (Assumed)	2.70	2.70
Container No.	0	0
Wet Wt. of Soil + Cont. (g)	798.10	632.30
Dry Wt. of Soil + Cont. (g)	725.50	567.15
Wt. of Container (g)	0.00	208.60
Moisture Content (%)	10.01	18.17
Wet Density (pcf)	119.0	127.7
Dry Density (pcf)	108.1	108.0
Void Ratio	0.559	0.560
Total Porosity	0.359	0.359
Pore Volume (cc)	74.2	74.4
Degree of Saturation (%) [ S <sub>meas</sub> ]	<b>48.3</b>	87.6

**SPECIMEN INUNDATION** in distilled water for the period of 24 h or expansion rate < 0.0002 in./h

Date	Time	Pressure (psi)	Elapsed Time (min.)	Dial Readings (in.)
03/01/22	7:29	1.0	0	0.6045
03/01/22	7:39	1.0	10	0.6045
Add Distilled Water to the Specimen				
03/01/22	8:02	1.0	23	0.6055
03/02/22	6:30	1.0	1371	0.6055
03/02/22	7:38	1.0	1439	0.6055

Expansion Index (EI <sub>meas</sub> ) = ((Final Rdg - Initial Rdg) / Initial Thick.) x 1000	<b>1</b>
---	----------

Project Name: Rexford Freeway Santa Fe Springs Tested By: J. Domingo Date: 02/24/22  
 Project No. : 13429.001 Input By: G. Bathala Date: 03/09/22  
 Boring No.: CPT-2 Checked By: A. Santos  
 Sample No.: B-1 Depth (ft.) 0-5  
 Soil Identification: Olive brown sandy silt s(ML)

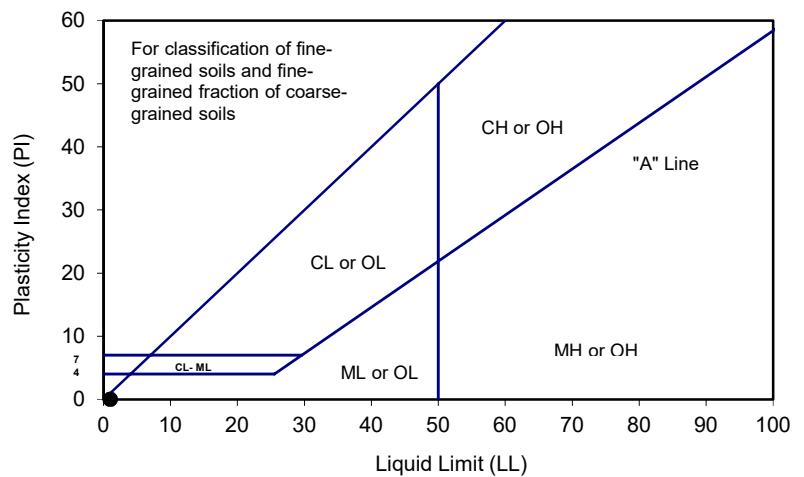
TEST NO.	PLASTIC LIMIT		LIQUID LIMIT				
	1	2	1	2	3	4	
Number of Blows [N]			5				
Wet Wt. of Soil + Cont. (g)	<b>Cannot be rolled:</b>		22.93	<b>Cannot get more than 5 blows:</b>			
Dry Wt. of Soil + Cont. (g)	<b>NonPlastic</b>		18.57	<b>NonPlastic</b>			
Wt. of Container (g)			1.07				
Moisture Content (%) [Wn]			24.91				

<b>Liquid Limit</b>	<b>NP</b>
<b>Plastic Limit</b>	<b>NP</b>
<b>Plasticity Index</b>	<b>NP</b>
<b>Classification</b>	<b>NP</b>

PI at "A" - Line =  $0.73(LL-20)$  =

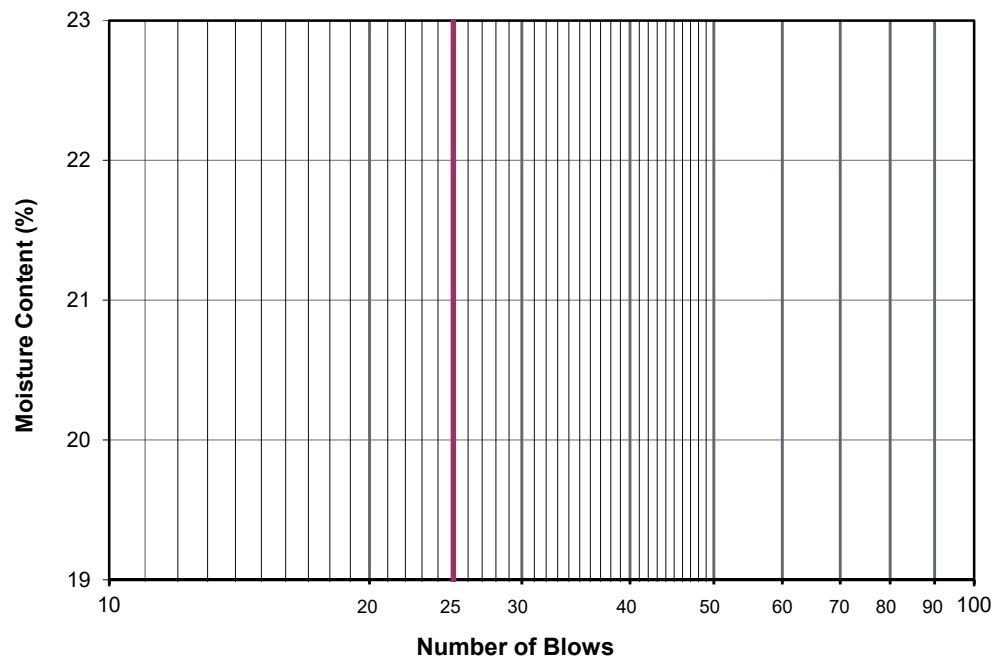
One - Point Liquid Limit Calculation

$$LL = Wn(N/25)^{0.12}$$



### PROCEDURES USED

- Wet Preparation  
Multipoint - Wet
- Dry Preparation  
Multipoint - Dry
- Procedure A  
Multipoint Test
- Procedure B  
One-point Test





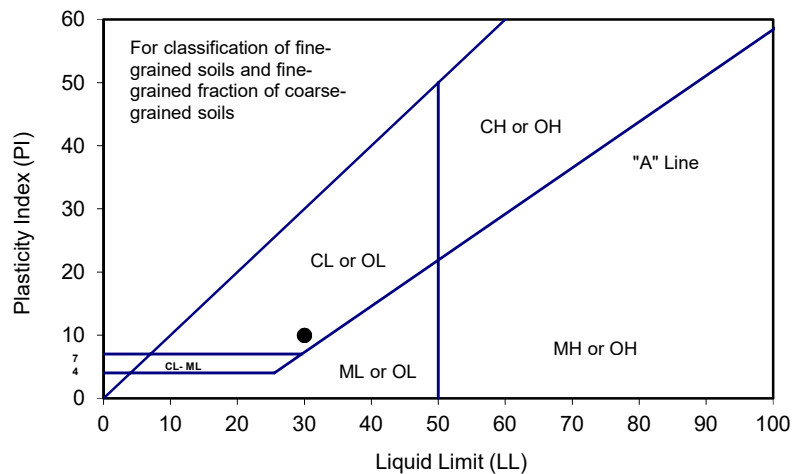


## ATTERBERG LIMITS ASTM D 4318

Project Name:	<u>Rexford Freeway Santa Fe Springs</u>	Tested By:	<u>S. Felter</u>	Date:	<u>02/24/22</u>
Project No. :	<u>13429.001</u>	Input By:	<u>G. Bathala</u>	Date:	<u>02/28/22</u>
Boring No.:	<u>RW-2</u>	Checked By:	<u>A. Santos</u>		
Sample No.:	<u>S-3</u>	Depth (ft.):	<u>10.0</u>		
Soil Identification:	<u>Dark gray clayey sand (SC)</u>				

TEST NO.	PLASTIC LIMIT		LIQUID LIMIT			
	1	2	1	2	3	4
Number of Blows [N]			26	20	15	
Wet Wt. of Soil + Cont. (g)	10.32	10.18	22.16	21.27	20.47	
Dry Wt. of Soil + Cont. (g)	8.77	8.67	17.32	16.48	15.81	
Wt. of Container (g)	1.08	1.11	1.11	1.04	1.12	
Moisture Content (%) [Wn]	20.16	19.97	29.86	31.02	31.72	

<b>Liquid Limit</b>	<b>30</b>
<b>Plastic Limit</b>	<b>20</b>
<b>Plasticity Index</b>	<b>10</b>
<b>Classification</b>	<b>CL</b>



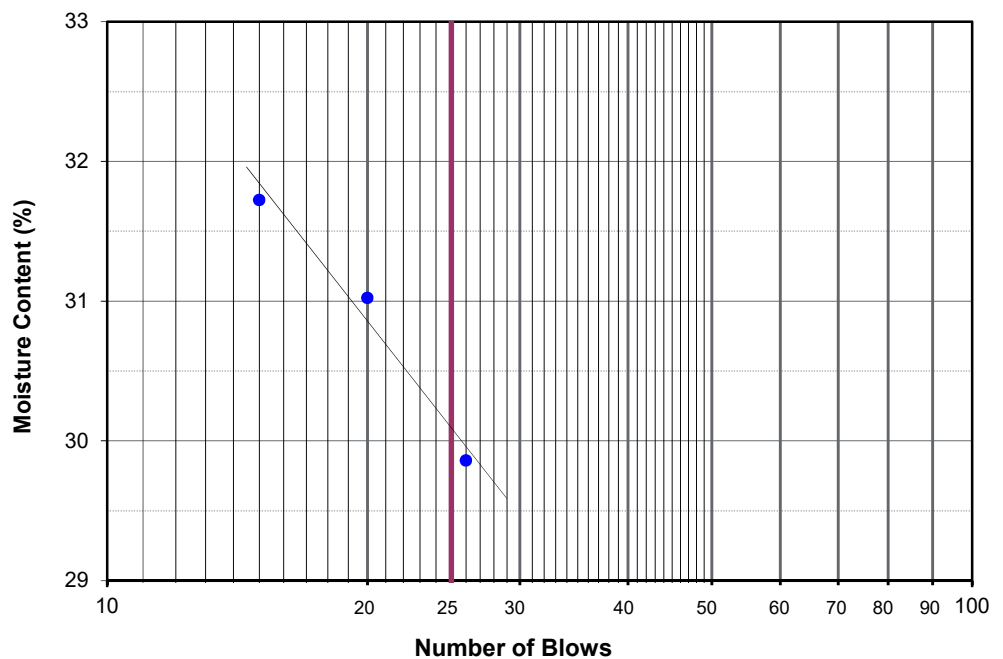
PI at "A" - Line =  $0.73(LL-20)$  7.3

One - Point Liquid Limit Calculation

$$LL = Wn(N/25)^{0.12}$$

### PROCEDURES USED

- Wet Preparation  
Multipoint - Wet
- Dry Preparation  
Multipoint - Dry
- Procedure A  
Multipoint Test
- Procedure B  
One-point Test



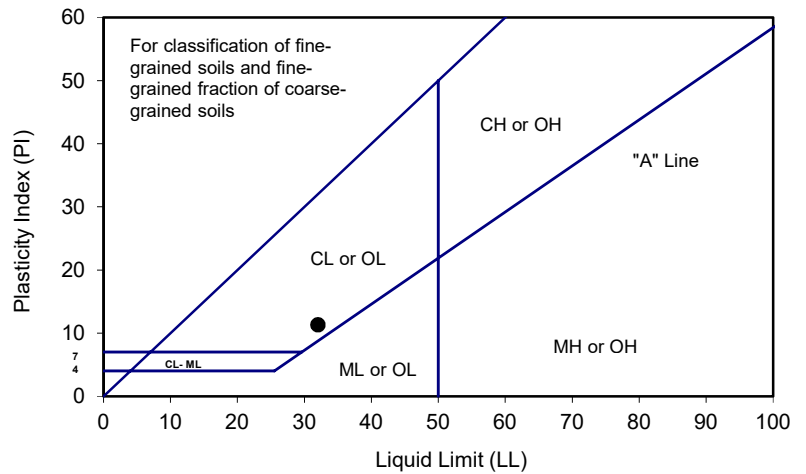


## ATTERBERG LIMITS ASTM D 4318

Project Name: Rexford Freeway Santa Fe Springs    Tested By: S. Felter    Date: 02/24/22  
 Project No. : 13429.001    Input By: G. Bathala    Date: 02/28/22  
 Boring No.: RW-2    Checked By: A. Santos  
 Sample No.: S-5    Depth (ft.) 20.0  
 Soil Identification: Dark gray sandy lean clay s(CL)

TEST NO.	PLASTIC LIMIT		LIQUID LIMIT			
	1	2	1	2	3	4
Number of Blows [N]			32	23	16	
Wet Wt. of Soil + Cont. (g)	9.99	10.05	20.65	20.34	20.55	
Dry Wt. of Soil + Cont. (g)	8.45	8.52	15.96	15.59	15.60	
Wt. of Container (g)	1.06	1.06	1.01	1.09	1.05	
Moisture Content (%) [Wn]	20.84	20.51	31.37	32.76	34.02	

<b>Liquid Limit</b>	<b>32</b>
<b>Plastic Limit</b>	<b>21</b>
<b>Plasticity Index</b>	<b>11</b>
<b>Classification</b>	<b>CL</b>



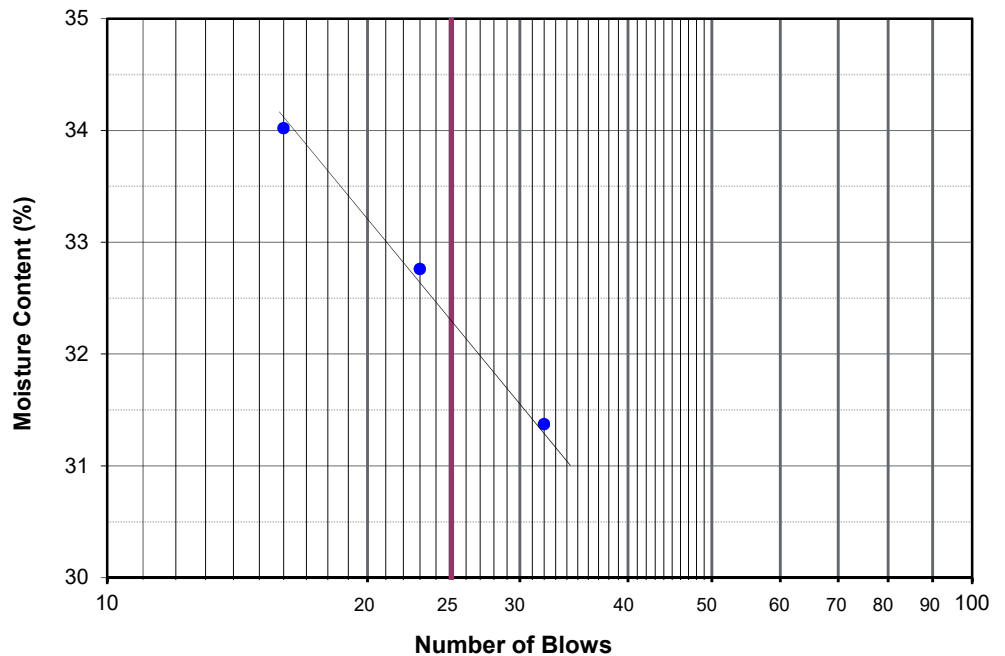
PI at "A" - Line =  $0.73(LL-20)$     8.76

One - Point Liquid Limit Calculation

$$LL = Wn(N/25)^{0.12}$$

### PROCEDURES USED

- Wet Preparation Multipoint - Wet
- Dry Preparation Multipoint - Dry
- Procedure A Multipoint Test
- Procedure B One-point Test



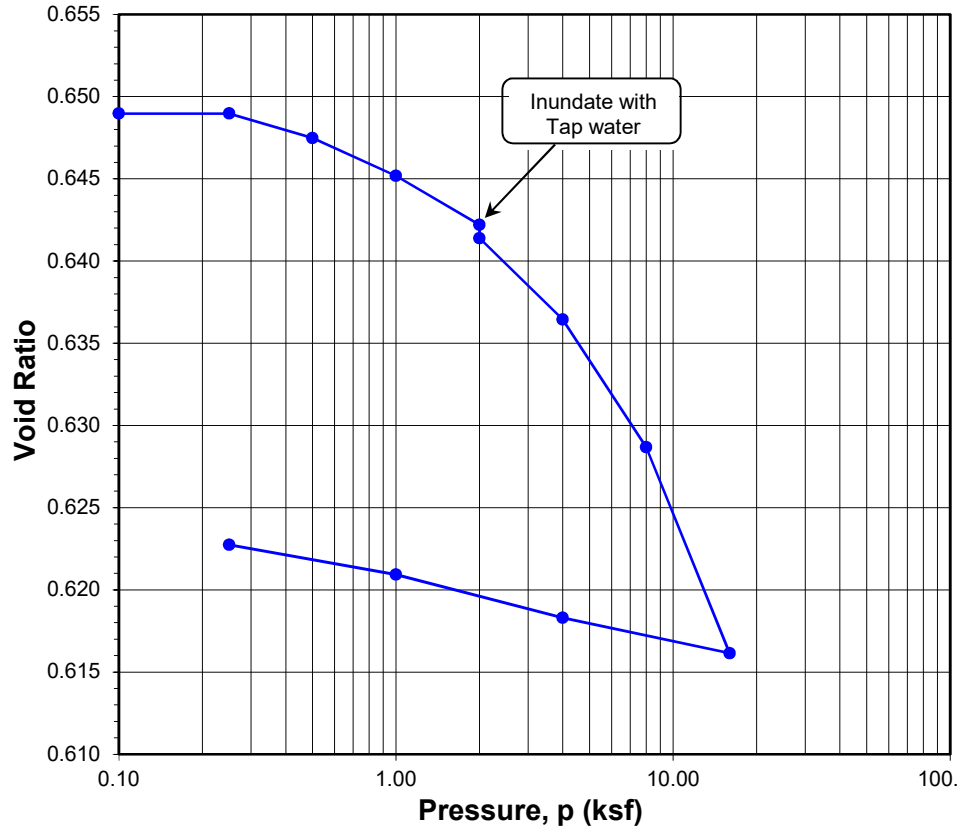


# ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS ASTM D 2435

Project Name: Rexford Freeway Santa Fe Springs  
 Project No.: 13429.001  
 Boring No.: CPT-2  
 Sample No.: B-1  
 Soil Identification: Olive brown sandy silt s(ML)

Tested By: G. Bathala Date: 02/24/22  
 Checked By: A. Santos Date: 03/22/22  
 Depth (ft.): 0-5  
 Sample Type: 90% Remold

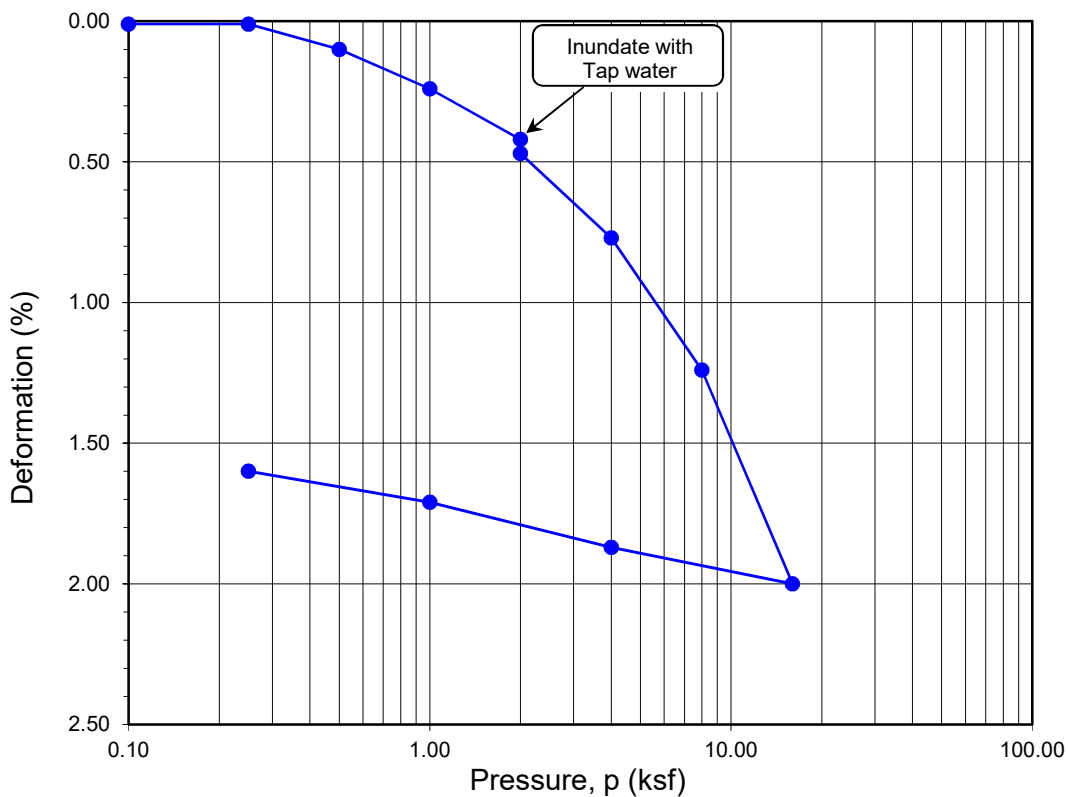
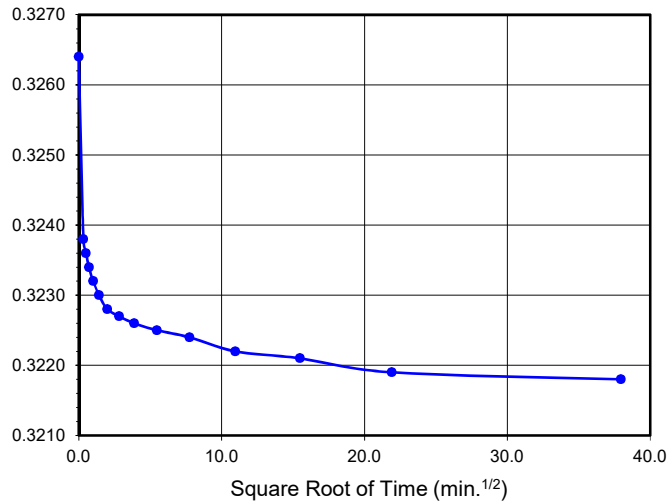
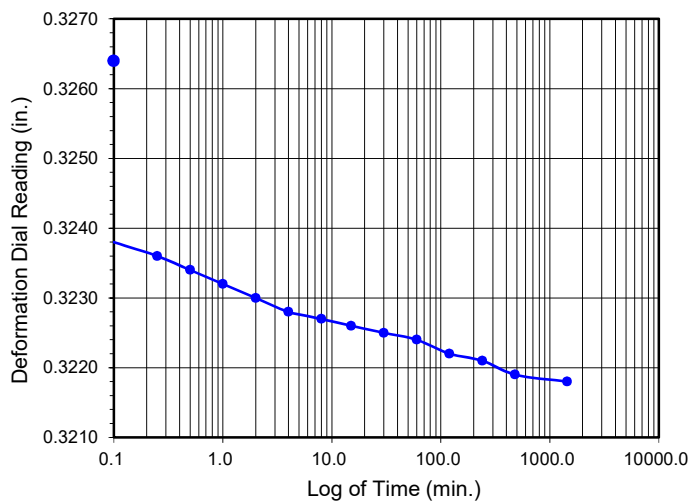
Sample Diameter (in.)	2.415
Sample Thickness (in.)	1.000
Wt. of Sample + Ring (g)	184.74
Weight of Ring (g)	45.45
Height after consol. (in.)	0.9840
<b>Before Test</b>	
Wt. Wet Sample+Cont. (g)	155.00
Wt. of Dry Sample+Cont. (g)	143.60
Weight of Container (g)	58.11
Initial Moisture Content (%)	13.3
Initial Dry Density (pcf)	102.2
Initial Saturation (%)	55
Initial Vertical Reading (in.)	0.3349
<b>After Test</b>	
Wt. of Wet Sample+Cont. (g)	250.05
Wt. of Dry Sample+Cont. (g)	226.27
Weight of Container (g)	58.11
Final Moisture Content (%)	19.38
Final Dry Density (pcf)	103.7
Final Saturation (%)	84
Final Vertical Reading (in.)	0.3162
Specific Gravity (assumed)	2.70
Water Density (pcf)	62.43



Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.3348	0.9999	0.00	0.01	0.649	0.01
0.25	0.3343	0.9994	0.05	0.06	0.649	0.01
0.50	0.3326	0.9977	0.13	0.23	0.647	0.10
1.00	0.3302	0.9953	0.23	0.47	0.645	0.24
2.00	0.3269	0.9920	0.38	0.80	0.642	0.42
2.00	0.3264	0.9915	0.38	0.85	0.641	0.47
4.00	0.3218	0.9869	0.54	1.31	0.636	0.77
8.00	0.3153	0.9804	0.72	1.96	0.629	1.24
16.00	0.3055	0.9706	0.94	2.94	0.616	2.00
4.00	0.3090	0.9741	0.72	2.59	0.618	1.87
1.00	0.3130	0.9781	0.48	2.19	0.621	1.71
0.25	0.3162	0.9813	0.27	1.87	0.623	1.60

Time Readings @ 4 ksf				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)
3/1/22	10:45:00	0.0	0.0	0.3264
3/1/22	10:45:06	0.1	0.3	0.3238
3/1/22	10:45:15	0.2	0.5	0.3236
3/1/22	10:45:30	0.5	0.7	0.3234
3/1/22	10:46:00	1.0	1.0	0.3232
3/1/22	10:47:00	2.0	1.4	0.3230
3/1/22	10:49:00	4.0	2.0	0.3228
3/1/22	10:53:00	8.0	2.8	0.3227
3/1/22	11:00:00	15.0	3.9	0.3226
3/1/22	11:15:00	30.0	5.5	0.3225
3/1/22	11:45:00	60.0	7.7	0.3224
3/1/22	12:45:00	120.0	11.0	0.3222
3/1/22	14:45:00	240.0	15.5	0.3221
3/1/22	18:45:00	480.0	21.9	0.3219
3/2/22	10:45:00	1440.0	37.9	0.3218

Time Readings @ 4 ksf



Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
<b>CPT-2</b>	<b>B-1</b>	<b>0-5</b>	<b>13.3</b>	<b>19.4</b>	<b>102.2</b>	<b>103.7</b>	<b>0.649</b>	<b>0.623</b>	<b>55</b>	<b>84</b>

Soil Identification: Olive brown sandy silt s(ML)



**ONE-DIMENSIONAL CONSOLIDATION  
PROPERTIES of SOILS**  
ASTM D 2435

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

03-22

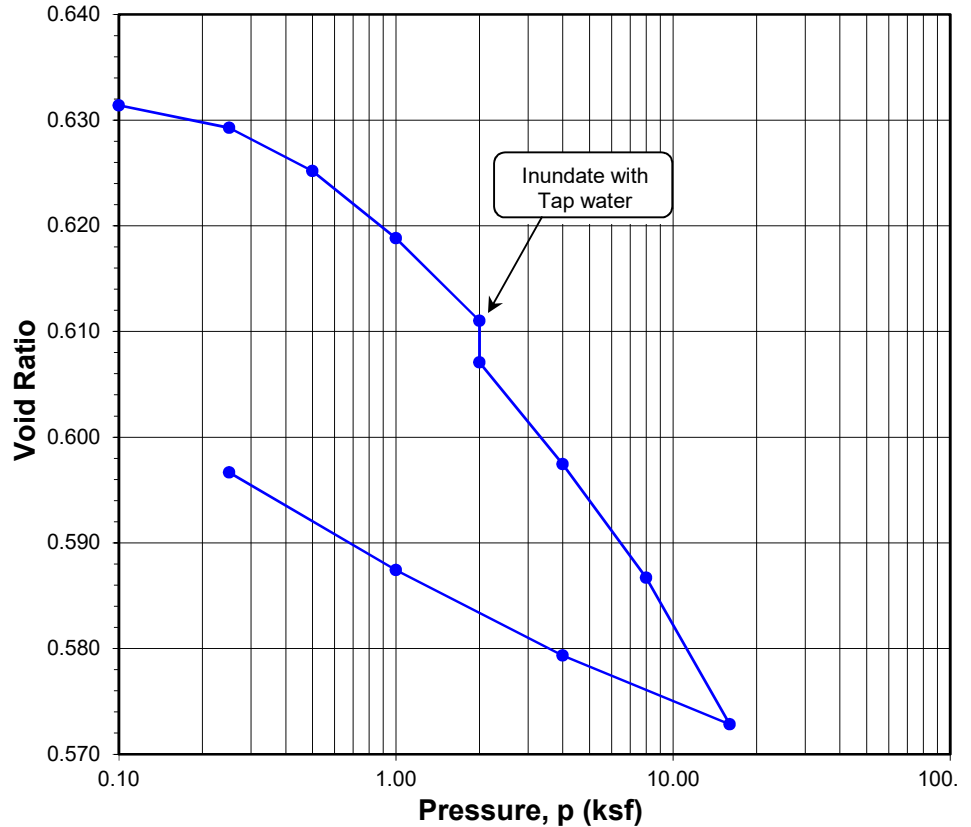


# ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS ASTM D 2435

Project Name: Rexford Freeway Santa Fe Springs  
 Project No.: 13429.001  
 Boring No.: RW-1  
 Sample No.: R-3  
 Soil Identification: Olive gray sandy silt s(ML)

Tested By: G. Bathala Date: 02/24/22  
 Checked By: A. Santos Date: 03/09/22  
 Depth (ft.): 10.0  
 Sample Type: Ring

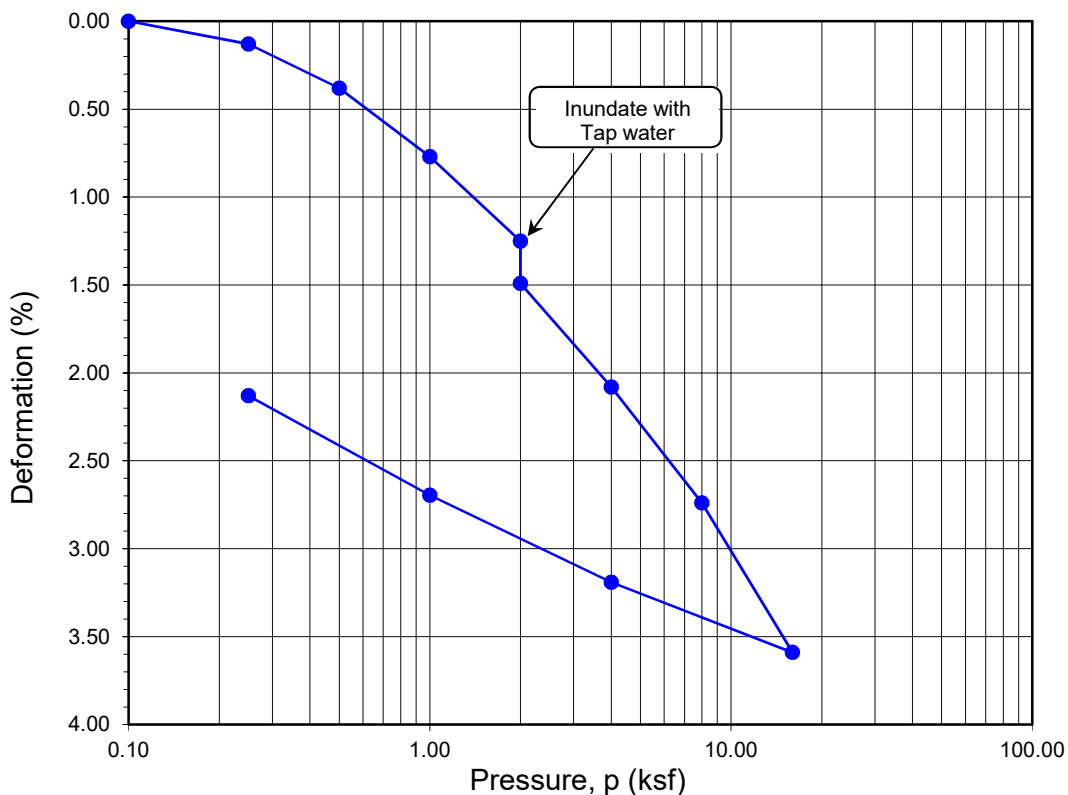
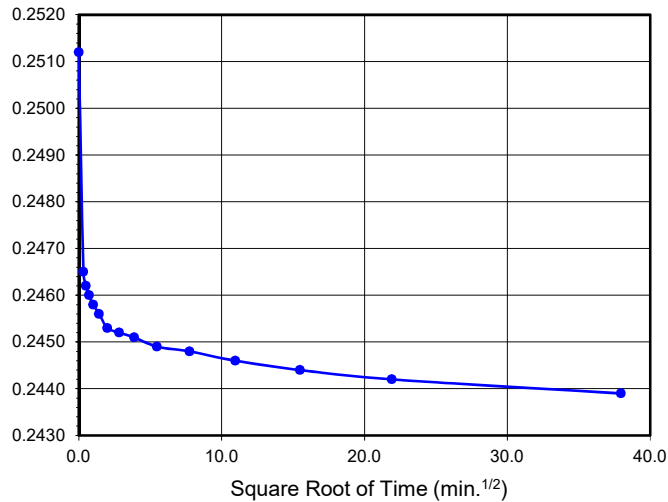
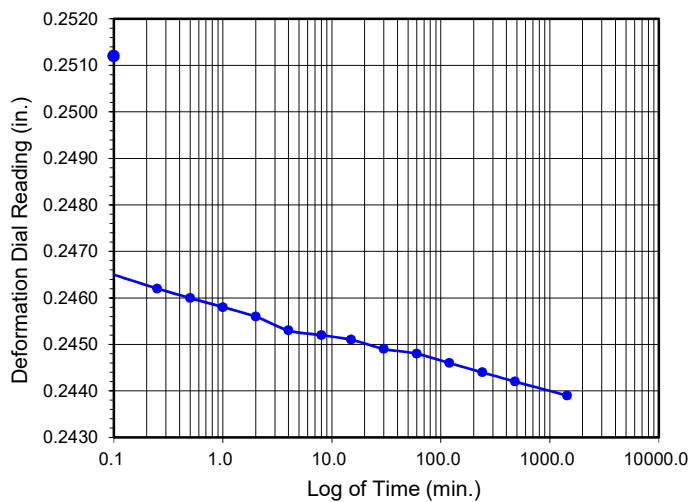
Sample Diameter (in.)	2.415
Sample Thickness (in.)	1.000
Wt. of Sample + Ring (g)	177.54
Weight of Ring (g)	45.15
Height after consol. (in.)	0.9787
<b>Before Test</b>	
Wt. Wet Sample+Cont. (g)	183.66
Wt. of Dry Sample+Cont. (g)	176.06
Weight of Container (g)	60.24
Initial Moisture Content (%)	6.6
Initial Dry Density (pcf)	103.3
Initial Saturation (%)	28
Initial Vertical Reading (in.)	0.2692
<b>After Test</b>	
Wt. of Wet Sample+Cont. (g)	259.79
Wt. of Dry Sample+Cont. (g)	233.75
Weight of Container (g)	66.97
Final Moisture Content (%)	21.41
Final Dry Density (pcf)	103.4
Final Saturation (%)	92
Final Vertical Reading (in.)	0.2444
Specific Gravity (assumed)	2.70
Water Density (pcf)	62.43



Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.2692	1.0000	0.00	0.00	0.631	0.00
0.25	0.2674	0.9982	0.05	0.18	0.629	0.13
0.50	0.2643	0.9951	0.11	0.49	0.625	0.38
1.00	0.2595	0.9903	0.20	0.97	0.619	0.77
2.00	0.2536	0.9844	0.31	1.56	0.611	1.25
2.00	0.2512	0.9820	0.31	1.80	0.607	1.49
4.00	0.2439	0.9747	0.45	2.53	0.597	2.08
8.00	0.2357	0.9665	0.61	3.35	0.587	2.74
16.00	0.2252	0.9560	0.81	4.40	0.573	3.59
4.00	0.2306	0.9614	0.67	3.86	0.579	3.19
1.00	0.2374	0.9682	0.49	3.18	0.587	2.69
0.25	0.2444	0.9752	0.35	2.48	0.597	2.13

Time Readings @ 4 ksf				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)
3/1/22	10:50:00	0.0	0.0	0.2512
3/1/22	10:50:06	0.1	0.3	0.2465
3/1/22	10:50:15	0.2	0.5	0.2462
3/1/22	10:50:30	0.5	0.7	0.2460
3/1/22	10:51:00	1.0	1.0	0.2458
3/1/22	10:52:00	2.0	1.4	0.2456
3/1/22	10:54:00	4.0	2.0	0.2453
3/1/22	10:58:00	8.0	2.8	0.2452
3/1/22	11:05:00	15.0	3.9	0.2451
3/1/22	11:20:00	30.0	5.5	0.2449
3/1/22	11:50:00	60.0	7.7	0.2448
3/1/22	12:50:00	120.0	11.0	0.2446
3/1/22	14:50:00	240.0	15.5	0.2444
3/1/22	18:50:00	480.0	21.9	0.2442
3/2/22	10:50:00	1440.0	37.9	0.2439

Time Readings @ 4 ksf



Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
<b>RW-1</b>	<b>R-3</b>	<b>10.0</b>	<b>6.6</b>	<b>21.4</b>	<b>103.3</b>	<b>103.4</b>	<b>0.631</b>	<b>0.597</b>	<b>28</b>	<b>92</b>

Soil Identification: Olive gray sandy silt s(ML)



**ONE-DIMENSIONAL CONSOLIDATION  
PROPERTIES of SOILS  
ASTM D 2435**

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

03-22

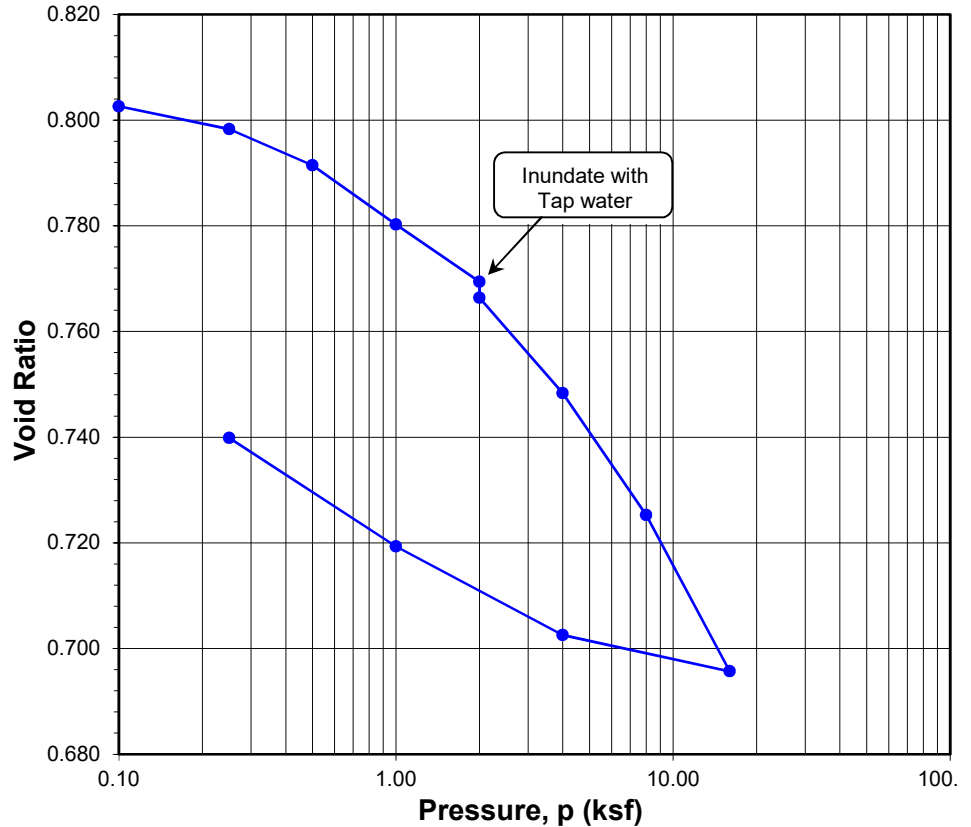


# ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS ASTM D 2435

Project Name: Rexford Freeway Santa Fe Springs  
 Project No.: 13429.001  
 Boring No.: RW-2  
 Sample No.: R-2  
 Soil Identification: Olive gray silty clay (CL-ML)

Tested By: G. Bathala Date: 02/24/22  
 Checked By: A. Santos Date: 03/09/22  
 Depth (ft.): 7.5  
 Sample Type: Ring

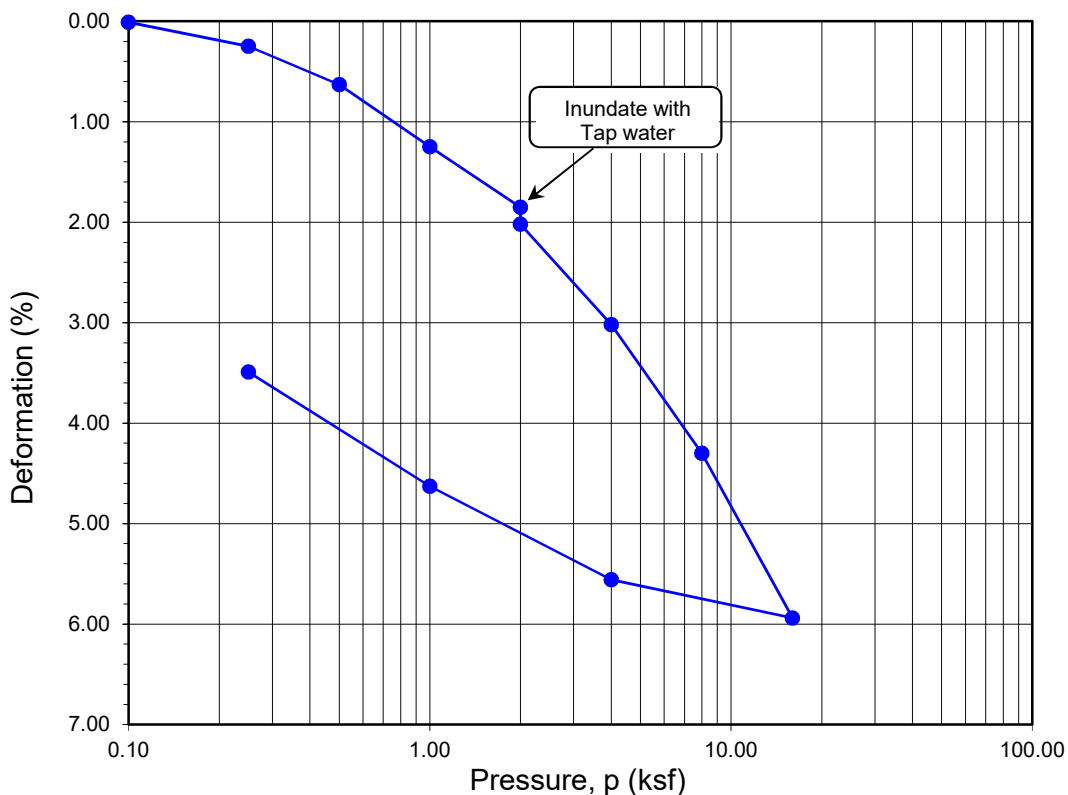
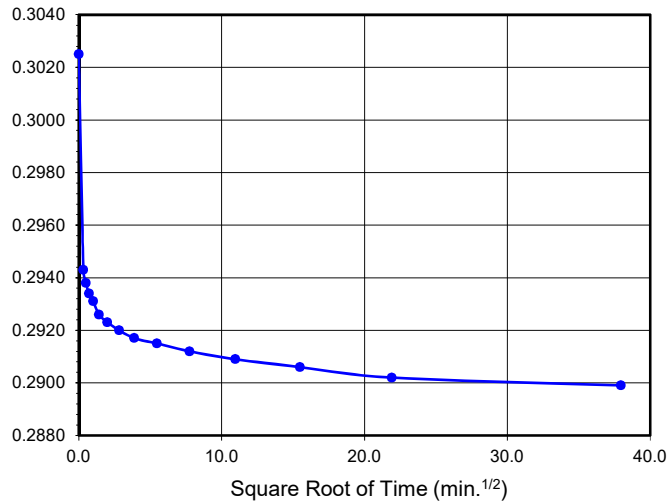
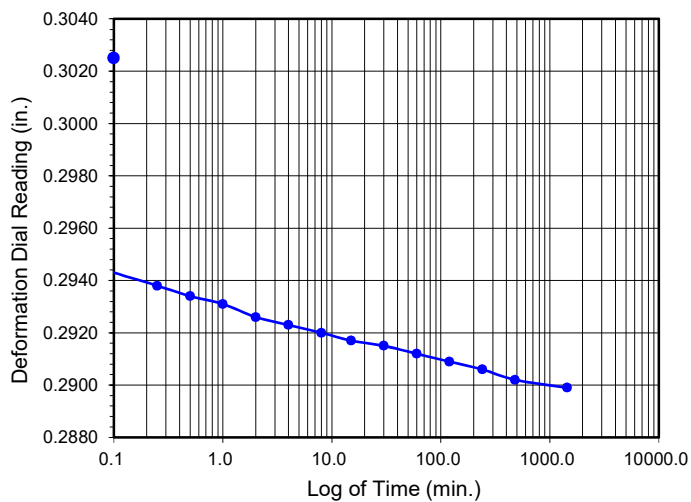
Sample Diameter (in.)	2.415
Sample Thickness (in.)	1.000
Wt. of Sample + Ring (g)	175.09
Weight of Ring (g)	44.22
Height after consol. (in.)	0.9651
<b>Before Test</b>	
Wt. Wet Sample+Cont. (g)	153.15
Wt. of Dry Sample+Cont. (g)	139.55
Weight of Container (g)	56.65
Initial Moisture Content (%)	16.4
Initial Dry Density (pcf)	93.5
Initial Saturation (%)	55
Initial Vertical Reading (in.)	0.3274
<b>After Test</b>	
Wt. of Wet Sample+Cont. (g)	242.27
Wt. of Dry Sample+Cont. (g)	210.00
Weight of Container (g)	61.69
Final Moisture Content (%)	31.00
Final Dry Density (pcf)	89.7
Final Saturation (%)	95
Final Vertical Reading (in.)	0.2864
Specific Gravity (assumed)	2.70
Water Density (pcf)	62.43



Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.3273	0.9999	0.00	0.01	0.803	0.01
0.25	0.3242	0.9968	0.07	0.32	0.798	0.25
0.50	0.3195	0.9921	0.16	0.79	0.791	0.63
1.00	0.3122	0.9848	0.27	1.52	0.780	1.25
2.00	0.3042	0.9768	0.47	2.32	0.769	1.85
2.00	0.3025	0.9751	0.47	2.49	0.766	2.02
4.00	0.2899	0.9625	0.73	3.75	0.748	3.02
8.00	0.2744	0.9470	1.00	5.30	0.725	4.30
16.00	0.2545	0.9271	1.35	7.29	0.696	5.94
4.00	0.2617	0.9343	1.01	6.57	0.703	5.56
1.00	0.2735	0.9461	0.76	5.39	0.719	4.63
0.25	0.2864	0.9590	0.61	4.10	0.740	3.49

Time Readings @ 4 ksf				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rds. (in.)
3/1/22	10:55:00	0.0	0.0	0.3025
3/1/22	10:55:06	0.1	0.3	0.2943
3/1/22	10:55:15	0.2	0.5	0.2938
3/1/22	10:55:30	0.5	0.7	0.2934
3/1/22	10:56:00	1.0	1.0	0.2931
3/1/22	10:57:00	2.0	1.4	0.2926
3/1/22	10:59:00	4.0	2.0	0.2923
3/1/22	11:03:00	8.0	2.8	0.2920
3/1/22	11:10:00	15.0	3.9	0.2917
3/1/22	11:25:00	30.0	5.5	0.2915
3/1/22	11:55:00	60.0	7.7	0.2912
3/1/22	12:55:00	120.0	11.0	0.2909
3/1/22	14:55:00	240.0	15.5	0.2906
3/1/22	18:55:00	480.0	21.9	0.2902
3/2/22	10:55:00	1440.0	37.9	0.2899

Time Readings @ 4 ksf



Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
<b>RW-2</b>	<b>R-2</b>	<b>7.5</b>	<b>16.4</b>	<b>31.0</b>	<b>93.5</b>	<b>89.7</b>	<b>0.803</b>	<b>0.740</b>	<b>55</b>	<b>95</b>

Soil Identification: Olive gray silty clay (CL-ML)



**ONE-DIMENSIONAL CONSOLIDATION  
PROPERTIES of SOILS  
ASTM D 2435**

Project No.: 13429.001

Rexford Freeway Santa Fe Springs





**DIRECT SHEAR TEST**  
Consolidated Drained - ASTM D 3080

Project Name: [Rexford Freeway Santa Fe Springs](#) Tested By: [G. Bathala](#) Date: [02/28/22](#)  
Project No.: [13429.001](#) Checked By: [A. Santos](#) Date: [03/22/22](#)  
Boring No.: [CPT-2](#) Sample Type: [90% Remold](#)  
Sample No.: [B-1](#) Depth (ft.): [0-5](#)  
Soil Identification: [Olive brown sandy silt s\(ML\)](#)

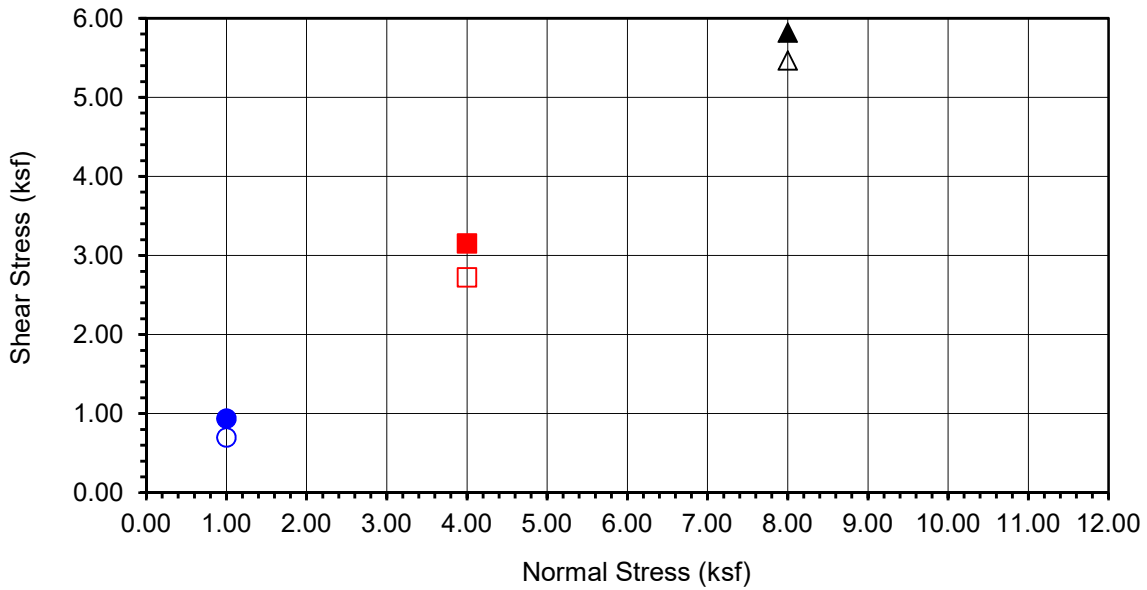
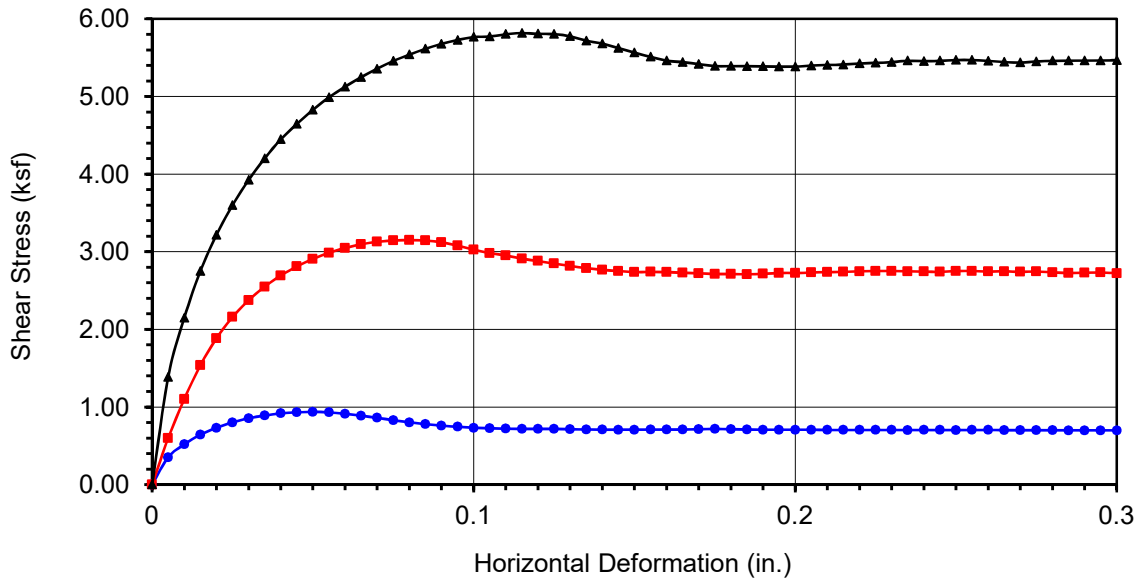
Sample Diameter(in):	2.415	2.415	2.415
Sample Thickness(in.):	1.000	1.000	1.000
Weight of Sample + ring(gm):	185.01	184.82	184.95
Weight of Ring(gm):	45.66	45.46	45.51

**Before Shearing**

Weight of Wet Sample+Cont.(gm):	155.00	155.00	155.00
Weight of Dry Sample+Cont.(gm):	143.60	143.60	143.60
Weight of Container(gm):	58.11	58.11	58.11
Vertical Rdg.(in): Initial	0.0000	0.2563	0.2516
Vertical Rdg.(in): Final	-0.0120	0.2784	0.2790

**After Shearing**

Weight of Wet Sample+Cont.(gm):	210.71	202.81	204.17
Weight of Dry Sample+Cont.(gm):	186.15	178.78	180.75
Weight of Container(gm):	66.07	58.11	59.15
Specific Gravity (Assumed):	2.70	2.70	2.70
Water Density(pcf):	62.43	62.43	62.43



<b>Boring No.</b>	<b>CPT-2</b>
<b>Sample No.</b>	<b>B-1</b>
<b>Depth (ft)</b>	<b>0-5</b>
<u>Sample Type:</u>	
90% Remold	
<u>Soil Identification:</u>	
Olive brown sandy silt s(ML)	

Normal Stress (kip/ft <sup>2</sup> )	1.000	4.000	8.000
Peak Shear Stress (kip/ft <sup>2</sup> )	● 0.937	■ 3.150	▲ 5.816
Shear Stress @ End of Test (ksf)	○ 0.698	□ 2.723	△ 5.467
Deformation Rate (in./min.)	0.0025	0.0025	0.0025
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	13.33	13.33	13.33
Dry Density (pcf)	102.3	102.3	102.3
Saturation (%)	55.5	55.5	55.6
Soil Height Before Shearing (in.)	0.9880	0.9779	0.9726
Final Moisture Content (%)	20.5	19.9	19.3

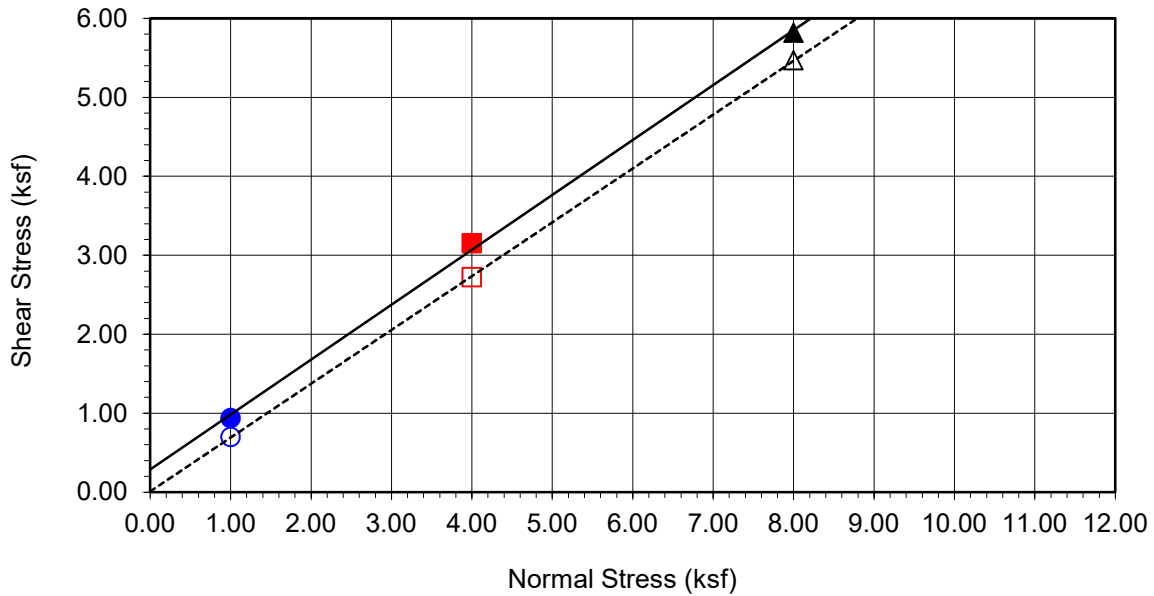
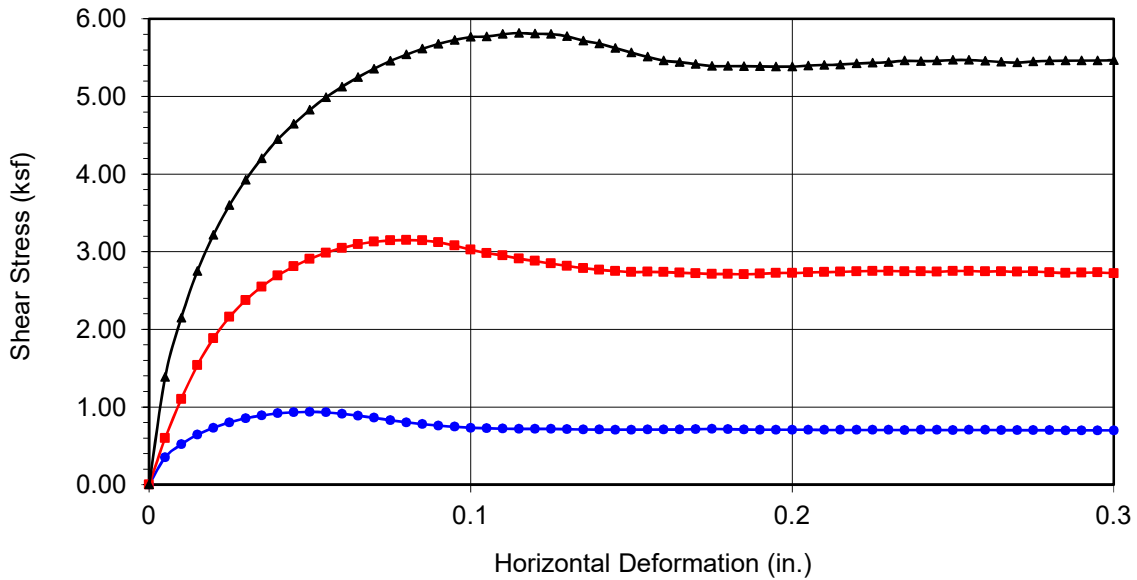


**DIRECT SHEAR TEST RESULTS**  
Consolidated Drained - ASTM D 3080

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

02-22



<b>Boring No.</b>	<b>CPT-2</b>	
<b>Sample No.</b>	<b>B-1</b>	
<b>Depth (ft)</b>	<b>0-5</b>	
<b>Sample Type:</b>	90% Remold	
<b>Soil Identification:</b>		
Olive brown sandy silt s(ML)		
<b>Strength Parameters</b>		
	C (psf)	$\phi$ (°)
Peak	288	35
Ultimate	9	34

Normal Stress (kip/ft <sup>2</sup> )	1.000	4.000	8.000
Peak Shear Stress (kip/ft <sup>2</sup> )	● 0.937	■ 3.150	▲ 5.816
Shear Stress @ End of Test (ksf)	○ 0.698	□ 2.723	△ 5.467
Deformation Rate (in./min.)	0.0025	0.0025	0.0025
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	13.33	13.33	13.33
Dry Density (pcf)	102.3	102.3	102.3
Saturation (%)	55.5	55.5	55.6
Soil Height Before Shearing (in.)	0.9880	0.9779	0.9726
Final Moisture Content (%)	20.5	19.9	19.3



**DIRECT SHEAR TEST RESULTS**  
Consolidated Drained - ASTM D 3080

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

02-22



**DIRECT SHEAR TEST**  
Consolidated Drained - ASTM D 3080

Project Name: [Rexford Freeway Santa Fe Springs](#)      Tested By: [G. Bathala](#)      Date: [03/02/22](#)  
Project No.: [13429.001](#)      Checked By: [A. Santos](#)      Date: [03/09/22](#)  
Boring No.: [RW-2](#)      Sample Type: [Ring](#)  
Sample No.: [R-2](#)      Depth (ft.): [7.5](#)  
Soil Identification: [Olive gray silty clay \(CL-ML\)](#)

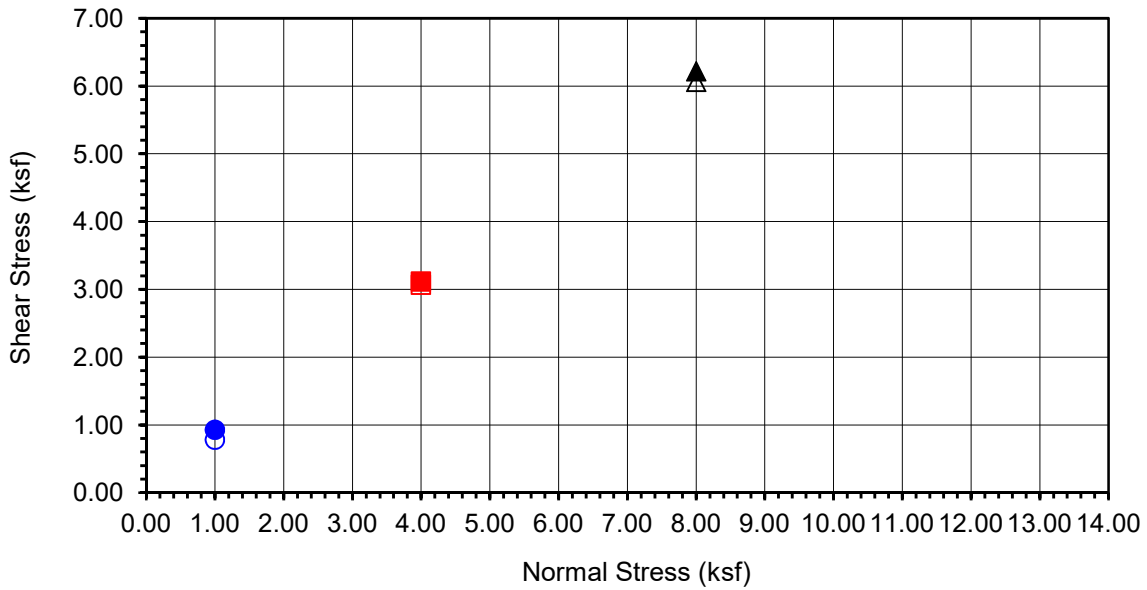
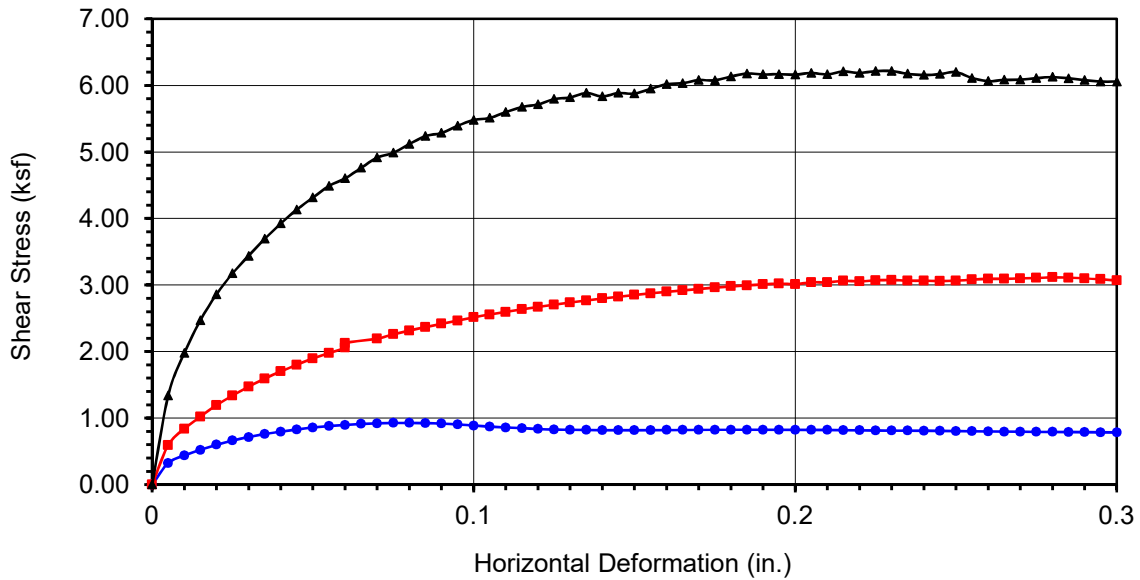
Sample Diameter(in):	2.415	2.415	2.415
Sample Thickness(in.):	1.000	1.000	1.000
Weight of Sample + ring(gm):	167.21	175.61	186.12
Weight of Ring(gm):	43.29	44.78	42.47

**Before Shearing**

Weight of Wet Sample+Cont.(gm):	153.15	153.15	153.15
Weight of Dry Sample+Cont.(gm):	139.55	139.55	139.55
Weight of Container(gm):	56.65	56.65	56.65
Vertical Rdg.(in): Initial	0.0000	0.2687	0.2376
Vertical Rdg.(in): Final	-0.0114	0.3123	0.2800

**After Shearing**

Weight of Wet Sample+Cont.(gm):	173.10	197.56	199.53
Weight of Dry Sample+Cont.(gm):	139.57	169.52	170.13
Weight of Container(gm):	39.01	67.12	59.16
Specific Gravity (Assumed):	2.70	2.70	2.70
Water Density(pcf):	62.43	62.43	62.43



<b>Boring No.</b>	<b>RW-2</b>
<b>Sample No.</b>	<b>R-2</b>
<b>Depth (ft)</b>	<b>7.5</b>
<u>Sample Type:</u>	
Ring	
<u>Soil Identification:</u>	
Olive gray silty clay (CL-ML)	

Normal Stress (kip/ft <sup>2</sup> )	1.000	4.000	8.000
Peak Shear Stress (kip/ft <sup>2</sup> )	● 0.927	■ 3.115	▲ 6.215
Shear Stress @ End of Test (ksf)	○ 0.783	□ 3.068	△ 6.058
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	16.41	16.41	16.41
Dry Density (pcf)	88.5	93.5	102.6
Saturation (%)	49.0	55.1	69.0
Soil Height Before Shearing (in.)	0.9886	0.9564	0.9576
Final Moisture Content (%)	33.3	27.4	26.5

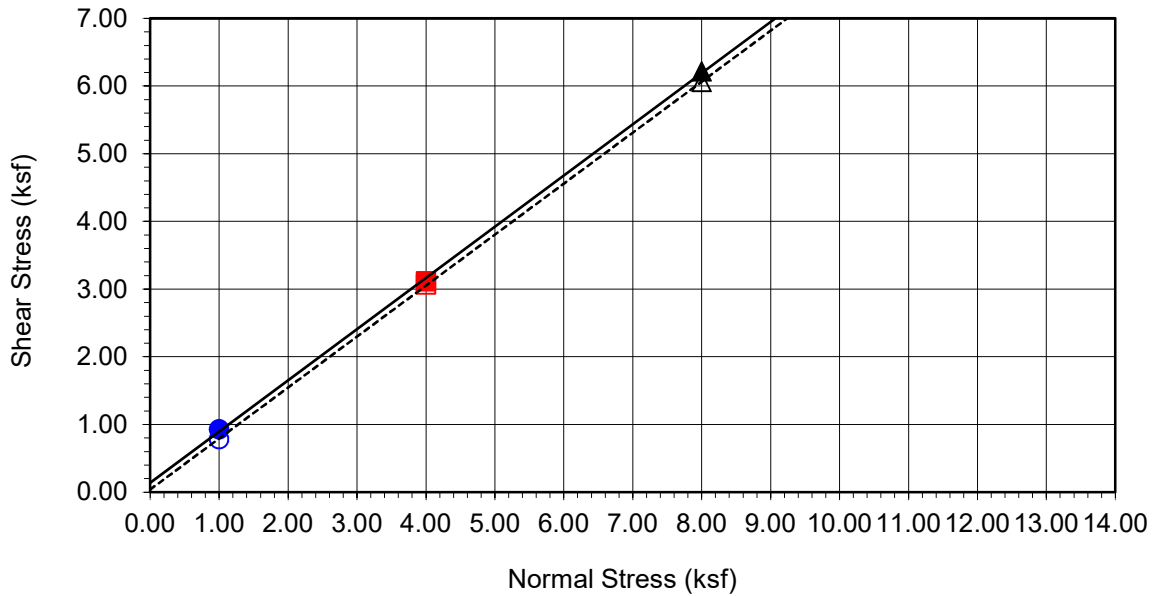
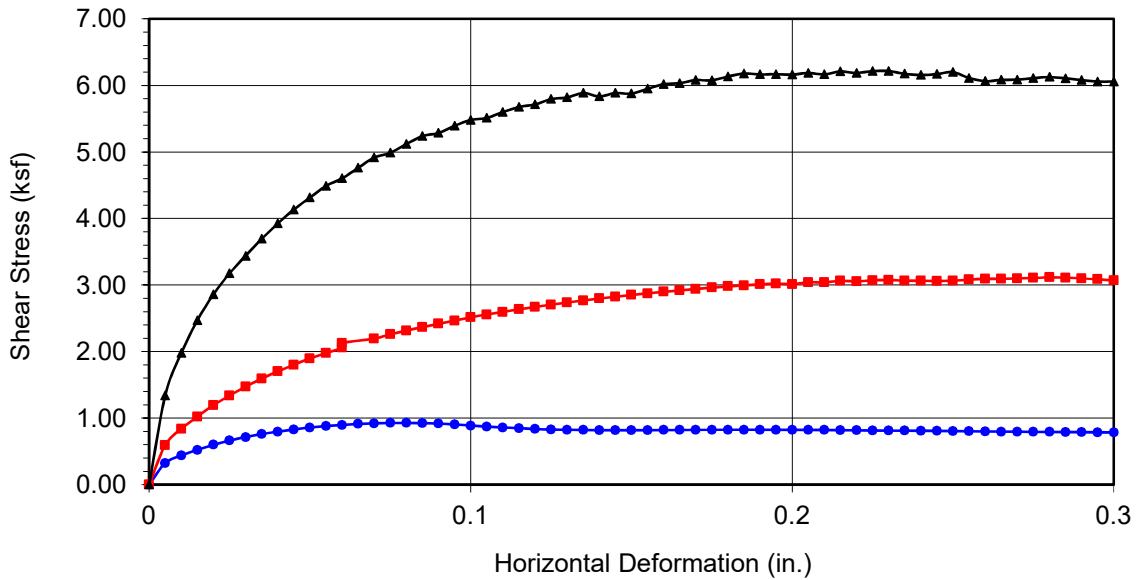


**DIRECT SHEAR TEST RESULTS**  
Consolidated Drained - ASTM D 3080

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

03-22



<b>Boring No.</b>	<b>RW-2</b>	
<b>Sample No.</b>	<b>R-2</b>	
<b>Depth (ft)</b>	<b>7.5</b>	
<b>Sample Type:</b>	Ring	
<b>Soil Identification:</b>		
Olive gray silty clay (CL-ML)		
<b>Strength Parameters</b>		
	C (psf)	$\phi$ (°)
Peak	141	37
Ultimate	39	37

Normal Stress (kip/ft <sup>2</sup> )	1.000	4.000	8.000
Peak Shear Stress (kip/ft <sup>2</sup> )	● 0.927	■ 3.115	▲ 6.215
Shear Stress @ End of Test (ksf)	○ 0.783	□ 3.068	△ 6.058
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	16.41	16.41	16.41
Dry Density (pcf)	88.5	93.5	102.6
Saturation (%)	49.0	55.1	69.0
Soil Height Before Shearing (in.)	0.9886	0.9564	0.9576
Final Moisture Content (%)	33.3	27.4	26.5



**DIRECT SHEAR TEST RESULTS**  
Consolidated Drained - ASTM D 3080

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

03-22



**DIRECT SHEAR TEST**  
Consolidated Drained - ASTM D 3080

Project Name: [Rexford Freeway Santa Fe Springs](#)      Tested By: [G. Bathala](#)      Date: [02/23/22](#)  
Project No.: [13429.001](#)      Checked By: [A. Santos](#)      Date: [02/28/22](#)  
Boring No.: [RW-2](#)      Sample Type: [Ring](#)  
Sample No.: [R-4](#)      Depth (ft.): [15.0](#)  
Soil Identification: [Olive silty clay \(CL-ML\)](#)

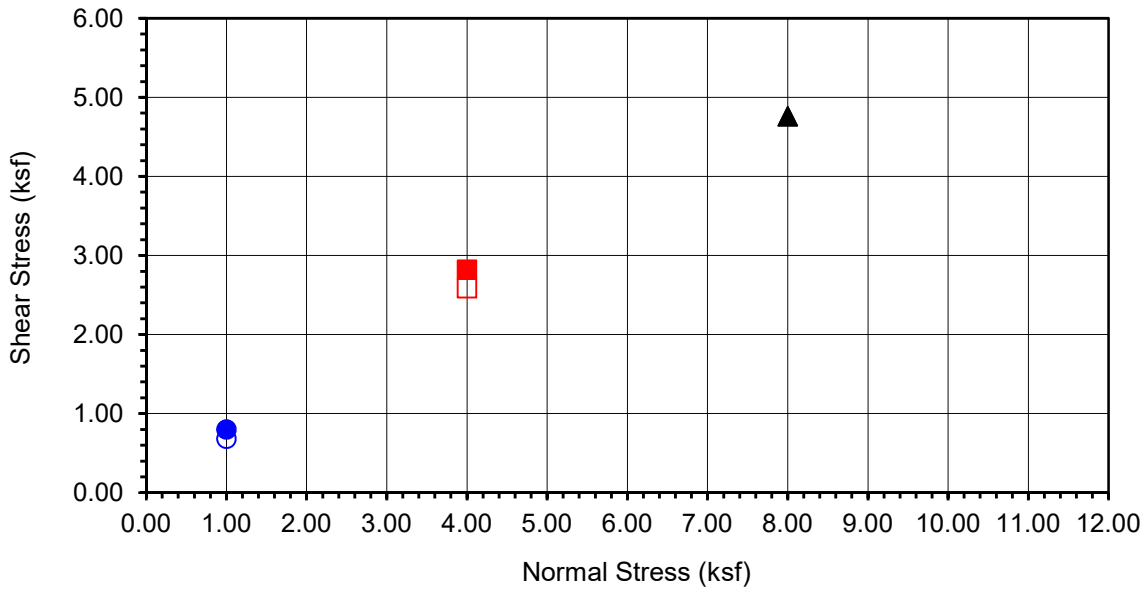
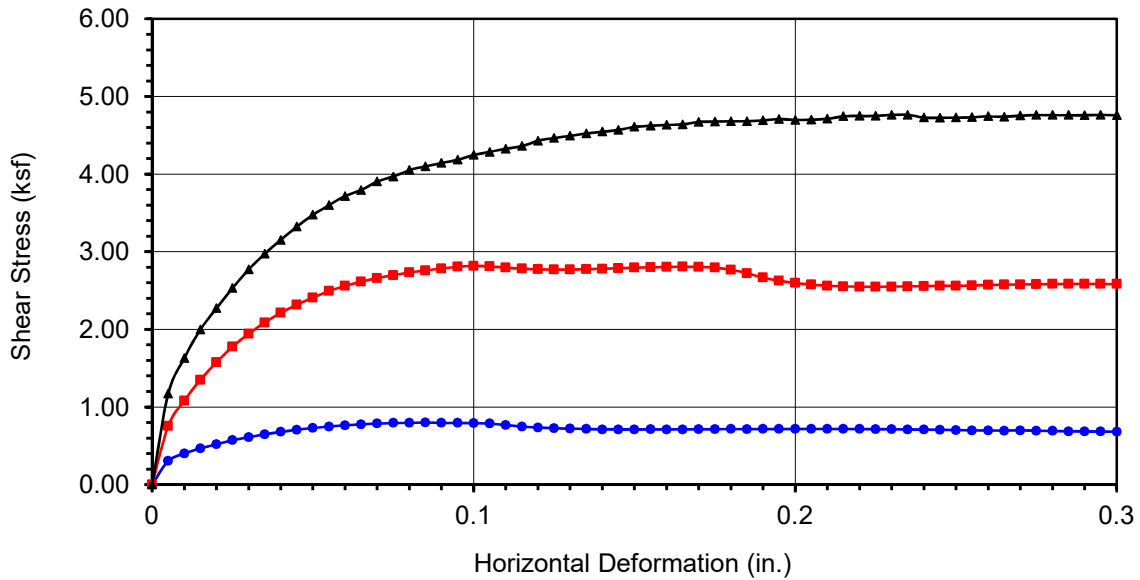
Sample Diameter(in):	2.415	2.415	2.415
Sample Thickness(in.):	1.000	1.000	1.000
Weight of Sample + ring(gm):	190.43	193.42	195.63
Weight of Ring(gm):	42.10	43.98	45.58

**Before Shearing**

Weight of Wet Sample+Cont.(gm):	203.92	203.92	203.92
Weight of Dry Sample+Cont.(gm):	180.04	180.04	180.04
Weight of Container(gm):	67.12	67.12	67.12
Vertical Rdg.(in): Initial	0.2226	0.2351	0.0000
Vertical Rdg.(in): Final	0.2392	0.2605	-0.0720

**After Shearing**

Weight of Wet Sample+Cont.(gm):	211.71	206.16	207.98
Weight of Dry Sample+Cont.(gm):	182.12	178.94	180.49
Weight of Container(gm):	66.35	58.10	65.83
Specific Gravity (Assumed):	2.70	2.70	2.70
Water Density(pcf):	62.43	62.43	62.43



<b>Boring No.</b>	<b>RW-2</b>
<b>Sample No.</b>	<b>R-4</b>
<b>Depth (ft)</b>	<b>15</b>
<u>Sample Type:</u>	
Ring	
<u>Soil Identification:</u>	
Olive silty clay (CL-ML)	

Normal Stress (kip/ft <sup>2</sup> )	1.000	4.000	8.000
Peak Shear Stress (kip/ft <sup>2</sup> )	● 0.799	■ 2.817	▲ 4.763
Shear Stress @ End of Test (ksf)	○ 0.682	□ 2.584	△ 4.757
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	21.15	21.15	21.15
Dry Density (pcf)	101.8	102.6	103.0
Saturation (%)	87.1	88.8	89.7
Soil Height Before Shearing (in.)	0.9834	0.9746	0.9280
Final Moisture Content (%)	25.6	22.5	24.0



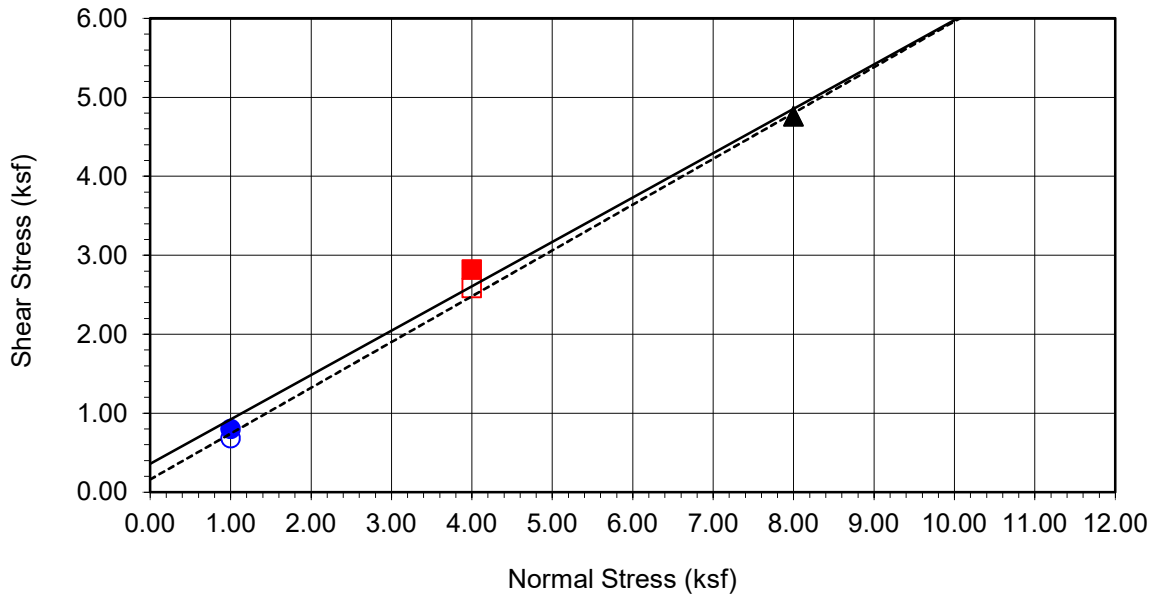
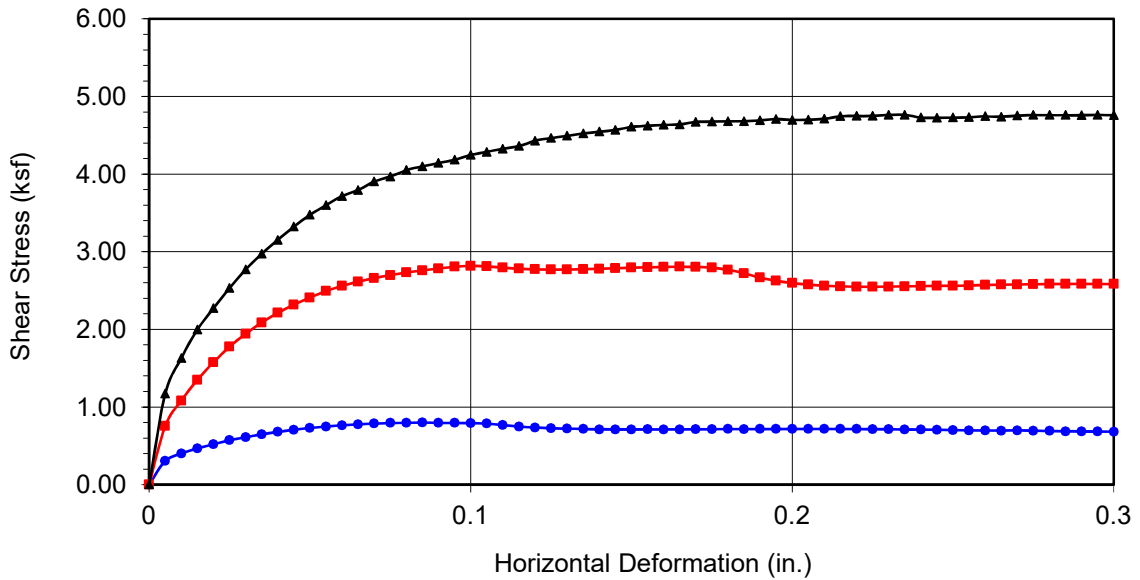
**DIRECT SHEAR TEST RESULTS**  
Consolidated Drained - ASTM D 3080

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

02-22





<b>Boring No.</b>	<b>RW-2</b>	
<b>Sample No.</b>	<b>R-4</b>	
<b>Depth (ft)</b>	<b>15</b>	
<b>Sample Type:</b>	Ring	
<b>Soil Identification:</b>		
Olive silty clay (CL-ML)		
<b>Strength Parameters</b>		
	C (psf)	$\phi$ (°)
Peak	358	29
Ultimate	161	30

Normal Stress (kip/ft <sup>2</sup> )	1.000	4.000	8.000
Peak Shear Stress (kip/ft <sup>2</sup> )	● 0.799	■ 2.817	▲ 4.763
Shear Stress @ End of Test (ksf)	○ 0.682	□ 2.584	△ 4.757
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	21.15	21.15	21.15
Dry Density (pcf)	101.8	102.6	103.0
Saturation (%)	87.1	88.8	89.7
Soil Height Before Shearing (in.)	0.9834	0.9746	0.9280
Final Moisture Content (%)	25.6	22.5	24.0



**DIRECT SHEAR TEST RESULTS**  
Consolidated Drained - ASTM D 3080

Project No.: 13429.001

Rexford Freeway Santa Fe Springs

02-22



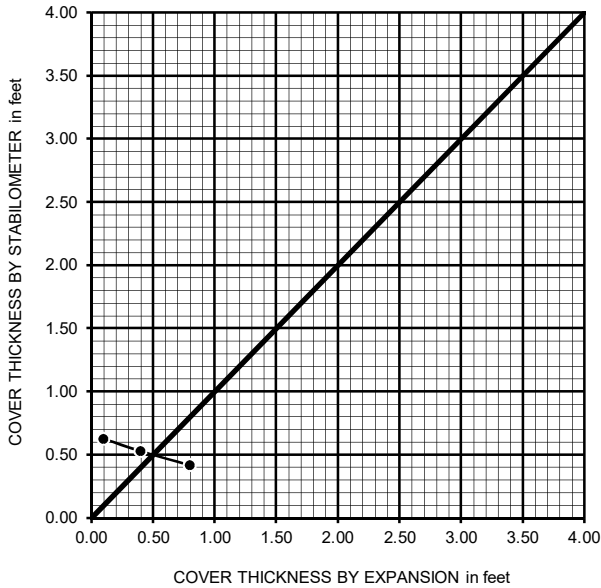
## R-VALUE TEST RESULTS DOT CA Test 301

PROJECT NAME:	Rexford Freeway Santa Fe Springs	PROJECT NUMBER:	13429.001
BORING NUMBER:	CPT-2	DEPTH (FT.):	0 - 5.0
SAMPLE NUMBER:	B-1	TECHNICIAN:	F. Mina
SAMPLE DESCRIPTION:	Olive brown sandy silt s(ML)	DATE COMPLETED:	3/8/2022

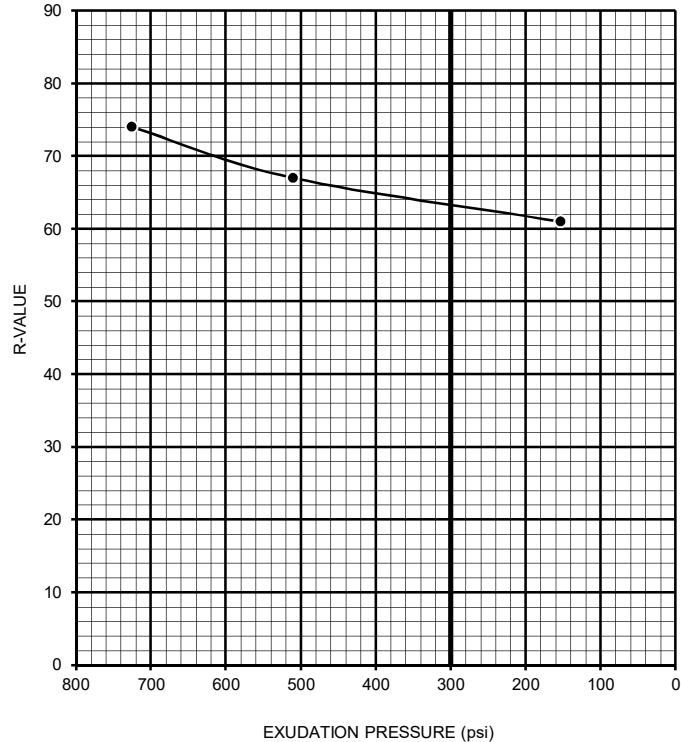
TEST SPECIMEN	a	b	c
MOISTURE AT COMPACTION %	11.2	12.2	13.2
HEIGHT OF SAMPLE, Inches	2.54	2.52	2.55
DRY DENSITY, pcf	100.9	105.8	103.1
COMPACTOR PRESSURE, psi	350	350	350
EXUDATION PRESSURE, psi	726	510	154
EXPANSION, Inches x 10 <sup>exp-4</sup>	24	12	3
STABILITY Ph 2,000 lbs (160 psi)	25	31	37
TURNS DISPLACEMENT	4.85	5.14	5.38
R-VALUE UNCORRECTED	74	67	61
R-VALUE CORRECTED	74	67	61

DESIGN CALCULATION DATA	a	b	c
GRAVEL EQUIVALENT FACTOR	1.0	1.0	1.0
TRAFFIC INDEX	5.0	5.0	5.0
STABILOMETER THICKNESS, ft.	0.42	0.53	0.62
EXPANSION PRESSURE THICKNESS, ft.	0.80	0.40	0.10

EXPANSION PRESSURE CHART



EXUDATION PRESSURE CHART



R-VALUE BY EXPANSION:	69
R-VALUE BY EXUDATION:	63
EQUILIBRIUM R-VALUE:	63



**TESTS for SULFATE CONTENT  
CHLORIDE CONTENT and pH of SOILS**

Project Name: Rexford Freeway Santa Fe Springs Tested By : G. Berdy Date: 03/01/22  
Project No. : 13429.001 Checked By: A. Santos Date: 03/22/22

Boring No.	CPT-2			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Olive brown s(ML)			
Wet Weight of Soil + Container (g)	0.00			
Dry Weight of Soil + Container (g)	0.00			
Weight of Container (g)	1.00			
Moisture Content (%)	0.00			
Weight of Soaked Soil (g)	100.19			

**SULFATE CONTENT, DOT California Test 417, Part II**

Beaker No.	305			
Crucible No.	16			
Furnace Temperature (°C)	860			
Time In / Time Out	8:00/8:45			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	18.4782			
Wt. of Crucible (g)	18.4758			
Wt. of Residue (g) (A)	0.0024			
PPM of Sulfate (A) x 41150	98.76			
<b>PPM of Sulfate, Dry Weight Basis</b>	<b>99</b>			

**CHLORIDE CONTENT, DOT California Test 422**

ml of Extract For Titration (B)	15			
ml of AgNO <sub>3</sub> Soln. Used in Titration (C)	0.5			
PPM of Chloride (C -0.2) * 100 * 30 / B	60			
<b>PPM of Chloride, Dry Wt. Basis</b>	<b>60</b>			

**pH TEST, DOT California Test 643**

<b>pH Value</b>	<b>7.82</b>			
<b>Temperature °C</b>	<b>22.6</b>			



## SOIL RESISTIVITY TEST

### DOT CA TEST 643

Project Name: Rexford Freeway Santa Fe Springs

Tested By : G. Berdy Date: 03/01/22

Project No. : 13429.001

Checked By: A. Santos Date: 03/22/22

Boring No.: CPT-2

Depth (ft.) : 0-5

Sample No. : B-1

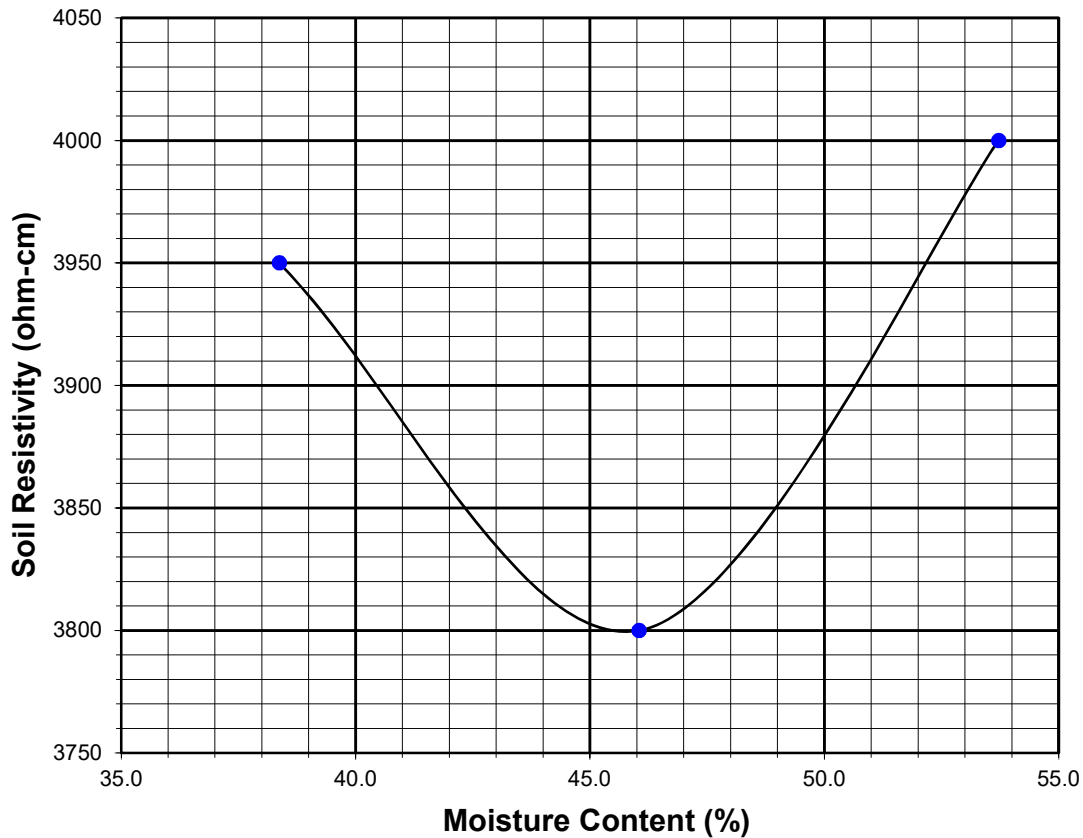
Soil Identification:\* Olive brown s(ML)

\*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	50	38.37	3950	3950
2	60	46.05	3800	3800
3	70	53.72	4000	4000
4				
5				

Moisture Content (%) (Mci)	0.00
Wet Wt. of Soil + Cont. (g)	0.00
Dry Wt. of Soil + Cont. (g)	0.00
Wt. of Container (g)	1.00
Container No.	
Initial Soil Wt. (g) (Wt)	130.30
Box Constant	1.000
$MC = (((1 + Mci / 100) \times (Wa / Wt + 1)) - 1) \times 100$	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II		DOT CA Test 643	
<b>3800</b>	<b>45.8</b>	<b>99</b>	<b>60</b>	<b>7.82</b>	<b>22.6</b>



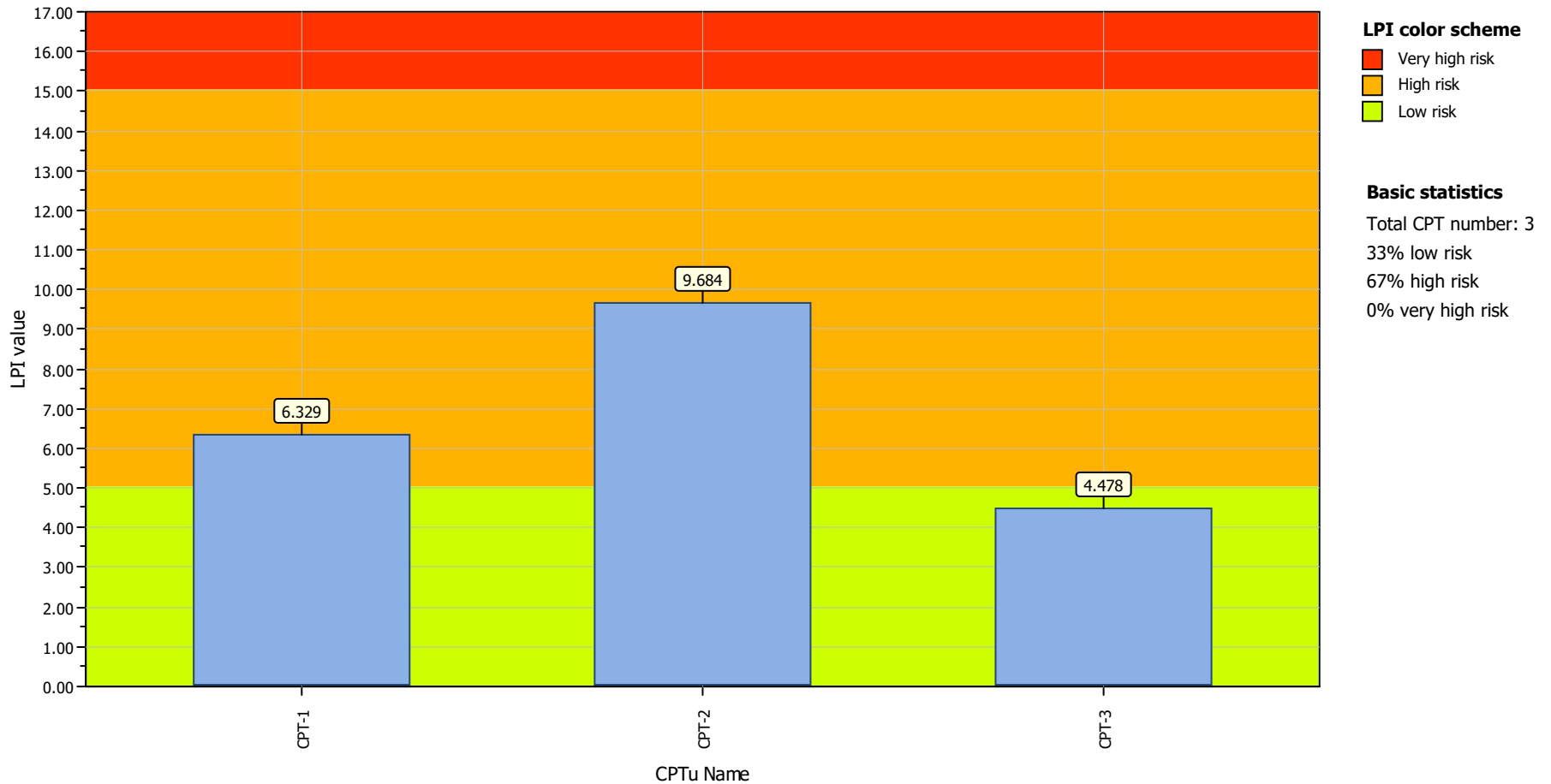
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APPENDIX C  
LIQUEFACTION ANALYSIS

**Project title : Rexford Freeway Dr**

**Location : 13711 Freeway Drive, Santa Fe Springs, California**

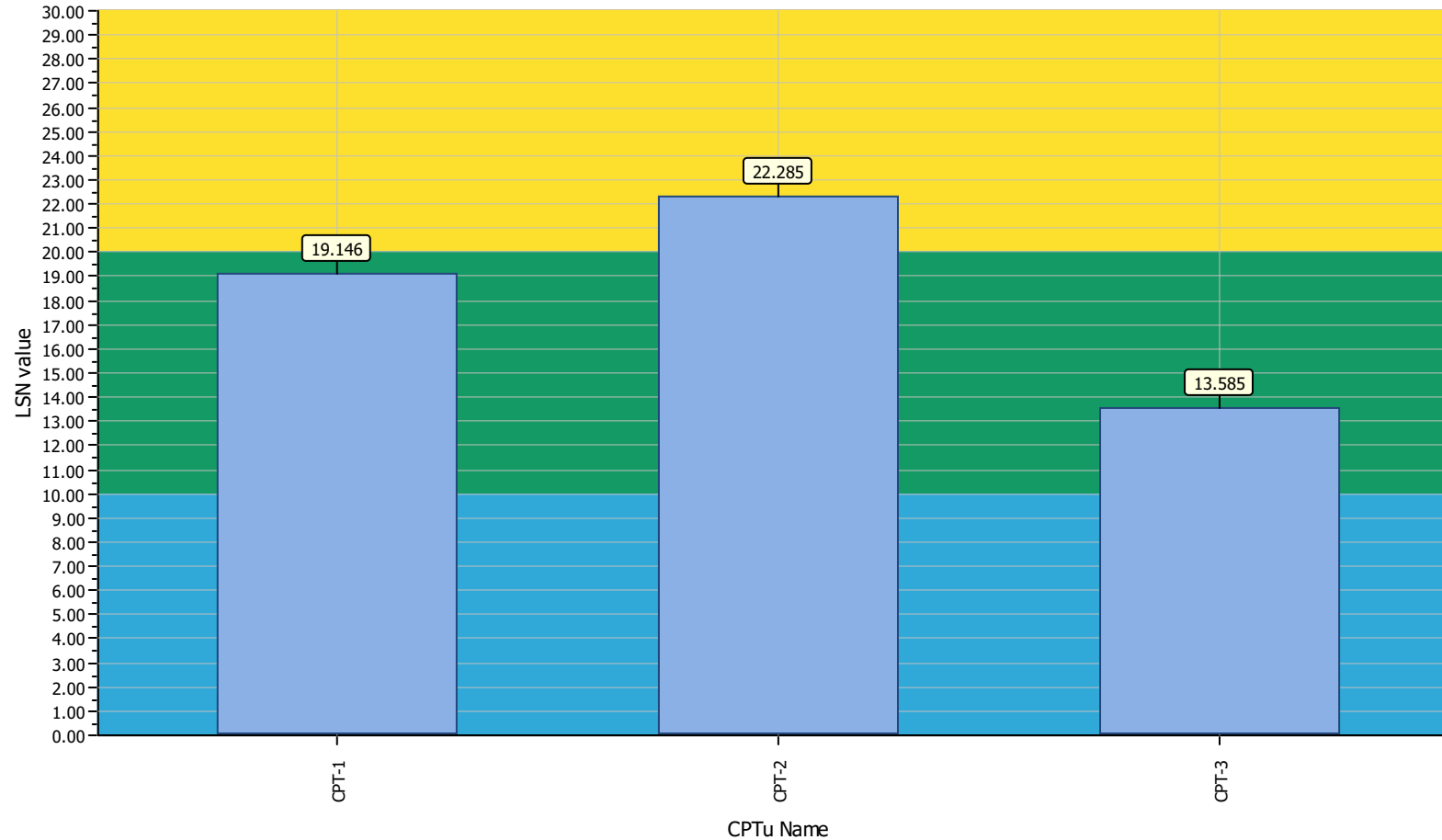
### Overall Liquefaction Potential Index report



Project title : Rexford Freeway Dr

Location : 13711 Freeway Drive, Santa Fe Springs, California

### Overall Liquefaction Severity Number report



#### LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

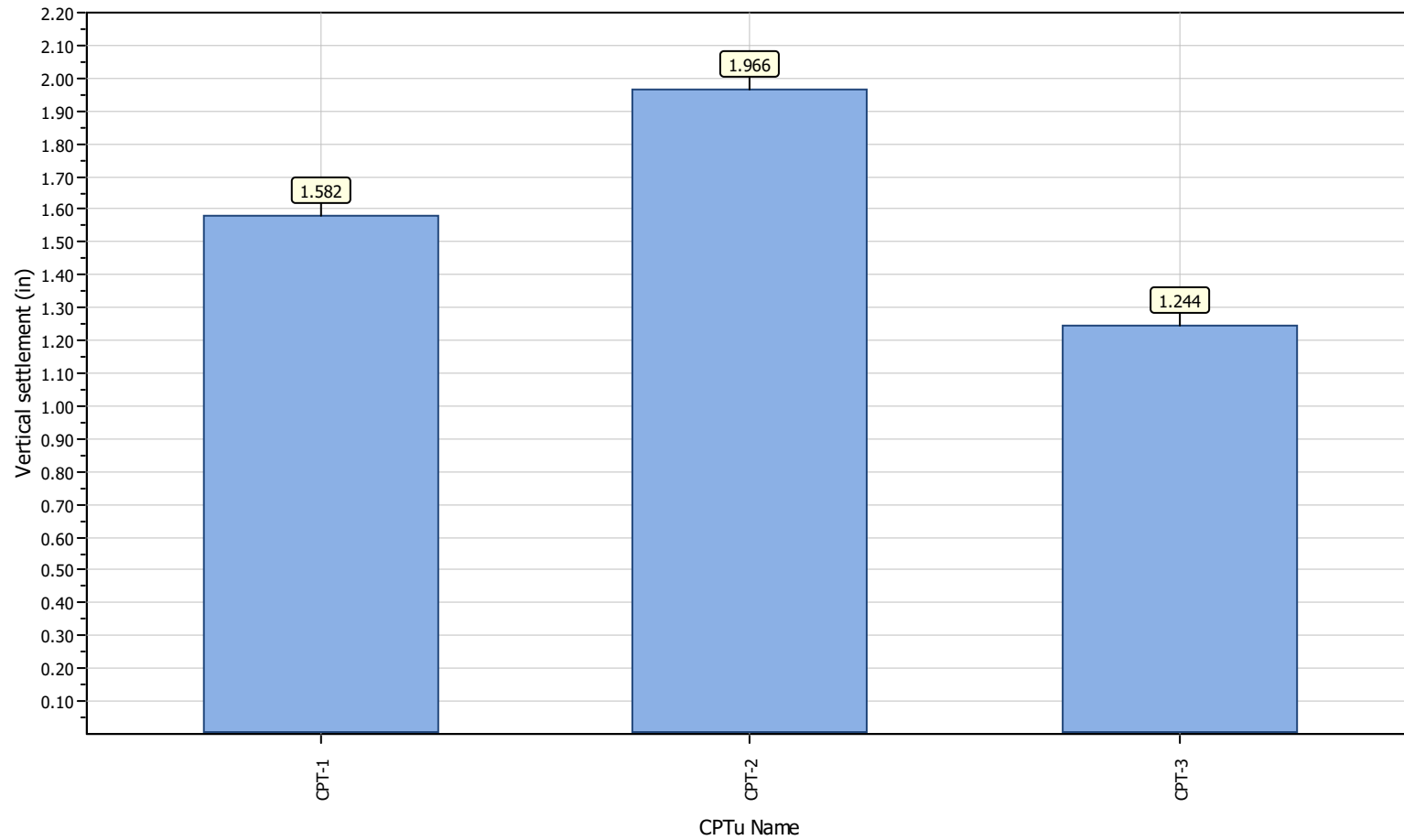
#### Basic statistics

- Total CPT number: 3
- 0% little liquefaction
- 67% minor liquefaction
- 33% moderate liquefaction
- 0% moderate to major liquefaction
- 0% major liquefaction
- 0% severe liquefaction

**Project title : Rexford Freeway Dr**

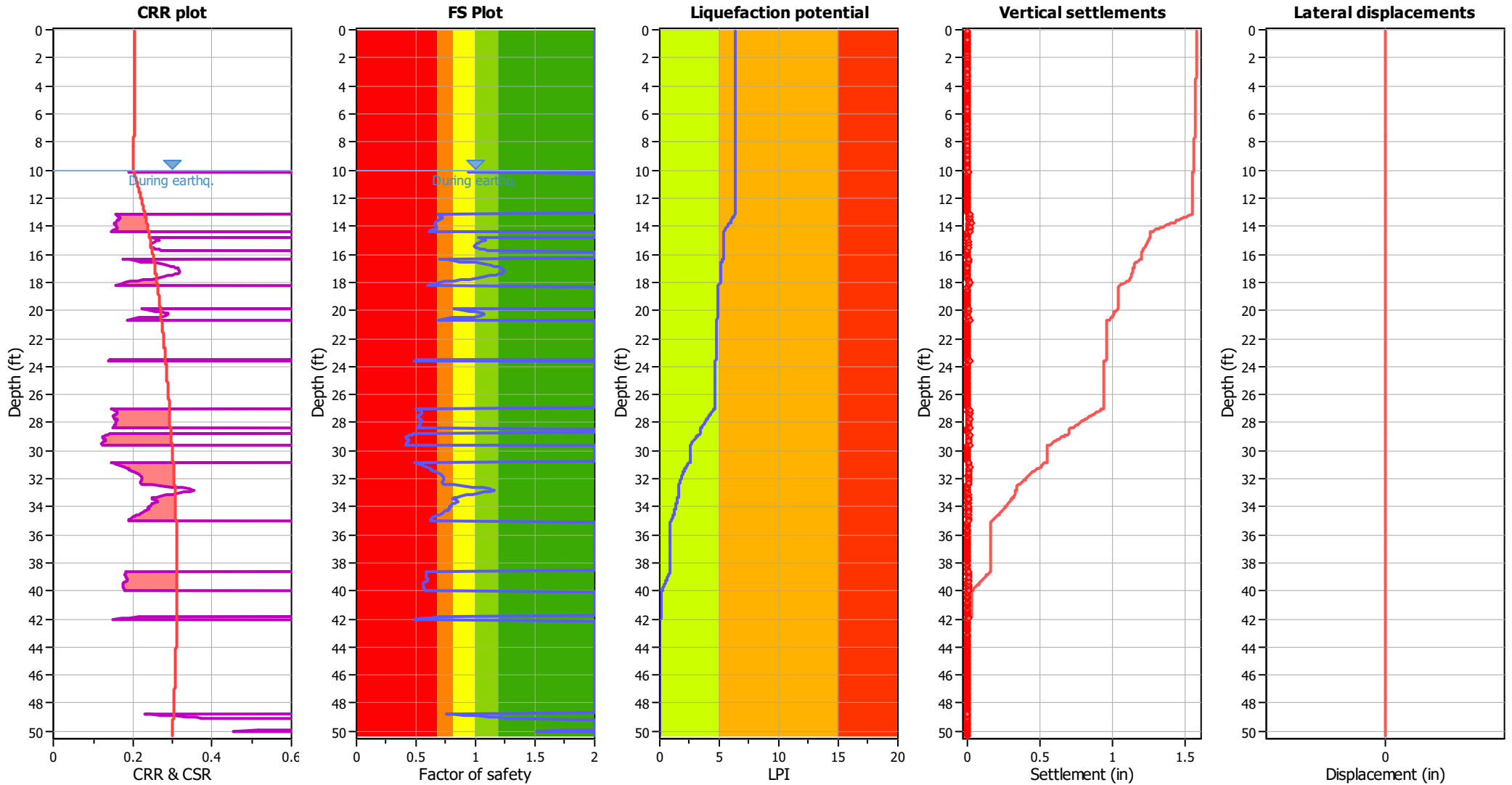
**Location : 13711 Freeway Drive, Santa Fe Springs, California**

### Overall vertical settlements report





### Liquefaction analysis overall plots



**Input parameters and analysis data**

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	$K_{\sigma}$ applied:	Yes
Earthquake magnitude $M_w$ :	6.66	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.43	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	30.00 ft	Fill height:	N/A	Limit depth:	N/A

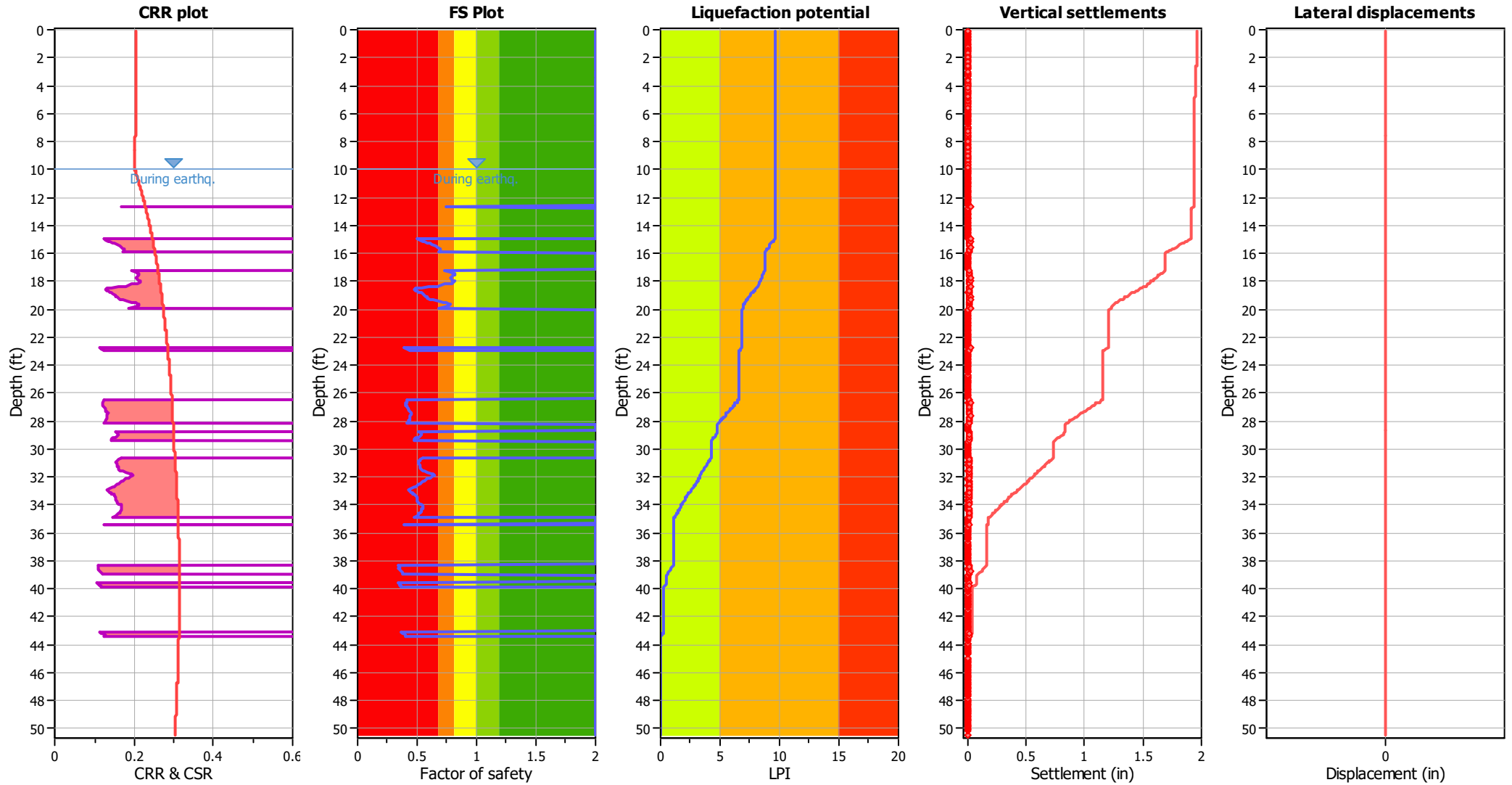
**F.S. color scheme**

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**LPI color scheme**

- Very high risk
- High risk
- Low risk

### Liquefaction analysis overall plots



**Input parameters and analysis data**

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	$K_{\sigma}$ applied:	Yes
Earthquake magnitude $M_w$ :	6.66	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.43	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	30.00 ft	Fill height:	N/A	Limit depth:	N/A

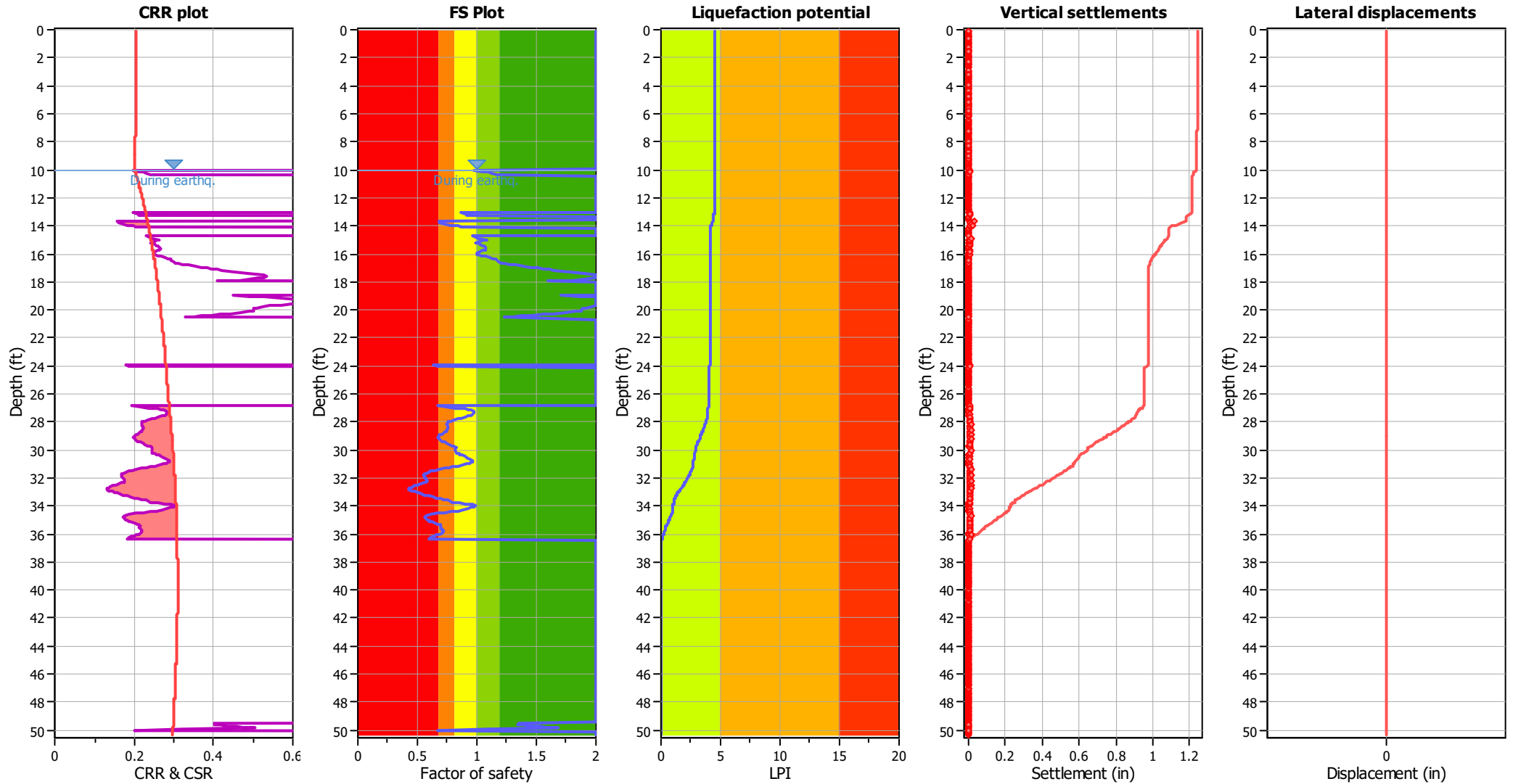
**F.S. color scheme**

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**LPI color scheme**

- Very high risk
- High risk
- Low risk

### Liquefaction analysis overall plots



**Input parameters and analysis data**

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	$K_{\sigma}$ applied:	Yes
Earthquake magnitude $M_w$ :	6.66	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.43	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	30.00 ft	Fill height:	N/A	Limit depth:	N/A

**F.S. color scheme**

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

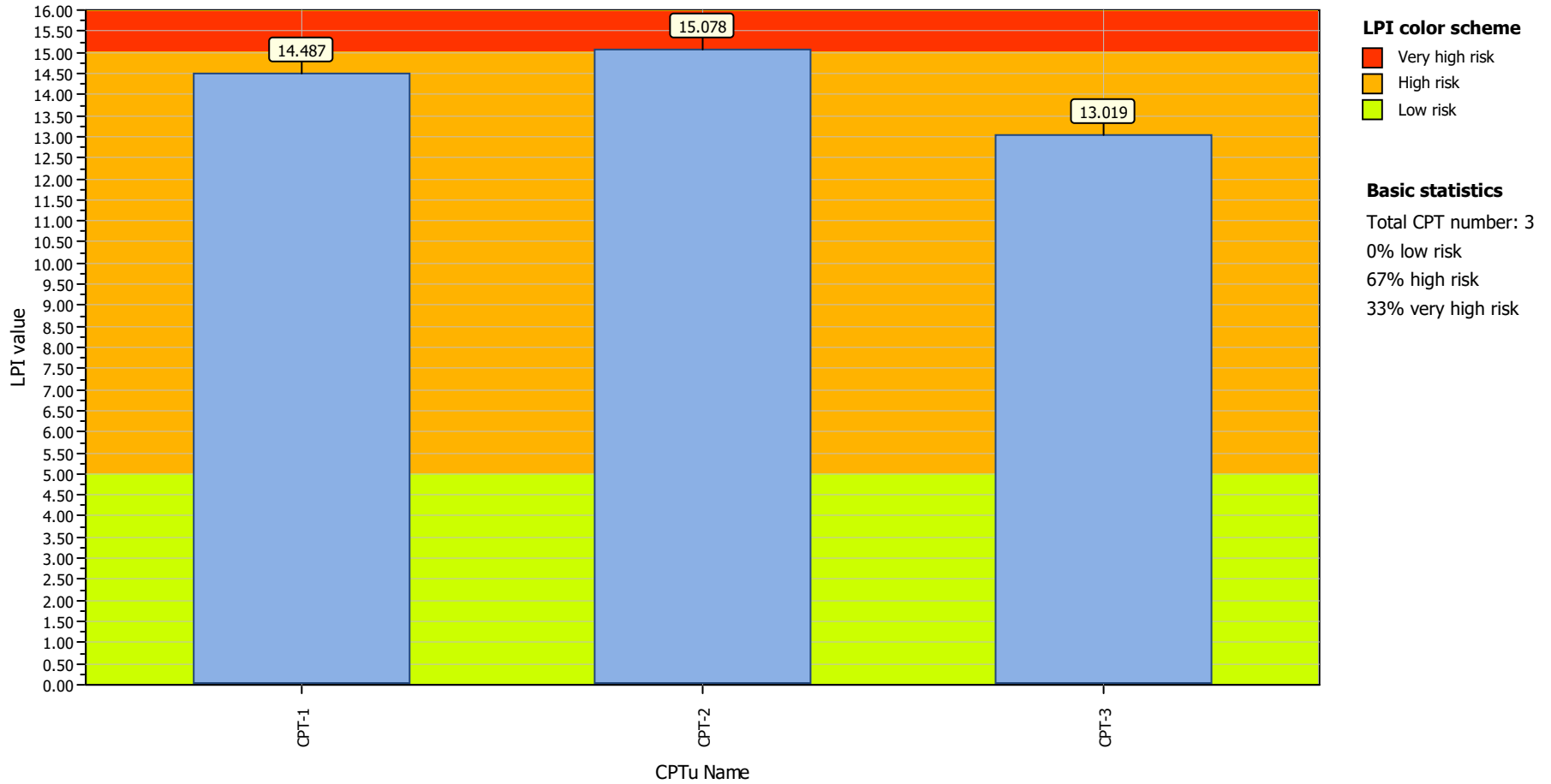
**LPI color scheme**

- Very high risk
- High risk
- Low risk

**Project title : Rexford Freeway Dr**

**Location : 13711 Freeway Drive, Santa Fe Springs, California**

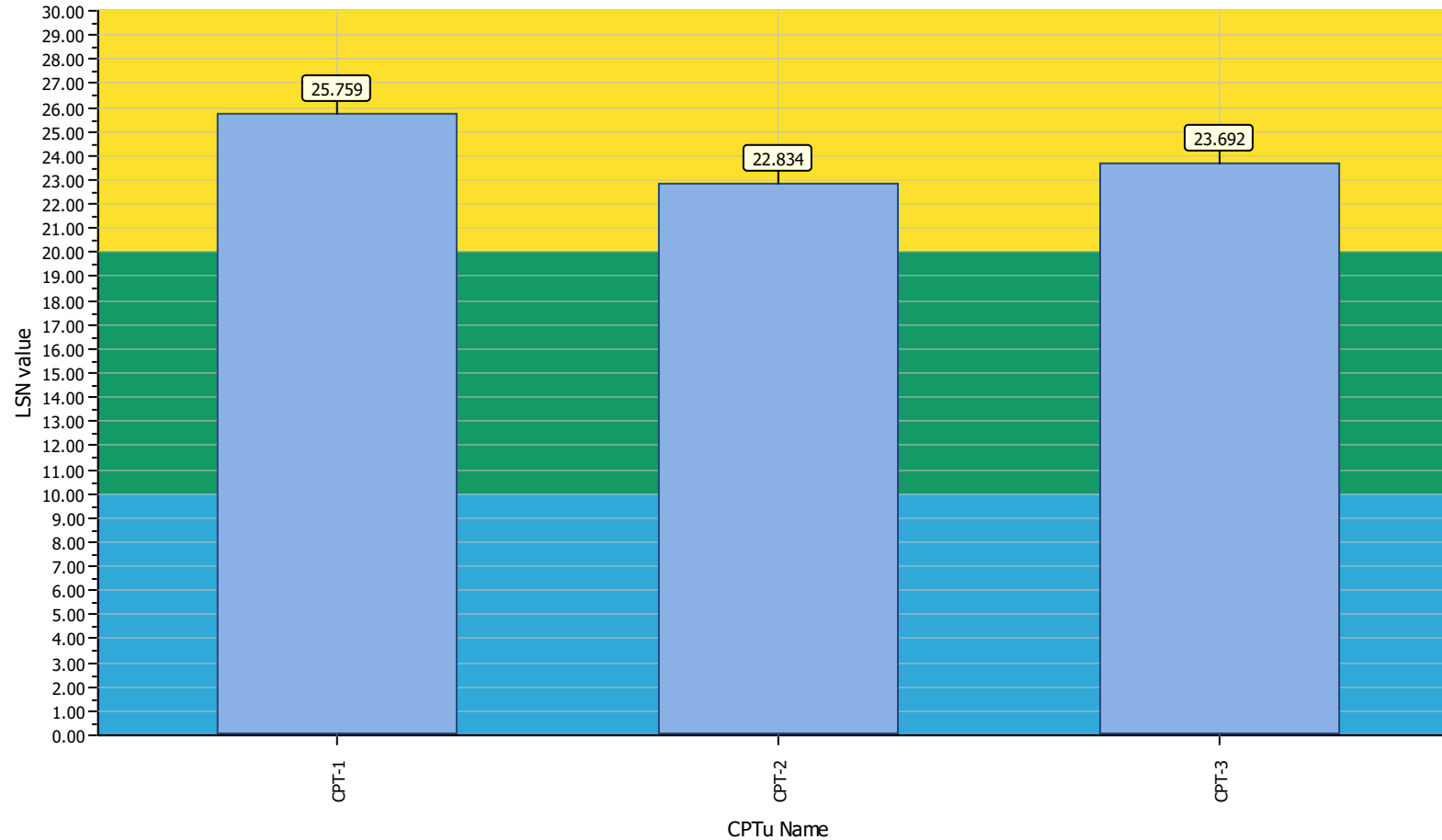
**Overall Liquefaction Potential Index report**



**Project title : Rexford Freeway Dr**

**Location : 13711 Freeway Drive, Santa Fe Springs, California**

### Overall Liquefaction Severity Number report



**LSN color scheme**

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

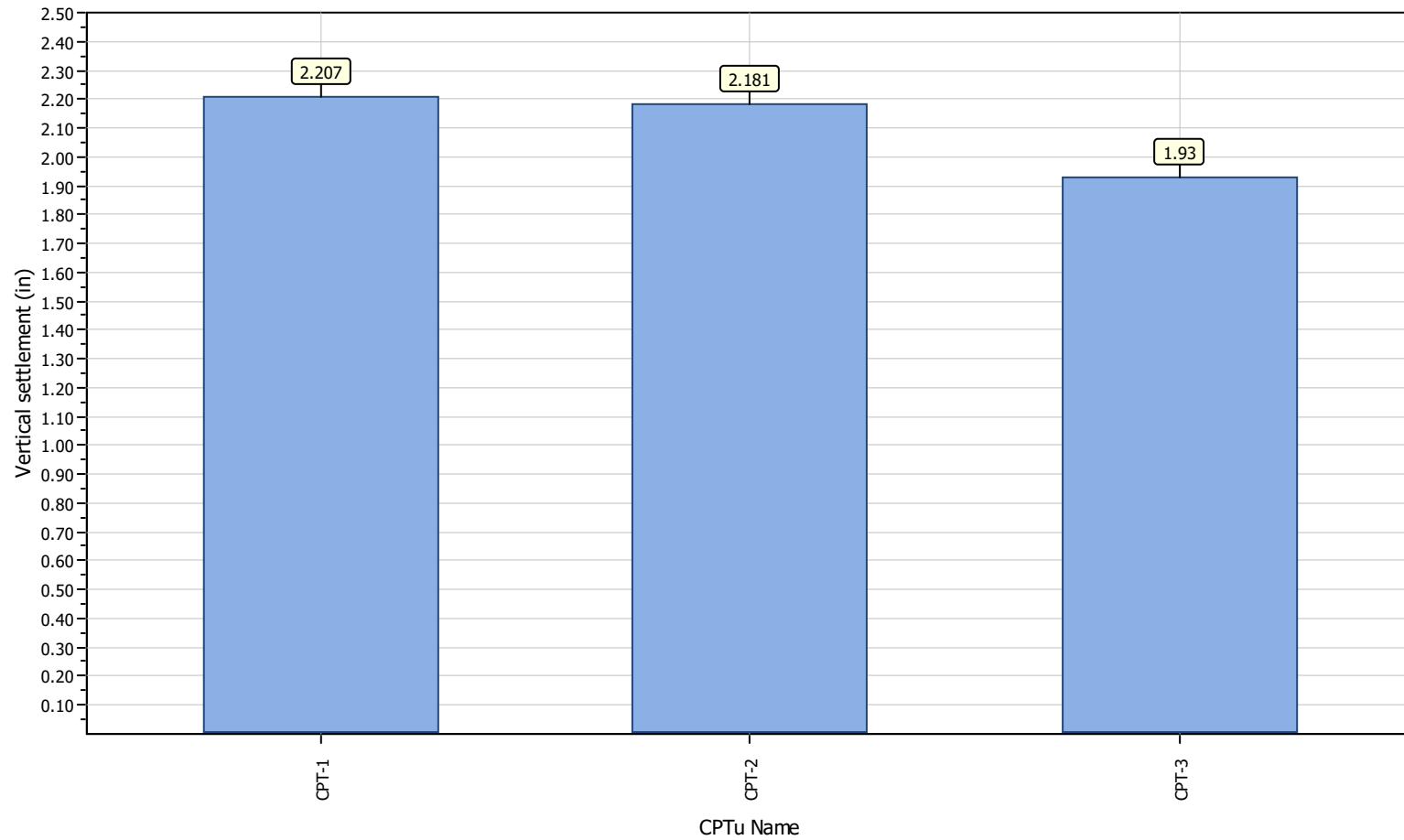
**Basic statistics**

- Total CPT number: 3
- 0% little liquefaction
- 0% minor liquefaction
- 100% moderate liquefaction
- 0% moderate to major liquefaction
- 0% major liquefaction
- 0% severe liquefaction

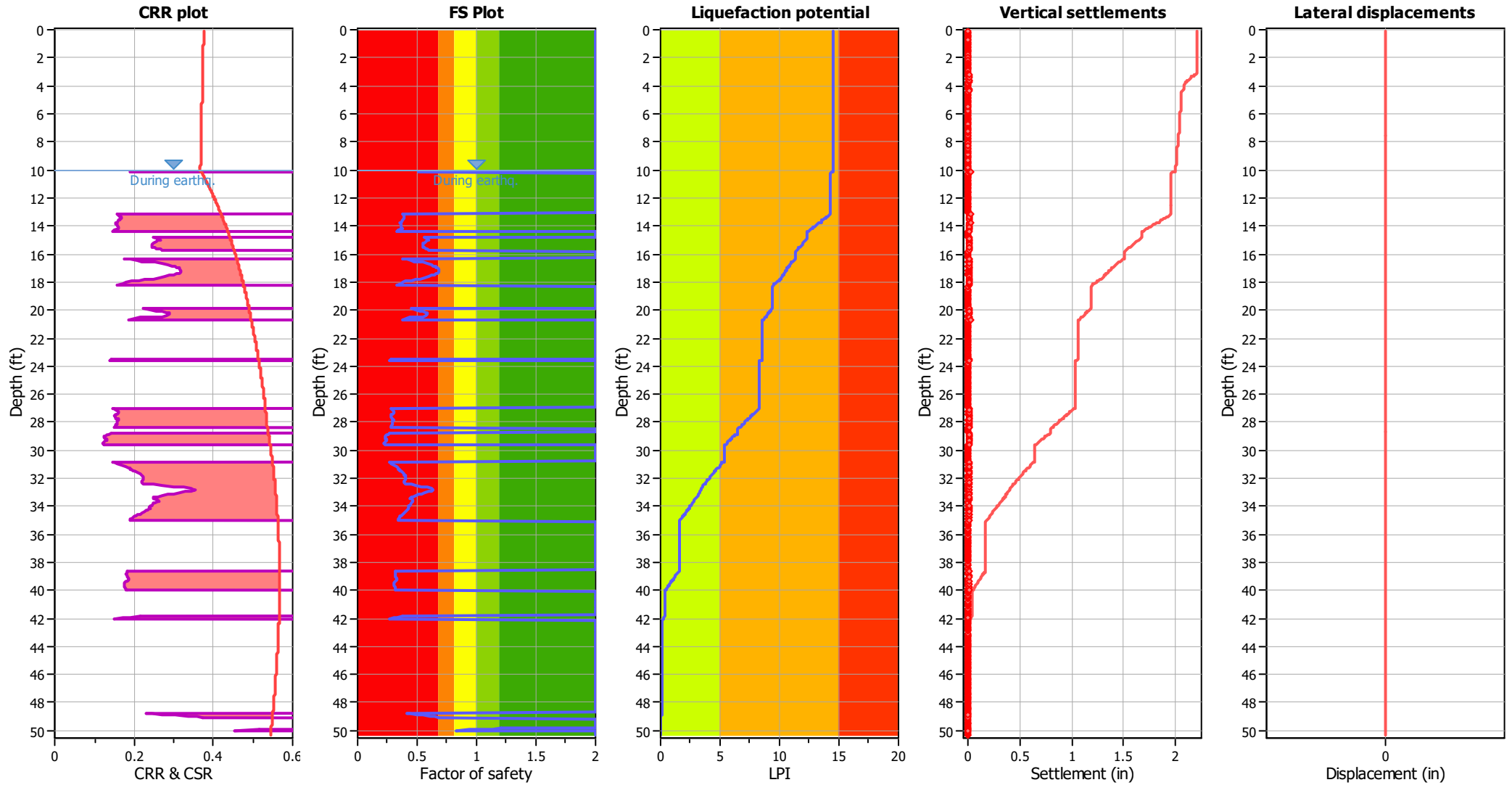
**Project title : Rexford Freeway Dr**

**Location : 13711 Freeway Drive, Santa Fe Springs, California**

### Overall vertical settlements report



### Liquefaction analysis overall plots



**Input parameters and analysis data**

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	$K_{\sigma}$ applied:	Yes
Earthquake magnitude $M_w$ :	6.77	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.75	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	30.00 ft	Fill height:	N/A	Limit depth:	N/A

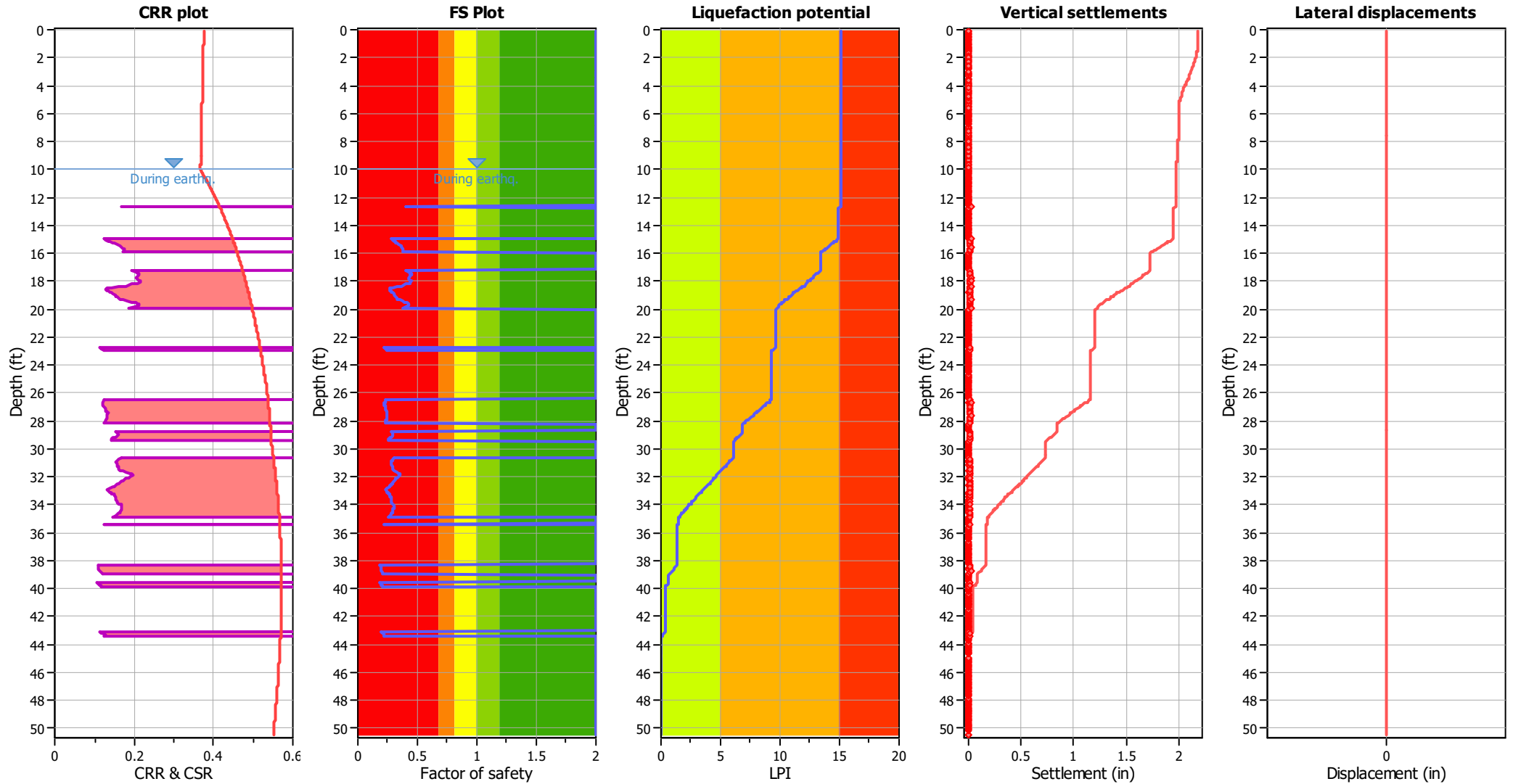
**F.S. color scheme**

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**LPI color scheme**

- Very high risk
- High risk
- Low risk

### Liquefaction analysis overall plots



**Input parameters and analysis data**

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	$K_{\sigma}$ applied:	Yes
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Peak ground acceleration:	0.75	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	30.00 ft	Fill height:	N/A	Limit depth:	N/A

**F.S. color scheme**

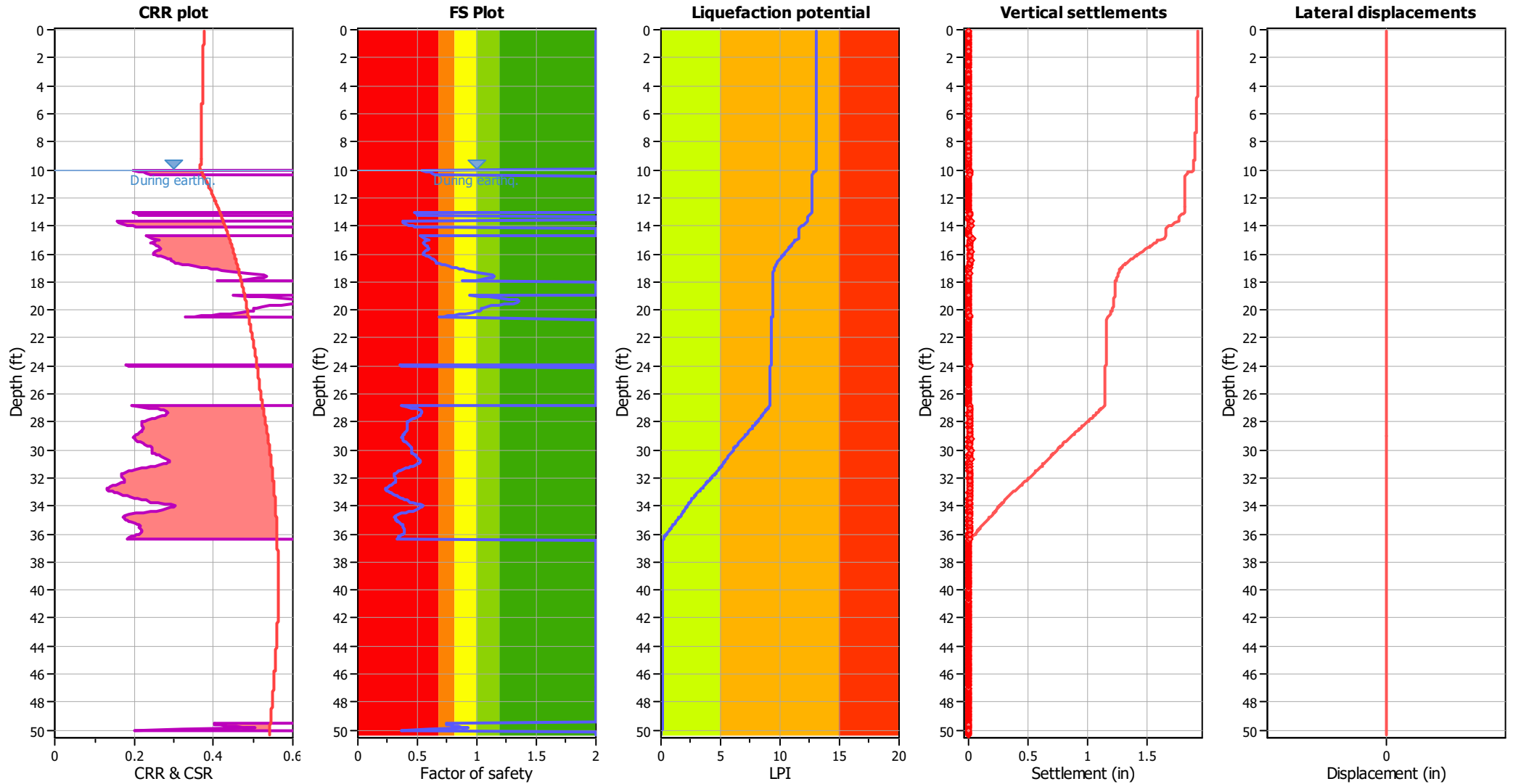
- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**LPI color scheme**

- Very high risk
- High risk
- Low risk



### Liquefaction analysis overall plots



**Input parameters and analysis data**

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	Yes
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Peak ground acceleration:	0.75	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	30.00 ft	Fill height:	N/A	Limit depth:	N/A

**F.S. color scheme**

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**LPI color scheme**

- Very high risk
- High risk
- Low risk

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APPENDIX D  
EARTHWORK AND GRADING GUIDE SPECIFICATIONS

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APPENDIX D

LEIGHTON CONSULTING, INC.  
EARTHWORK AND GRADING GUIDE SPECIFICATIONS

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## D - 1 . 0 G E N E R A L

### **D-1.1 Intent**

These Earthwork and Grading Guide Specifications are for grading and earthwork shown on the current, approved grading plan(s) and/or indicated in the Leighton Consulting, Inc. geotechnical report(s). These Guide Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the project-specific recommendations in the geotechnical report shall supersede these Guide Specifications. Leighton Consulting, Inc. shall provide geotechnical observation and testing during earthwork and grading. Based on these observations and tests, Leighton Consulting, Inc. may provide new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

### **D-1.2 Role of Leighton Consulting, Inc.**

Prior to commencement of earthwork and grading, Leighton Consulting, Inc. shall meet with the earthwork contractor to review the earthwork contractor's work plan, to schedule sufficient personnel to perform the appropriate level of observation, mapping and compaction testing. During earthwork and grading, Leighton Consulting, Inc. shall observe, map, and document subsurface exposures to verify geotechnical design assumptions. If observed conditions are found to be significantly different than the interpreted assumptions during the design phase, Leighton Consulting, Inc. shall inform the owner, recommend appropriate changes in design to accommodate these observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include (1) natural ground after clearing to receiving fill but before fill is placed, (2) bottoms of all "remedial removal" areas, (3) all key bottoms, and (4) benches made on sloping ground to receive fill.

Leighton Consulting, Inc. shall observe moisture-conditioning and processing of the subgrade and fill materials, and perform relative compaction testing of fill to determine the attained relative compaction. Leighton Consulting, Inc. shall provide *Daily Field Reports* to the owner and the Contractor on a routine and frequent basis.

### **D-1.3 The Earthwork Contractor**

The earthwork contractor (Contractor) shall be qualified, experienced and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Guide Specifications prior to commencement of grading. The Contractor shall be solely

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responsible for performing grading and backfilling in accordance with the current, approved plans and specifications.

The Contractor shall inform the owner and Leighton Consulting, Inc. of changes in work schedules at least one working day in advance of such changes so that appropriate observations and tests can be planned and accomplished. The Contractor shall not assume that Leighton Consulting, Inc. is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish earthwork and grading in accordance with the applicable grading codes and agency ordinances, these Guide Specifications, and recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of Leighton Consulting, Inc., unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, adverse weather, etc., are resulting in a quality of work less than required in these specifications, Leighton Consulting, Inc. shall reject the work and may recommend to the owner that earthwork and grading be stopped until unsatisfactory condition(s) are rectified.

## D - 2 . 0 P R E P A R A T I O N O F A R E A S T O B E F I L L E D

### D-2.1 **Clearing and Grubbing**

Vegetation, such as brush, grass, roots and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies and Leighton Consulting, Inc.. Care should be taken not to encroach upon or otherwise damage native and/or historic trees designated by the Owner or appropriate agencies to remain. Pavements, flatwork or other construction should not extend under the “drip line” of designated trees to remain.

Leighton Consulting, Inc. shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 3 percent of organic materials (by dry weight: ASTM D 2974). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area. As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage

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of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed.

### **D-2.2 Processing**

Existing ground that has been declared satisfactory for support of fill, by Leighton Consulting, Inc., shall be scarified to a minimum depth of 6 inches (15 cm). Existing ground that is not satisfactory shall be over-excavated as specified in the following Section D-2.3. Scarification shall continue until soils are broken down and free of large clay lumps or clods and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.

### **D-2.3 Overexcavation**

In addition to removals and over-excavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be over-excavated to competent ground as evaluated by Leighton Consulting, Inc. during grading. All undocumented fill soils under proposed structure footprints should be excavated

### **D-2.4 Benching**

Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), (>20 percent grade) the ground shall be stepped or benched. The lowest bench or key shall be a minimum of 15 feet (4.5 m) wide and at least 2 feet (0.6 m) deep, into competent material as evaluated by Leighton Consulting, Inc.. Other benches shall be excavated a minimum height of 4 feet (1.2 m) into competent material or as otherwise recommended by Leighton Consulting, Inc.. Fill placed on ground sloping flatter than 5:1 (horizontal to vertical units), (<20 percent grade) shall also be benched or otherwise over-excavated to provide a flat subgrade for the fill.

### **D-2.5 Evaluation/Acceptance of Fill Areas**

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by Leighton Consulting, Inc. as suitable to receive fill. The Contractor shall obtain a written acceptance (*Daily Field Report*) from Leighton Consulting, Inc. prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys and benches.

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## D - 3 . 0 F I L L M A T E R I A L

### D-3.1 Fill Quality

Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by Leighton Consulting, Inc. prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to Leighton Consulting, Inc. or mixed with other soils to achieve satisfactory fill material.

### D-3.2 Oversize

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 6 inches (15 cm), shall not be buried or placed in fill unless location, materials and placement methods are specifically accepted by Leighton Consulting, Inc.. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 feet (3 m) measured vertically from finish grade, or within 2 feet (0.61 m) of future utilities or underground construction.

### D-3.3 Import

If importing of fill material is required for grading, proposed import material shall meet the requirements of Section D-3.1, and be free of hazardous materials (“contaminants”) and rock larger than 3-inches (8 cm) in largest dimension. All import soils shall have an Expansion Index (EI) of 20 or less and a sulfate content no greater than ( $\leq$ ) 500 parts-per-million (ppm). A representative sample of a potential import source shall be given to Leighton Consulting, Inc. at least four full working days before importing begins, so that suitability of this import material can be determined and appropriate tests performed.

## D - 4 . 0 F I L L P L A C E M E N T A N D C O M P A C T I O N

### D-4.1 Fill Layers

Approved fill material shall be placed in areas prepared to receive fill, as described in Section D-2.0, above, in near-horizontal layers not exceeding 8 inches (20 cm) in loose thickness. Leighton Consulting, Inc. may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers, and only if the building officials with the appropriate jurisdiction approve. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.

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#### **D-4.2 Fill Moisture Conditioning**

Fill soils shall be watered, dried back, blended and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM) Test Method D 1557.

#### **D-4.3 Compaction of Fill**

After each layer has been moisture-conditioned, mixed, and evenly spread, each layer shall be uniformly compacted to not-less-than ( $\geq$ ) 90 percent of the maximum dry density as determined by ASTM Test Method D 1557. In some cases, structural fill may be specified (see project-specific geotechnical report) to be uniformly compacted to at least ( $\geq$ ) 95 percent of the ASTM D 1557 modified Proctor laboratory maximum dry density. For fills thicker than ( $>$ ) 15 feet (4.5 m), the portion of fill deeper than 15 feet below proposed finish grade shall be compacted to 95 percent of the ASTM D 1557 laboratory maximum density. Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

#### **D-4.4 Compaction of Fill Slopes**

In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by back rolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet (1 to 1.2 m) in fill elevation, or by other methods producing satisfactory results acceptable to Leighton Consulting, Inc.. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of the ASTM D 1557 laboratory maximum density.

#### **D-4.5 Compaction Testing**

Field-tests for moisture content and relative compaction of the fill soils shall be performed by Leighton Consulting, Inc.. Location and frequency of tests shall be at our field representative(s) discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).

#### **D-4.6 Compaction Test Locations**

Leighton Consulting, Inc. shall document the approximate elevation and horizontal coordinates of each density test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that Leighton



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Consulting, Inc. can determine the test locations with sufficient accuracy. Adequate grade stakes shall be provided.

#### D - 5 . 0 E X C A V A T I O N

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by Leighton Consulting, Inc. during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by Leighton Consulting, Inc. based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, then observed and reviewed by Leighton Consulting, Inc. prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by Leighton Consulting, Inc..

#### D - 6 . 0 T R E N C H B A C K F I L L S

##### **D-6.1 Safety**

The Contractor shall follow all OSHA and Cal/OSHA requirements for safety of trench excavations. Work should be performed in accordance with Article 6 of the *California Construction Safety Orders*, 2009 Edition or more current (see also: <http://www.dir.ca.gov/title8/sb4a6.html> ).

##### **D-6.2 Bedding and Backfill**

All utility trench bedding and backfill shall be performed in accordance with applicable provisions of the 2018 Edition of the *Standard Specifications for Public Works Construction* (Green Book). Bedding material shall have a Sand Equivalent greater than 30 (SE>30). Bedding shall be placed to 1-foot (0.3 m) over the top of the conduit, and densified by jetting in areas of granular soils, if allowed by the permitting agency. Otherwise, the pipe-bedding zone should be backfilled with Controlled Low Strength Material (CLSM) consisting of at least one sack of Portland cement per cubic-yard of sand, and conforming to Section 201-6 of the 2018 Edition of the *Standard Specifications for Public Works Construction* (Green Book). Backfill over the bedding zone shall be placed and densified mechanically to a minimum of 90 percent of relative compaction (ASTM D 1557) from 1 foot (0.3 m) above the top of the conduit to the surface. Backfill above the pipe zone shall **not** be jetted. Jetting of the bedding around the conduits shall be observed by Leighton Consulting, Inc. and backfill above the pipe zone (bedding) shall be observed and tested by Leighton Consulting, Inc..

**D-6.3 Lift Thickness**

Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to Leighton Consulting, Inc. that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method, and only if the building officials with the appropriate jurisdiction approve.

**Appendix C**  
**(Phase 1)**

[https://www.santafesprings.org/Appendix%20C%20\(Phase%201%20Report\).pdf](https://www.santafesprings.org/Appendix%20C%20(Phase%201%20Report).pdf)

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

To: City of Santa Fe Springs  
From: Hashem Basrawi  
Date: 1/3/2023  
Re: Trip Generation and VMT Screening Analysis for 13711 Freeway Drive Warehouse

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This technical memorandum provides an analysis of the proposed 13711 Freeway Drive Warehouse, located at the northeast corner of Freeway Drive and Spring Avenue in the City of Santa Fe Springs. Regional access to the project site is provided by Interstate 5 (I-5) located just south of the site. Local access is via two industrial roadways; Freeway Drive along the south perimeter of the site and Spring Avenue located along the western perimeter of the site.

The purpose of this analysis is to determine whether a Vehicle Miles Traveled Analysis or Level of Service Analysis would be required for the project. The project proposes to remove the existing Martinez Trucking Inc., totaling 81,473 SF and replace it with a 105,125 SF warehouse building including 5% cold storage. The project site plan is shown in Figure 1.

## Vehicle Miles Traveled

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 – Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3© states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The City of Santa Fe Springs have not adopted VMT guidelines, so the County of Los Angeles guidelines were used. The County of Los Angeles Public Works adopted the Transportation Impact Analysis Guidelines on July 23, 2020. For non-retail projects, the guidelines state projects that generate fewer than 110 net daily trips are generally exempt from preparing a Transportation Impact Analysis to analyze VMT. The project would generate 40 more daily vehicle trips. For this reason, the project is presumed to have a less than significant impact on VMT.

## Project Trip Generation

The project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11<sup>th</sup> Edition (2021). Table 1 presents the trip generation estimate for the proposed project in actual trips and passenger car equivalent (PCE) trips.

As shown in Table 1, the project is forecast to generate 59 more daily PCE trips than the existing land use, as well as 6 more PCE trips during the AM peak hour and 6 more PCE trips during the PM peak hour. According to the Los Angeles County Public Works *Transportation Impact Analysis Guidelines*, projects that are required to submit a Transportation Impact Analysis and involve a discretionary action would be required

to prepare a Site Access Study. As noted in the previous section, the project would not be required to prepare a Transportation Impact Analysis because it would generate fewer than 110 daily vehicle trips. The daily net trip generation of the proposed project would yield 59 daily PCE trips. Therefore, the project would not be required to prepare a Transportation Impact Analysis or a Site Access Study.

If you have any questions about this analysis, please contact me at (909) 525-0528 or [hashem@epdsolutions.com](mailto:hashem@epdsolutions.com).

**Table 1: Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b><u>Trip Rates</u></b>									
Manufacturing <sup>1</sup>	TSF	4.75	0.52	0.16	0.68	0.23	0.51	0.74	
Warehouse <sup>2</sup>	TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18	
<b><u>Existing Vehicle Trip Generation</u></b>									
Martinez Trucking, Inc.	81,473 TSF	139	11	3	14	4	11	15	
<b><u>Vehicle Mix</u><sup>3</sup></b>		<b><u>Percent</u></b>							
Passenger Vehicles		72.50%	101	8	2	10	3	8	11
2-Axle Trucks		4.60%	6	0	0	1	0	0	1
3-Axle Trucks		5.70%	8	1	0	1	0	1	1
4+-Axle Trucks		17.20%	24	2	1	2	1	2	3
		100%	139	11	3	14	4	11	15
<b><u>PCE Trip Generation</u><sup>4</sup></b>		<b><u>PCE Factor</u></b>							
Passenger Vehicles		1.0	101	8	2	10	3	8	11
2-Axle Trucks		1.5	10	1	0	1	0	1	1
3-Axle Trucks		2.0	16	1	0	2	0	1	2
4+-Axle Trucks		3.0	72	6	2	7	2	5	8
Total Existing PCE Trip Generation			198	15	5	20	6	15	21
<b><u>Proposed Project Trip Generation</u></b>									
13711 Freeway Drive Warehouse	105,125 TSF	180	14	4	17	5	14	19	
<b><u>Vehicle Mix (95% Warehousing)</u><sup>3</sup></b>		<b><u>Percent</u></b>							
Passenger Vehicles		72.50%	124	9	3	12	4	9	13
2-Axle Trucks		4.60%	8	1	0	1	0	1	1
3-Axle Trucks		5.70%	10	1	0	1	0	1	1
4+-Axle Trucks		17.20%	29	2	1	3	1	2	3
		100%	171	13	4	17	5	13	18
<b><u>Vehicle Mix (5% Cold Storage)</u><sup>5</sup></b>		<b><u>Percent</u></b>							
Passenger Vehicles		55.30%	5	0	0	0	0	0	1
2-Axle Trucks		15.50%	1	0	0	0	0	0	0
3-Axle Trucks		4.90%	0	0	0	0	0	0	0
4+-Axle Trucks		24.30%	2	0	0	0	0	0	0
		100%	9	1	0	1	0	1	1
<b><u>PCE Trip Generation</u><sup>4</sup></b>		<b><u>PCE Factor</u></b>							
Passenger Vehicles		1.0	129	10	3	12	4	10	14
2-Axle Trucks		1.5	14	1	0	1	0	1	1
3-Axle Trucks		2.0	20	2	0	2	1	2	2
4+-Axle Trucks		3.0	95	7	2	9	3	7	10
Total Project PCE Trip Generation			258	20	6	26	8	20	28
Total Net Trip Generation			40	3	1	4	1	3	4
Total Net PCE Trip Generation			59	5	1	6	2	4	6

TSF = Thousand Square Feet, PCE = Passenger Car Equivalent

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 140 - Manufacturing.<sup>2</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 150 - Warehousing.<sup>3</sup> Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage<sup>4</sup> PCE factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016<sup>5</sup> Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. With Cold Storage



## SECTION 4 - CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following findings:

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

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

### 4.2 MITIGATION MEASURES

The following mitigation is required due to the potential for disturbance of aesthetic resources:

Because light sensitive receptors are found in the vicinity of the project site, the following mitigation is required in order to minimize the potential impacts to the greatest extent possible:

*Mitigation Measure No. 1 (Aesthetic Impacts).* The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant and submitted to the Planning Department for review and approval. As part of the building permit process as required by the City's Municipal Code. The proposed use must comply with Section 155.432 of the Santa Fe Springs Municipal Code.

The following applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions will be adhered to during the construction and demolition phases:

*Standard Regulation No. 2 (Air Quality).* Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the applicable procedures outlined in the SCAQMD's Rules and Regulations.

*Standard Regulation No. No. 3 (Air Quality).* Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune.

*Standard Regulation No. 4 (Air Quality).* All trucks associated with construction activities shall comply



with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

*Standard Regulation No. 5 (Air Quality).* The project shall comply with SCAQMD Rule 402 that limits the generation of airborne pollutants that would cause injury, detriment, or result in a nuisance.

Demolition and construction activities could adversely impact nesting birds in these street trees in the absence of mitigation. These birds common bird species are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season which occurs between February 1 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, the following mitigation measure has been included:

*Mitigation Measure No. 6 (Biological Resources).* Prior to the commencement of demolition and construction activities, the City Planning Department shall verify that the Applicant has retained a qualified biologist (a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to the commencement of demolition/construction activities. The active breeding season for birds is February 1–September 15. The survey will evaluate construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendation of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

In the unlikely event that human remains are uncovered by construction crews, the following mitigation will be applicable:

*Mitigation Measure No. 7. (Cultural Resources)* In the event that human remains are discovered during grading or excavation, all excavation and grading activities shall be stopped and the Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage.

The Phase I and Phase II studies did not identify any HRECs during the course of this assessment. An environmental issue refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion.

*Mitigation Measure No. 8 (Hazardous Materials).* Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Should these materials be replaced or disturbed, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

*Mitigation Measure No. 9 (Hazardous Materials).* All future uses of the property shall comply with the current land use covenant in place.

*Mitigation Measure No. 10 (Hazardous Materials).* An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the following mitigation measure:

*Mitigation Measure No.11 (Tribal/Cultural Resources).* The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot- holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.



### **PRESENTATION**

#### 2023 Planning and Development Department Mid-Year Update

### **RECOMMENDATION**

- Receive the presentation from staff, provide feedback as desired and thereafter file the report.

### **BACKGROUND**

Staff has prepared a brief PowerPoint presentation to highlight the notable accomplishments achieved by the Planning and Development Department from January 1, 2023 to June 30, 2023. The presentation highlights the development projects that received entitlements in the first half of the year and provides an update on the progress of development projects that are either currently underway or recently completed. Lastly, the presentation provides a mid-year tally of the plan checks submitted and building permits issued, and the overall statistics surrounding development activities highlighted in the presentation.

It should be noted that the presentation not only serves as a mid-year update of the 2023 projects completed by our dedicated staff, but also as a representation of the many important, and sometimes difficult, decisions made by the Planning Commission. Many of these projects would not be possible without the unwavering commitment and ability of the entire Planning Commission to make decisions that prioritize the best interests of the community.

  
Wayne M. Morrell  
Director of Planning



# *City of Santa Fe Springs*

Planning Commission Meeting

July 10, 2023

## **CONSENT ITEM**

### Conditional Use Permit (CUP) Case No. 629-5

A compliance review to allow the continued operation and maintenance of a public training school involving platform diving instructions for U.S. Olympic athletes at 15064 Shoemaker Avenue, in the M-2, Heavy Manufacturing, Zone.

(Amy and Andy Kwan for Pacific Diving Academy)

### **RECOMMENDATIONS:**

- Find that the continued operation and maintenance of a public training school, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 629, be subject to a compliance review in ten (10) years, on or before, June 12, 2033, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

### **LOCATION/BACKGROUND**

Pacific Diving Academy (PDA), a non-profit school, is certified by the United States Diving Corporation, which is recognized by the U.S. Olympics Committee as the sport's national governing body. PDA trains U.S. Olympic team athletes for national and world competition in platform diving. Part of the platform diving regime involves acrobatic exercise performed on dry land; consequently the proposed use involves training in a gymnastic-type facility.

On July 12, 2004, PDA was initially granted Planning Commission approval of CUP Case No. 629 to allow establishment, operation, and maintenance a public training school involving platform diving instruction for U.S. Olympic athletes on the subject property at 15064 Shoemaker Avenue (APN: 7005-002-042). Four (4) subsequent compliance reviews have been conducted since the original CUP approval; this request is for the fifth (5<sup>th</sup>) compliance review.

### **ZONING CODE REQUIREMENT**

In accordance with Section 155.243(L) of the City's Zoning Regulations, public, private and quasi-public uses of an educational or recreational nature are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the M-2, Heavy Manufacturing, Zone.

**City of Santa Fe Springs – Zoning Regulations**  
**Section 155.243 - CONDITIONAL USES (L)**

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(L) Public, private or quasi-public uses of an educational or recreational nature.

### **STAFF CONSIDERATIONS**

As a standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on May 10, 2023, and found that the public training school use involving platform diving instructions for U.S. Olympic athletes was in full compliance with the existing conditions of approval.

Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, the use will continue to be harmonious with the adjoining properties and surrounding uses in the area and therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 629 be subject to a compliance review in five (5) years, on or before June 12, 2028, to ensure the subject use is still operating in strict compliance with the conditions of approval as contained within the staff report.

### **CONDITIONS OF APPROVAL**

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

### **CONDITIONS OF APPROVAL:**

**(Contact: Alejandro De Loera 562.868-0511 x 7054)**

1. That a minimum of 30 parking spaces shall be continually made available at all times for the training academy. **(Ongoing)**
2. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business. **(Ongoing)**
3. That students, instructors, visitors or other persons associated with the training academy shall park in the designated parking spaces and shall not park their vehicles on any other neighboring properties not approved by the Director of Planning. **(Ongoing)**
4. That any 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. **(Ongoing)**
5. That all instruction, training and practices shall be conducted completely indoors at all times. **(Ongoing)**
  6. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties. **(Ongoing)**
  7. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning. **(Ongoing)**
  8. That the hours of operation shall be between 3:00 p.m. and 10:00 p.m. during the work week, and 8:00 a.m. to 6:00 p.m. unless otherwise approved by the Director of Planning. **(Ongoing)**
  9. That the subject property shall not be subleased, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written approval by the Director of Planning. **(Ongoing)**
  10. That the applicant shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Codes and all other applicable regulations. **(Ongoing)**
  11. That Conditional Use Permit Case No. 629 shall be **subject to a compliance review in a ten (10) years, on or before June 12, 2032**. Approximately three (3) months before **June 12, 2028**, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
  12. That the applicant, Pacific Diving Academy, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 629, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
  13. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial

adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP. **(Ongoing)**

14. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



Wayne M. Morrell  
Director of Planning

Attachment(s)

1. Aerial Photograph
2. CUP Compliance Review Request Letter
3. Current Site Photo

### Aerial Photograph



# CITY OF SANTA FE SPRINGS



**AERIAL PHOTOGRAPH**

CONDITIONAL USE PERMIT CASE NO. 629

15064 Shoemaker Avenue  
(Applicant: Pacific Diving Academy)





### CUP Extension Request Letter



**Pacific Diving Academy  
USA, Inc.**

**Pacific Diving Academy USA**  
15064 Shoemaker Ave.  
Santa Fe Springs, CA 90670  
Non-Profit ID # 38-3706727

February 7, 2023

**Santa Fe Springs City Hall Planning Department**  
11710 E. Telegraph Rd  
Santa Fe Springs, CA 90670

To Whom It May Concern,

In order to renew the Conditional Use Permit for my business, Pacific Diving Academy USA, Inc., I, Amy Kwan, am ready for the compliance review process. Pacific Diving Academy USA Inc is a sport training center. We have made no changes since the last review of our CUP

Sincerely,

Amy Kwan

CFO PDA USA, Inc.

City of Santa Fe Springs  
FINANCE DEPARTMENT  
11710 E Telegraph Rd  
Santa Fe Springs, CA 90670  
(562) 868-0511

005786-0001 02/27/2023 08:45AM

**MISCELLANEOUS**

Description: CONDITIONAL  
USE PERMIT (PLO201)  
Reference 1: 15064  
Reference 2: SHOEMAKER  
CONDITIONAL USE PERMIT  
(PLO201)  
2023 Item: PLO201  
CONDITIONAL USE PERMIT  
(PLO201) 563.00

-----  
563.00

Subtotal 563.00  
Total 563.00

CHECK 563.00  
Check Number 011181

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Change due 0.00

Paid by: PACIFIC DIVING ACADEMY USA, INC

**Current Site Photos**





## **CONSENT ITEM**

### **Conditional Use Permit Case No. 687-2**

A compliance review to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within an existing 6,408 square foot unit (unit 2); at 11947 Florence Avenue (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing, Buffer Parking, Zone. (Spirit Gymnastics)

## **RECOMMENDATIONS**

- Find that the continued operation and maintenance of an indoor gymnastic school and indoor recreational use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 687-2, be subject to a compliance review in five (5) years, on or before, July 10, 2028, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

## **BACKGROUND**

The subject site is comprised of a single parcel (APN: 8009-025-057) measuring 90,501 square feet (2.08 acres). It is located on the northwest corner of Florence Avenue and Hathaway Drive, at 11947 Florence Ave, and is zoned M-2-BP (Heavy Manufacturing, Buffer Parking). The 90,501 square foot site is currently developed with a multi-tenant industrial building totaling approximately 39,128 square feet and includes a total of 82 parking stalls.

On June 12, 2017, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 687 to allow Spirit Gymnastics to operate and maintain an indoor gymnastics school and indoor recreational use at 11947 Florence Avenue. In addition, Spirit Gymnastics received approval for a temporary modification of property development standards (MOD 1277) to not provide twelve (12) required on-site parking stalls associated with the proposed indoor recreational facility use. Similar to other CUP approvals, the CUP for Spirit Gymnastics was approved for an initial one-year time period, which has since concluded.

On August 13, 2018, the Planning Commission reviewed Conditional Use Permit (CUP) Case No. 687-1, a request for a compliance review to allow the continued operation and maintenance of an indoor gymnastics school and indoor recreational use at 11947 Florence Avenue. The compliance review was considered by the Planning Commission, and based on the facts presented, the CUP was subject to a

follow-up compliance review in five years, which will conclude on August 13, 2023.

On March 13 of this year, Spirit Gymnastics submitted a request for a compliance review to allow the continued operation and maintenance of their indoor gymnastics school and indoor recreational use on the subject site for another five years. It should be noted that the original CUP approval recognized that the gymnastics school and indoor recreational use had occupied a total of three (3) units, each measuring approximately 6,408 square feet (units 1, 2, and 4). The original applicant, Spirit Gymnastics, previously utilized the three units for tumbling classes, gymnastics classes, and an open gym workout.

The Planning Commission may recall that on May 8, 2023, you had reviewed and approved a new CUP (CUP 836) to allow Chrizzy Tumbling’s to take over unit 4 and utilize said space to establish, operate, and maintain a separate gymnastics studio. Spirit Gymnastics, therefore, is now utilizing only unit 2 for their operation. The lease for unit 1 had expired during this past compliance review period and they decided not to renew it.

**ZONING CODE REQUIREMENT**

Pursuant to Section 155.246 (J) (4) and 155.243 (L) of the Zoning Regulations, public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (J) (4)	<p><u>Section 155.243 (J) (4)</u>                      The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:                      (J) Also the following:                      (4) Business, technical, trade or professional schools.</p>
155.243 (L)	<p><u>Section 155.243</u>                      The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:                      (L) Public, private, or quasi-public uses of an educational or recreational nature.</p>

**CONSIDERATIONS**

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

The inspection, conducted on June 14, 2023, confirmed that the applicant was in full compliance with the existing conditions of approval. Staff, therefore finds that if the operation and maintenance of an indoor gymnastic school and indoor recreational use within Unit 2 at 11947 Florence Avenue continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 687, be subject to a compliance review in five (5) years, on or before July 10, 2028, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

### **CONDITIONS OF APPROVAL**

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

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

**(Contact: Richard Kallman 562.868-0511 x3710)**

1. The Applicant shall provide approved exit signs above exit access doors which are readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exit signs shall meet the requirements of the currently adopted California Fire Code. **(Ongoing)**

### **WASTE MANAGEMENT:**

**(Contact: Teresa Cavallo 562.868.0511 x7309)**

2. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

### **PLANNING AND DEVELOPMENT DEPARTMENT:**

**(Contact: Rudy Lopez 562.868-0511 x7519)**

3. That Conditional Use Permit No. 687 allows for a gymnastics school and with indoor recreational facility within ~~three (3)~~ **one (1)** 6,507 sq. ft. units (unit 2) located at 11972 Florence Avenue. Specifically, ~~the proposed use~~ **Spirit Gymnastics** will offer tumbling classes, gymnastics classes, open gym workout, and space rental

- for recreational use. Approval of Conditional Use Permit No. 687 is contingent upon approval of Modification Permit Case No. 1277. **(Revised)**
4. That Modification Permit Case No. 1277 allows for a temporary twelve (12) parking stalls reduction to the minimum parking development requirements associated with the subject property. Said temporary parking reduction is specific to the subject gymnastics schools, Chrizzy Tumbling's and Spirit Gymnastics, with indoor recreational facility use. Any modification to the operation shall be subject to prior review and approval by the Director of Planning or his/her designee. **(Revised - Ongoing)**
  5. ~~That the proposed gymnastic school with indoor recreational use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed. **(Complete)**~~
  6. That all activities related to the gymnastic school and indoor recreational use shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning and the Fire Marshall or designee. **(Ongoing)**
  7. That all vehicles associated with the business 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. **(Ongoing)**
  8. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each activity session. **(Ongoing)**
  9. That in the event noise levels outside of the subject unit are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues. **(Ongoing)**

10. That the applicant shall continually provide a waiting area indoors to prevent and discourage clients from waiting outside. **(Ongoing)**
11. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times. **(Ongoing)**
12. That the days and hours of operation shall be ~~3:00 PM to 11:00 PM, Monday to Friday, and 9:00 AM to 8:00 PM, Saturday to Sunday~~ **3:30 PM to 8:00 PM on Monday, Wednesday & Thursday, 3:30 PM to 8:30 PM on Tuesday, 4:00 PM to 7:00 PM on Friday, 12:00 PM to 3:00 PM on Saturday, and closed on Sunday.** Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee. **(Revised - Ongoing)**
13. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee. **(Ongoing)**
14. That the indoor recreational facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended. **(Ongoing)**
15. That the applicant shall notify **the Santa Fe Springs Planning Department**, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors. **(Revised - Ongoing)**
16. That ~~prior to occupancy of the tenant space, the applicant 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)).~~ **(Complete)**
17. That Conditional Use Permit Case No. 687 shall be subject to a compliance review in ~~one year~~ five years, on or before **July 10, 2028**. Approximately three (3) months before **July 10, 2028**, the applicant shall request, in writing, an extension of the

- privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
18. That the applicant understands and agrees that any future changes to the floor plan whereby the square footage of activity area is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission. **(Ongoing)**
  19. That the current 82 parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. **(Ongoing)**
  20. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues. **(Ongoing)**
  21. That the Department of Planning and Development shall first review and approve all sign proposals. 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" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**
  22. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
  23. That the applicant, Spirit Gymnastics, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit and Modification Permit, 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. **(Ongoing)**



24. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
25. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse. **(Ongoing)**

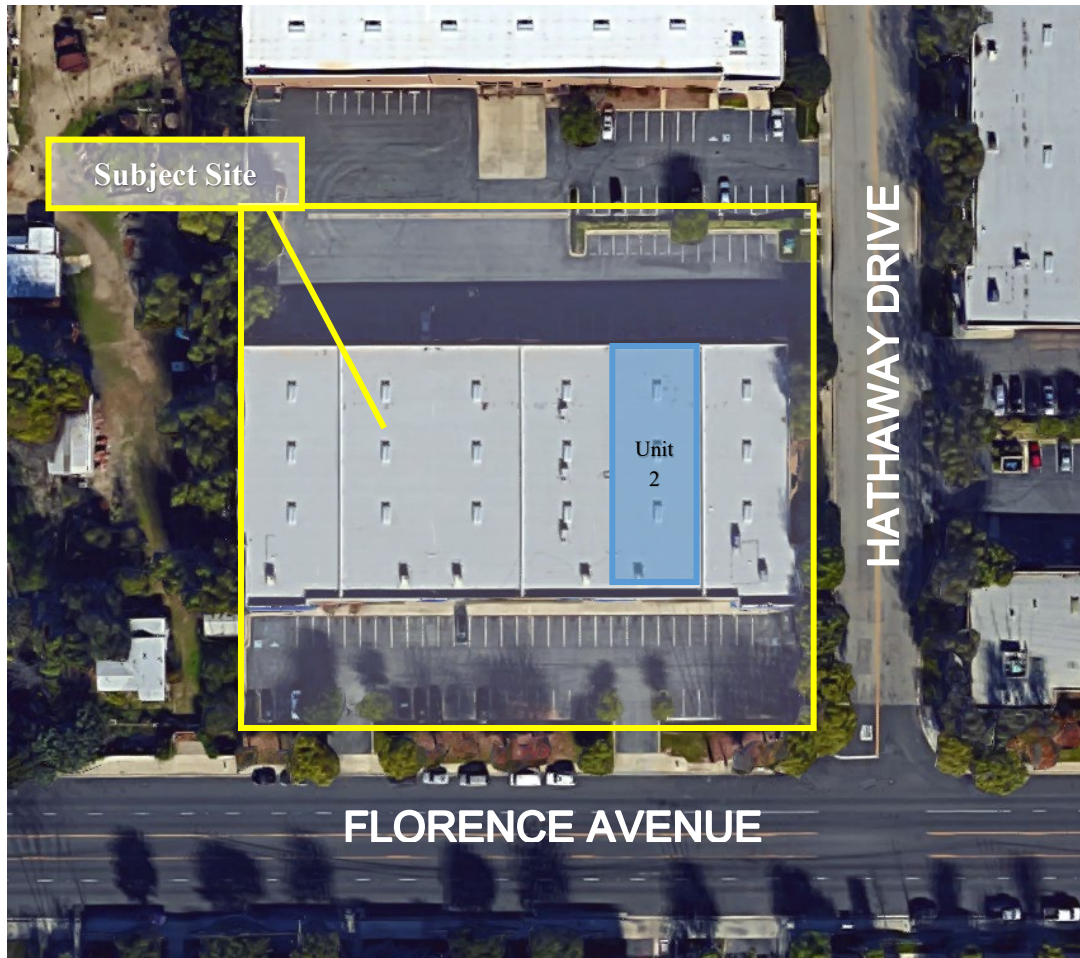


Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Site Photos
3. CUP Compliance Review Request Letter

**Aerial Photograph**



**Conditional Use Permit Case No. 687**

**&**

**11972 Florence Avenue**

**Spirit Gymnastics**



**Current Site Photos**



### CUP Compliance Review Request Letter



Dated 3-17-23

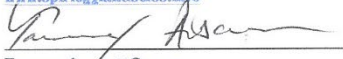
Attn: Jimmy Wong,

I am Requesting a review for compliance of CUP case # 687-2.  
Spirit Gymnastics 11947 Florence Ave. unit # 2. Santa Fe Springs, Ca. 90670.

As of January 1, 2023 we no longer have unit # 4. We only have unit # 2  
at the address above.

Our current activities continue to be the same as before. Instructing  
gymnastics & tumbling, along with renting our floor to other  
organizations on hourly bases so they can practice their sport in a safe  
manner.

**Spirit Gymnastics**  
11947 Florence Ave. #2, SFS Ga. 90670  
[www.spiritgymnastics.info](http://www.spiritgymnastics.info)

 3-17-23  
\_\_\_\_\_  
Tammy Asarn ~ Owner  
562-232-4452



**CONSENT ITEM**

**Alcohol Sales Conditional Use Permit Case No. 60**

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Koya Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Chris Bin Xu for Koya Sushi)

**RECOMMENDATION:**

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 60, and request that this matter be brought back before July 10, 2028, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

**BACKGROUND**

Mr. Sushi was the original applicant to this entitlement. On July 1, 2021, Chris Bin Xu purchased the business and changed the name to Koya Sushi. Koya Sushi continues to be a family restaurant serving Japanese style sushi and other Japanese dishes. In addition to the ownership transfer, the ABC Type 41 License was also transferred to the new owner.

The 2,800 sq. ft. restaurant is part of the Santa Fe Springs Marketplace, located on the northeast corner of Washington Boulevard and Norwalk Boulevard. In addition to the Japanese dishes and the sushi, the Applicant serves domestic and imported beers for on-site consumption.

The Planning Commission and the City Council at their respective meetings of December 11 and December 13, 2011, approved Alcohol Sales Conditional Use Permit Case No. 60 to allow the sale of alcoholic beverages in conjunction with the operation of a family restaurant. As part of the conditions of approval, compliance reviews were required within one-year from December 13, 2011, and every five years thereafter to determine if the alcohol beverage activities are in compliance with the conditions of approval. This matter is before the Planning Commission because a new compliance review is now due.

**CALLS FOR SERVICE**

As part of the review process, staff checked the calls for service for the location. Calls were generated, but they were not directly related to the sale or storage of alcoholic beverages.

**COMPLIANCE REVIEW REPORT**

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff found that the use is currently being maintained and operated in full compliance with all of the City's Zoning Regulations, and with the Conditions of Approval. Staff also checked with ABC and found that the establishment is in full compliance with all of their regulations as they pertain to a Type 41 License.

Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 60 in five years, and before July 10, 2028.

**CONDITIONS OF APPROVAL**

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 19 pertaining to the next compliance review report (shown in bold font).

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That the sale of alcoholic beverages shall only be permitted during the normal hours of business each day of the week, or as required by the Alcohol Beverage Code.
3. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.
4. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased by customers on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.

5. That the applicant shall be responsible for maintaining control of litter on the subject property and the immediate adjacent properties as a result of the business.
6. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in the California Business and Professions Code.
7. That there will be a corporate officer or manager, 25 years of age or older, on the licensed premises during all public business hours, who will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall obtain an ABC Manager's Permit.
8. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
9. That the applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
10. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
11. That the applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
12. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
13. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Department of Police Services.
14. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
15. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.

16. That the applicant shall maintain digital video cameras and shall allow law enforcement officials to view the security surveillance video footage immediately upon their request.
17. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department; and, shall continue to maintain signs, as approved by the Department of Police Services, prohibiting loitering.
18. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
19. **That ASCUP Case No. 60 shall be subject to a compliance review in five (5) years, no later than July 10, 2028, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
21. That failure to comply with the foregoing conditions shall be cause for suspension and/or initiation for the revocation process of this Permit.
22. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

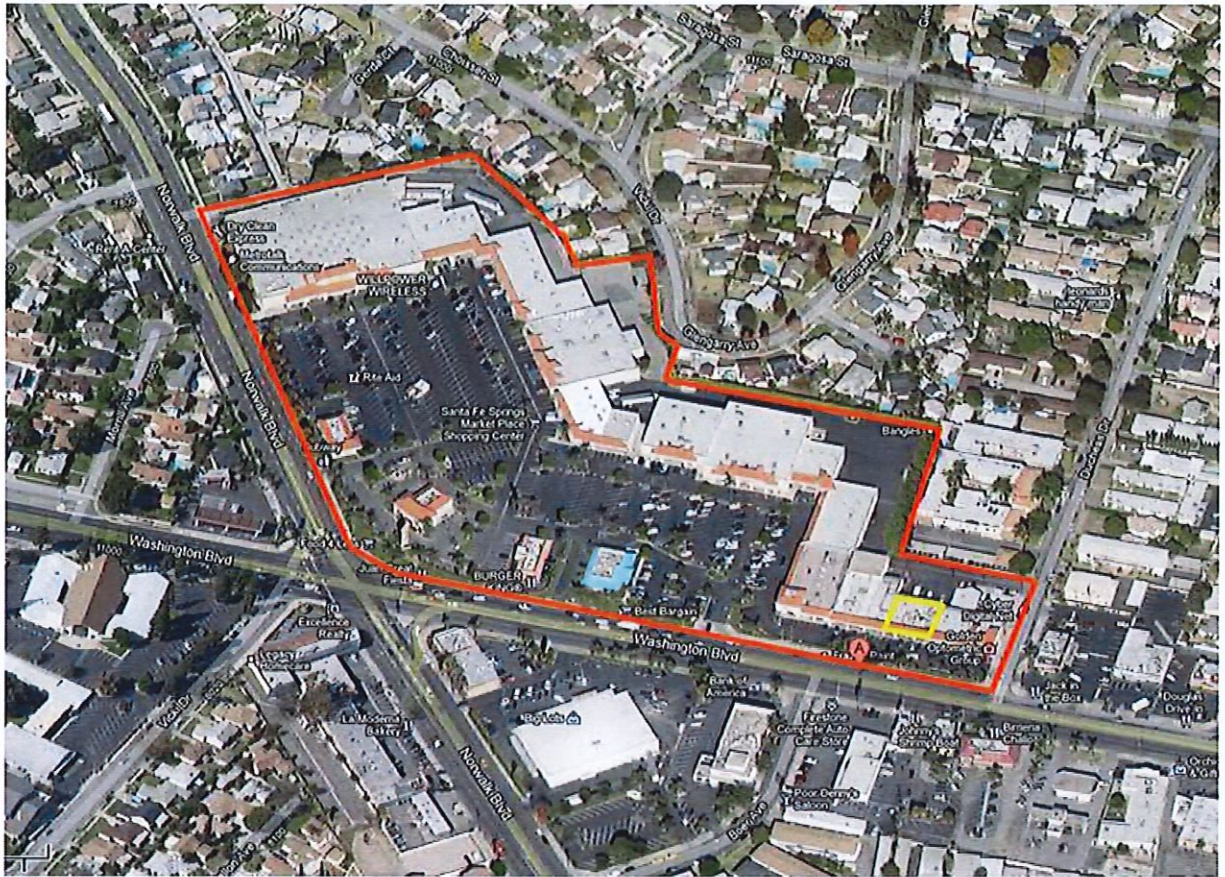


Dino Torres  
Director of Police Services

Attachments

1. Location Map





## SANTA FE SPRINGS

### LOCATION MAP

Alcohol Sales Conditional Use Permit Case No. 60

11227 Washington Boulevard  
Santa Fe Springs, CA

