



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

## AGENDA

### FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

November 19, 2019  
6:00 p.m.

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson  
Ken Arnold, Vice Chairperson  
Ralph Aranda, Commissioner  
Francis Carbajal, Commissioner  
Gabriel Jimenez, Commissioner

**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.

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

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

**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 Aranda, Arnold, Carbajal, Jimenez, and Ybarra.

**4. ORAL COMMUNICATIONS**

*This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.*

**5. MINUTES**

Approval of the minutes for the October 14, 2019 Planning Commission meeting

**6. PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 570-3

Revocation of Conditional Use Permit Case No. 705

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 570 and revocation of Conditional Use Permit Cast No. 705, an existing 62'-tall monopole located at 12139 Los Nietos Road (APN: 8168-006-040) in the M-2, Heavy Manufacturing, Zone. (Crown Castle on behalf of Sprint PSC)

**7. PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 571-3

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 571, an existing 65'-tall monopole located at 12222 Florence Avenue (APN: 8009-022-046) in the M-2, Heavy Manufacturing, Zone.

(Crown Castle on behalf of Sprint PCS)

**8. PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 803

A request for approval to allow for the continued operation, and maintenance of a gymnastics studio use located at 10829 Shoemaker Avenue (APN: 8011-016-016), within the M-2, Heavy Manufacturing, Zone. (Oscar Motta)

**9. PUBLIC HEARING**

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) Case No. 82732

Development Plan Approval (DPA) Case No. 967

*TPM Case No. 82732: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57 acres;*

*DPA Case No. 967: A request for approval to allow the construction of a new ±150,548 sq. ft. concrete tilt-up industrial building;*

The project site is located at 13900 Carmenita Road, within the M-2, Heavy Manufacturing, Zone. (Bridge Acquisitions, LLC)

**10. CONSENT ITEMS**

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

**A. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 59

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

**B. CONSENT ITEM**

Conditional Use Permit Case No. 109-3

A compliance review to allow the continued operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family Planned Development Overlay, Zone. (MRK Partners)

**C. CONSENT ITEM**

Conditional Use Permit Case No. 610-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 10600 Painter Avenue (APN: 8059-001-018) in the M-2, Heavy Manufacturing, Zone. (HTS Environmental Services)

**D. CONSENT ITEM**

Conditional Use Permit Case No. 727-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 13722 Carmenita Road (APN: 8059-005-016) in the M-2, Heavy Manufacturing, zone.

(Daniel Busbee for Advanced Chemical Transport, Inc.)

**E. CONSENT ITEM**

Conditional Use Permit Case No. 776-2

A compliance review to allow the continuation of storage of lubricants in excess of 100,000-gallons or more, up to 162,000-gallons, on property located at 12904 Park Street (APN: 8011-017-025) in the M-2, Heavy Manufacturing, Zone.  
(Ron Van De Pol, Van De Pol Enterprises, LLC.)

**11. SPECIAL BUSINESS**

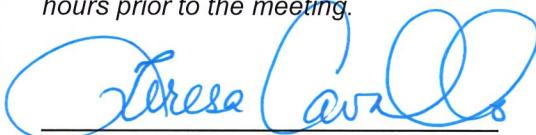
CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

**12. ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

**13. ADJOURNMENT**

*I 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; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.*



Teresa Cavallo  
Planning Secretary

November 13, 2019

Date



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **APPROVAL OF MINUTES**

Minutes of the October 14, 2019 Planning Commission Meeting

#### **RECOMMENDATION**

- Approve the minutes as submitted.

### **BACKGROUND**

Staff has prepared minutes for the following meeting:

- October 14, 2019

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

#### **Attachment:**

Minutes for October 14, 2019



APPROVED:

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

October 14, 2019

### 1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:00 p.m.; however, due to technical difficulties the meeting began at 6:02 p.m.

### 2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

### 3. ROLL CALL

**Members present:** Chairperson Ybarra  
Vice Chairperson Arnold  
Commissioner Carbajal  
Commissioner Jimenez

**Staff:** Richard L. Adams, II City Attorney  
Wayne Morrell, Director of Planning  
Cuong Nguyen, Senior Planner  
Laurel Reimer, Planning Consultant  
Jimmy Wong, Planning Consultant  
Vince Velasco, Planning Consultant  
Teresa Cavallo, Planning Secretary  
Claudia Jimenez, Planning Intern  
Luis Collazo, Code Enforcement

**Members absent:** Commissioner Aranda

### 4. ORAL COMMUNICATIONS

None

### 5. MINUTES

Approval of the minutes for the following Planning Commission meetings:

- A. August 12, 2019
- B. September 9, 2019

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve the minutes of August 12, 2019 and September 9, 2019 as submitted, with the following vote:

**Ayes:** Arnold, Carbajal, Jimenez, and Ybarra  
**Nayes:** None  
**Absent:** Aranda

## PUBLIC HEARING

### 6. PUBLIC HEARING

#### Alcohol Sales Conditional Use Permit Case No. 77

**Recommendation:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 77, and thereafter close the Public Hearing;
- 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;
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 77 subject to the conditions of approval contained within Resolution No. 138-2019 (attached).

Chair Ybarra called upon Code Enforcement Luis Collazo to present Item No. 6 before the Planning Commission.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Commissioner Arnold inquired if an existing CUP was entitled for this use. Code Enforcement Officer Luis Collazo replied that a CUP was not required as the warehouse use and distribution is allowed within the M-2 Zone without a CUP.

Chair Ybarra opened the Public Hearing at 6:10 p.m. and asked if anyone in audience would like to comment on Item No. 6. There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:10 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Alcohol Sales Conditional Use Permit Case No. 77, and the recommendations regarding this matter, which passed by the following roll call vote:

**Ayes:** Arnold, Carbajal, Jimenez, and Ybarra  
**Nayes:** None  
**Absent:** Aranda

## 7. PUBLIC HEARING

#### Categorical Exempt – CEQA Guidelines Section 15301, Class 1

#### Conditional Use Permit Case No. 662-2

#### Modification Permit Case No. 1197-1

**Recommendation:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1 and, thereafter, close the Public Hearing; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulations for the granting of a Modification Permit; and
- Find that the proposed church activities within the existing college and theological seminary, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Require that Conditional Use Permit Case No. 662, be subject to a compliance review in one (1) year, on or before October 14, 2020, to ensure that the existing and proposed uses are still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Approve Amendment of Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1, subject to the conditions of approval as contained within Resolution No. 139-2019; and
- Adopt Resolution No. 139-2019, which incorporates the Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant were representatives Architect Myung Chung and President Sang Lee.

Planning Consultant Vince Velasco mentioned that the City received one comment from the City of Cerritos Planning Department requesting a copy of the agenda and reports related to this item, which were sent to their attention. Director of Planning Wayne Morrell commented that he received another comment requesting that all parking be maintained within the site and that no parking spill over to the western portion of the site. Planning Consultant Vince Velasco also notified the Planning Commissioners that a Condition of Approval has been implemented that should the patrons of this property be caught parking anywhere other than their site, then this item will be brought before the Planning Commission for revocation.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none, Chair Ybarra opened the Public Hearing at 6:19 a.m. and asked if the applicant would like to approach the podium to address the Planning Commission. Architect Myung Chung wanted to thank Planning Staff, especially Planning Consultant Vince Velasco. Mr. Chung was also happy to see Director of Planning Wayne Morrell was still working for the City as he was the initial Planner for the school's entitlement. Mr. Chung also addressed the parking issue and pledged that should parking become an issue the school would be happy to install a mechanical system; however, the school is web-based with most classes being held online.

Commissioner Jimenez commented that he frequents the local restaurant in the same parking complex and sees no issue with regards to parking.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:24 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1, and the recommendations regarding this matter, which passed by the following roll call vote:

**Ayes:** Arnold, Carbajal, Jimenez, and Ybarra  
**Nayes:** None  
**Absent:** Aranda

## **NEW BUSINESS**

### **8. NEW BUSINESS**

Categorically Exempt – CEQA Guidelines Section 15305, Class 5  
Lot Line Adjustment Case No. 2019-01

**Recommendation:** That the Planning Commission:

- Find that Lot Line Adjustment Case No. 2019-01 meets the criteria for a “Minor Alterations to Land Use Limitations” categorical exemption pursuant to Section 15305, Class 5 the California Environmental Quality Act (CEQA); and
- Find that the applicant’s Lot Line Adjustment request meets the criteria set forth in Section 66412 of the State’s Subdivision Map Act; and
- Find that the subject Lot Line Adjustment Case No. 2019-01 is consistent with the City’s General Plan, Zoning Regulations and building ordinance; and
- Approve Lot Line Adjustment Case No. 2019-01; and
- Adopt Resolution No. 141-2019 which incorporates the Planning Commission’s findings and actions regarding the matter.

Chair Ybarra called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the applicant was representative Engineer Serge Bonaldo with Bonaldo Engineering.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none Chair Ybarra asked if the applicant’s representative would like to approach the podium to address the Planning Commission. Mr. Bonaldo expressed that the ownership is in acceptance of the Conditions of Approval and thanked staff.

There being no further questions, Chair Ybarra requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Chair Ybarra to approve Lot Line Adjustment Case No. 2019-01, and the recommendations regarding this matter, which

passed by the following roll call vote:

**Ayes:** Arnold, Carbajal, Jimenez, and Ybarra  
**Nayes:** None  
**Absent:** Aranda

## 9. NEW BUSINESS

### Modification Permit Case No. 1313

**Recommendation:** That the Planning Commission:

- Find that the proposed project, 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
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1313, subject to the conditions of approval as contained within approval as contained within Resolution No. 140-2019; and
- Adopt Resolution No. 140-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant were representatives Lang Cottrell and Jeff Hamilton.

Senior Planner Cuong Nguyen commented that staff sent a courtesy notice to adjoining properties, which no comments were received. Staff also reached out to the City of Norwalk. City of Norwalk's Planning Manager sent an email, which Mr. Nguyen distributed to the Planning Commissioners, requesting that the City consult with the City's traffic engineer regarding the possible obstruction at the Bloomfield Avenue driveway. City of Norwalk further requested that a none obstructing fencing material be utilized. City Staff agreed with the City of Norwalk's recommendation. City Staff recommended a wrought iron fence be used within that driveway area to the applicant who is also in agreement of such fencing material.

A discussion ensued regarding the fencing, fencing material and fencing location.

Chair Ybarra asked if the applicant's representative would like to approach the podium to address the Planning Commission. Mr. Hamilton expressed that both Cuong and Wayne have done an exceptional job and have spent significant time on this project.

There being no further questions, Chair Ybarra requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Chair Ybarra to approve Modification Permit Case No. 1313, and the recommendations regarding this matter, which passed by the following roll call vote:

**Ayes:** Arnold, Carbajal, Jimenez, and Ybarra  
**Nayes:** None  
**Absent:** Aranda

## **CONSENT ITEMS**

### **10. CONSENT ITEMS**

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

#### **A. CONSENT ITEM**

##### Alcohol Sales Conditional Use Permit Case No. 25

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 and request that this matter be brought back before October 14, 2024, 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**

##### Entertainment Conditional Use Permit Case No. 15

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 and request that this matter be brought back before October 14, 2024, 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.

#### **C. CONSENT ITEM**

##### Alcohol Sales Conditional Use Permit Case No. 26

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 and request that this matter be brought back before October 14, 2024, 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.

#### **D. CONSENT ITEM**

##### Alcohol Sales Conditional Use Permit Case No. 33

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 and request that this matter be brought back before October 14, 2024, 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.

**E. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 54

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

**F. CONSENT ITEM**

Conditional Use Permit Case No. 485-3

- Find that the continued operation and maintenance of a compressed gas repackaging facility, 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.
- Require that Conditional Use Permit Case No. 485-3 be subject to a compliance review in ten (10) years, on or before October 14, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

**G. CONSENT ITEM**

Conditional Use Permit Case No. 692-3

- Find that the continued operation and maintenance of a truck service and repair facility 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.
- Require that Conditional Use Permit Case No. 692-3 be subject to a compliance review in ten (10) years, on or before October 14, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

**H. CONSENT ITEM**

Conditional Use Permit Case No. 770-3

- Find that the continued operation and maintenance of an indoor banquet facility, 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.

- Require that Conditional Use Permit Case No. 770-3 be subject to a compliance review in three (3) years, on or before October 14, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chair Ybarra requested a motion and second for Consent Items Nos. 10A-10H.

Commissioner Carbajal inquired about Bruce's ASCUP and if there were any police reports pertaining to the restaurant. Code Enforcement Luis Collazo commented that there was 3-4 pages of police reports but none pertaining to the alcohol use.

It was moved by Chair Ybarra, seconded by Commissioner Jimenez to approve Consent Item Nos. 10A – 10H and the recommendations regarding this item, which passed by the following vote:

**Ayes:** Arnold, Carbajal, Jimenez, and Ybarra  
**Nayes:** None  
**Absent:** Aranda

## **11. ANNOUNCEMENTS**

Commissioners:

Vice Chair Arnold wished everyone a Happy Halloween.

Commissioner Carbajal mentioned that it was her birthday next week, which everyone wished her a Happy Birthday.

Staff:

Cuong Nguyen reminded the Planning Commissioners that in correlation with Planning Month the Planning Department is holding its 2<sup>nd</sup> Annual Photo Contest with a prize, etc.

Vince Velasco commented that the Planning Department in collaboration with CalPoly San Luis Obispo Planning Students is preparing a draft for the health and wellness element as part of the City's comprehensive General Plan update.

## **12. ADJOURNMENT**

Chairperson Aranda adjourned the meeting at 6:56 p.m. to the next Planning Commission meeting scheduled for November 19, 2019 at 6:00 p.m.

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Frank Ybarra  
Chairperson

**ATTEST:**

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Teresa Cavallo  
Planning Secretary

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Date



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

**November 19, 2019**

### **PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 570-3

Revocation of Conditional Use Permit Case No. 705

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 570 and revocation of Conditional Use Permit Cast No. 705, an existing 62'-tall monopole located at 12139 Los Nietos Road (APN: 8168-006-040) in the M-2, Heavy Manufacturing, Zone. (Crown Castle on behalf of Sprint PSC)

### **RECOMMENDATIONS**

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 570-3 and revocation of Conditional Use Permit Case No. 705 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 Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.811 for the revocation of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 570-3, subject to the conditions of approval as contained within Resolution No. 142-2019; and
- Revoke Conditional Use Permit Case No. 705; and
- Adopt Resolution No. 142-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

### **GENERAL INFORMATION**

A. Applicant: Core Development Services  
Attn: Alexander Lew  
210 W. Birch Street, Suite 201  
Brea, CA 92821

B. Facility Owner: Crown Castle  
Attn: Jim Lee

Report Submitted By: Laurel Reimer

Planning and Development Department

Date of Report: November 12, 2019

**ITEM NO. 6**

200 Spectrum Center Drive, Suite 1700  
Irvine, CA 92821

C. Wireless Carrier: Sprint PCS  
6591 Irvine Center Drive, Suite 100  
Irvine, CA 92618

D. Property Owner: Svet Investments LLC  
1595 Berenice Drive  
Brea, CA 92821

E. Subject Property: 12139 Los Nietos Road  
APN: 8168-006-040

F. Existing Zone: M-2 Heavy Manufacturing

G. General Plan: Industrial

H. CEQA Status: Categorically Exempt (Class 1)

I. Hearing Date: November 19, 2019

J. Staff Contact: Laurel Reimer, Planning Consultant  
[laurelreimer@santafesprings.org](mailto:laurelreimer@santafesprings.org)

### **BACKGROUND**

The Planning Commission initially approved Conditional Use Permit (CUP) Case No. 570 on February 15, 2000. The approval allowed Sprint PSC to install, operate and maintain a monopole and equipment enclosure at 12139 Los Nietos Road for an initial 5-year period. The facility measured 60' to the top of the steel pole and 65' to the top of the antennas. On February 28, 2005, the Planning Commission granted an additional 5-year period for the wireless telecommunications facility. On December 21, 2009, CUP 570 was administratively granted an additional ten-year period and a new condition of approval was added stating:

*That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.) or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant, the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of this City.*

CUP 570 went before the Planning Commission again on June 11, 2012 to approve a modification, however the term of the conditional use permit was not extended. The facility's lease interest was sold to Crown Castle, an infrastructure company, sometime between 2012 and 2014. Crown Castle is the primary entity responsible for site maintenance and entitlements of all carriers located at the facility. Two additional administrative approvals were granted on June 10, 2014 and May 19, 2015 to allow modifications to the facility.

A second CUP was approved for the facility on December 14, 2009. Conditional Use Permit Case No. 705 allowed Clearwire to sublease approximately 40 sq. ft. from Sprint PCS for the placement of one equipment cabinet and co-location of three panel antennas and five microwave dishes at a 56' centerline. Clearwire merged with Sprint PCS in 2013 and Sprint PCS ceased operation of Clearwire's network in late 2015. Since Clearwire is no longer a separate entity, CUP 705 will be revoked and all future permits for the monopole will be processed under CUP 570.

Ordinance 1090 added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code of Ordinances on September 28, 2017. Section 157.04 (B) allows for different carriers to co-locate on the same wireless facility via an administrative approval process as long as the co-location qualifies as an eligible facilities request. Should future carriers want to co-locate at this facility, they will be allowed via an Administrative Wireless Telecommunications Facility Permit or a Reconsideration of CUP 570.

Today, the facility supports nine (9) panel antennas, six (6) remote radio units, one (1) junction box and two (2) microwave dishes at a 59' centerline, and four (4) microwave dishes at a 54' centerline. The ancillary support equipment are housed within an 8'-tall CMU block wall enclosure. The overall facility height measures 60' to the top of the steel pole and 62' to the top of the antennas.

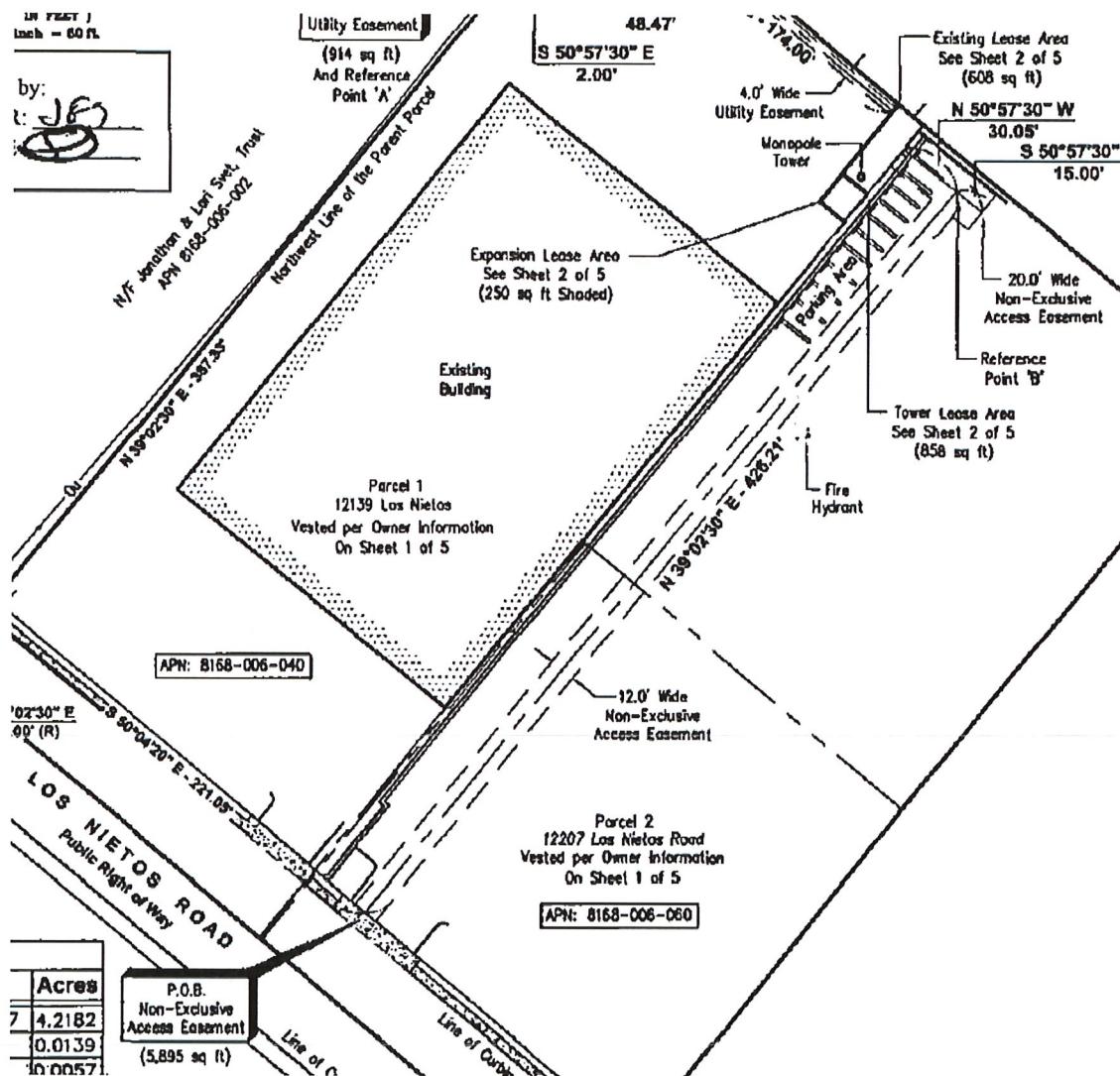
Section 157.08 (A)(4) requires wireless facilities to employ screening, undergrounding, and stealth design techniques in order to minimize its visual intrusiveness and negative aesthetic impact. Per §157.03 (2), any wireless telecommunications facility that was lawfully constructed prior to September 28, 2017 that does not comply with the standards, regulations, and/or requirements of Chapter 157 shall be deemed a nonconforming use. According to §155.398 (G), nonconforming uses shall be completely removed or altered to conform to all provisions of Chapter 157 within 20 years. Since the existing monopole became nonconforming with the adoption of Ordinance 1090, the existing monopole can remain until September 28, 2037.

### **LOCATION AND ACCESS**

The subject 1.87-acre property is located on the north side of Los Nietos Road, just east of Dice Road. The property is developed with a 37,920 sq. ft. concrete tilt-up building that was constructed in 1979. The wireless facility is located in the northeast

corner of the property, over 400 feet north of Los Nietos Road and over 600 feet east of Dice Road.

Although the facility is located at 12139 Los Nietos Road, access to the facility is provided by a 12'-0" wide easement on the adjacent property located at 12207 Los Nietos Road. While both 12139 Los Nietos Road and 12207 Los Nietos Road are currently owned by the same entity, Crown Castle has lease agreements with both properties to protect the access path should the property be sold in the future.



## STREETS AND HIGHWAYS

The subject property has frontage on Los Nietos Road, which is designated as a "Secondary Highway" within the Circulation Element of the City's General Plan.

**ZONING & GENERAL PLAN LAND USE DESIGNATION**

The subject property and all surrounding properties are zoned M-2 Heavy Manufacturing with a General Plan land use designation of Industrial.

**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 on November 7, 2019 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. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 7, 2019, and published in a newspaper of general circulation (Whittier Daily News) on November 7, 2019 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

**ZONING REQUIREMENTS**

Section 157.04 of the municipal code requires that all wireless telecommunications facilities have a valid conditional use permit. The procedures set forth in Section 155.711 of the Zoning Regulations state that the purpose of the conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

Section 155.811 (D) of the Zoning Regulations states a conditional use permit may be revoked and nullified if it is found that the use for which approval was granted has ceased to exist or has been suspended for one year or more.

**ENVIRONMENTAL DOCUMENT**

Staff finds that the wireless telecommunications facility conditional use permit extension meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the wireless telecommunications facility was constructed in 2000 and no modifications are proposed to the facility. If the Planning Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

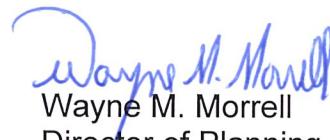
**AUTHORITY OF PLANNING COMMISSION**

The Planning Commission has the authority, subject to the procedures set forth in the

City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

### **STAFF CONSIDERATIONS**

Based on the findings set forth within Resolution 142-2019, staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit and §155.811 for the revocation of a Conditional Use Permit. Therefore, staff recommends approval of Conditional Use Permit Case No. 570-3, subject to the conditions of approval as provided within Exhibit A of Resolution 142-2019, and the revocation of Conditional Use Permit Case No. 705.



Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Photo Sims
4. Project Plans
5. Resolution 142-2019
  - a. Exhibit A – Conditions of Approval

**Attachment 1: Aerial**

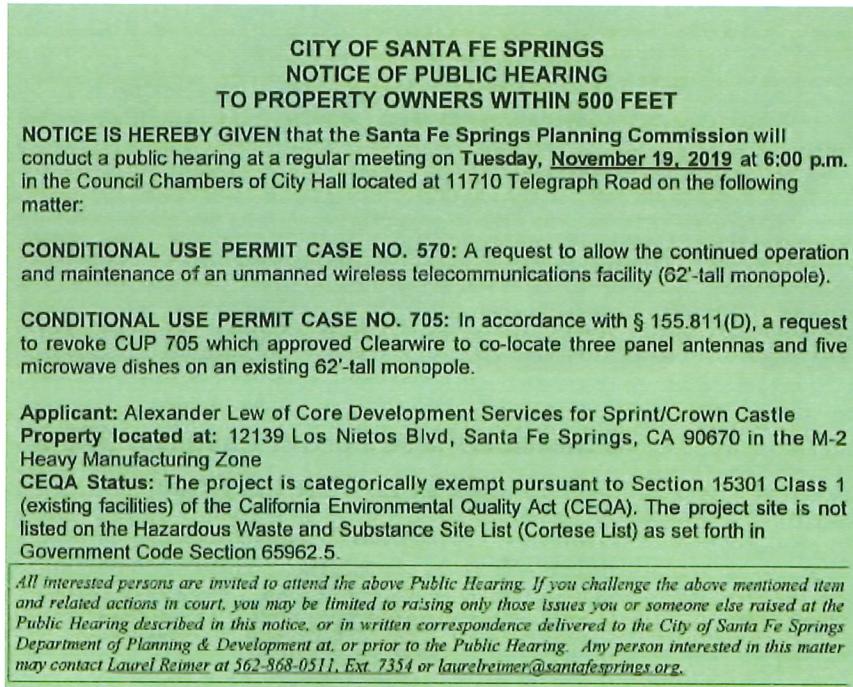
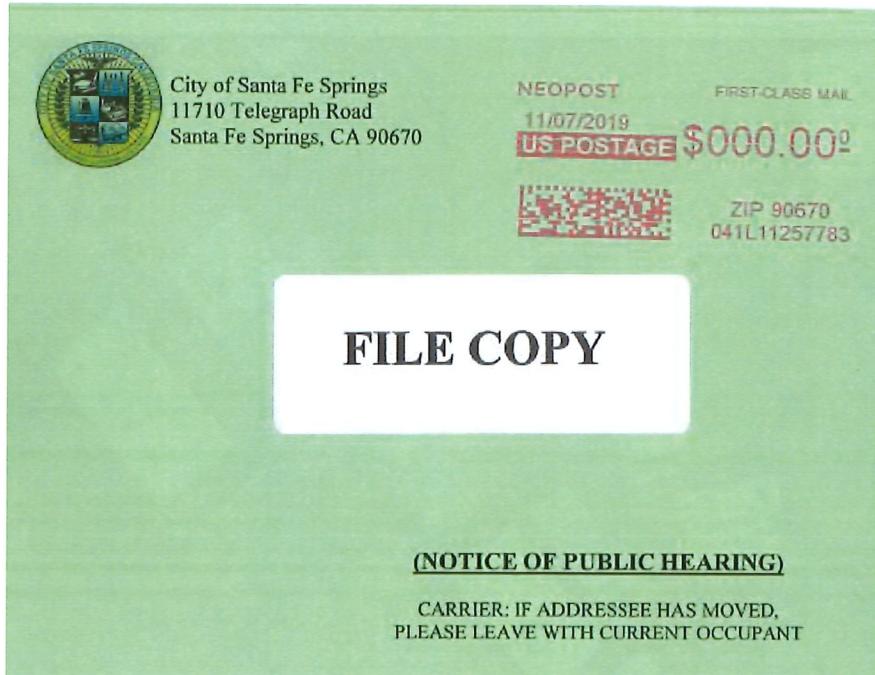


**Conditional Use Permit Case No. 570-3**

**12139 Los Nietos Road**

**Crown Castle**



**Attachment 2: Public Hearing Notice**

**Attachment 3: Photo Sims**

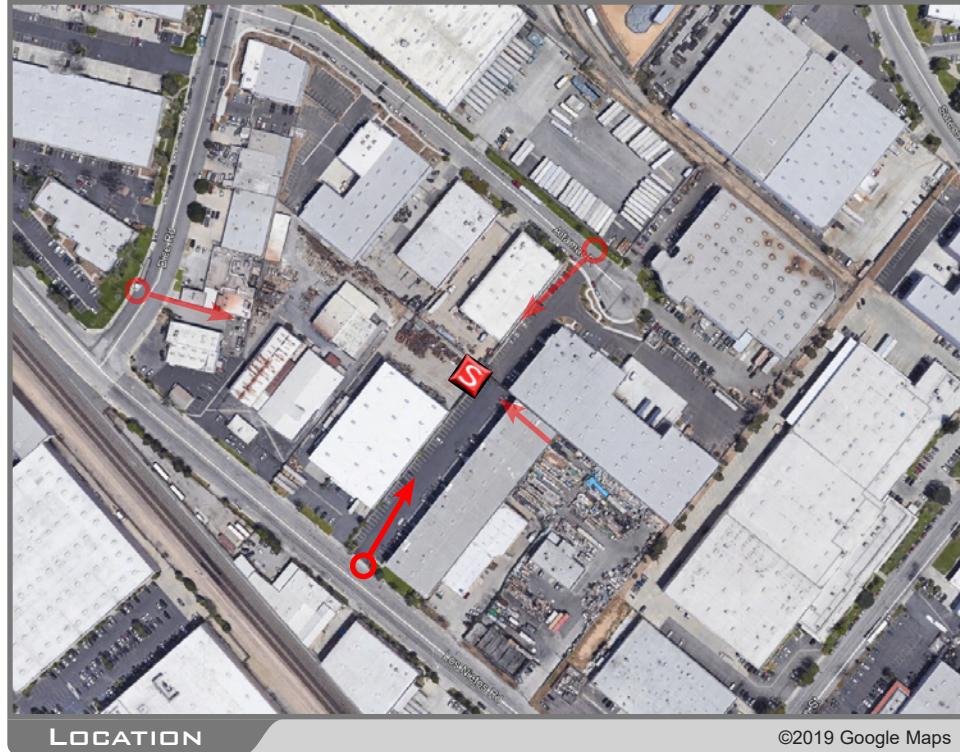


# 878040

## DICE COMPLEX

12139 LOS NIETOS ROAD SANTA FE SPRINGS CA 90670

VIEW 1



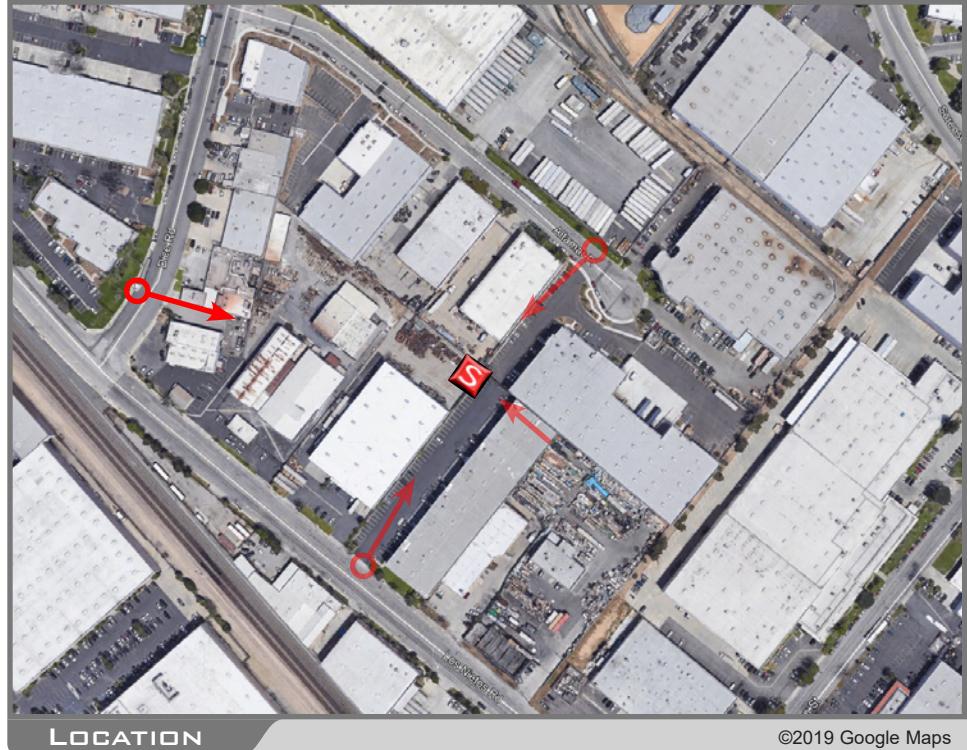


# 878040

## DICE COMPLEX

12139 LOS NIETOS ROAD SANTA FE SPRINGS CA 90670

VIEW 2



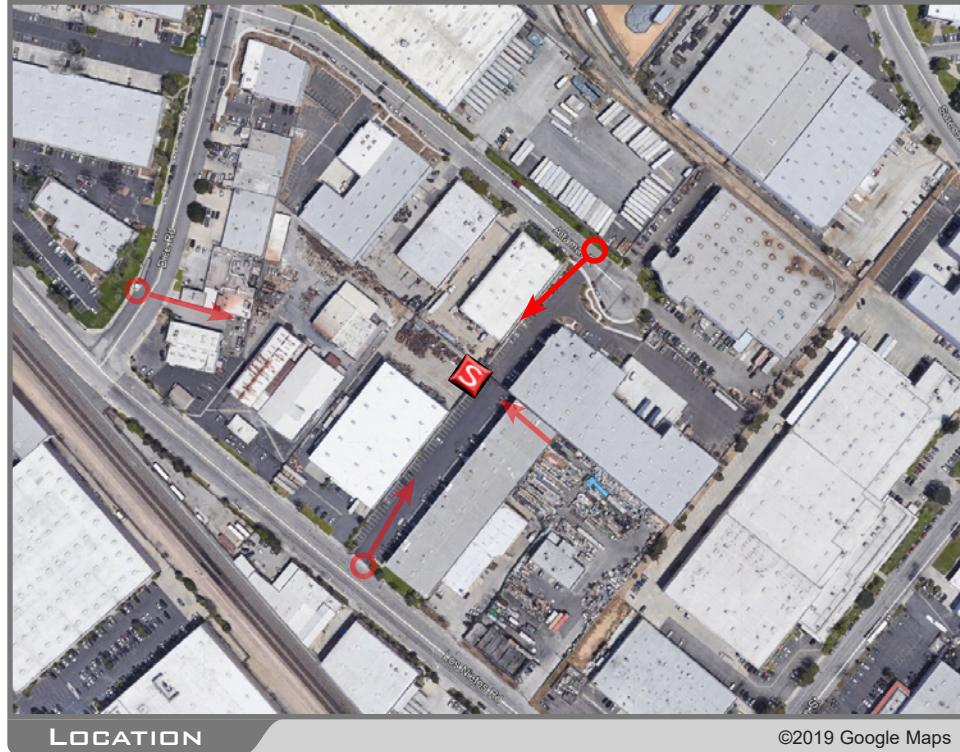


# 878040

## DICE COMPLEX

12139 LOS NIETOS ROAD SANTA FE SPRINGS CA 90670

VIEW 3



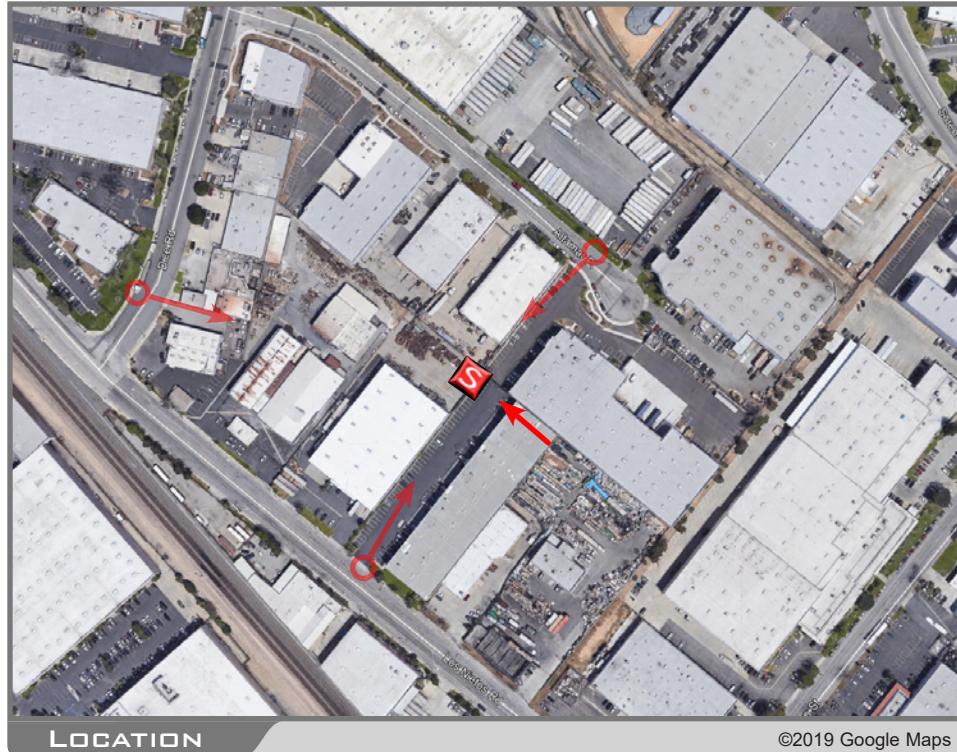


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## DICE COMPLEX

12139 LOS NIETOS ROAD SANTA FE SPRINGS CA 90670

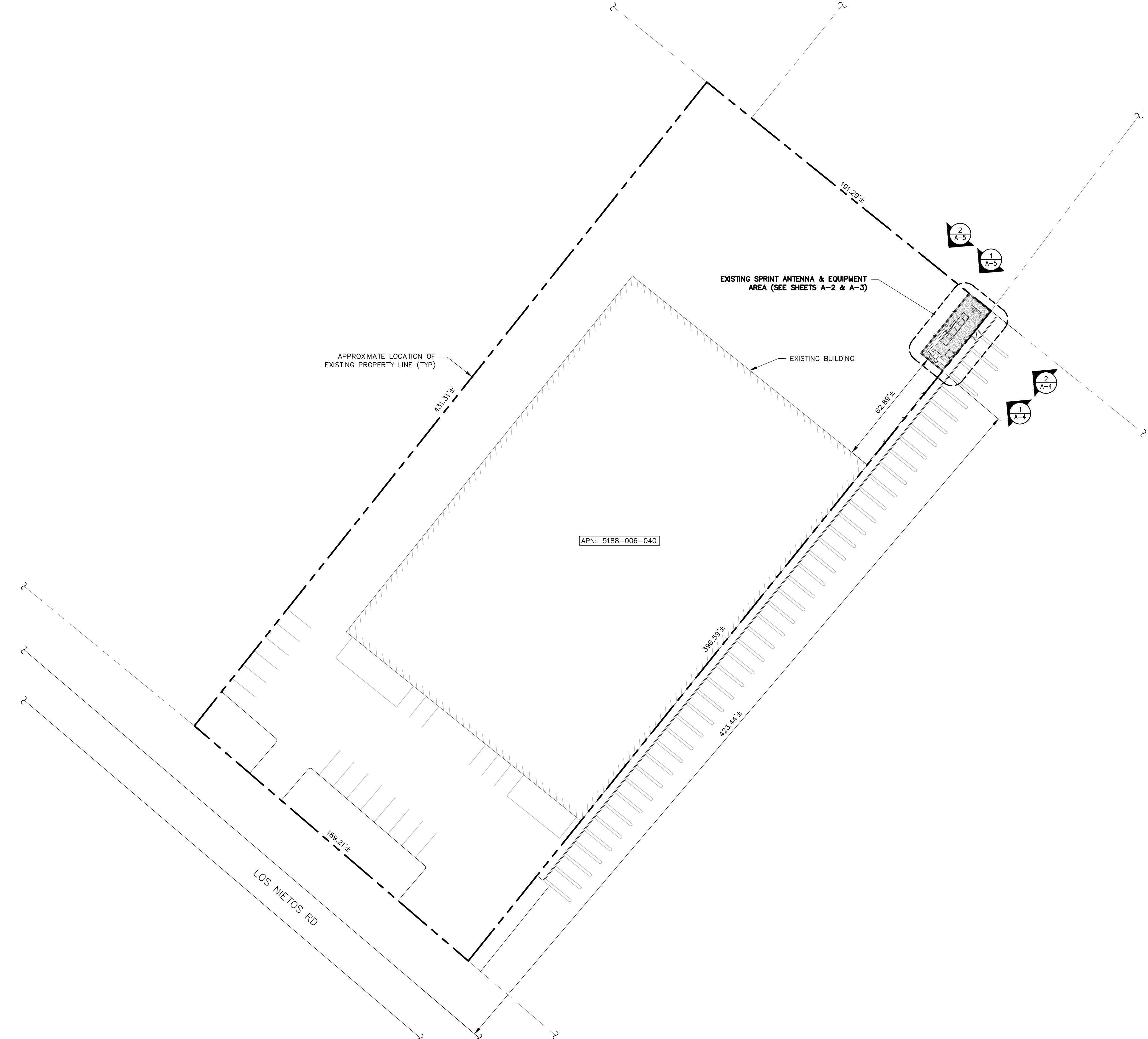
VIEW 4



**Attachment 4: Project Plans**



N  
TRUE



**CROWN  
CASTLE**  
200 Spectrum Center Drive, Suite 1700  
Irvine, California 92618

**Tectonic**  
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.  
Tectonic Engineering Consultants  
1420 Bristol Street North Phone: (949) 502-6555  
Suite 2100 (800) 829-6531  
Newport Beach, CA 92660 www.tectonicengineering.com

WORK ORDER NUMBER 9507.878040 DRAWN BY TLS  
NO. DATE ISSUE  
0 6/28/19 FOR COMMENT  
1 07/31/19 PER COMMENTS  
1 10/25/19 PER COMMENTS

RELEASED BY DATE

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DOCUMENT.

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SHALL NOT BE CONSIDERED VALID COPIES.

0 1 2 3

ORIGINAL SIZE IN INCHES

CROWN SITE INFORMATION

BUN: 878040

SPRINT SITE INFORMATION

DICE COMPLEX

SITE ADDRESS

12139 LOS NIETOS RD  
CITY OF SANTA FE SPRINGS  
LOS ANGELES COUNTY  
CA, 90670

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

N  
TRUE

**CROWN  
CASTLE**  
200 Spectrum Center Drive, Suite 1700  
Irvine, California 92618

**Tectonic**  
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.  
Tectonic Engineering Consultants  
1420 Bristol Street North Phone: (949) 502-6555  
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CROWN SITE INFORMATION

BUN: 878040

SPRINT SITE INFORMATION

DICE COMPLEX

SITE ADDRESS

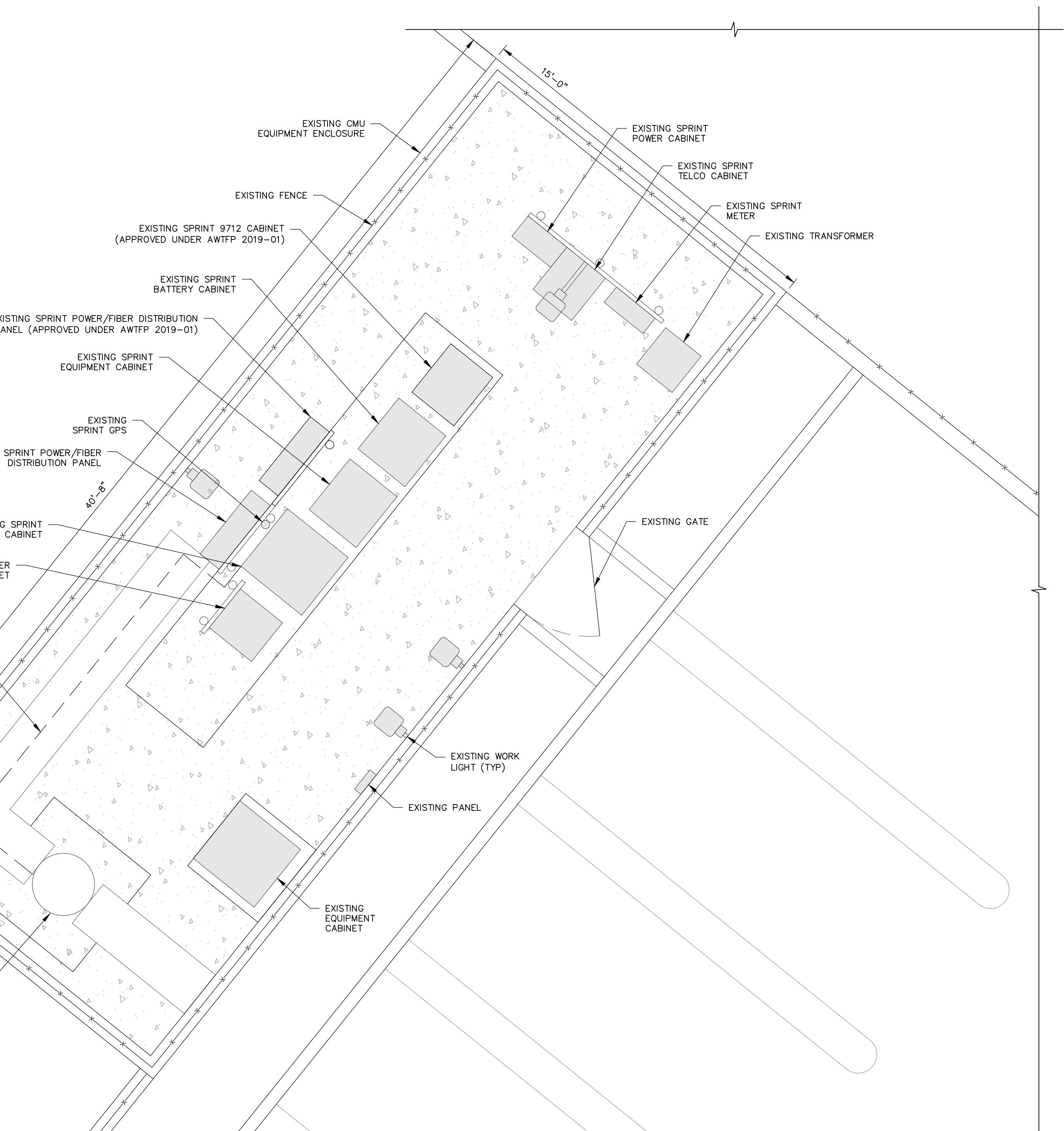
12139 LOS NIETOS RD  
CITY OF SANTA FE SPRINGS  
LOS ANGELES COUNTY  
CA, 90670

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2



1  
A-2  
ENLARGED SITE PLAN  
SCALE: 1" = 6' (11x17 SIZE)  
1" = 3' (22x34 SIZE)

WORK ORDER NUMBER DRAWN BY

9507.878040 TLS

NO. DATE ISSUE

0	6/28/19	FOR COMMENT
1	07/31/19	PER COMMENTS
1	10/25/19	PER COMMENTS

RELEASED BY DATE


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 SHALL NOT BE CONSIDERED VALID COPIES.

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 ORIGINAL SIZE IN INCHES

CROWN SITE INFORMATION

BUN: 878040

SPRINT SITE INFORMATION

DICE COMPLEX

SITE ADDRESS

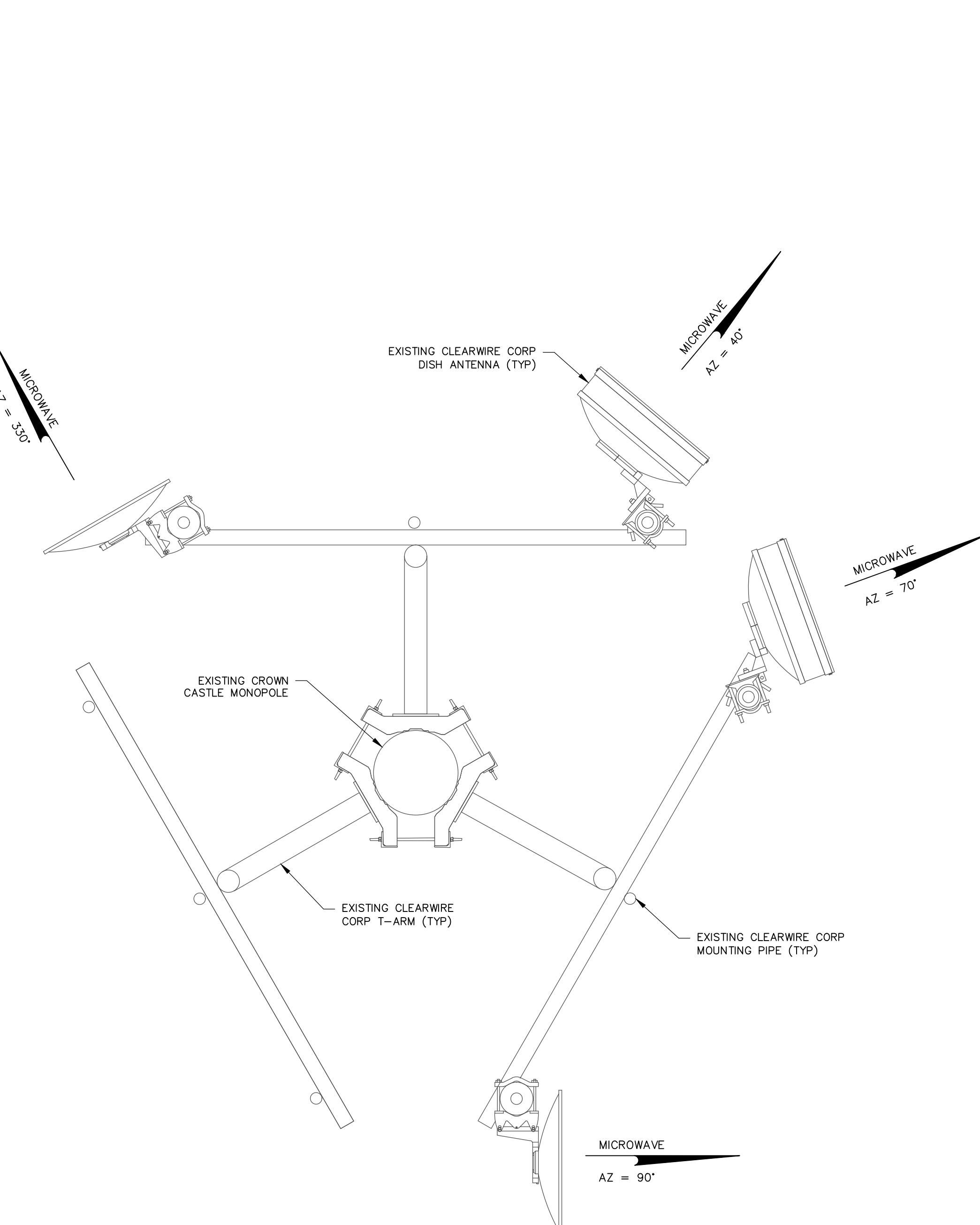
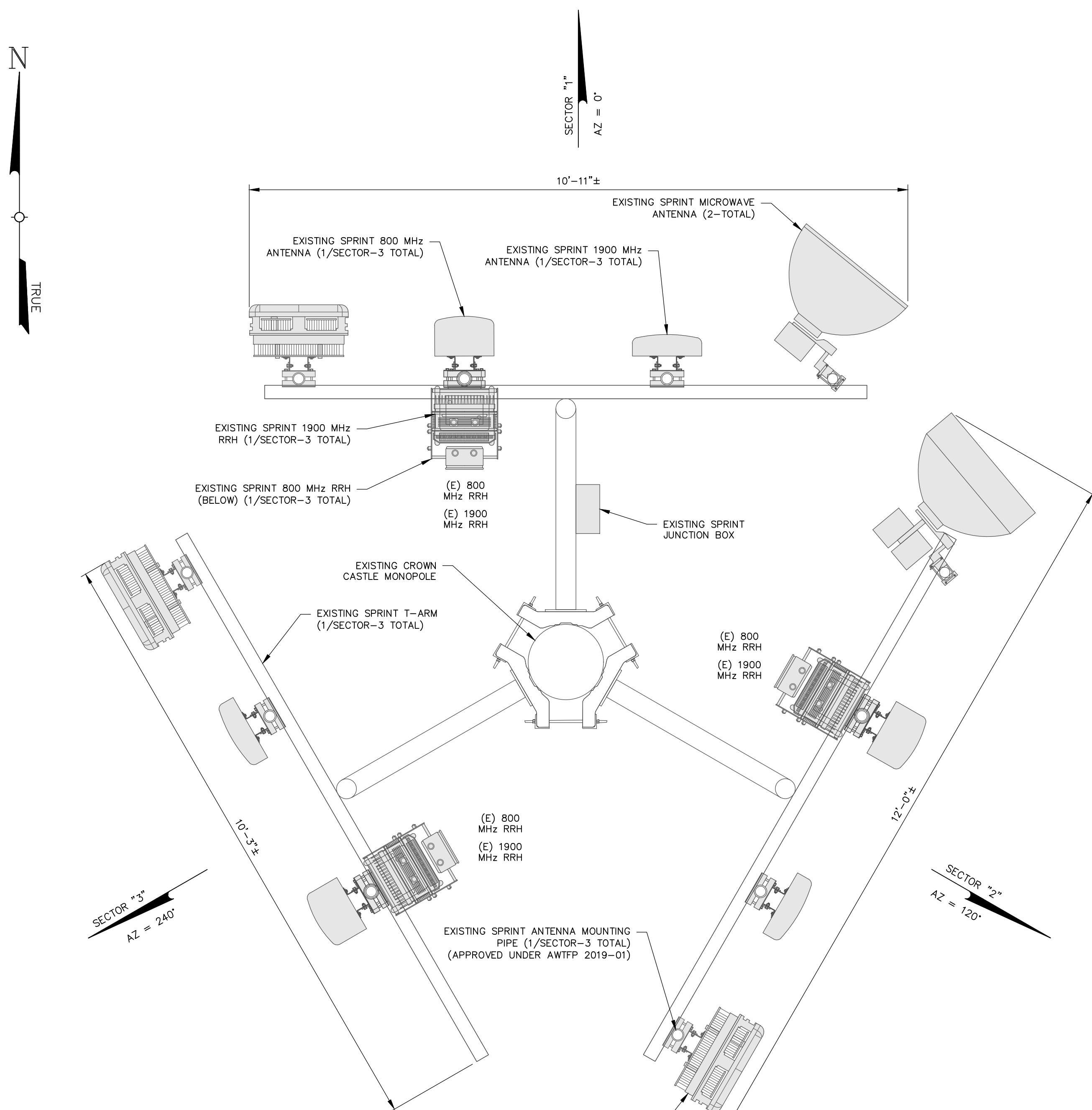
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 CITY OF SANTA FE SPRINGS  
 LOS ANGELES COUNTY  
 CA, 90670

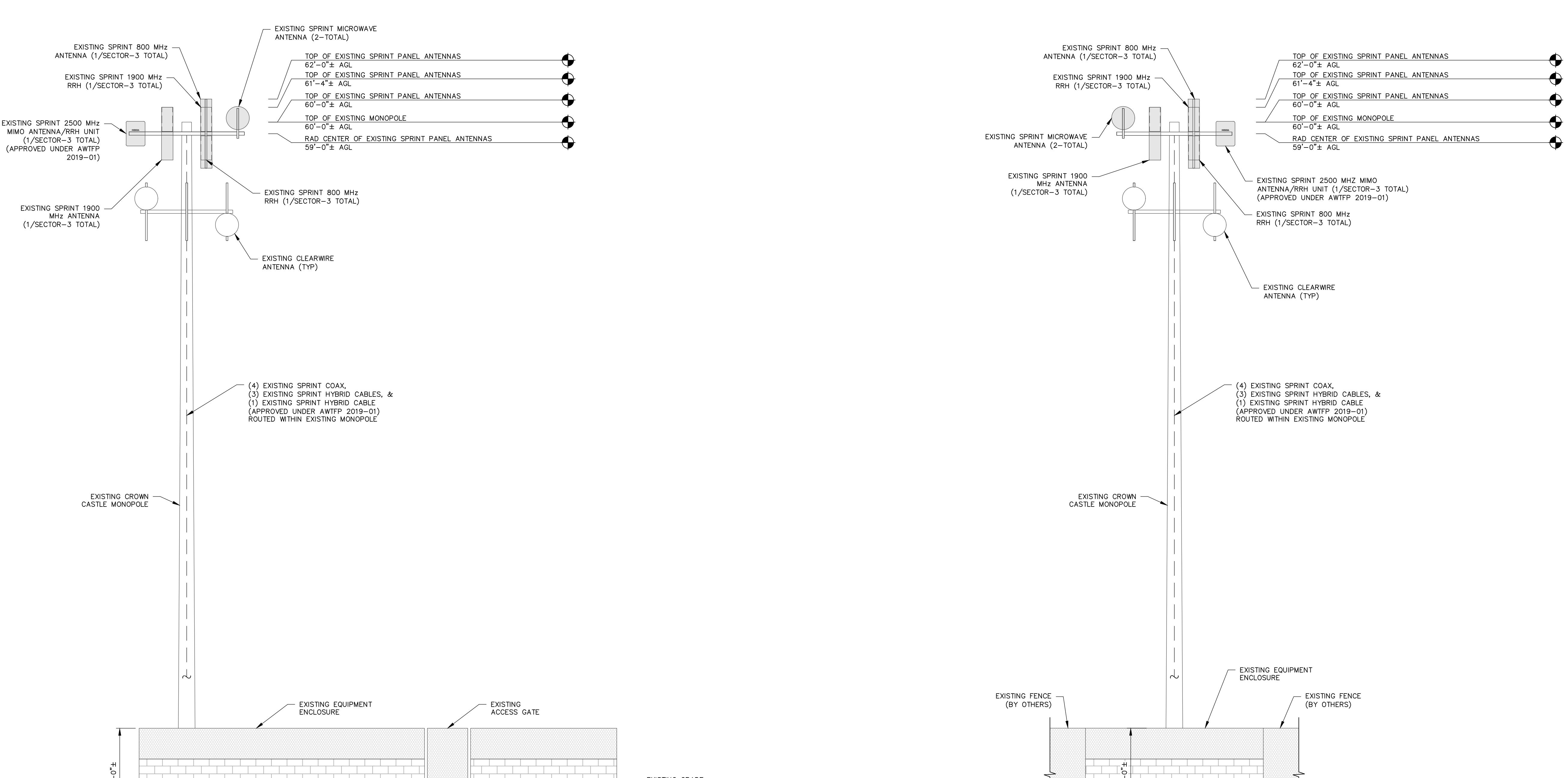
SHEET TITLE

ANTENNA LAYOUT PLANS

SHEET NUMBER

A-3





**Attachment 5: Resolution 142-2019**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 142-2019**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
CONDITIONAL USE PERMIT CASE NO. 570-3 AND  
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 705**

WHEREAS, a request was filed to allow a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 570, an existing 62'-tall monopole located at 12139 Los Nietos Road in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the City of Santa Fe Springs initiated the revocation of Wireless Telecommunications Facility Conditional Use Permit Case No. 705, an existing 62'-tall monopole located at 12139 Los Nietos Road in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the north side of Los Nietos Road with an Accessor's Parcel Number of 8168-006-040, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Svet Investments LLC, 1595 Berenice Drive, Brea, CA 92821; and

WHEREAS, the wireless telecommunications facility owner is Crown Castle, 200 Spectrum Center Drive, Suite 1700, Irvine, CA 92821; and

WHEREAS, the wireless telecommunications facility carrier is Sprint PCS, 6591 Irvine Center Drive, Suite 100, Irvine, CA 92618; and

WHEREAS, the proposed Conditional Use Permit Case No. 570-3 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 7, 2019 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 November 7, 2019 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 November 19, 2019 concerning Conditional Use Permit Case No. 570-3 and Revocation of Conditional Use Permit Case No. 705.

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

#### SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project only involves extending the permit term of an existing facility, no modification or additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

#### SECTION II. CONDITIONAL USE PERMIT CASE NO. 570-3 FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The 62'-tall monopole was constructed in 2000 and the Conditional Use Permit request is to extend the permit period of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The conditional use permit request is to extend the permit period of an existing wireless facility. The monopole facility is located over 400 feet north of Los Nietos Road and over 600 feet east of Dice Road. These large distances from public streets mitigate the facility's visual impact. Therefore, the Planning Commission finds that

the proposed use will preserve the general appearance and welfare of the community.

### SECTION III. CONDITIONAL USE PERMIT CASE NO. 705 REVOCTION FINDINGS

Pursuant to Section 155.811 of the Zoning Regulations, any variance, modification, permit or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

- A. That the approval was obtained by fraud or faulty information.
- B. That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.
- C. That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- D. That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

Conditional Use Permit Case No. 705 allowed Clearwire to sublease space from Sprint PCS in order to co-locate equipment onto the monopole. Clearwire merged with Sprint PCS in 2013 and Sprint PCS ceased operation of Clearwire's network in late 2015. Clearwire has ceased to exist for more than one year, therefore the permit may be revoked and nullified in accordance with Section 155.811 (D).

### SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 142-2019 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), approve Conditional Use Permit Case No. 570-3 to allow a ten-year extension an existing 62'-tall monopole located at 12139 Los Nietos Road in the M-2, Heavy Manufacturing, Zone, and revoke Conditional Use Permit Case No. 705, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

---

Frank Ybarra, Chairperson

ATTEST:

---

Teresa Cavallo, Planning Secretary

**EXHIBIT A**  
**CUP 570-3 CONDITIONS OF APPROVAL**

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

**POLICE SERVICES DEPARTMENT:**

Contact: Luis Collazo (562) 868-0511 x3335

1. Sprint PCS **Crown Castle** shall test the proposed **wireless** telecommunications system **facility** to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, Sprint PCS **Crown Castle** shall pay all costs associated with said modifications. **(Revised Ongoing)**
2. That Sprint PCS **Crown Castle** shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing Sprint PCS facilities in the City of Santa Fe Springs. **(Revised Ongoing)**
3. That Sprint PCS **Crown Castle** shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development or designee and the Fire Chief. **(Revised Ongoing)**
4. The telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Sprint PCS **Crown Castle** in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Revised Ongoing)**
5. The applicant shall allow public safety personnel to access and use the telecommunications facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost. **(Ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**

(Contact: Laurel Reimer 562-868-0511 x7354)

6. **The wireless telecommunications facility shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Code. (New)**

7. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant, the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City. **(Removed – modification process dictated by Chapter 157)**
8. The applicant shall permit the City of Santa Fe Springs to install a communication device or related equipment on the subject monopole for the public safety and welfare of the City. **(Ongoing)**
9. The antenna facility shall be continually operated in accordance with all applicable State and Federal regulations governing such operations. **(Ongoing)**
10. The antenna structure and related improvements shall be continuously well maintained. **(Ongoing)**
11. The existing lease area shall be continually maintained and free of any litter/debris and vegetation. **(Ongoing)**
12. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements shall be permitted on the antenna structure, equipment cabinet or fenced enclosure. **(Ongoing)**
13. The slats within the chain-link fence located in the front portion of the subject property shall be replaced with new redwood or plastic slats by March 28, 2005, and **shall be** continuously well maintained thereafter. **(Revised Ongoing)**
14. The existing 15' **12'** wide utility access easement shall remain unobstructed at all times. No outdoor storage may occur within these areas. **(Ongoing)**
15. The telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations, **and all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code.** **(Revised Ongoing)**
16. **Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 570-3, the applicant and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of**

**Planning and Development shall also be notified in writing of any such transfer or lease. (New)**

17. The applicant, and the owner of the premises upon which the telecommunications facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. ~~Sprint PCS Crown Castle~~ and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at ~~Sprint PCS Crown Castle~~ and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(Ongoing)**
18. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, leaser, 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.* **(Ongoing)**
19. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact ~~Cecilia Pasos, the Business License Department~~ at (562) 868-0511, extension 7527 for additional information and application. **(Revised Ongoing)**
20. The wireless telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by ~~the owner Crown Castle~~ and on file with the case. **(Revised Ongoing)**
21. If there is evidence that conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
22. 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 Recycling Coordinator, ~~Teresa Cavalle~~ **Maribel Garcia** at (562) 868-0511 x7569. **(Revised Ongoing)**

23. The applicant shall continue to comply with all applicable original conditions of approval. **(Removed – all conditions of approval incorporated herein)**
24. All other requirements of the Building Code, Fire Code, and Zoning Ordinance, and all other regulations, rules and codes governing this use shall continue be fully complied with at all times. **(Removed – combined with condition 15)**
25. This Permit shall be valid for a period of ten (10) years, until December 21, 2019 **2029**. Approximately three (3) months before December 21, 2019 **2029**, 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 Ongoing)**
26. 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 void and the privileges granted hereunder shall lapse. **(Ongoing)**



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 571-3

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 571, an existing 65'-tall monopole located at 12222 Florence Avenue (APN: 8009-022-046) in the M-2, Heavy Manufacturing, Zone.

(Crown Castle on behalf of Sprint PCS)

### **RECOMMENDATIONS**

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 571-3 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 Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 571-3, subject to the conditions of approval as contained within Resolution No. 143-2019; and
- Adopt Resolution No.143-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

### **GENERAL INFORMATION**

A. Applicant: Core Development Services  
Attn: Alexander Lew  
210 W. Birch Street, Suite 201  
Brea, CA 92821

B. Facility Owner: Crown Castle  
Attn: Jim Lee  
200 Spectrum Center Drive, Suite # 1700  
Irvine, CA 92618

C. Wireless Carriers: Sprint PCS  
6591 Irvine Center Drive  
Irvine, CA 92618

T-Mobile  
2008 McGraw Avenue  
Irvine, CA 92614

D. Property Owner: OWS SFS, LLC  
10840 Norwalk Blvd.  
Santa Fe Springs, CA 90670

E. Subject Property: 12222 Florence Ave.  
Santa Fe Springs, CA 90670  
APN: 8009-022-046

F. Existing Zone: M-2, Heavy Manufacturing

G. General Plan: Industrial

H. CEQA Status: Categorically Exempt (Class 1)

I. Hearing Date: November 19, 2019

J. Staff Contact: Claudia Jimenez, Planning Intern  
[claudiajimenez@santafesprings.org](mailto:claudiajimenez@santafesprings.org)

### **LOCATION AND BACKGROUND**

The subject wireless telecommunications facility is located at 12222 Florence Avenue. The Planning Commission first approved Conditional Use Permit Case No. 571 on February 16, 2000, which allowed the installation, operation, and maintenance of a 65' high monopole with an equipment shelter. The facility is located approximately 360 feet south of Florence Avenue and 590 feet east of Norwalk Boulevard.

The project has gone before the Planning Commission for several time extensions over the past 19 years:

- 571: Conditional Use Permit Case No. 571 approved February 2000; to allow the installation, operation, and maintenance of an approximately 65' high monopole
- Five year time extension was granted until February 2005
- 571-1: Reconsideration of Conditional Use Permit 571, approved March 2005
  - Five year time extension granted until February 28, 2010
  - May 2006, approved administratively for equipment modification
- 571-2: Approved administratively for equipment modification in December 2009

- Ten year time extension granted until December 21, 2019
- Approved administratively for equipment upgrades in January 2012
- Approved administratively for equipment upgrades in June 2012

Crown Castle is the primary entity responsible for site maintenance and entitlements of all carriers located at the facility. Originally, the facility had one carrier with twelve (12) panel antennas and ten (10) base transceiver station cabinets mounted at a 65'-0" centerline. Today, Sprint has nine (9) panel antennas, nine (9) remote radio units, three (3) combiners, four (4) microwave dishes, and associated cabling mounted on the monopole. Sprint PCS equipment occupies a 66' and 59' antenna centerline. T-Mobile has (3) antennas on the monopole at a 55' antenna centerline. As required by §155.711 and §157.10 of the Municipal Code, Crown Castle has requested a 10-year extension of the conditional use permit.

### **STREETS AND HIGHWAYS**

The primary access to the subject property is via a private driveway off Florence Avenue. Florence Avenue is designated as a "Major Arterial" within the Circulation Element of the City's General Plan and is fully improved to its planned street width of 100 feet.

### **ZONING & GENERAL PLAN LAND USE DESIGNATION**

The subject property, as well as the surrounding properties to the north, east, west, and south are zoned M-2 Heavy Manufacturing with a General Plan land use designation of Industrial.

### **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 on November 07, 2019 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. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 07, 2019, and published in a newspaper of general circulation (Whittier Daily News) on November 07, 2019 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

### **ZONING REQUIREMENTS**

Section 157.04 of the municipal code requires that all wireless telecommunications facilities have a valid conditional use permit. The procedures set forth in Section 155.711 of the Zoning Regulations state that the purpose of the conditional use permit

is to allow proper integration of uses into the community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

### **ENVIRONMENTAL DOCUMENT**

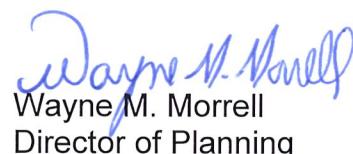
Staff finds that the wireless telecommunications facility conditional use permit extension meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. Consequently, no further environmental documents are required.

### **AUTHORITY OF PLANNING COMMISSION**

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

### **STAFF CONSIDERATIONS**

Staff visited the site on September 26, 2019 and confirmed that the facility is operating in compliance with all conditions of approval. Based on the findings set forth within Resolution 143-2019 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 571-3, subject to the conditions of approval as provided within Exhibit A of Resolution 143-2019.



Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Photo Sims
4. Site Photos
5. Project Plans
6. Resolution 143-2019
  - a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



**Conditional Use Permit Case No. 571-3  
12222 Florence Avenue  
Crown Castle on behalf of Sprint PCS**

**Attachment 2: Public Hearing Notice**

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
TO PROPERTY OWNERS WITHIN 500 FEET**

**NOTICE IS HEREBY GIVEN** that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Tuesday, November 19, 2019** at **6:00 p.m.** in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

**Conditional Use Permit Case No. 571-3:** A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit, an existing 65'-tall monopole.

**Applicant:** Alexander Lew of Core Development on behalf of Crown Castle Property located at: 12222 Florence Avenue., Santa Fe Springs, CA 90606 in the M-2, Heavy Manufacturing, zone.

**CEQA Status:** The project is categorically exempt pursuant to Section 15301 Class 1 (existing facilities) of the California Environmental Quality Act (CEQA). The project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

*All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions 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 City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Claudia Jimenez at 362-868-0511, Ext. 7356 or claudia.jimenez@santafesprings.org.*



City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

NEOPOST

11/07/2019

**US POSTAGE \$000.00**

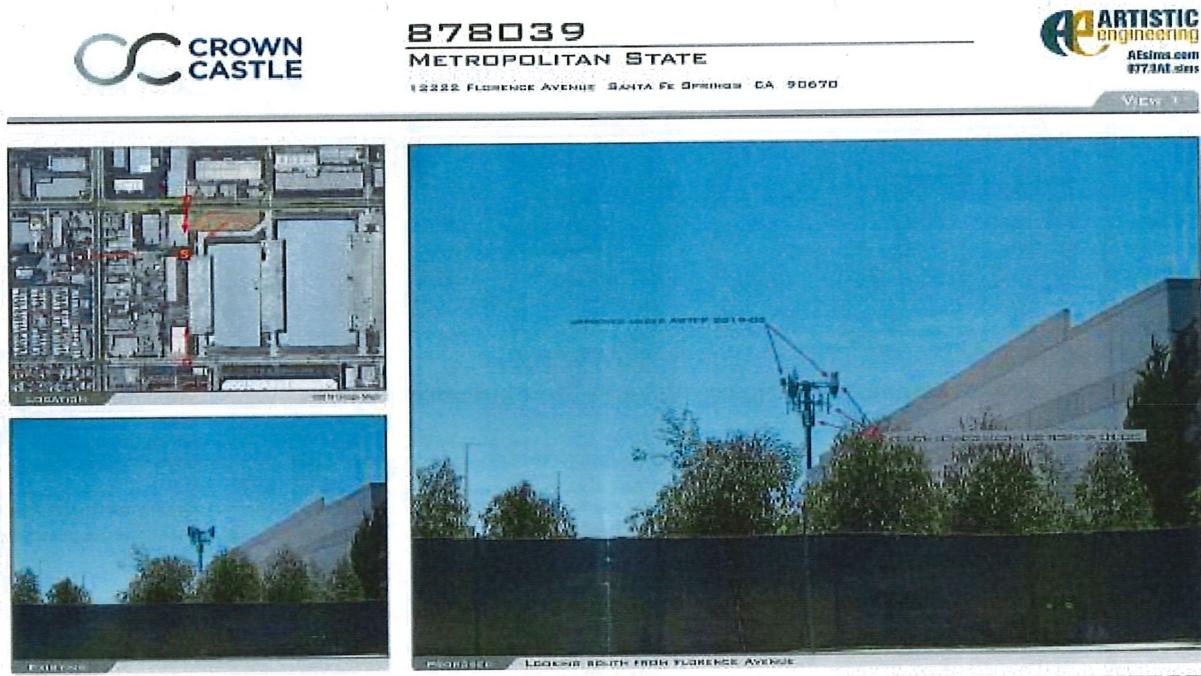
FIRST-CLASS MAIL  
ZIP 90670  
041L11257783

**FILE COPY**

**(NOTICE OF PUBLIC HEARING)**

CARRIER: IF ADDRESSEE HAS MOVED,  
PLEASE LEAVE WITH CURRENT OCCUPANT

### Attachment 3: Photo Sims



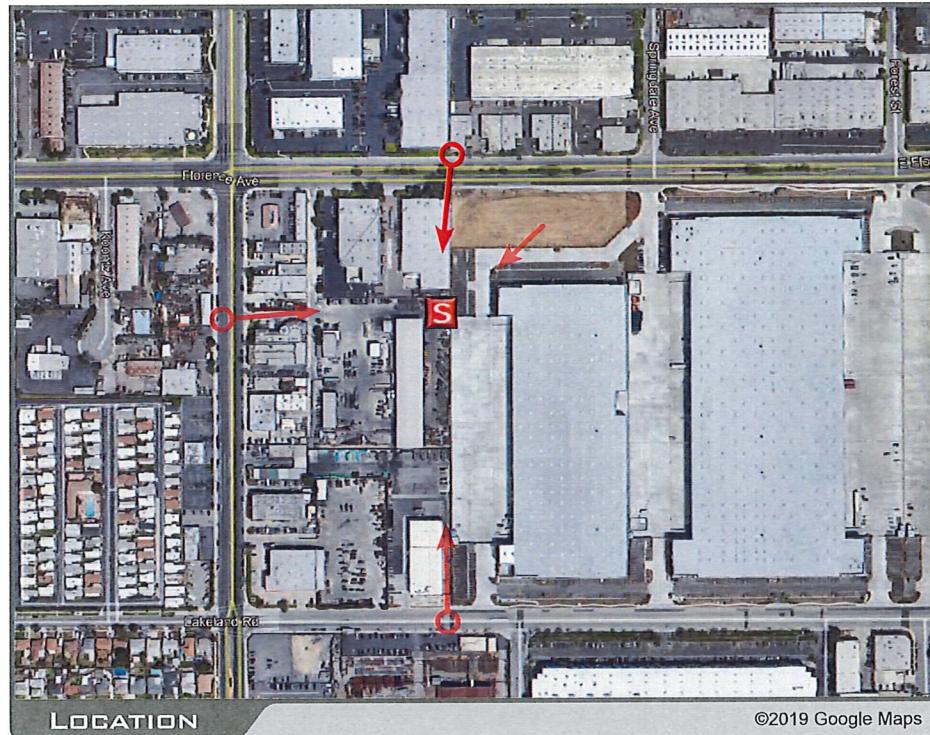


878039  
METROPOLITAN STATE

12222 FLORENCE AVENUE SANTA FE SPRINGS CA 90670

**AE** ARTISTIC  
engineering  
AEsims.com  
877.9AE.sims

VIEW 1





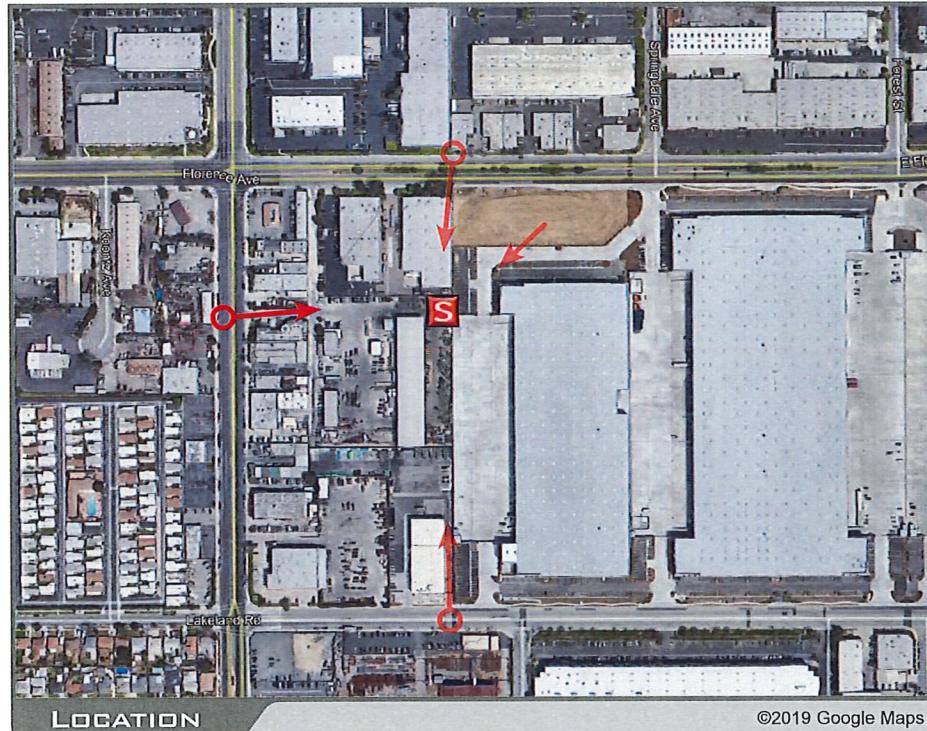
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## METROPOLITAN STATE

12222 FLORENCE AVENUE SANTA FE SPRINGS CA 90670



VIEW 2



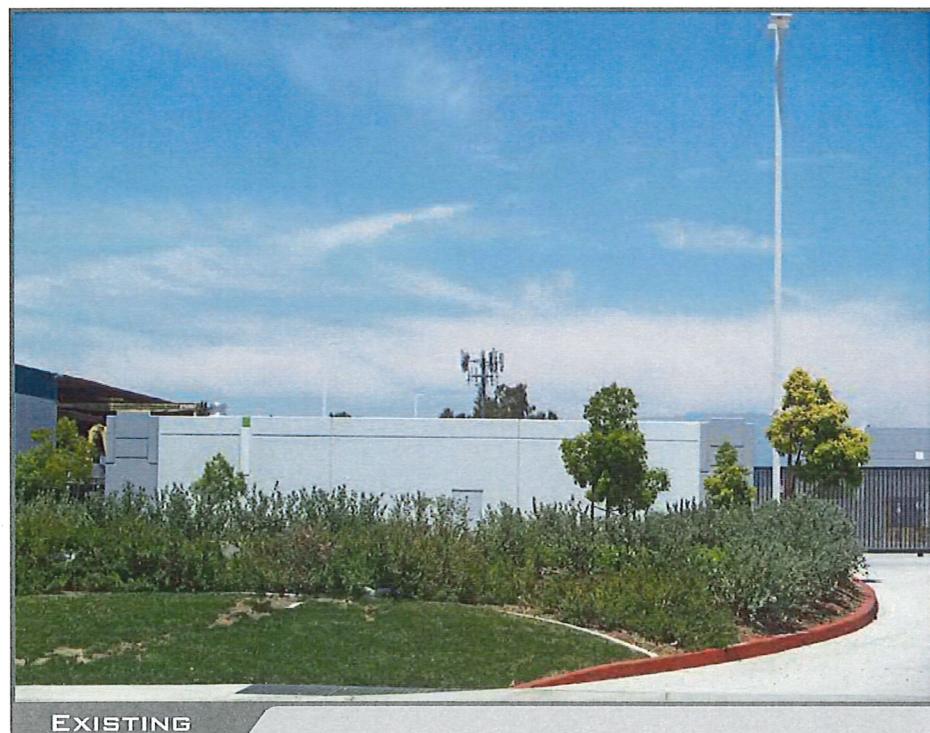
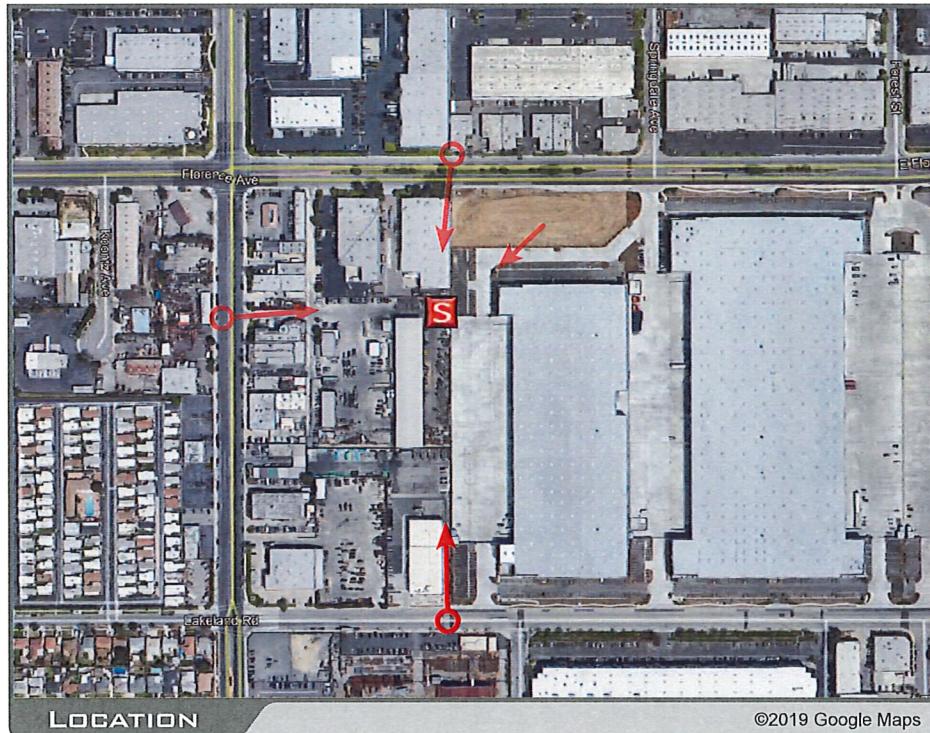


878039  
METROPOLITAN STATE

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engineering  
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877.9AE.sims

VIEW 3



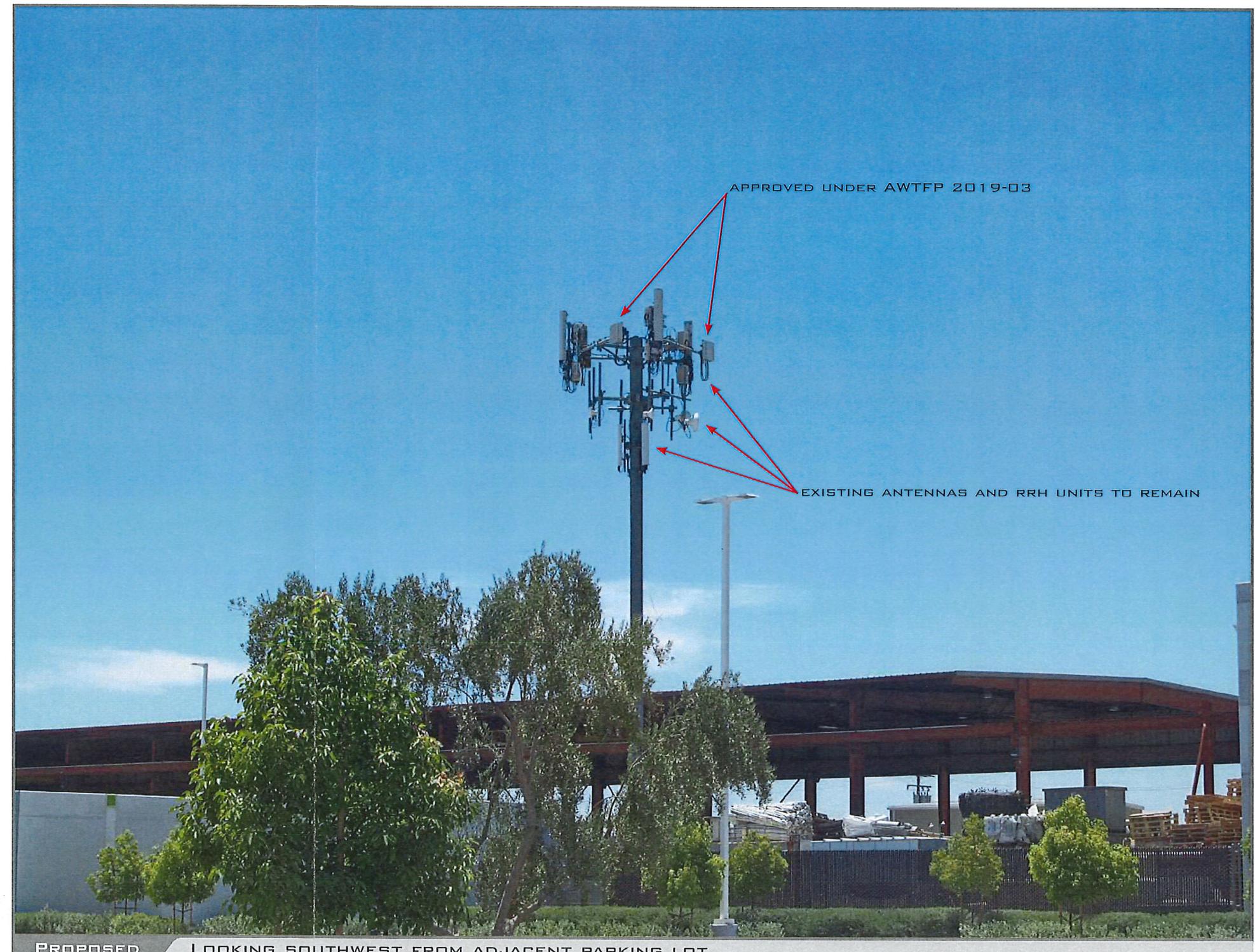
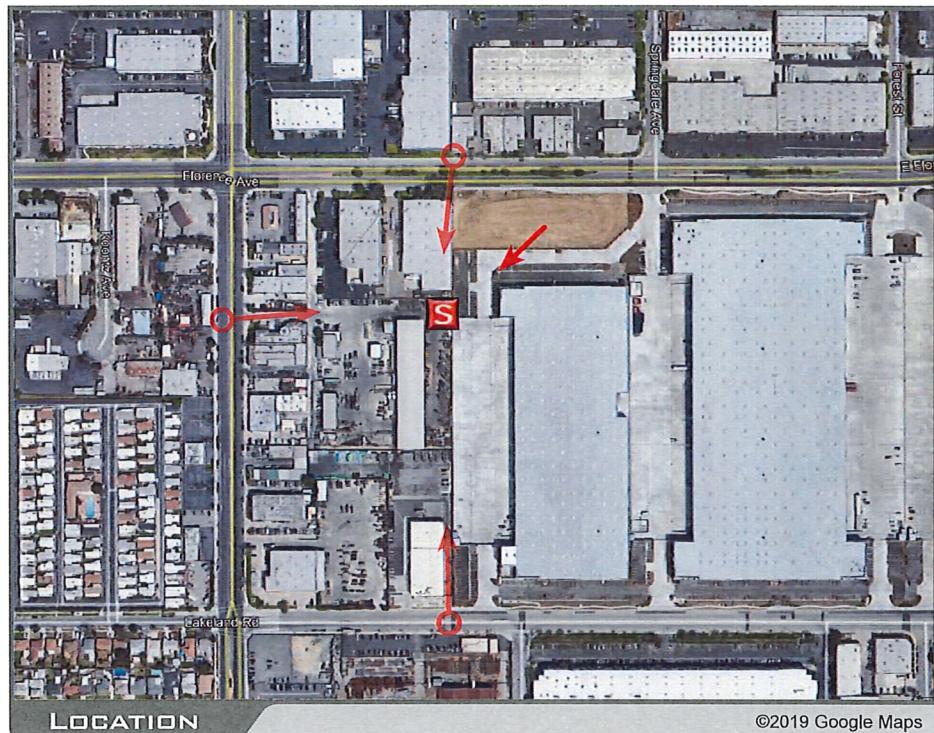


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**METROPOLITAN STATE**

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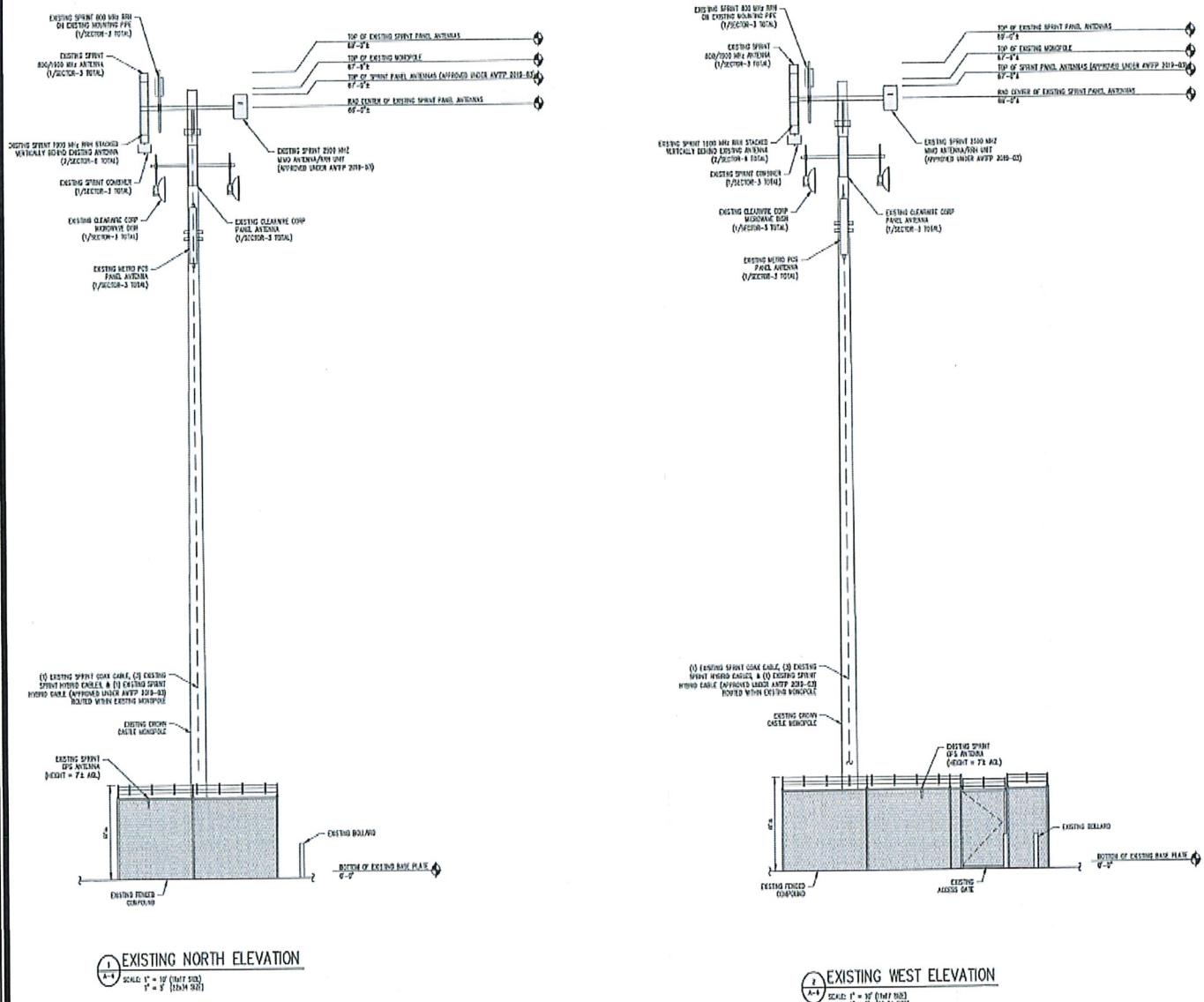
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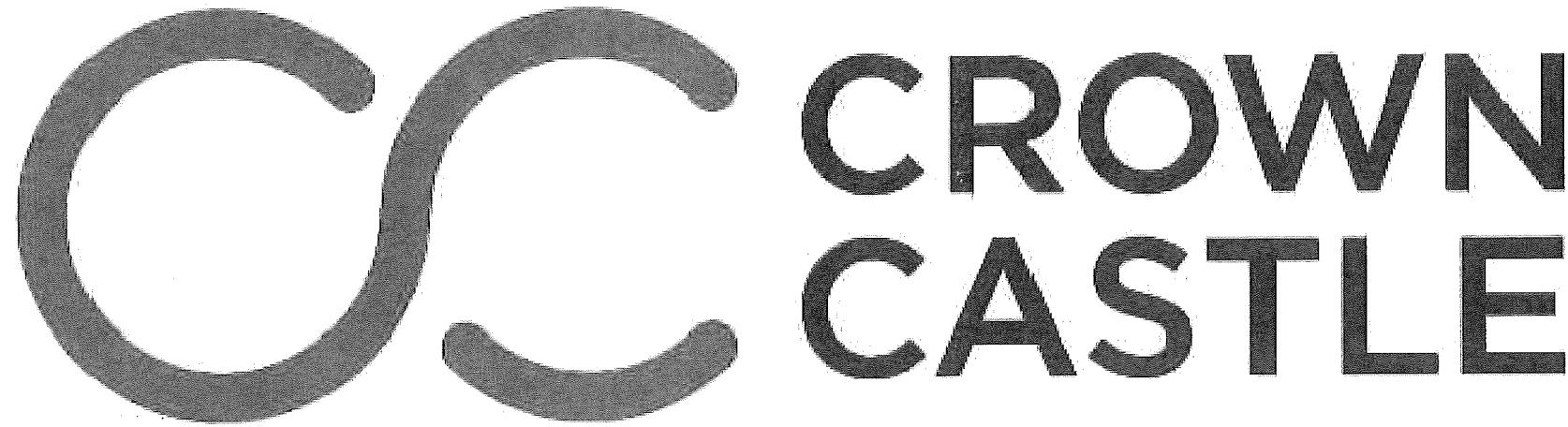


**Attachment 4: Site Photos**



## Attachment 5: Project Plans





**CC** CROWN  
CASTLE

200 Spectrum Center Drive, Suite 1700  
Irvine, California 92618

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(800) 829-8531  
Newport Beach, CA 92660 [www.tectonicengineering.com](http://www.tectonicengineering.com)

WORK ORDER NUMBER DRAWN BY

9507.878039 TLS

NO. DATE ISSUE

0	6/25/19	FOR COMMENT
1	7/11/19	PER COMMENTS

NO.	DATE	ISSUE
0	6/25/19	FOR COMMENT
1	7/11/19	PER COMMENTS

RELEASED BY  DATE

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ORIGINAL SIZE IN INCHES  
**CROWN SITE INFORMATION**

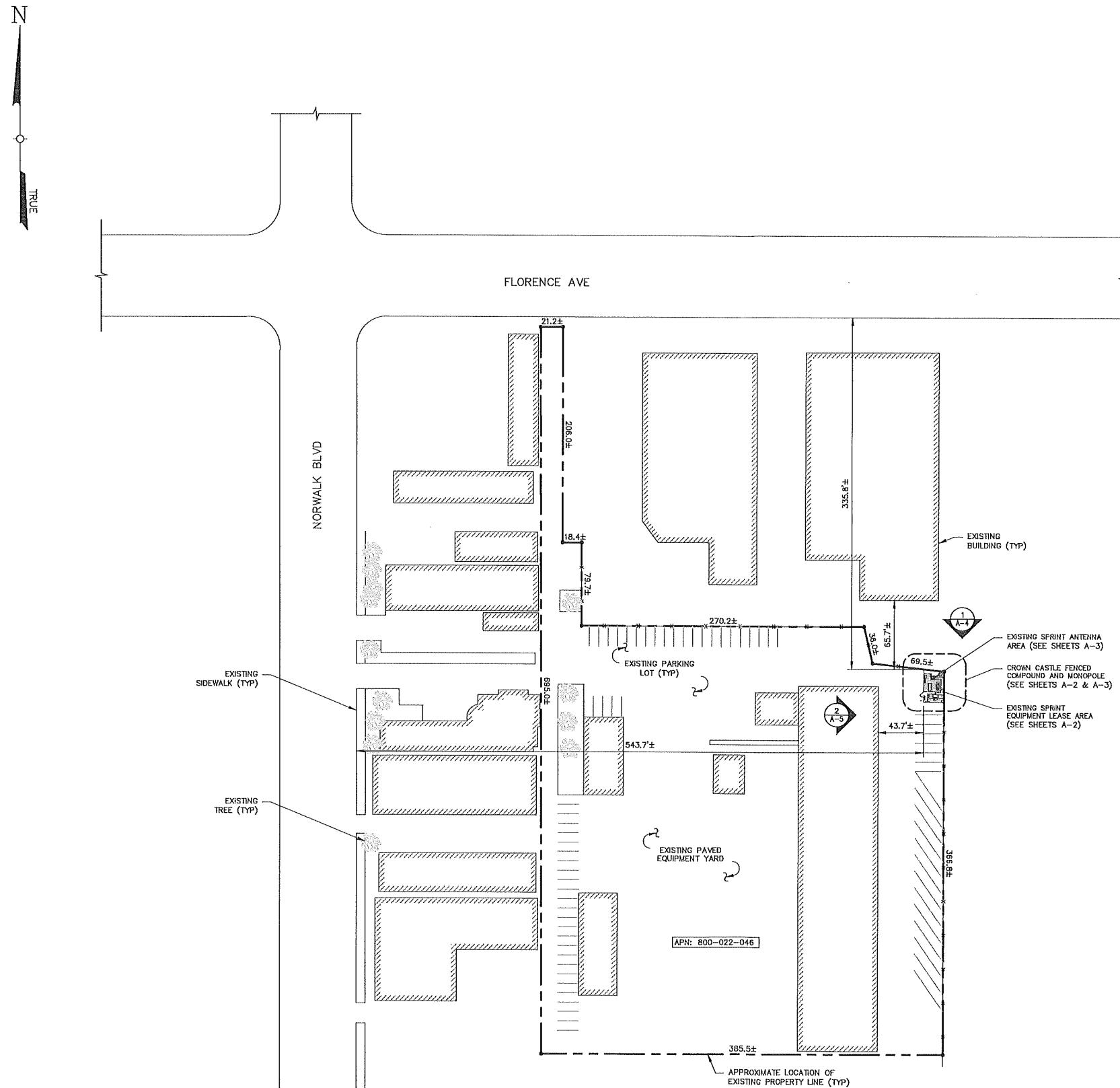
**BUN: 878039**

**SITE ADDRESS**  
12222 FLORENCE AVE  
CITY OF SANTA FE SPRINGS  
LOS ANGELES COUNTY  
CA, 90670

**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**

**A-1**



TRUE  
N

CC CROWN  
CASTLE

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Irvine, California 92618

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0 6/25/19 FOR COMMENT  
1 7/11/19 PER COMMENTS

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ORIGINAL SIZE IN INCHES

CROWN SITE INFORMATION

BUN: 878039

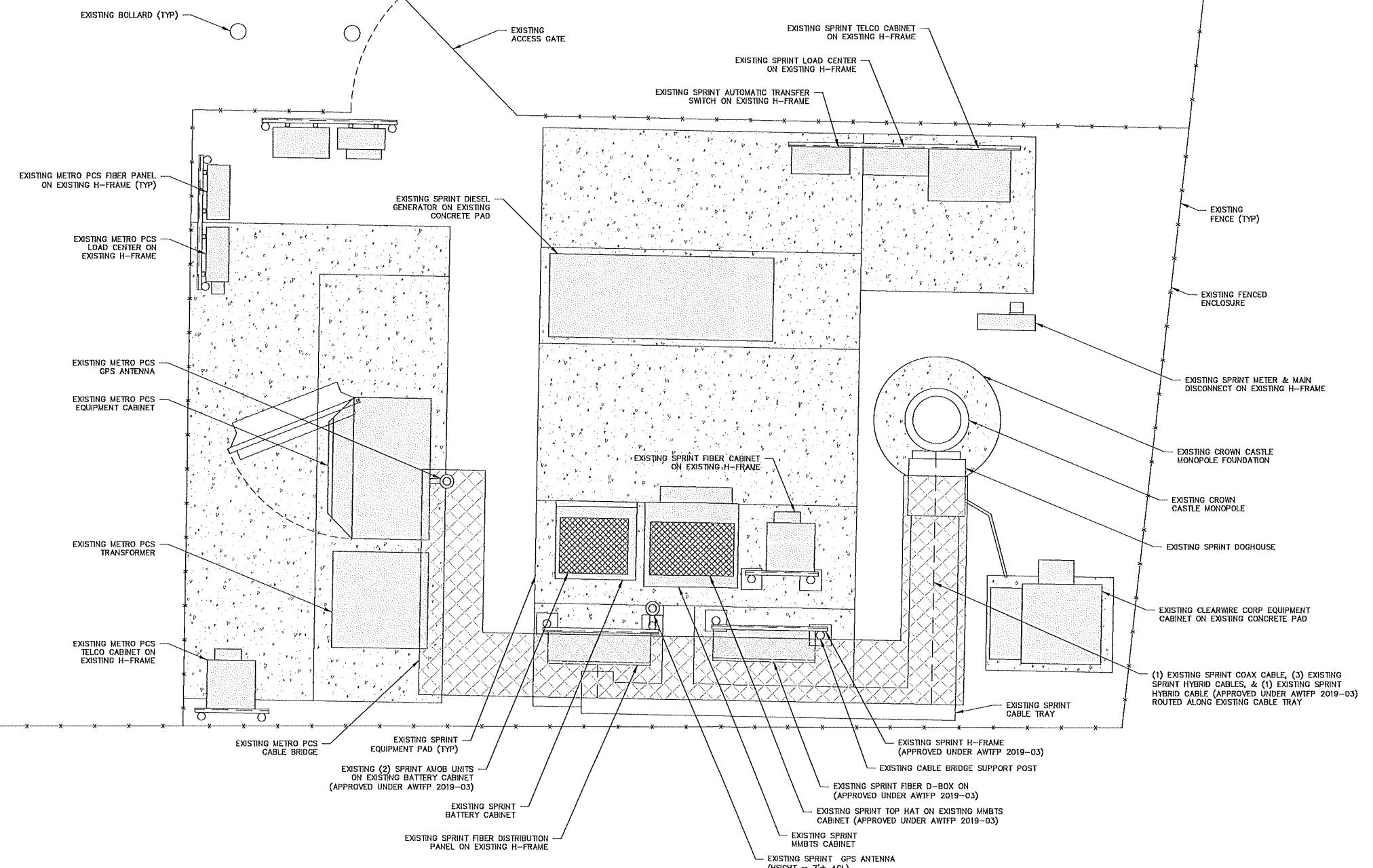
SITE ADDRESS

12222 FLORENCE AVE  
CITY OF SANTA FE SPRINGS  
LOS ANGELES COUNTY  
CA, 90670

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER

A-2



1  
A-2  
ENLARGED SITE PLAN  
SCALE: 1" = 4' (11x17 SIZE)  
1" = 2' (22x34 SIZE)

WORK ORDER NUMBER **9507.878039** DRAWN BY **TLS**

NO. DATE ISSUE  
0 6/25/19 FOR COMMENT  
1 7/11/19 PER COMMENTS

RELEASED BY  DATE

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ORIGINAL SIZE IN INCHES  
CROWN SITE INFORMATION

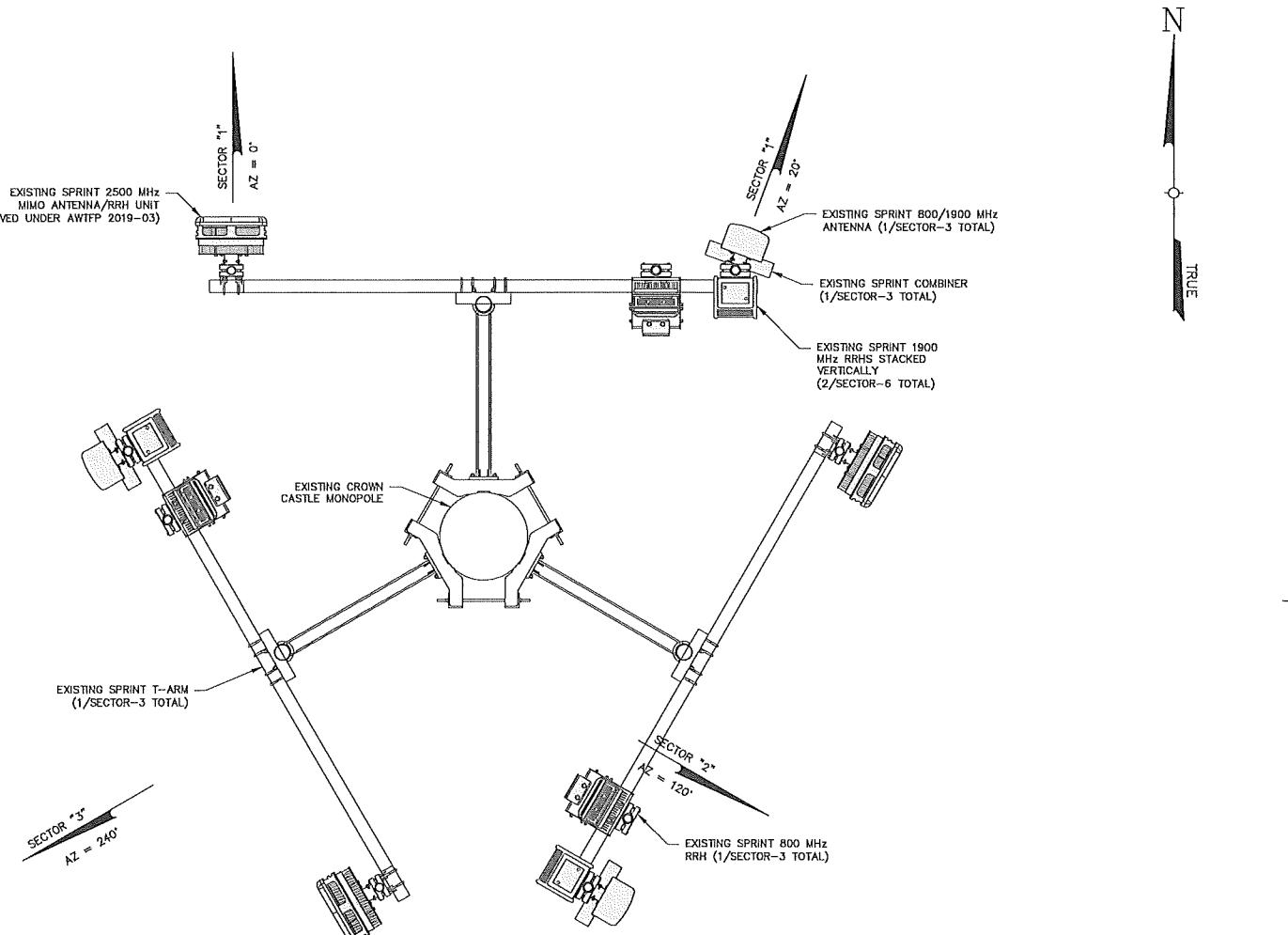
BUN: 878039

SITE ADDRESS  
12222 FLORENCE AVE  
CITY OF SANTA FE SPRINGS  
LOS ANGELES COUNTY  
CA, 90670

SHEET TITLE  
ANTENNA LAYOUT PLAN

SHEET NUMBER

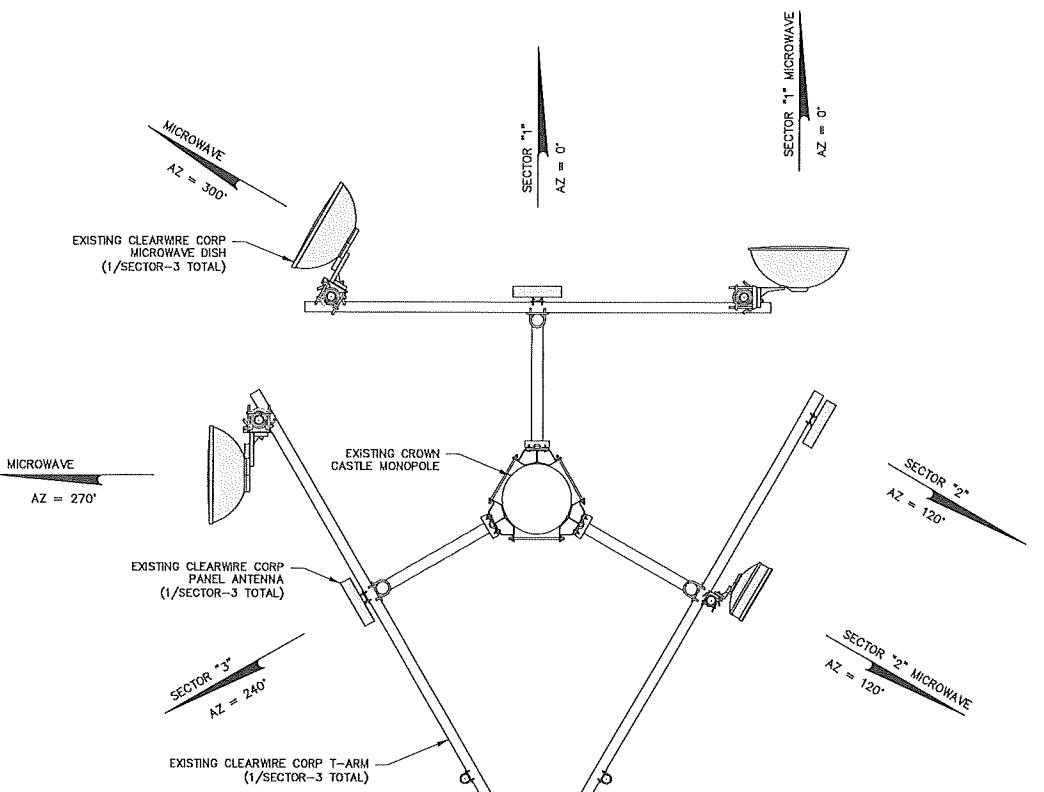
**A-3**



**EXISTING LAYOUT PLAN (RAD  $\Phi$  = 66'-0"±)**

A-3

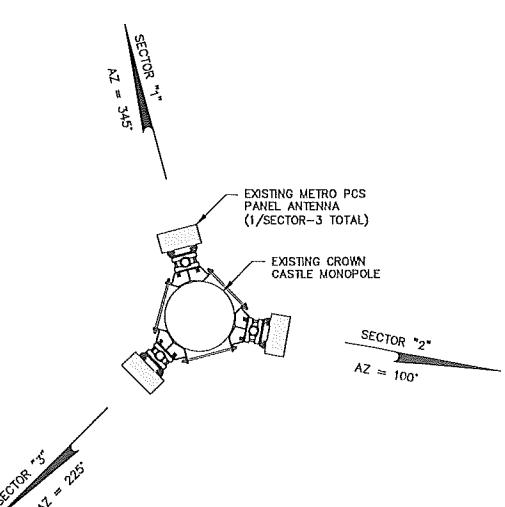
SCALE:  $1/4'' = 1'-0''$  (11x17 SIZE)  
 $1/2'' = 1'-0''$  (22x34 SIZE)



**EXISTING LAYOUT PLAN (RAD  $\Phi$  = 59'-0"±)**

A-3

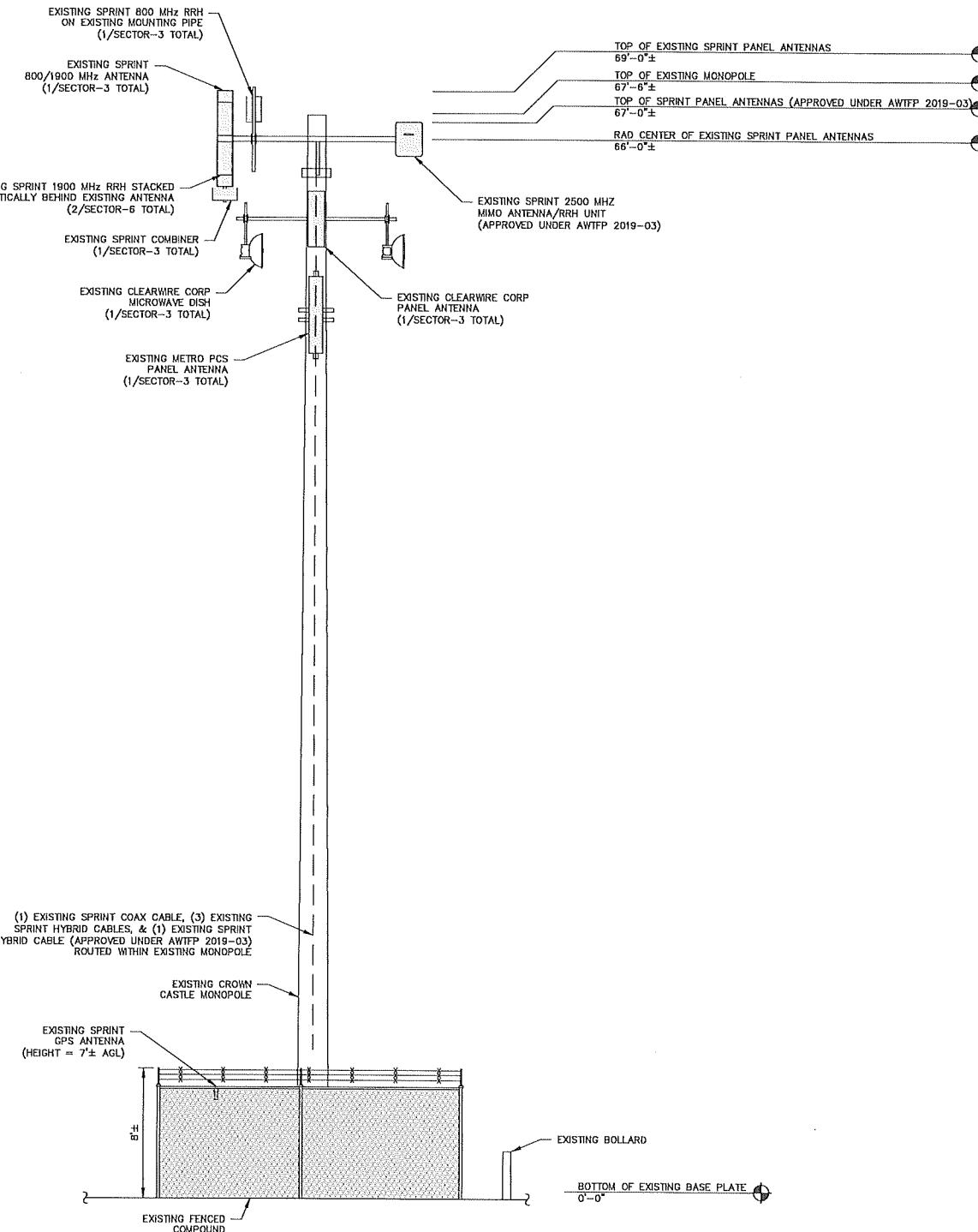
SCALE:  $1/4'' = 1'-0''$  (11x17 SIZE)  
 $1/2'' = 1'-0''$  (22x34 SIZE)



**EXISTING LAYOUT PLAN (RAD  $\Phi$  = 55'-0"±)**

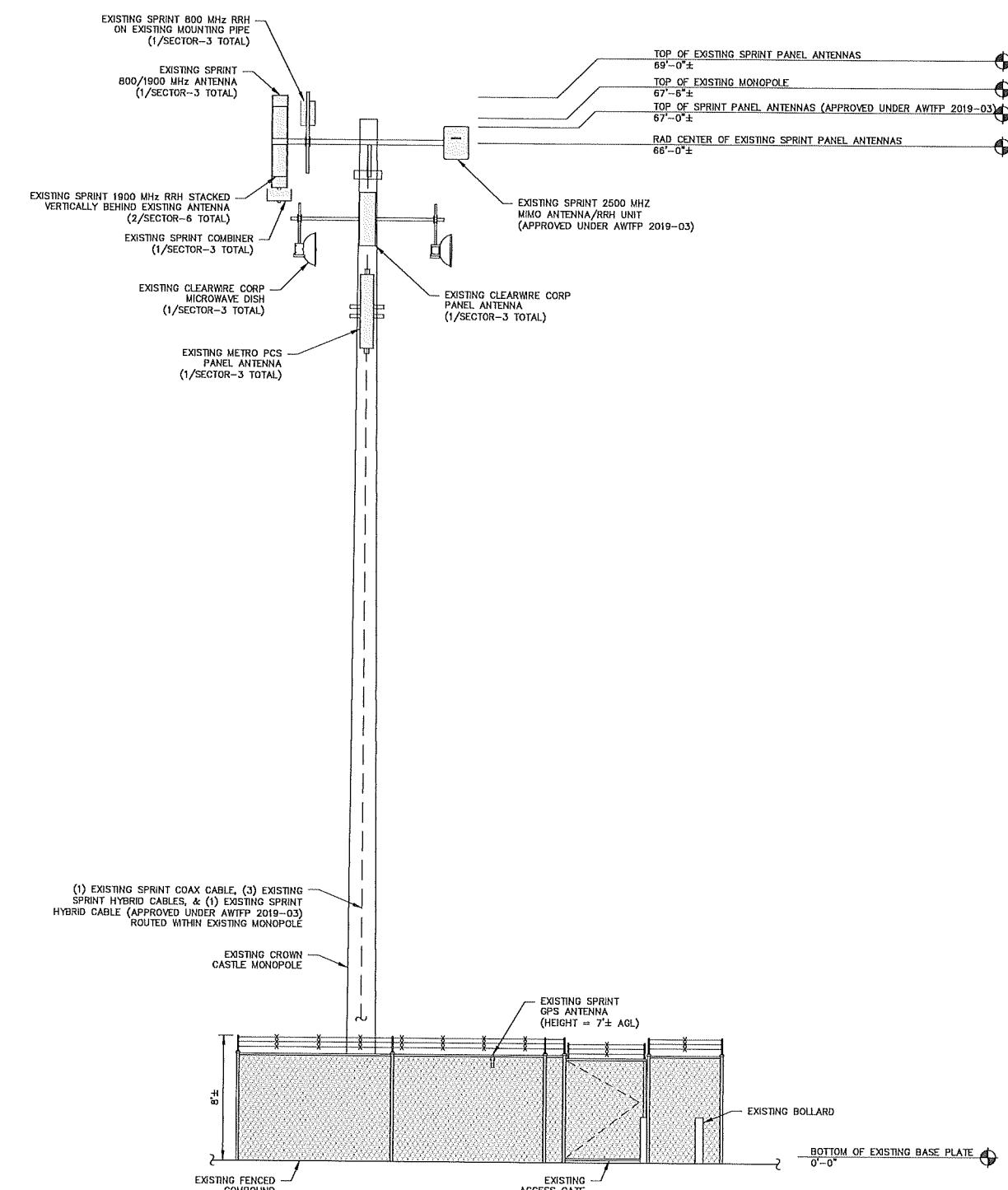
A-3

SCALE:  $1/4'' = 1'-0''$  (11x17 SIZE)  
 $1/2'' = 1'-0''$  (22x34 SIZE)



**EXISTING NORTH ELEVATION**

A-4  
SCALE: 1" = 10' (11x17 SIZE)  
1" = 5' (22x34 SIZE)



**EXISTING WEST ELEVATION**

A-4  
SCALE: 1" = 10' (11x17 SIZE)  
1" = 5' (22x34 SIZE)

**Attachment 6: Resolution 143-2019**

- **Exhibit A – Conditions of Approval**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 143-2019**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
CONDITIONAL USE PERMIT CASE NO. 571-3**

WHEREAS, a request was filed for Conditional Use Permit Case No. 571-3 to allow a ten-year extension of an existing monopole wireless telecommunications facility located at 12222 Florence Avenue in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located east of Norwalk Avenue with an Accessor's Parcel Number of 8009-022-046, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is OWS SFS LLC, 10840 Norwalk Blvd, Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is Crown Castle, 200 Spectrum Center Drive, Suite # 1700, Irvine ,CA 92618; and

WHEREAS, the proposed Conditional Use Permit Case No. 571-3 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 07, 2019 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 November 07, 2019 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 November 19, 2019 concerning Conditional Use Permit Case No. 571-3.

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

## SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves extending the permit term of an existing facility and no additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

## SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The monopole wireless telecommunications facility was constructed in 2000 and the Conditional Use Permit request is to extend the permit of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The conditional use permit request is to extend the permit period of an existing wireless facility. The monopole facility is located approximately 360 feet south of Florence Avenue and 590 feet east of Norwalk Boulevard. These large distances from public streets mitigate the facility's visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

## SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 143-2019 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities),

and to approve Conditional Use Permit Case No. 571-3 to allow a ten-year approval of an existing monopole wireless telecommunications facility located at 12222 Florence Avenue in the M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

---

Frank Ybarra, Chairperson

ATTEST:

---

Teresa Cavallo, Planning Secretary

**EXHIBIT A**  
**CUP 571-3 CONDITIONS OF APPROVAL**

**POLICE SERVICES DEPARTMENT:**

Contact: Luis Collazo (562) 868-0511 x3335

1. ~~Sprint PCS~~ **Crown Castle** shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, ~~Sprint PCS~~ **Crown Castle** shall pay all costs associated with said modifications. **(Revised Ongoing)**
2. ~~Sprint PCS~~ **Crown Castle** shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing ~~Sprint PCS~~ **Crown Castle** facilities in the City of Santa Fe Springs. **(Revised Ongoing)**
3. ~~Sprint PCS~~ **Crown Castle** shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development or designee and the Fire Chief. **(Revised Ongoing)**
4. The telecommunication facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by ~~Sprint PCS~~ **Crown Castle** in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Revised Ongoing)**
5. The applicant shall allow public safety personnel to access and use the telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost. **(Ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**

(Contact: Claudia Jimenez 562-868-0511 x7356)

6. **The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Zoning Ordinance. (New)**
7. The existing 30' wide utility access easement shall remain unobstructed at all

times. No outdoor storage may occur within these area. **(Ongoing)**

8. The existing lease area shall be continually maintained and free of any litter/debris and vegetation. **(Ongoing)**
9. The telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations. **(Ongoing)**
10. **Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 571-3, Crown Castle and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease. (New)**
11. The applicant, and the owner of the premises upon which the telecommunications facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. ~~Sprint PCS~~ **Crown Castle** and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at ~~Sprint PCS~~ **Crown Castle** and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(Revised Ongoing)**
12. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, leaser, 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.* **(Ongoing)**
13. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact ~~Cecilia Pasos, the Business License Department~~, at (562) 868-0511, extension 7527 for additional information and application. **(Revised Ongoing)**
14. The wireless telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner

and on file with the case. **(Ongoing)**

15. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
16. 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 Recycling Coordinator, ~~Teresa Cavalle~~ **Maribel Garcia** at (562) 868-0511 x7569. **(Revised Ongoing)**
17. The applicant shall continue to comply with all applicable original conditions of approval. **(Ongoing)**
18. ~~That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant, the improvements would require a new CUP. Replacement of like for like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.~~ **(Removed – modification process dictated by Chapter 157)**
19. The antenna structure and related improvements shall be continuously well maintained. **(Ongoing)**.
20. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements shall be permitted on the antenna structure, equipment cabinet or fenced enclosure. **(Ongoing)**
21. All other requirements of the Building Code, Fire Code, and Zoning Ordinance, and all other regulations, rules and codes governing this use shall continue be fully complied with at all times. **(Ongoing)**
22. The applicant shall permit the City of Santa Fe Springs to install a communication device or related equipment on the subject monopole for the public safety and welfare of the City. **(Ongoing)**
23. Conditional Use Permit Case No. 571-3 shall be valid for a period of ten (10) years from the previous approval expiration date (December 21, 2019), until December 21, 2019 **2029**. Approximately three (3) months before December 21, 2019 **2029**, Crown Castle and/or the current operator or 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 Ongoing)**

24. ~~This Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he/she is aware of and accepts all the conditions of this Permit. (Removed – affidavit no longer used)~~
25. 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 void and the privileges granted hereunder shall lapse. **(Ongoing)**



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 803

A request for approval to allow for the continued operation, and maintenance of a gymnastics studio use located at 10829 Shoemaker Avenue (APN: 8011-016-016), within the M-2, Heavy Manufacturing, Zone. (Oscar Motta)

### **RECOMMENDATIONS**

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 803 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 objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 803, subject to the conditions of approval as contained with Resolution No. 144-2019; and
- Adopt Resolution No. 144-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

### **GENERAL INFORMATION**

A. Applicant: Oscar Motta  
11435 Rincon Dr.  
Whittier, CA 90606  
(562) 556-2744  
[Omdctitle24@hotmail.com](mailto:Omdctitle24@hotmail.com)

B. Property Owner: Santa Fe Springs Business Center LLC  
Attn: David Leff  
23622 Calabasas Pwy, Suite 200  
Calabasas, CA 91302  
[Ryamamoto@fpmgrp.com](mailto:Ryamamoto@fpmgrp.com)

Report Submitted By: Jimmy Wong

Planning and Development Department

Date of Report: November 12, 2019

**ITEM NO. 8**

C. Subject Property: 10829 Shoemaker Ave.  
Santa Fe Springs, CA 90670  
APN: 8011-016-016

D. Existing Zone: M-2 (Heavy Manufacturing Zone)

E. General Plan: Industrial

F. CEQA Status: Categorically Exempt (Class 1)

G. Hearing Date: November 19, 2019

H. Staff Contact: Jimmy Wong, Planning Consultant  
[Jimmywong@santafesprings.org](mailto:Jimmywong@santafesprings.org)  
(562) 868-0511 x7451

### **LOCATION AND BACKGROUND**

The subject property is located on the west side of Shoemaker Avenue and zoned M-2 (Heavy Manufacturing). The parcel measures 2.22 acres and is currently developed with a 50,908 square foot multi-tenant industrial building. The applicant is proposing to operate one of the existing units within the subject building as an indoor gymnastics school. It should be noted that the proposed CUP will not involve any exterior changes.

### **STREETS AND HIGHWAYS**

The property has a street frontage on Shoemaker Avenue, which is classified as a Secondary Arterial, within the Circulation Element of the General Plan.

### **PROPOSED ENTITLEMENT:**

The applicant, Oscar Motta, is requesting approval of a Conditional Use Permit (CUP) to allow for the establishment, operation, and maintenance of an indoor gymnastics school use within the M-2, Heavy Manufacturing, Zone at 10829 Shoemaker Avenue.

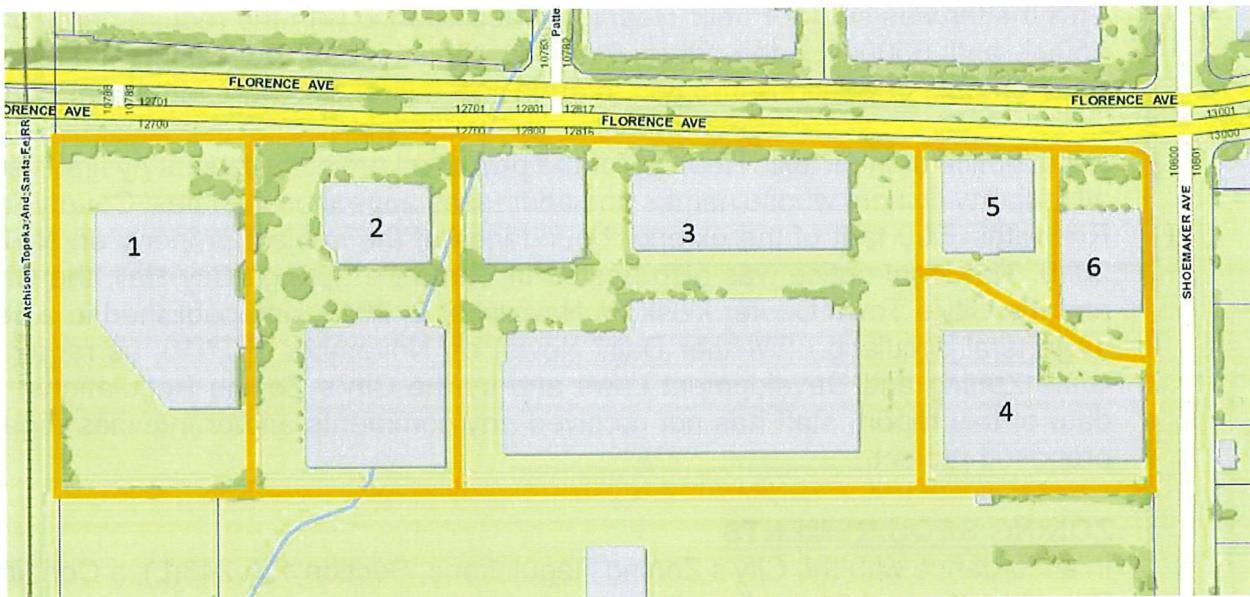
In accordance with the City's Zoning Regulations, Section 155.243 (L), a Conditional Use Permit is required for any public, private or quasi-public uses of an educational or recreational nature within the M-2, Zone.

### **BUSINESS OPERATION**

The proposed gymnastics school will offer classes related to artistic gymnastics and tumbling to various age groups. Students will be trained by qualified coaches and classes will range from mommy & me, toddler, beginner, intermediate, and competitive. The proposed use will operate Monday thru Friday from 3:00 pm to 9:00 pm, and Saturday and Sunday from 8:45 am to 1:00 pm.

## PARKING

According to the Development Plan Approval (DPA 273), the subject property is under a shared parking agreement with the adjacent properties. The recorded shared parking agreement required the six properties shown below to share driveway access and all on-site parking stalls.



Parcel	Address	Street	Square Footage	Required Parking	Available Stalls
1	12740	Florence Ave	66,076	115	190
2	12760	Florence Ave	110,000	170	145
3	12810	Florence Ave	200,000	260	419
4	10825	Shoemaker Ave	50,908	110	81
5	12922	Florence Ave	21,024	42	28
6	10811	Shoemaker Ave	20,160	40	32
			468,168	737	895

With the proposed gymnastics use, a total of 737 parking stalls are required among the six properties. Based on the current parking layout, a total of 895 parking stalls are shared among the six properties, therefore, the proposed use will meet the City's parking regulations.

It should be noted that the current parking agreement is scheduled to be renewed among the property management companies. Per condition number 18, the applicant must provide a valid and recorded shared parking agreement to the Planning Department prior to the one year compliance review.

**ZONING & GENERAL PLAN LAND USE DESIGNATION**

The subject property, as well as the surrounding properties to the north, south, west, and east are zoned M-2, Heavy Manufacturing Zone with a General Plan land use designation of Industrial.

**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 November 7, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 7, 2019, and published in a newspaper of general circulation (Whittier Daily News) on November 7, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

**ZONING REQUIREMENTS**

In accordance with the City's Zoning Regulations, Section 155.243(L), a Conditional Use Permit is required for public, private or quasi-public uses of an educational or recreation nature within the M-2, Heavy Manufacturing, Zone. The subject property is located within the M-2, Heavy Manufacturing, Zone. The subject property, therefore, is eligible to obtain a Conditional Use Permit for indoor gymnastics use.

A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

**ENVIRONMENTAL DOCUMENT**

Staff finds that the proposed conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. Consequently, no further environmental documents are required.

**AUTHORITY OF PLANNING COMMISSION**

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning

Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

### **STAFF CONSIDERATIONS**

Based on the findings set forth within Resolution 144-2019 (see attachment 5), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 803, subject to the conditions of approval as provided within Exhibit A of Resolution 144-2019.



Wayne M. Morrell  
Director of Planning

#### Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Site Plan
4. Business Description/ Floor Plan
5. Resolution 144-2019
  - Exhibit A – Conditions of Approval

**Attachment 1: Aerial Photograph**



## Attachment 2: Public Hearing Notice

### NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 803

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

**CONDITIONAL USE PERMIT CASE NO. 803:** A request to allow for the establishment, operation and maintenance of a gymnastic studio located within an M-2, Heavy Manufacturing, Zone.

**PROJECT SITE:** 10829 Shoemaker Avenue (APN 8011-016-016)

**APPLICANT:** Oscar Motta

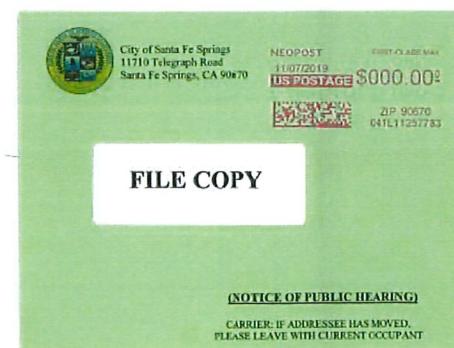
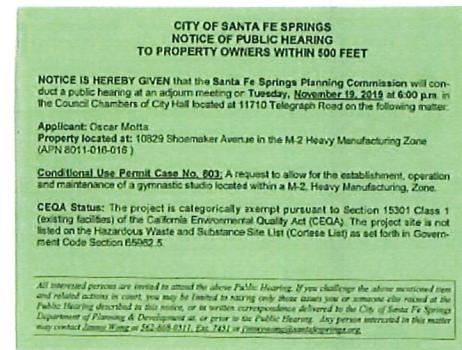
THE HEARING will be held in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs on Tuesday, November 19, 2019 at 6:00 p.m.

**ENVIRONMENTAL DOCUMENT:** The project is categorically exempt pursuant to Section 15301 Class 1 (existing facilities) of the California Environmental Quality Act (CEQA). The project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

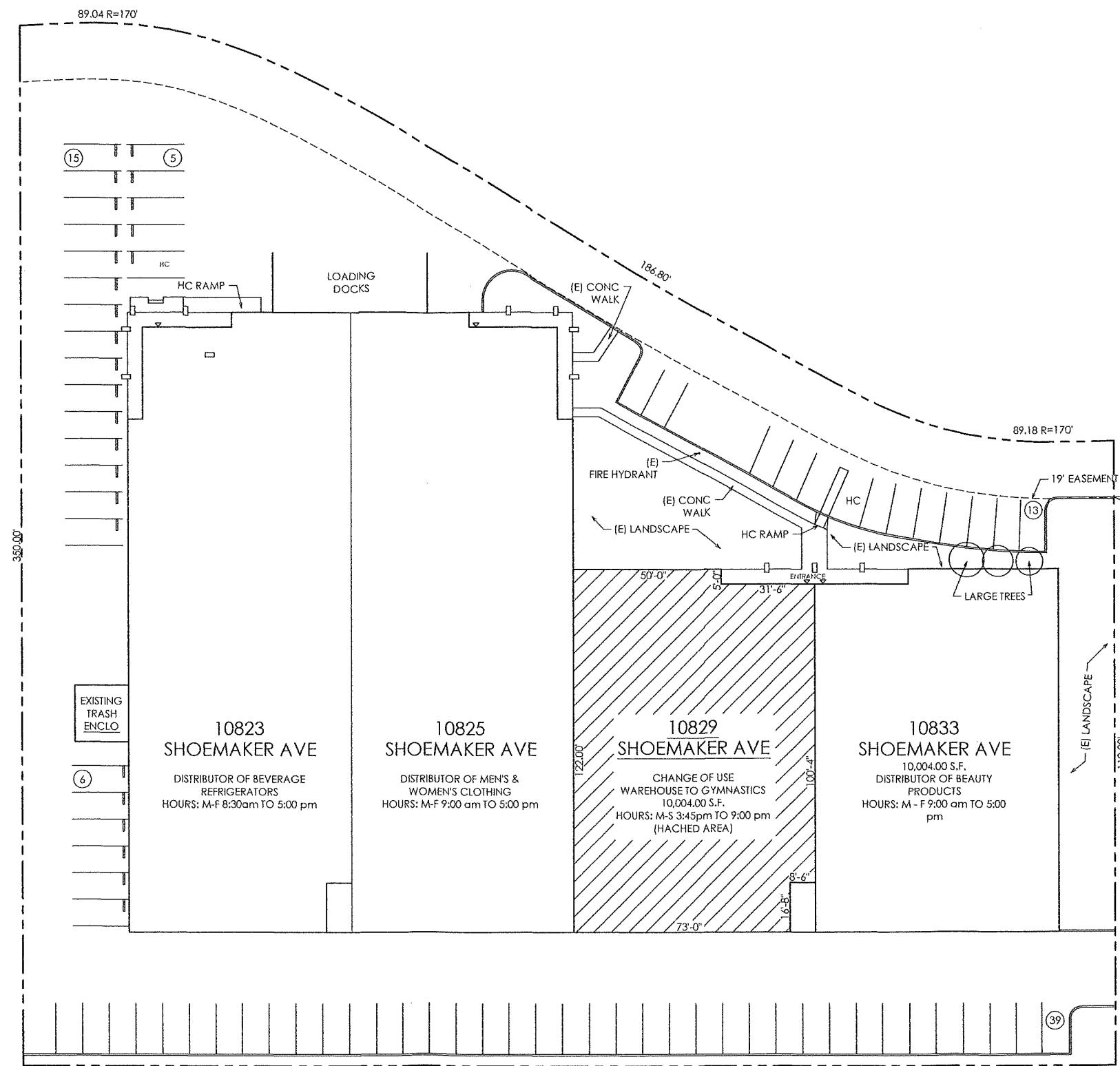
**ALL INTERESTED PERSONS** are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised 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.

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

Wayne M. Morrell  
Director of Planning  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
Published: November 7, 2019 Whittier Daily News Ad#11332715



**Attachment 3: Site Plan**



SITE PLAN

SCALE: 1" = 20'-0"

INFORMATION ON	SITE PLAN
THIS SHEET:	
CHANGE OF OCCUPANCY	MAJESTIC GYMNASTICS
	10829 SHOEMAKER AVENUE
	SANTA FE SPRINGS, CA 90670
	(562) 556-2744
DATE	08-10-19
PLOT DATE	08-10-19
DRAWN	O.M.
JOB	2019-12
SHEET	A-1
OF SHEETS	

OVERSIGHT OF DOCUMENTS: PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN IN THE FIRM OF O.M. DESIGN CONCEPTS, WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE ENTITLED TO RETAIN COPIES FOR REFERENCE IN CONNECTION WITH ANY ENFORCEMENT OF THE CONTRACT DOCUMENTS, PROVIDED THAT THE COPIES ARE NOT FOR THE USE OF OTHERS, EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE CONTRACTUAL LANGUAGE.

CONTRACTOR IS TO MAINTAIN THE ORIGINALS OF DRAWINGS, OR EXISTING FIELD CONDITIONS AGAINST DRAWINGS. CONTRACTOR IS TO NOTIFY O.M. DESIGN CONCEPTS FOR CLARIFICATION OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS.

(C) COPIED/PRINTED BY O.M. DESIGN CONCEPTS

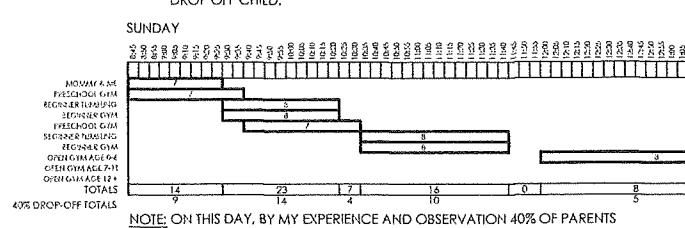
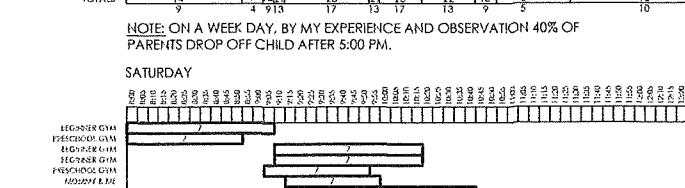
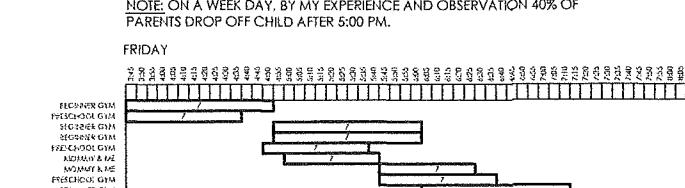
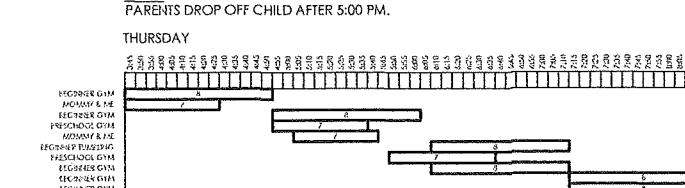
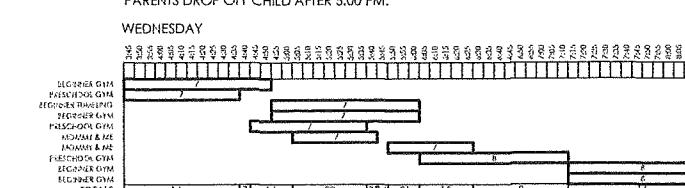
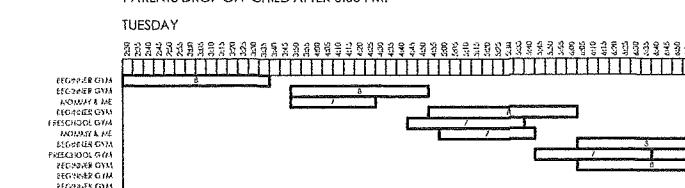
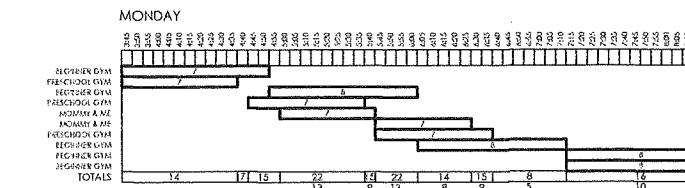
NOTE: PRINTS MUST BE DATE STAMPED TO BE CONSIDERED BY O.M.D.C.

REVISIONS	BY
X	X
X	X
X	
X	
X	

**O.M. DESIGN CONCEPTS**  
11435 RINCON DRIVE  
WHITTIER, CA 90606  
(36 Years of Service)  
(562) 556-2744 OFF.  
OMDCTITLE24@HOTMAIL.COM

ARCHITECTURAL DESIGN / ENGINEERING / TITLE 24

**Attachment 4: Business Description/ Floor Plan**



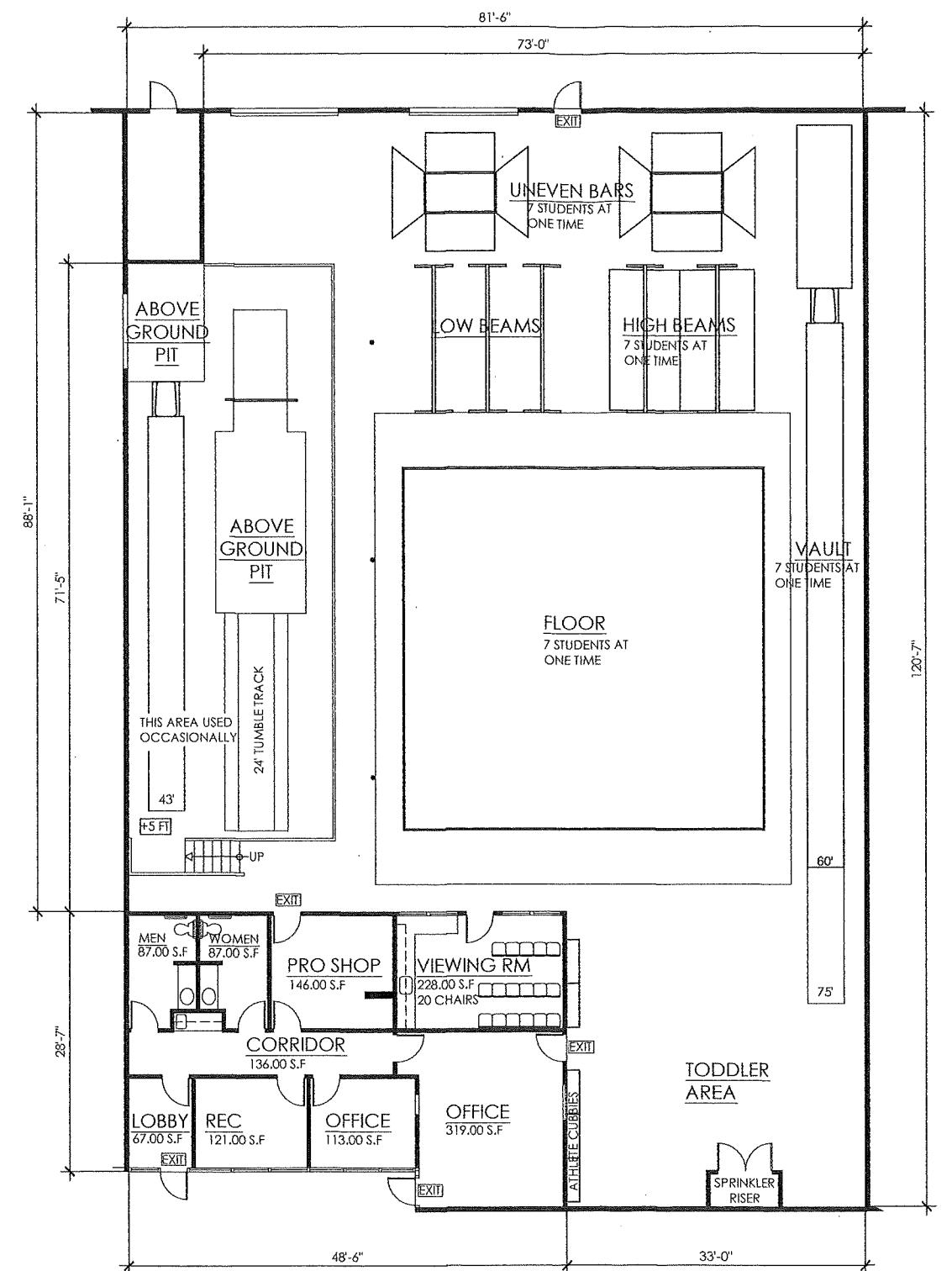
### NUMBER OF ATHLETES (PER ASSIGNED TIME)

#### NOTE:

- SHOWS THAT NUMBER OF ATHLETES WILL BE IN GYM AREA DURING PRESCRIBED TIMES FOR CLASS AND IS LESS THAN THE PRESCRIBED CALCULATION FROM PLANNING DEPARTMENT.
- WITH BY 25 YEARS OF EXPERIENCE IN THE GYMNASTICS REALM, 40% OF THE PARENTS AFTER 5:00 PM AND WEEKENDS DROP OFF THEIR CHILD AND PICK THEM UP WHEN CLASS IS DONE.

SCALE: NO SCALE

INTERIOR FLOOR AREA CHART		
ROOM NAME	AREA (SF)	REMARKS
GYMNASTICS AREA	8,076.00 SF	SPRINKLER CLOSET AND ELEC. ROOM NOT COUNTED SINCE IT CAN NEVER BE CONVERTED TO GYM FLOOR AREA.
OFFICES	432.00 SF	FOR ADMINISTRATIVE USE
PRO SHOP	146.00 SF	SELL LEOTARDS, SMALL ITEMS, AND SNACKS
VIEWING ROOM	228.00 SF	FOLDING CHAIRS, EMPLOYEE FRIDGE
LOBBY, RECEPTION	178.00 SF	
TOTAL	9,050.00 SF	
EXEMPT ROOMS		
TOILET ROOMS	174.00 SF	
CORRIDOR	136.00 SF	

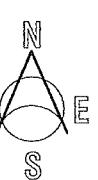


### FLOOR PLAN (PROPOSED LAYOUT)

#### NOTE:

- THE NUMBER OF ATHLETES SHOWN FOR THE DIFFERENT GYMNASTIC APPARUSES WILL APPLY IF THERE ARE 4 CLASS GOING ON AT THE SAME TIME.

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



INFORMATION ON THIS SHEET:	CHANGE OF OCCUPANCY
MAJESTIC GYMNASTICS	TENENTS
11435 RINCON DRIVE	OSCAR & OLIVIA MOTTA
WHITTIER, CA 90606	
(562) 556 - 2744	
(562) 556 - 2744 OFF.	
O.M.DCITITLE24@HOTMAIL.COM	

REVISIONS	BY
A	X
B	X
C	X
D	

OWNERSHIP OF DOCUMENTS: PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF O.M.DC DESIGN CONCEPTS, WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNERSHIP SHALL NOT AFFECT THE RIGHT OF O.M.DC DESIGN CONCEPTS TO KEEP COPIES OF THE PLANS AND SPECIFICATIONS FOR THE PROJECT FOR WHICH THEY WERE CREATED OR FOR USE IN THE PREPARATION OF OTHER PROJECTS. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHER OWNERS OF OTHER PROJECTS OR FOR ADDENDA TO THIS CONTRACT OR FOR COMPLETION OF THE PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROVAL OF CONTRACTOR OR O.M.DC DESIGN CONCEPTS.

CONTRACTOR IS NOT TO COPY OR DUPLICATE PLANS OR DRAWINGS, OR DURING FIELD CONDITIONS AGAINST DRAWINGS, CONTRACTOR IS TO NOTIFY O.M.DC DESIGN CONCEPTS FOR CLARIFICATION OF ANY DISPARITIES.

DO NOT SCALE DRAWINGS, USE RIGID DRAWING PLATES.

(C) CONFIRMED BY O.M.DC DESIGN CONCEPTS

NOTE: PRINTS MUST BE DATE STAMPED TO BE CONSIDERED BY O.M.D.C.

**Attachment: 5: Resolution 144-2019  
Exhibit A – Conditions of Approval**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 144-2019**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
CONDITIONAL USE PERMIT CASE NO. 803**

WHEREAS, a request was filed for Conditional Use Permit Case No. 803 to allow for the establishment, operation, and maintenance of a gymnastics use located at 10829 Shoemaker Avenue, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located west of Shoemaker Avenue with an Accessor's Parcel Number of 8011-016-016, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Santa Fe Springs Business Center LLC, 23622 Calabasas Parkway, Suite 200, Calabasas, CA 91302; and

WHEREAS, the applicant is Oscar Motta, 11435 Rincon Drive, Whittier, CA 90606; and

WHEREAS, the proposed Conditional Use Permit Case No. 803 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 7, 2019 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 November 7, 2019 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 Adjourned Planning Commission meeting on November 19, 2019 concerning Conditional Use Permit Case No. 803.

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

## SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves an existing building and no additional square footage is proposed. There will be no changes to the exterior of the building. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

## SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. An indoor gymnastics use, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The primary concern would be to ensure that there is sufficient parking to accommodate the proposed use. An existing shared parking agreement was recorded with the Los Angeles County Recording Office as part of the original Development Plan Approval, therefore, the subject property will meet the City's parking regulations.

B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The subject property is fully improved with one (1) multi-tenant industrial building totaling 50,908 sq. ft. of building area. The applicant is planning to occupy one of the four units. The applicant intends to make interior modifications to the building to accommodate their proposed indoor recreational facility use. No exterior modifications to the existing building are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

## SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 144-2019 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities),

and to approve Conditional Use Permit Case No. 803 to allow for the establishment, operation, and maintenance of a gymnastics use located at 10829 Shoemaker Avenue in the M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

---

Frank Ybarra, Chairperson

ATTEST:

---

Teresa Cavallo, Planning Secretary

**EXHIBIT A**  
**Conditional Use Permit Case Number 803**  
**(10829 Shoemaker Avenue)**

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

1. That the applicant shall design and construct (1) new drive approach along Shoemaker Ave per City Standard Plan No. R-6.4D.

**POLICE SERVICES DEPARTMENT:**  
**(Contact: Lou Collazo at x3320)**

2. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) within 500-feet the location. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
3. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
4. That the Applicant shall provide and pay for the installation of speed signs for the rear portion of the property indicating that the maximum speed limit is 15-miles per hour. Said signs shall be posted on the first two entry driveways on Florence Avenue, west of Shoemaker Avenue, and the first two entry driveways on Shoemaker south of Florence Avenue.
5. That under no circumstances shall any training and/or other related activities be performed outdoors at any time. Violation of this conditions will result in an Administrative Citation with penalties of up to \$500.00 per occurrence.

6. That the two roll-up doors shall not be opened during business hours. This requirement is to prevent minors from going into the rear parking area where they can be exposed to truck traffic.
7. That minors shall not be left unsupervised outside of the premises.
8. That smoking of any kind shall not be permitted within the facility or within 500-feet of the premises.
9. That the owner and/or his employees shall not allow any customer's vehicles to block any driveways, streets or aisle spaces at all times.
10. That off-street parking areas shall not be reduced or encroached upon at any time.
11. That occupancy load signs shall be maintained at all times. Occupancy loads are to be calculated by the Fire Department.
12. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
13. That it shall be the responsibility of the Applicant and/or his employees to maintain the property free of all trash and debris and shall check adjoining properties for any trash and debris that may have been dropped there or propelled by the wind.
14. That Applicant shall obtain a Special Events Permit from the Department of Police Services for any tournaments and/or other competitive team activities.
15. That a Health Department approval and certificate shall be obtained prior to the serving, sale or storage food or beverages; water is exempt from this condition.
16. That the Applicant and/or his employees shall comply with the noise ordinance and not generate any ambient sounds that may be heard outside of the building.
17. That the Applicant shall comply with the City's Sign Ordinance and the Building Code and obtain sign permits for all signs or advertisements; flag banners are prohibited at all times.

**PLANNING AND DEVELOPMENT DEPARTMENT:**

**(Contact: Jimmy Wong 562.868-0511 x7451)**

18. The applicant must provide a valid and recorded shared parking agreement to the Planning Department prior to the first compliance review.
19. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
20. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
21. 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.
22. 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 Business License Clerk at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
23. 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.
24. Conditional Use Permit Case No. 803 shall be subject to a compliance review in one year, until November 19, 2020. Approximately three (3) months before November 19, 2020, 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.
25. Applicant, Oscar Motta, 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 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.

26. 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.
27. This approval shall allow the applicant, Oscar Motta, to establish, operate, and maintain a gymnastics use/facility within an existing industrial building located at 10829 Shoemaker Avenue.
28. The subject gymnastic use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
29. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.
30. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior within two (2) days of Planning Commission approval.
31. Any type of sub-lease of the tenant space to another gymnastics operation will require a review by the Director of Planning or his/her designee for consistency with this approval.



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

**November 19, 2019**

### **PUBLIC HEARING**

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) Case No. 82732

Development Plan Approval (DPA) Case No. 967

*TPM Case No. 82732: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57 acres;*

*DPA Case No. 967: A request for approval to allow the construction of a new ±150,548 sq. ft. concrete tilt-up industrial building;*

The project site is located at 13900 Carmenita Road, within the M-2, Heavy Manufacturing, Zone. (Bridge Acquisitions, LLC)

### **RECOMMENDATIONS:**

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map Case No. 82732; Development Plan Approval Case No. 967; and related Environmental Documents, 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's TPM request meets all criteria as set forth in the State's Subdivision Map Act, for granting a Tentative or Final Parcel Map; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967, subject to the conditions of approval as contained within Resolution No. 145-2019; and
- Adopt Resolution No. 145-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

## **GENERAL INFORMATION**

A. Applicant: Bridge Acquisitions, LLC  
1600 E. Franklin Ave., Suite D  
El Segundo, CA 90245

B. Property Owner: Univar USA Incorporated  
13900 Carmenita Road  
Santa Fe Springs, CA 90670

C. Location of Proposal: 13900 Carmenita Road  
Santa Fe Springs, CA 90670

D. Existing Zone: M-2 (Heavy Manufacturing)

E. General Plan: Industrial

F. CEQA Status: Mitigated Negative Declaration

G. Hearing Date: November 19, 2019

H. Staff Contact: Vince Velasco, Planning Consultant  
[vincevelasco@santafesprings.org](mailto:vincevelasco@santafesprings.org)

## **LOCATION / BACKGROUND**

The subject property, located at 13900 Carmenita Road, is comprised of two (2) parcels (APN's: 8059-004-031 & 054) measuring 286,127 sq. ft. (6.57 acres), and located on the east side of Carmenita Road. The property is zoned M-2 (Heavy Manufacturing) and is currently developed with a ±102,000 sq. ft. industrial building and a ±5,500 sq. ft. office building that was previously occupied by a chemical storage and distribution facility. Industrial uses are located on all sides of the property.

At their meeting on May 27, 1997, the Planning Commission approved Conditional Use Permit Case No.543 to allow the operation and maintenance of a chemical bulk storage and distribution facility at the subject property. Chemcentral Corporation was once an international distributor of chemicals, specializing in the distribution of solvents, coatings, printing inks, rubber, and plastic compounding chemicals and adhesives. Activities that would occur through this operation included: railcar loading/offloading, underground and aboveground tank farm storage, aboveground portable container storage, chemical mixing and packaging, and related administrative offices. In 2007, Chemcentral Corporation was acquired by Univar USA Incorporated. For the past 12 years, Univar has continued to operate and maintain the existing chemical storage and distribution facility. Univar is currently in

the process of selling the subject property to Bridge Acquisitions, LLC and intends to partner with the buyer to demolish the existing structures and remediate contaminated soils.

The applicant, Bridge Acquisitions, LLC, is proposing to construct a new  $\pm 150,548$  sq. ft. concrete tilt-up industrial building on the subject property. In accordance with the City's Zoning Regulations, a Development Plan Approval is required for the construction of a new building. It should be noted that the applicant is concurrently requesting consideration and approval for a Tentative Parcel Map to allow the consolidation of two (2) existing parcels (APN: 8059-004-031 & 054) that make up the subject property, into one parcel.

### **PROJECT DESCRIPTION**

The proposed project requires approval of the following entitlements:

*Tentative Parcel Map (TPM 82732)* – A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring  $\pm 6.57$  acres;

*Development Plan Approval (DPA 967)* – A request for approval to allow the construction of a new  $\pm 150,548$  sq. ft. concrete tilt-up industrial building at 13900 Carmenita Road;

### **TENTATIVE PARCEL MAP CASE NO. 82732**

The proposed Tentative Parcel Map will effectively consolidate the two (2) parcels that currently make-up the subject site. As shown in the attached plans, the Tentative Parcel Map will involve the removal of an existing common property line for Parcels 1 and 2 (APN's: 8059-004-031 & 054), resulting in a single parcel measuring  $\pm 6.57$  acres.

#### Existing:

Parcel "1" –	255,437 sq. ft. (approx. 5.86 acres)
Parcel "2" –	<u>30,690 sq. ft. (approx. 0.71 acres)</u>
	286,127 sq. ft. (approx. 6.57 acres)

#### Proposed:

Parcel "A" –	286,127 sq. ft. (approx. 6.57 acres)
--------------	--------------------------------------

### **DEVELOPMENT PLAN APPROVAL CASE NO. 967**

#### Site Plan

The applicant is proposing to construct a new  $\pm 150,548$  sq. ft. concrete tilt-up industrial building at 13900 Carmenita Road (APN: 8059-004-031 & 054). The proposed industrial building will be setback a minimum 41' from the front property

line along Carmenita Road. The proposed development will provide two (2) driveways along Carmenita Road for ingress and egress: a 30' wide driveway to the north and a 40' wide driveway to the south. Parking for the subject property is evenly distributed along all four sides of the proposed building.

#### Floor Plan

The floor plan indicates that the proposed industrial building will measure  $\pm 150,548$  sq. ft., with 5,000 sq. ft. designated as first floor office area, 5,000 sq. ft. designated as office mezzanine, and remaining 140,548 sq. ft. designated for warehouse/manufacturing use.

#### Elevations

The elevations indicate that the proposed industrial building will have a contemporary design. The main entry and office area (west elevation) is provided with extensive glazing, color variation, pop-outs, height variation, and material used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

#### Landscape Requirement

For maximum value, the majority of the landscaping will be provided along the front setback areas that adjoins Carmenita Road. Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 462' and 121,376 sq. ft. of parking area is 18,833 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 28,489 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation.

#### Parking Requirements

A total of 198 parking stalls will be provided for the new building: 120 standard stalls, 49 compact stalls, 16 clean air stalls, 5 electric vehicle stalls, and 8 accessible stalls. As proposed, the project is required to provide a total of 198 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = 107 stalls, and 1 stall per 1000 sq. ft. for the remaining 50,548 sq. ft. = 51 stalls.

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

### Loading/ Roll Up Doors

According to the site plan, the proposed building will have a total of seventeen (17) loading doors, including one (1) grade level door and sixteen (16) dock high doors, along the south elevation. All loading doors are strategically placed so that they will not be directly visible from Carmenita Road. Additionally, the applicant will provide a 14' high decorative block wall to provide additional screening for on-site truck activities.

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

### Trash Enclosures

According to the site plan, an 8' high (381 sq. ft.) trash enclosure will be located along the northerly property line. The proposed trash enclosure is strategically placed behind the proposed 14' high screen wall and thus will not be visible or accessible to the public.

### STREETS AND HIGHWAYS

The subject site is located on the west side of Carmenita Road. Carmenita Road is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

### ZONING AND LAND USE

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	Industrial Waste Transportation (13722 Carmenita Rd/ACT Enviro)
South	M-2, Heavy Manufacturing, Zone	Industrial	Manufacturing (13926 Carmenita Rd/Durable Superior Casters)
East	M-2, Heavy Manufacturing, Zone	Industrial	Manufacturing/Distribution (13535 Rosecrans Ave/Huff Lumber Co.)
West	M-2, Heavy Manufacturing, Zone	Industrial	Manufacturing (13827 Carmenita Rd/EverRoof)

**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 November 7, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 7, 2019, and published in a newspaper of general circulation (Whittier Daily News) November 7, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

**ZONING REQUIREMENTS**

The procedures set forth in Section 155.736 of the Zoning Regulations, states that a DPA is required for the siting of new structures or additions or alterations to existing structures.

Code Section:	Development Plan Approval
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>

**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 environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect or 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 effect 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 October 29, 2019 to November 18, 2019. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On October 29, 2019, the City released the Draft IS/MND, along with the accompanying Traffic Study. 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 November 18, 2019 and, to date, no comments were received. All materials were made available for review at the following locations:

- Planning Department Counter - City Hall (11710 Telegraph Road)
- The City of Santa Fe Springs Library
- Los Angeles County Recorder's Office
- On the City's Website:  
[https://www.santafesprings.org/cityhall/planning/planning/environmental\\_documents.asp](https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp)

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

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

**Potentially Affected Environmental Factors:**

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Geology & Soils, Hazardous & Hazardous Materials, 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 #4).

**AUTHORITY OF PLANNING COMMISSION****Tentative Parcel Map**

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

**Development Plan Approval**

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

**STAFF REMARKS**

Based on the findings set forth in the attached Resolution (145-2019), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval. Staff also finds that the applicants request meets the criteria set forth in the State's Subdivision Map Act, for the granting of Tentative Parcel Map Case No. 82732.

**CONDITIONS OF APPROVAL**

Conditions of approval for TPM 82732 and DPA 967 are attached to Resolution 145-2019 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. Draft Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program (MMRP) (previously delivered to PC on 11/08/2019)
5. Resolution 145-2019
  - a. Exhibit A – Conditions of Approval
6. Full Set of Proposed Plans

### Aerial Photograph



## CITY OF SANTA FE SPRINGS



### AERIAL PHOTOGRAPH

TENTATIVE PARCEL MAP NO. 82732 &  
DEVELOPMENT PLAN APPROVAL CASE NO. 967



NORTH

13900 Carmenita Road  
(Applicant: Bridge Acquisitions, LLC)

## Public Hearing Notice

**FILE COPY**



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**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
TENTATIVE PARCEL MAP CASE NO. 82732 &  
DEVELOPMENT PLAN APPROVAL CASE NO. 967**

**NOTICE IS HEREBY GIVEN:** that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

**TENTATIVE PARCEL MAP CASE NO. 82732:** A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57 acres;

**DEVELOPMENT PLAN APPROVAL CASE NO. 967:** A request for approval to allow the construction of a new ±160,548 sq. ft. concrete tilt-up industrial building at 13900 Carmenita Road.

**APPLICANT / PROJECT LOCATION:** Bridge Development Partners/ 13900 Carmenita Road (APN: 8059-004-031 & 054)

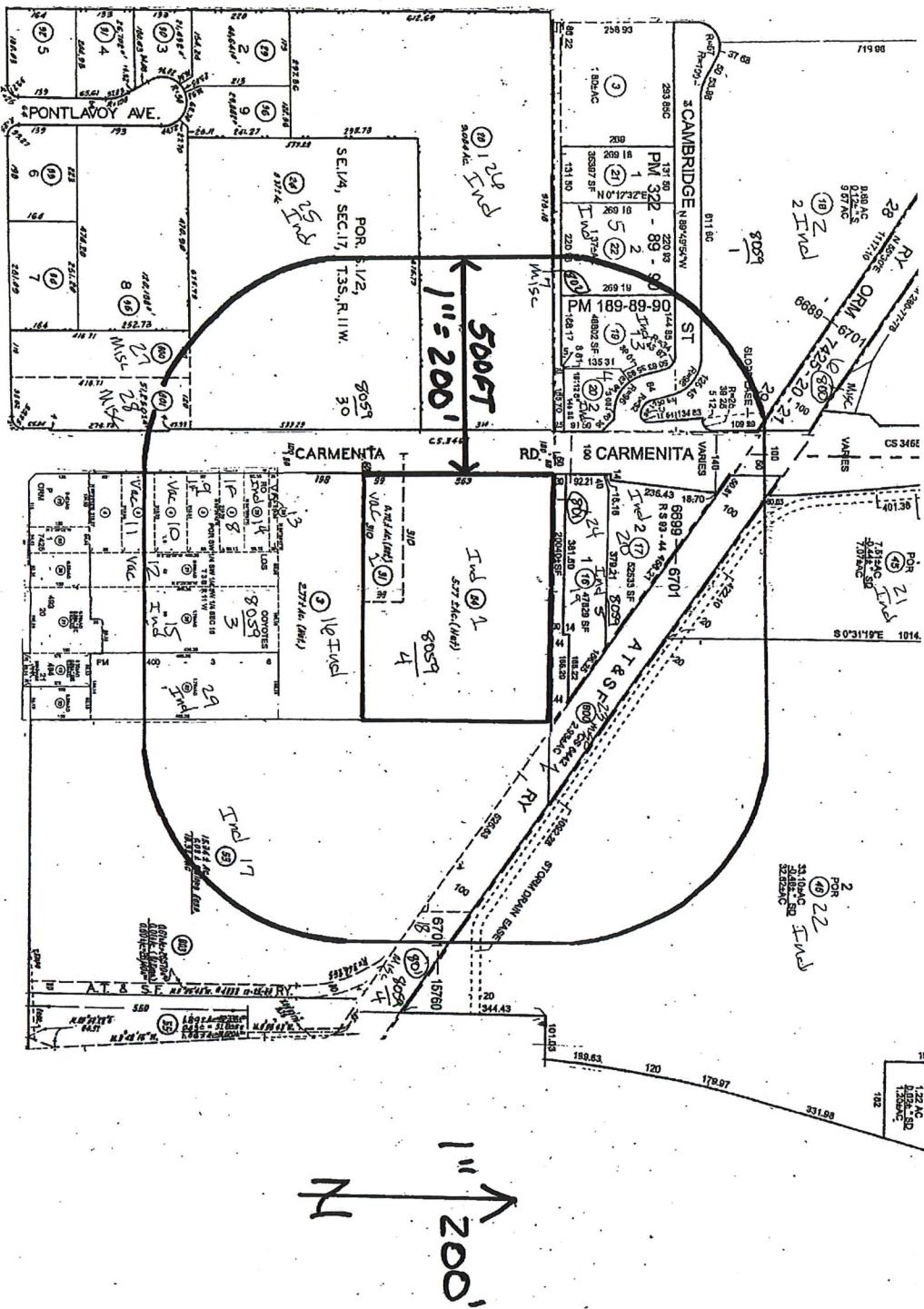
**CEQA STATUS:** Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates, and Crown City Engineers to prepare the necessary CEQA documents and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on October 29, 2019. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65902.6.

**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 Tuesday, November 19, 2019 at 6:00 p.m.

**ALL INTERESTED PERSONS** are invited to attend the Public Hearing before Planning Commission and express their opinion on the subject items listed above. You should note that if you challenge the afore-mentioned Development Plan Approval 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.

Janet Trujillo, Mayor • William K. Rounds, Mayor Pro-Tem  
City Council  
John M. Mora • Annette Rodriguez • Joe Angel Zancan  
City Manager  
Raymond R. Cruz

## Radius Map for Public Hearing Notice





# INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

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**CITY OF SANTA FE SPRINGS  
CARMENITA ROAD WAREHOUSE  
13900 AND 13904 CARMENITA ROAD  
DEVELOPMENT PLAN APPROVAL (DPA No. 967)  
TENTATIVE TRACT MAP (TTM 82732)**



**LEAD AGENCY:**

**CITY OF SANTA FE SPRINGS  
PLANNING AND DEVELOPMENT DEPARTMENT  
11710 TELEGRAPH ROAD  
SANTA FE SPRINGS, CALIFORNIA 90670**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING  
2211 SOUTH HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**OCTOBER 28, 2019**

SFSP 063

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## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Carmenita Road Warehouse (DPA No. 967 and TTM No. 82732).

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

**PROJECT LOCATION:** The project site's legal address is 13900 and 13904 Carmenita Road, located to the east of Carmenita Road.

**APPLICANT:** Mr. Glenn Chung, WestLAND Group Inc. 4150 Contours, Suite 100, Ontario, CA 91764.

**DESCRIPTION:** The proposed project involves the construction of a 150,548 square feet warehouse on a 6.57-acre (286,127 square feet) site within the City of Santa Fe Springs. This 150,548 square feet warehouse will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. A total of 198 parking spaces will be provided including six spaces for electric vehicles including one EV space that is compliant with the American's with Disabilities Act (ADA). In addition, approximately 20,341 square feet of landscaping will be installed planted along the project site's northern, southern, eastern, and western boundaries. Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road. The project will include the remediation of soil impacted from a former chemical storage and distribution facility under the direction and oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) pursuant to Cleanup and Abatement Order (CAO #R4-2014-0130). The proposed project will be developed in accordance with a Remedial Action Plan (RAP) approved by the LARWQCB to ensure protection of human health and the environment.

**FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant environmental impacts. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may also be made based on the analysis contained in the attached 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 City.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

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## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF THE INITIAL STUDY

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The proposed project involves the construction of a 150,548 square feet warehouse on a 6.57-acre (286,127 square feet) site within the City of Santa Fe Springs. This 150,548 square feet warehouse will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. A total of 198 parking spaces will be provided including six spaces for electric vehicles including one EV space that is compliant with the American's with Disabilities Act (ADA). In addition, approximately 20,341 square feet of landscaping will be planted along the project site's northern, southern, eastern, and western boundaries. Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road.<sup>1</sup> The project Applicant is Mr. Glenn Chung, WestLAND Group Inc. 4150 Concours, Suite 100, Ontario, California 91764.

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.<sup>2</sup> The proposed development is considered to be a project pursuant to the California Environmental Quality Act (CEQA).<sup>3</sup> As part of the proposed project's environmental review, the City of Santa Fe Springs authorized the preparation of this Initial Study. 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 analysis of the City of Santa Fe Springs, in its capacity as the Lead Agency. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of the proposed project and that decision-makers have considered such impacts before considering approval of the project. Pursuant to the CEQA Guidelines, 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, or negative declaration;
- To facilitate the project's environmental assessment early in the design and development of the project;
- To eliminate unnecessary EIRs;
- To determine the nature and extent of any impacts associated with the proposed project; and,
- To enable modification of the project to mitigate significant impacts of the project.<sup>4</sup>

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<sup>1</sup> Herdman Architecture and Design. *Conceptual Site Plan*. Plan dated September 11, 2019.

<sup>2</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. §21067.

<sup>3</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).

<sup>4</sup> Ibid.

The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. 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 agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.<sup>5</sup> Questions and/or comments should be submitted to the following individual:

Vince Velasco, Planning Consultant  
City of Santa Fe Springs Planning and Development Department  
11710 Telegraph Road, Santa Fe Springs, California 90670  
vincevelasco@santafesprings.org  
562-868-0511

## **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. This section also includes a checklist that summarizes the findings of this Initial Study.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's construction and the subsequent operation.
- *Section 4 Findings*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance. In addition, this section includes the Mitigation Monitoring and Reporting Program (MMRP).
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

## **1.3 INITIAL STUDY CHECKLIST**

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any immitigable, significant impacts on the environment. For this reason, the City of Santa Fe Springs determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

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<sup>5</sup> California, State of. *California Public Resources Code*. Section 21091 (b).

**Table 1-1**  
**Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
<b>SECTION 3.1 AESTHETICS</b> Except as provided in Public Resources Code Section 21099, would the project:				
<b>3.1.A.</b> Have a substantial adverse effect on a scenic vista?				<b>X</b>
<b>3.1.B.</b> Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				<b>X</b>
<b>3.1.C.</b> In non-urbanized areas, 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?			<b>X</b>	
<b>3.1.D.</b> Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				<b>X</b>
<b>SECTION 3.2 AGRICULTURE AND FORESTRY RESOURCES</b> Would the project:				
<b>3.2.A.</b> 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>X</b>
<b>3.2.B.</b> Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				<b>X</b>
<b>3.2.C.</b> Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<b>X</b>
<b>3.2.D.</b> Result in the loss of forest land or conversion of forest land to a non-forest use?				<b>X</b>
<b>3.2.E.</b> 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?				<b>X</b>
<b>SECTION 3.3 AIR QUALITY</b> Would the project:				
<b>3.3.A.</b> Conflict with or obstruct implementation of the applicable air quality plan?			<b>X</b>	

**Table 1-1**  
**Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
<b>3.3.B.</b> 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?			<b>X</b>	
<b>3.3.C.</b> Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
<b>3.3.D.</b> Result in other emissions (such as those leading to odors adversely affecting a substantial number of people			<b>X</b>	

**SECTION 3.4 BIOLOGICAL RESOURCES** Would the project:

<b>3.4.A.</b> 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>X</b>
<b>3.4.B.</b> 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 Game or U.S. Fish and Wildlife Service?				<b>X</b>
<b>3.4.C.</b> 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?				<b>X</b>
<b>3.4.D.</b> 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?			<b>X</b>	
<b>3.4.E.</b> Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			<b>X</b>	
<b>3.4.F.</b> Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>X</b>

**SECTION 3.5 CULTURAL RESOURCES** Would the project:

<b>3.5.A.</b> Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				<b>X</b>
<b>3.5.B.</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			<b>X</b>	

**Table 1-1**  
**Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
<b>3.5.C.</b> Disturb any human remains, including those interred outside of dedicated cemeteries?			<b>X</b>	
<b>SECTION 3.6 ENERGY</b> Would the project:				
<b>3.6.A.</b> Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			<b>X</b>	
<b>3.6.B.</b> Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			<b>X</b>	
<b>SECTION 3.7 GEOLOGY AND SOILS</b> Would the project:				
<b>3.7.A.</b> 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? Landslides?			<b>X</b>	
<b>3.7.B.</b> Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
<b>3.7.C</b> 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>X</b>	
<b>3.7.D.</b> 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>X</b>	
<b>3.7.E.</b> 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>X</b>
<b>3.7.F.</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<b>X</b>		
<b>SECTION 3.8 GREENHOUSE GAS EMISSIONS</b> Would the project:				
<b>3.8.A.</b> Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<b>X</b>	
<b>3.8.B.</b> Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			<b>X</b>	

**Table 1-1**  
**Initial Study Checklist**

<b>Description of Issue</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>SECTION 3.9 HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>				
<b>3.9.A.</b> <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>		<b>X</b>		
<b>3.9.B.</b> <i>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?</i>			<b>X</b>	
<b>3.9.C.</b> <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i>				<b>X</b>
<b>3.9.D.</b> <i>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?</i>				<b>X</b>
<b>3.9.E.</b> <i>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?</i>				<b>X</b>
<b>3.9.F.</b> <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i>				<b>X</b>
<b>3.9.G.</b> <i>Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire?</i>				<b>X</b>
<b>SECTION 3.10 HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>				
<b>3.10.A.</b> <i>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</i>			<b>X</b>	
<b>3.10.B.</b> <i>Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</i>			<b>X</b>	

**Table 1-1**  
**Initial Study Checklist**

<b>Description of Issue</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>3.10.C.</b> <i>Substantially alter the existing drainage pattern of the site or area, including 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 off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?</i>			<b>X</b>	
<b>3.10.D.</b> <i>In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</i>			<b>X</b>	
<b>3.10.E.</b> <i>Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</i>				<b>X</b>
<b>SECTION 3.11 LAND USE AND PLANNING</b> <i>Would the project:</i>				
<b>3.11.A.</b> <i>Physically divide an established community?</i>				<b>X</b>
<b>3.11.B.</b> <i>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?</i>			<b>X</b>	
<b>SECTION 3.12 MINERAL RESOURCES</b> <i>Would the project:</i>				
<b>3.12.A.</b> <i>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?</i>				<b>X</b>
<b>3.12.B.</b> <i>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?</i>				<b>X</b>
<b>SECTION 3.13 NOISE</b> <i>Would the project:</i>				
<b>3.13.A.</b> <i>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>			<b>X</b>	
<b>3.13.B.</b> <i>Generation of excessive ground-borne vibration or ground-borne noise levels?</i>			<b>X</b>	
<b>3.13.C.</b> <i>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 residing or working in the project area to excessive noise levels?</i>				<b>X</b>

**Table 1-1**  
**Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
<b>SECTION 3.14 POPULATION AND HOUSING</b> Would the project:				
<b>3.14.A.</b> 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>X</b>	
<b>3.14.B.</b> Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>SECTION 3.15 PUBLIC SERVICES.</b> Would the project:				
<b>3.15.A.</b> 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: Fire protection services; Police protection; Schools; Parks; other Governmental facilities?			<b>X</b>	
<b>SECTION 3.16 RECREATION.</b> Would the project				
<b>3.16.A.</b> 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>X</b>
<b>3.16.B.</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?				<b>X</b>
<b>SECTION 3.17 TRANSPORTATION</b> Would the project:				
<b>3.17.A.</b> Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			<b>X</b>	
<b>3.17.B.</b> Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?			<b>X</b>	
<b>3.17.C.</b> Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment))?			<b>X</b>	
<b>3.17.D.</b> Result in inadequate emergency access?				<b>X</b>
<b>SECTION 3.18 TRIBAL CULTURAL RESOURCES.</b> Would the project:				

**Table 1-1**  
**Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
<b>3.18.A.</b> 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), or 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 Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?		X		

**SECTION 3.19 UTILITIES AND SERVICE SYSTEMS** Would the project:

<b>3.19.A.</b> Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts?		X	
<b>3.19.B.</b> Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years?		X	
<b>3.19.C.</b> Result in a determination by the wastewater treatment provider, which 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		X	
<b>3.19.D.</b> 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?		X	
<b>3.19.E.</b> Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X
<b>3.19.F.</b> Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X

**SECTION 3.20 WILDFIRE** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

<b>3.20.A.</b> Substantially impair an adopted emergency response plan or emergency evacuation plan?			X
--	--	--	---

**Table 1-1**  
**Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
<b>3.20.B.</b> 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>X</b>	
<b>3.20.C.</b> 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>X</b>	
<b>3.20.D.</b> Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				<b>X</b>

**SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE**

<b>3.21.A.</b> 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>X</b>	
<b>3.21.B.</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)?			<b>X</b>	
<b>3.21.C.</b> Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		<b>X</b>		



## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT OVERVIEW

---

The proposed project involves the construction of a 150,548 square feet warehouse on a 6.57-acre (286,127 square feet) site within the City of Santa Fe Springs. This 150,548 square feet warehouse will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. A total of 198 parking spaces will be provided including six spaces for electric vehicles including one EV space that is compliant with the American's with Disabilities Act (ADA). In addition, approximately 20,341 square feet of landscaping will be planted along the project site's northern, southern, eastern, and western boundaries. Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road.<sup>6</sup> The project will include remediation of soil impacted from a former chemical storage and distribution facility under the direction and oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) pursuant to Cleanup and Abatement Order (CAO #R4-2014-0130). The proposed project will be developed in accordance with a Remedial Action Plan (RAP) approved by the LARWQCB to ensure protection of human health and the environment. The project is described in greater detail in Section 2.4.

### 2.2 PROJECT LOCATION

---

The project site is located within the southern portion of the City of Santa Fe Springs. The City of Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the San Gabriel River (located approximately 3.55 miles west of the project site), the Puente Hills (located approximately four miles northeast of the site), and the Coyote Creek Channel (located approximately 850 feet east of the site).<sup>7</sup>

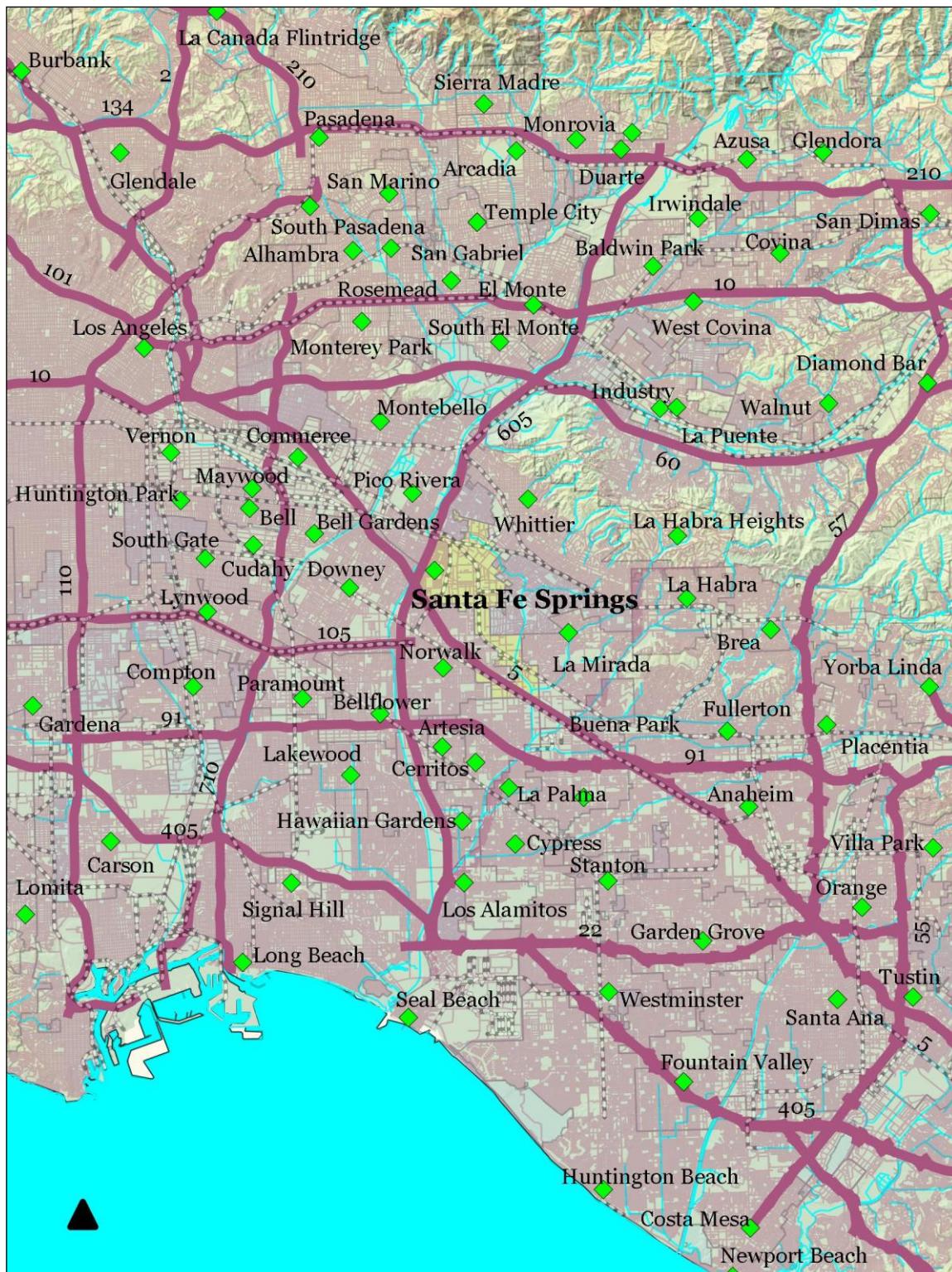
Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's westerly side in a northeast-southwest orientation.<sup>8</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 is located along the east side of Carmenita Road. The project site's legal address is 13900 and 13904 Carmenita Road. The site's corresponding Assessor Parcel Numbers (APNs) are 8059-004-054 (13900 Carmenita Road) and 8059-004-031 (13904 Carmenita Road). Major roadways in the vicinity of the project site include Imperial Highway, located 0.75 mile north of the project site; Rosecrans Avenue, located approximately one-quarter of a mile south of the project site; Valley View Avenue, located 0.86 mile east of the project site; and, Bloomfield Avenue, located one-mile west of the project site. A vicinity map is provided in Exhibit 2-3.

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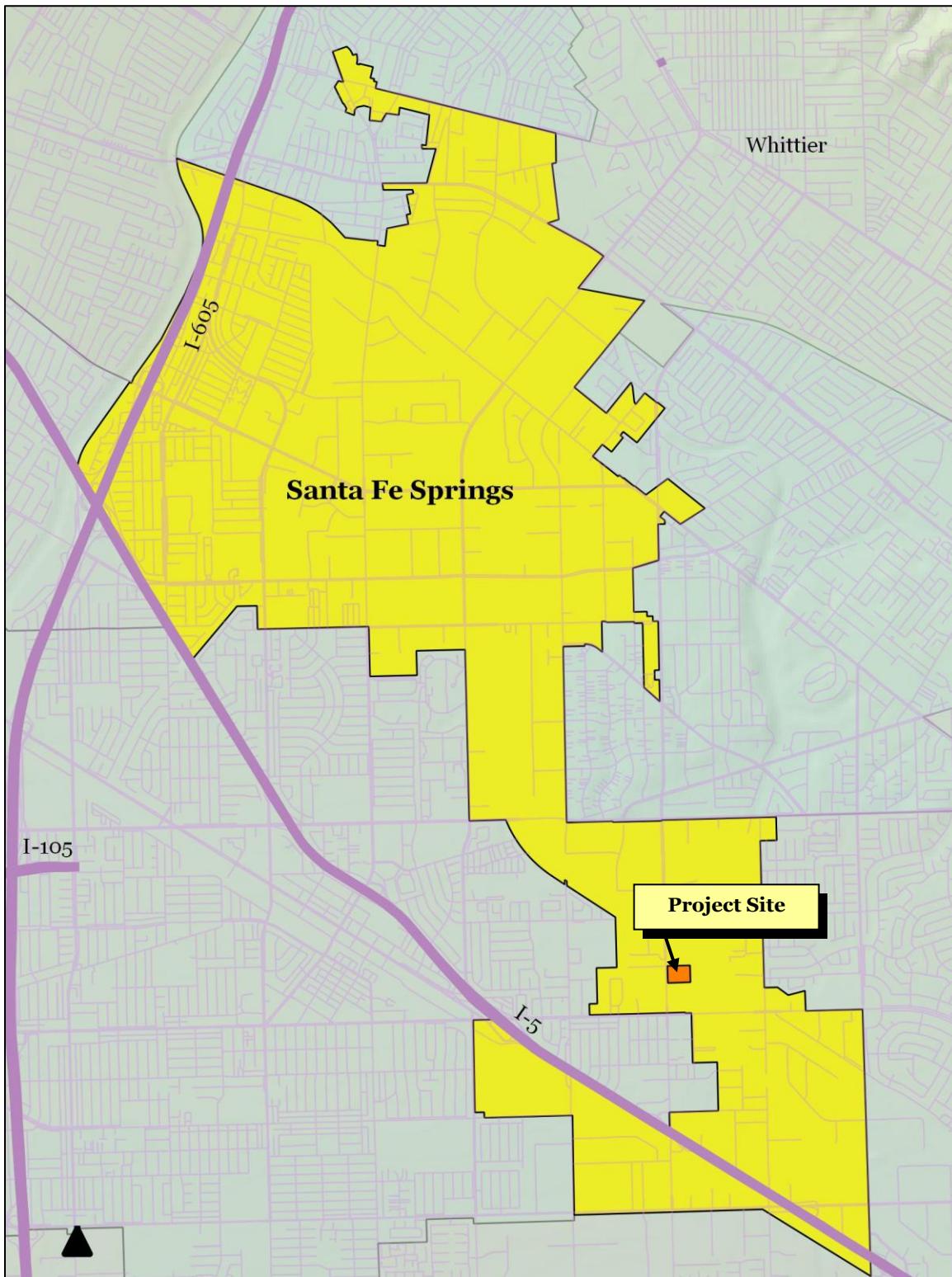
<sup>6</sup> Herdman Architecture and Design. *Conceptual Site Plan*. Plan dated September 11, 2019.

<sup>7</sup> Google Earth. Site accessed August 20, 2019.

<sup>8</sup> Quantum GIS. Shapefiles obtained from the United States Census Bureau GIS Program.



**EXHIBIT 2-1**  
**REGIONAL MAP**  
SOURCE: QUANTUM GIS



**EXHIBIT 2-2**  
**CITYWIDE MAP**  
SOURCE: QUANTUM GIS



**EXHIBIT 2-3**  
**VICINITY MAP**  
SOURCE: QUANTUM GIS

## **2.3 ENVIRONMENTAL SETTING**

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Existing uses found in the vicinity of the larger 6.57-acre site are summarized below (refer to Exhibit 2-4 for an aerial photograph):<sup>9</sup>

- *North of the project site.* An Atchison Topeka and Santa Fe Railroad right-of-way (ROW) extends along the north side of the project site in an east-west orientation. Eurocar Bench Systems, a supplier of workshop equipment for auto body shops is located to the north of the aforementioned railroad ROW (13710 Carmenita Road).
- *South of the project site.* A recently constructed warehouse building abuts the project site to the south.
- *East of the project site.* A lumber yard Huff Lumber abuts the project site to the east (13535 Rosecrans Avenue).
- *West of the project site.* Carmenita Road extends along the project site's western boundary in a north-south orientation. Various industrial and commercial uses occupy frontage further west along the west side of Carmenita Road.

The project site is presently occupied by Univar, a global chemical engineering company and distributor.<sup>10</sup> The site was primarily agricultural up until 1959, when construction of the existing on-site structures began.<sup>11</sup> The site soil and groundwater has been impacted by a former chemical storage and distribution facility and is under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) pursuant to Cleanup and Abatement Order (CAO #R4-2014-0130). A single level brick building occupies frontage along the east side of Carmenita Road, while the northern and eastern portions of the site are occupied by a canopy and concrete tilt-up building. A tank containment area is located within the southeast corner of the project site. In addition, the project site is fenced off by a chain link fence with added barbed wire.

## **2.4 PROJECT DESCRIPTION**

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### **2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT**

The proposed project will consist of the following elements:<sup>12</sup>

- *Site Plan.* The project site has a total land area of 6.57 acres (286,127 square feet). The site has a maximum lot depth (east-west) of 572 feet and a lot width (north-south) of 462 feet. Once complete, the proposed project will have a Floor Area Ratio (FAR) of 0.51 to 1.0.

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<sup>9</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on July 29, 2019.

<sup>10</sup> Ibid.

<sup>11</sup> Los Angeles County Office of the Assessor.

<sup>12</sup> Herdman Architecture and Design. *Conceptual Site Plan*. Plan dated September 11, 2019.



**EXHIBIT 2-4**  
**AERIAL PHOTOGRAPH**  
SOURCE: GOOGLE MAPS

- *New Building.* The proposed new building will have a total floor area of 150,548 square feet and will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. The proposed warehouse building will have a depth (east-west) of 492 feet, a maximum width (north-south) of 325 feet, and a maximum height of 41 feet. In addition, a total of 16 dock high doors will be installed.
- *Access, Circulation, and Parking.* Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road. The northernmost driveway will have a curb-to-curb width of 30 feet, while the southernmost driveway will have a curb-to-curb width of 40 feet. The southernmost driveway will provide ingress and egress for trucks, while the northernmost driveway will be reserved for passenger vehicles. The project will include 120 feet of maneuvering space between the building's southern elevation and the site's southern property line. Lastly, a total of 198 parking spaces will be provided including eight Americans with Disabilities Act (ADA) compliant spaces, which will include one ADA EV charging space and one ADA van space. In addition, five electric vehicle spaces, and 16 clean air vehicle spaces will be provided.<sup>13</sup>
- *Landscaping.* Approximately 20,341 square feet of landscaping covering 7.1 percent of the site will be planted. Landscaping will be provided along the northern, southern, eastern, and western sides of the project site. Additional landscaping will be provided around all four of the warehouse's sides. The City is requiring a minimum of 11,550 square feet of landscape.

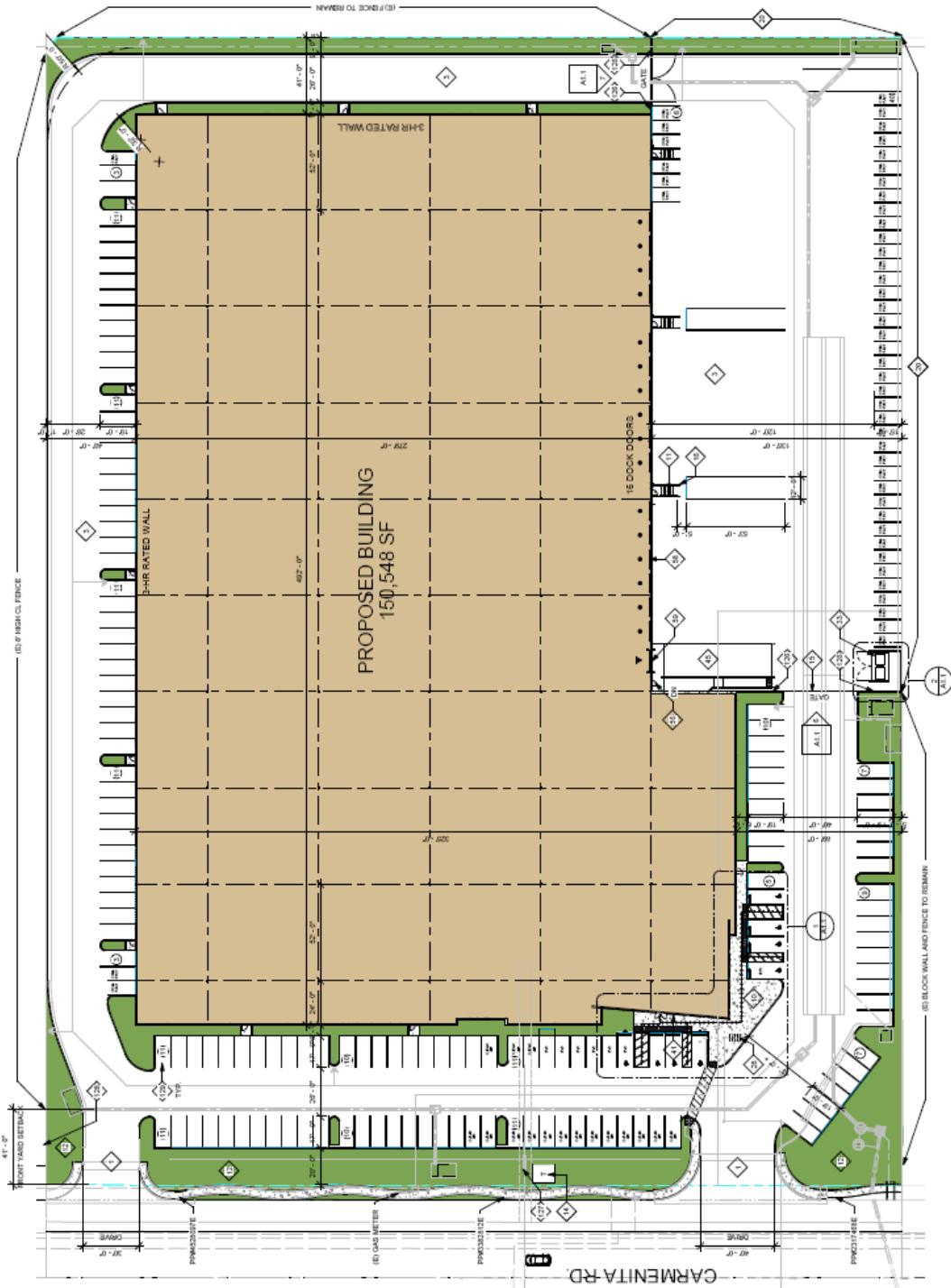
The site plan is shown in Exhibit 2-5. Conceptual elevations are provided in Exhibit 2-6. A project summary table is shown in Table 2-1.

**Table 2-1**  
**Project Summary Table**

Project Element	Description
Total Site Area	6.57 acres (286,127 sq.ft.)
Total Floor Area	150,548 sq.ft.
Warehousing Space	140,548 sq. ft.
Ground Level Office	5,000 sq.ft.
Office Mezzanine	5,000 sq.ft.
Maximum Height	41 ft.
Floor Area Ratio	0.51 to 1.0
Dock High Doors	16 doors
Total Parking Provided	198 spaces
Landscaping	20,341 sq.ft.

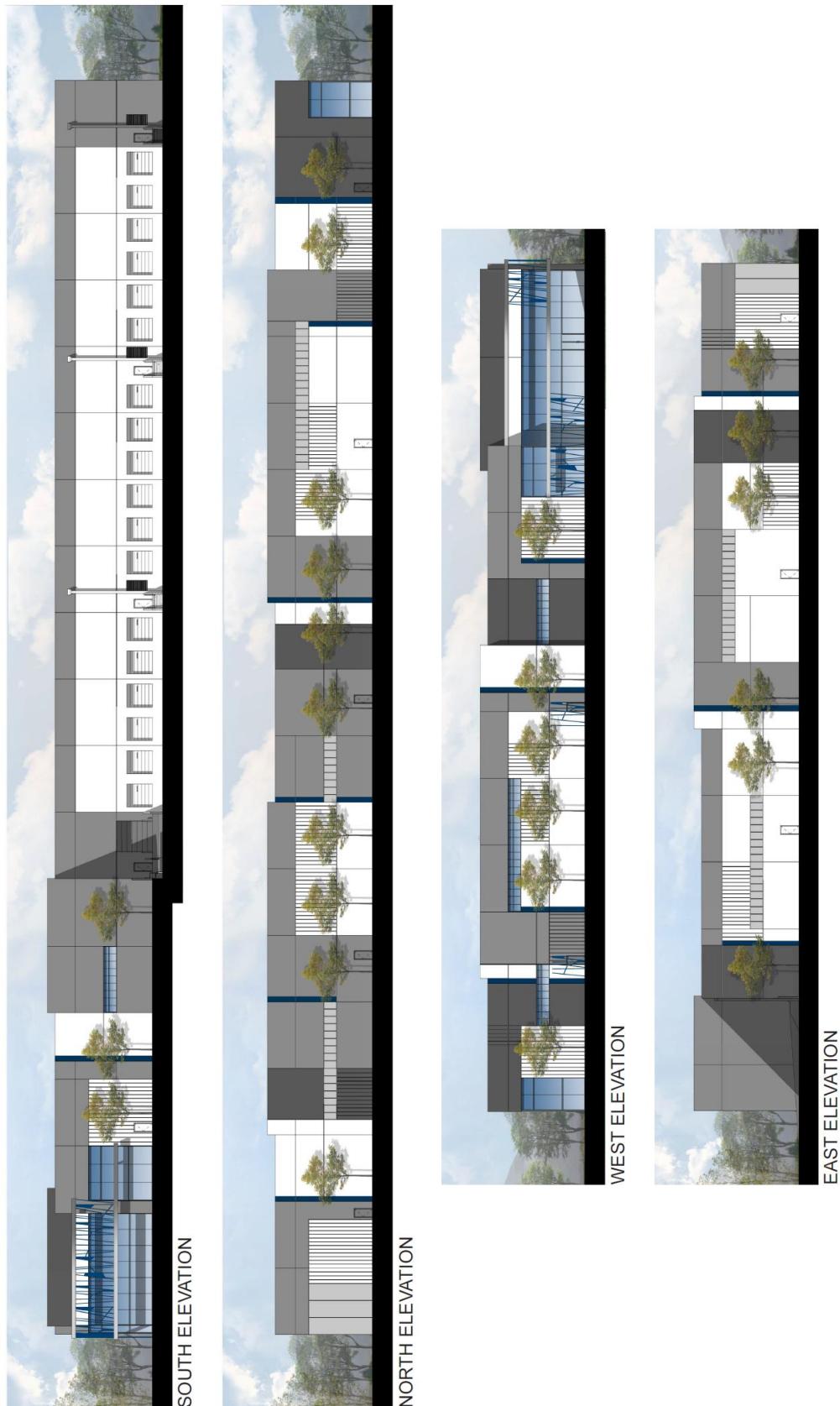
Source: Herdman Architecture and Design.

<sup>13</sup> Herdman Architecture and Design. *Conceptual Site Plan*. Plan dated September 11, 2019.



**EXHIBIT 2-5**  
**CONCEPTUAL SITE PLAN**  
SOURCE: Herdman Architecture and Design.

**SOURCE: Herdman Architecture and Design.**



**EXHIBIT 2-6**  
**CONCEPTUAL ELEVATIONS**  
SOURCE: Herdman Architecture and Design

## **2.4.2 OPERATIONAL CHARACTERISTICS OF THE PROPOSED PROJECT**

The specific businesses and/or tenant(s) that would ultimately occupy the proposed buildings are not known at this time. Warehouse uses are permitted by right under the City of Santa Fe Springs Zoning Ordinance. The operating hours of the potential business or businesses that may ultimately occupy the buildings are also unknown at this time. The proposed project is anticipated to add up to 99 new jobs based on a ratio of one employee per 1,518 square feet of floor area.<sup>14</sup> The project will have an adequate supply of parking to accommodate demand from new employees.

## **2.4.3 CONSTRUCTION CHARACTERISTICS**

The construction of the phase for the proposed project would take approximately 10 months to complete. The key construction phases are outlined below:

- *Demolition.* The existing on-site improvements will be demolished during this phase. This phase will take approximately one month to complete.
- *Site Preparation.* The project site will be readied for the construction of the proposed project. This phase will take approximately one month to complete.
- *Grading.* This phase will involve the grading and excavation of the site. In addition, the building footings, utility lines, and other underground infrastructure will be placed during this phase. This phase will take approximately one month to complete.
- *Construction.* The erection of the warehouse will occur during this phase. This phase will take approximately four months to complete.
- *Paving.* The site will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, and other paving equipment. This phase will take approximately one month to complete.
- *Landscaping and Finishing.* This phase will involve the planting of landscaping, painting of the warehouse, and the completion of the on-site improvements. This phase will last approximately two months.

## **2.4.4 CUMULATIVE IMPACT ANALYSIS**

The cumulative impacts of the proposed project, together with those of the related projects, are analyzed for each issue area in Section 3. According to the City, there are two related projects located within one and one-half mile from the project site. The two related projects are located near the northeast corner of Rosecrans Avenue and Carmenita Road approximately 400 feet south of the project site.

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<sup>14</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

These two related projects include a 42,595 square foot warehouse, located at 14114 Carmenita Road, and a 3,453 square foot convenience store, gasoline station, and carwash, located at 14317 Rosecrans Avenue.

## **2.5 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. The proposed project will require the following approvals:

- *A Tentative Tract Map (TTM No. 82732)*, to reconfigure the boundaries of the existing parcels that comprise the project site;
- A Development Plan Approval (*DPA No. 967*) to construct the warehouse;
- The Mitigated Negative Declaration (MND); and,
- The Mitigation Monitoring and Reporting Program (MMRP).



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## SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agriculture and Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Energy (Section 3.6);
- Geology and Soils (Section 3.7);
- Greenhouse Gas Emissions (Section 3.8);
- Hazards and Hazardous Materials (Section 3.9);
- Hydrology and Water Quality (Section 3.10);
- Land Use and Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population and Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities and Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Santa Fe Springs or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

## **3.1 AESTHETICS**

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### **3.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project, except as provided in Public Resources Code Section 21099, have a substantial adverse effect on a scenic vista? • No Impact.*

The only scenic views that are presently available within the site and surrounding areas include views of the San Gabriel Mountains, which are located 18 miles north of the project site. Views of these mountains are partially available travelling northbound on Carmenita Road. The industrial buildings surrounding the site are of a similar size and height as the proposed warehouse building. The building that will be constructed will have a maximum height of 41 feet and the size and massing of this new building will not be great enough to obstruct any scenic views since many of the mountains in the San Gabriel Mountain range possess a topographical prominence (how high the features extend above their base) that exceeds 3,000 feet. As a result, no impacts will occur.

B. *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.*

According to the California Department of Transportation (Caltrans), Carmenita Road is not a designated scenic highway.<sup>15</sup> The site has been disturbed to accommodate the existing on-site improvements and there are no historic rock outcroppings located within the project site.<sup>16</sup> The vegetation that is present consists of species most commonly found in an urban environment. Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

C. *Would the project's location, in a non-urbanized areas, 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 publically 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 site is located in an urbanized area and is presently developed and is occupied by Univar. A single level brick building occupies frontage along the east side of Carmenita Road, while the northern and eastern portions of the site are occupied by a canopy and concrete tilt-up building. The remainder of the site's frontage with Carmenita Road is dominated by surface parking. A tank containment area is located within the southeast corner of the project site. In addition, the project site is secured by a chain link fence with added barbed wire.

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<sup>15</sup>California Department of Transportation. *Official Designated Scenic Highways*. [www.dot.ca.gov](http://www.dot.ca.gov)

<sup>16</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 29, 2019.

Once complete, the project will represent a substantial visual improvement over the existing conditions. The project will feature modern architecture, façade treatments, and a neutral color scheme (grey and white walls and blue glazed windows). Lastly, the size and mass of the proposed development will be consistent with the other warehouses located in the site's vicinity. As a result, less than significant impacts will occur.

*D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • No Impact.*

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. As stated above, the project will involve the construction of an industrial building consistent with the height and appearance of the surrounding existing industrial uses. The exterior façade would consist of non-reflective materials, such as concrete. In addition, the windows would be comprised of blue reflective glazing, which reduces glare over other transparent surfaces. As a result, no daytime light or glare-related impacts are anticipated, and no impacts will occur.

### **3.1.2 CUMULATIVE IMPACTS**

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. The two related projects are located near the northeast corner of Rosecrans Avenue and Carmenita Road approximately 400 feet south of the project site. The proposed project and these two related projects will not restrict scenic views along the local streets, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in light and glare impacts; therefore, no cumulative impacts will occur.

### **3.1.3 MITIGATION MEASURES**

The preceding analysis determined that less than significant impacts related to aesthetics, view sheds, and light and glare are anticipated upon the implementation of the proposed project. Therefore no mitigation measures are required.

## **3.2 AGRICULTURE & FORESTRY RESOURCES**

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### **3.2.1 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 project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>17</sup> The project site is currently occupied by Univar, a global chemical engineering company and distributor. Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, 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 currently zoned as M-2 (*Heavy Manufacturing*), which permits any principal permitted use within the M-1, M-2, and M-L zone. According to the City's zoning code, agricultural uses (excluding dairies, stockyards, slaughter of animals and manufacturers of fertilizer) are listed as a *permitted use* within the M-1 zone.<sup>18</sup> The proposed project is consistent with the M-2 zoning district and will not require a zone change. Therefore, no loss in land zoned for/or permitting agricultural uses will occur. Furthermore, the property is occupied by Univar and 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 on existing Williamson Act Contracts will result from the proposed project's implementation.

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 City of Santa Fe Springs General Plan and Municipal Code do not provide for any forest land preservation. As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

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<sup>17</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*. [ftp://ftp.consrv.ca.gov/pub/dlpr/FMMP/pdf/2016/sbd16\\_so.pdf](ftp://ftp.consrv.ca.gov/pub/dlpr/FMMP/pdf/2016/sbd16_so.pdf)

<sup>18</sup> City of Santa Fe Springs Municipal Code. Title XV, Land Usage. Chapter 155, Code 155.211 Principal Permitted Uses.

<sup>19</sup> California Department of Conservation. *State of California Williamson Act Contract Land*. [ftp://ftp.consrv.ca.gov/pub/dlpr/WA/2012%20Statewide%20Map/WA\\_2012\\_8x11.pdf](ftp://ftp.consrv.ca.gov/pub/dlpr/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf)

*D. Would the project result in the loss of forest land or conversion of forest land to a 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 will result from the proposed project's implementation and no impacts will occur.

*E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of Farmland to non-agricultural use or the conversion of forest land to a 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 farm land to nonagricultural use, or conversion of forest land to non-forest use. The project site is not located in close proximity to any farm land or forest land. As a result, no farm land conversion impacts will result from the implementation of the proposed project.

### **3.2.2 CUMULATIVE IMPACTS**

The potential impacts related to agriculture and forestry are site-specific. As indicated in the analysis of environmental impacts. The City's zoning code does permit some agricultural uses (excluding dairies, stockyards, slaughter of animals and manufacturers of fertilizer) within the M-1 zone. However, there are no related projects in the City that would lead to a loss in agricultural lands or forestry uses since no such land uses are found in the City. The two related project sites were previously developed and are currently covered over in deteriorating concrete. As a result, no cumulative impacts on agriculture or forestry resources will occur.

### **3.2.3 MITIGATION MEASURES**

The preceding analysis determined that no impacts to agricultural and forestry resources will result upon the implementation of the proposed project. Therefore no mitigation measures are required.

## 3.3 AIR QUALITY

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### 3.3.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*

- *Less than Significant Impact.*

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 ( $O_3$ )* is 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)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide ( $NO_2$ )* is a yellowish-brown gas, which at high levels can cause breathing difficulties.  $NO_2$  is formed when nitric oxide (a pollutant from internal combustion) combines with oxygen.
- *Sulfur dioxide ( $SO_2$ )* is 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.
- *$PM_{10}$  and  $PM_{2.5}$*  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 since 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 dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of  $PM_{10}$ ;
- 55 pounds per day of  $PM_{2.5}$ ; 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 of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;

- 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.

The project area is located within the South Coast Air Basin (Basin), which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent 2016 AQMP was adopted in March 2017 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>20</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-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. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:<sup>21</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 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 Table 3-2). In addition, the project's operational emissions will be well within the emissions projections identified in the most recent AQMP. As shown in Table 3-5 of the Final 2016 AQMP, the future 2031 daily operational emissions *with* the estimated population, employment, and VMT growth projections are estimated to be: 345 tons per day of VOCs; 214 tons per day of NO<sub>x</sub>; 1,188 tons per day of CO; 18 tons per day of SO<sub>x</sub>; and 65 tons per day of PM<sub>2.5</sub>. The project is consistent with the growth projections in the AQMP and therefore its operational emissions will be well within the emissions projections estimated in the AQMP.

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<sup>20</sup> South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted March 2017.

<sup>21</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

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 Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.<sup>22</sup> The project is consistent with the City of Santa Fe Spring's General Plan and zoning ordinance, and is projected to result in a total of 99 new jobs.<sup>23</sup> The projected 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. Since the proposed project will not be in violation of either Consistency Criteria, the project's potential impacts are considered to be less than significant.

*B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation? • Less than Significant Impact.*

The entire construction period for the proposed project is expected to last for approximately 10 months (refer to Section 2.4.2) and would include the demolition of the existing on-site improvements, grading, soil remediation, site preparation, construction of the warehouse, and the finishing of the project (pavement areas, painting, and planting of landscaping). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2).

A 10-month construction period was assumed for the 150,548 square feet of new development (including 140,548 square feet of warehousing space and 10,000 square feet of office space) and 79,200 square feet of parking space in an urban setting. Construction-related mitigation that was assumed as part of this air quality modeling included the watering of exposed dirt areas three times per day consistent with the SCAQMD's Rule 403. Operational mitigation included the installation of high efficiency lighting, and the installation of low-flow faucets and toilets. These later mitigation measures are identified by the State of California as being effective in reducing greenhouse gas (GHG) emissions. The assumptions regarding the construction phases and the length of construction followed those identified herein in Section 2.4.2. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD's significance thresholds.

The soil remediation and grading activities will involve the import of approximately 2,322 cubic yards of soil and the export of approximately 8,136 cubic yards of soil. The emissions from these truck trips were also calculated using the CalEEMod. As indicated in Table 3-1 the impacts from remediation and

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<sup>22</sup> Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

<sup>23</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

the resulting transport trips are shown in the “grading” and “site preparation” rows. The impacts are less than significant.

**Table 3-1**  
**Estimated Daily Construction Emissions**

Construction Phase	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition (on-site)	3.31	33.20	21.75	0.03	1.65	1.54
Demolition (off-site)	0.06	0.04	0.61	--	0.16	0.04
<b>Total Demolition</b>	<b>3.37</b>	<b>33.24</b>	<b>22.36</b>	<b>0.03</b>	<b>1.81</b>	<b>1.58</b>
Site Preparation & Remediation (on-site)	4.07	42.41	21.51	0.03	20.26	11.95
Site Preparation & Remediation (off-site)	0.38	10.99	2.91	0.03	0.94	0.28
<b>Total Site Preparation</b>	<b>4.45</b>	<b>53.40</b>	<b>24.42</b>	<b>0.06</b>	<b>21.20</b>	<b>12.23</b>
Grading & Remediation (on-site)	2.42	26.38	16.05	0.02	7.60	4.51
Grading & Remediation (off-site)	0.14	2.89	1.17	--	0.36	0.10
<b>Total Grading</b>	<b>4.28</b>	<b>26.42</b>	<b>16.66</b>	<b>0.02</b>	<b>7.93</b>	<b>4.57</b>
Building Construction (on-site)	2.11	19.18	16.84	0.02	1.11	1.05
Building Construction (off-site)	0.55	4.27	4.87	0.02	1.34	0.38
<b>Total Building Construction</b>	<b>2.66</b>	<b>23.45</b>	<b>21.71</b>	<b>0.04</b>	<b>2.45</b>	<b>1.43</b>
Paving	1.57	14.06	14.65	0.02	0.75	0.69
Paving	0.06	0.04	0.61	--	0.16	0.04
<b>Total Paving</b>	<b>1.63</b>	<b>14.10</b>	<b>15.26</b>	<b>0.02</b>	<b>0.91</b>	<b>0.73</b>
Architectural Coatings (on-site)	32.46	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.08	0.05	0.77	--	0.21	0.05
<b>Total Architectural Coatings</b>	<b>32.54</b>	<b>1.73</b>	<b>2.60</b>	--	<b>0.32</b>	<b>0.16</b>
<b>Maximum Daily Emissions</b>	<b>32.54</b>	<b>53.40</b>	<b>24.42</b>	<b>0.06</b>	<b>21.20</b>	<b>12.23</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>

Source: California Air Resources Board CalEEMod [computer program].

As indicated previously, since the project site is located in a non-attainment area for ozone and particulates, the project Applicant will be required to adhere to all SCAQMD regulations related to fugitive dust generation and other construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55%. Rule 403 also 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. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. The contractors will be required to 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. However, only one Rule 403 mitigation measure is included and calculated within the

CalEEMod air quality model (watering of dirt surfaces three times daily); therefore, emissions will be lower than those listed in Table 3-1.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to offsite power generation.. In addition, forklifts will be completely electric. Table 3-2 (shown on the following page) depicts the estimated project operational emissions related to the project's operation during the summer months. It should be noted that the analysis within Table 3-2 does not account for the existing on-site uses. Given the nature of the existing Univar facility, the emissions from the existing use will be greater than that anticipated for the proposed project (please note the mobile and operational emissions for the existing use are also estimated in Appendix A).

**Table 3-2**  
**Estimated Operational Emissions in lbs/day (Summer)**

Emission Source	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area-wide (lbs/day)	3.40	--	0.03	--	--	--
Energy (lbs/day)		0.03	0.02	--	--	--
Mobile (lbs/day)	0.48	2.56	7.16	0.02	2.32	0.63
<b>Total (lbs/day)</b>	<b>3.89</b>	<b>2.60</b>	<b>7.23</b>	<b>0.02</b>	<b>2.32</b>	<b>0.63</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: California Air Resources Board CalEEMod [computer program].

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant impact.

*C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate.<sup>24</sup> These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors to the project site include the single family neighborhood, located 1,100 feet to the southwest of the project site. These nearby sensitive receptors are shown in Exhibit 3-1.

An analysis of mobile source diesel particulate matter (DPM) emissions was prepared for the project's construction and operational phases. The analysis of construction DPM emissions includes idling construction trucks, construction trucks travelling to the project site, idling worker trucks, worker trucks travelling to the site, and the operation of construction equipment. Likewise, an analysis of

<sup>24</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*, Appendix 9. As amended 2017

operational DPM emissions was performed for idling trucks and trucks travelling to the project site. Forklifts will be all-electric and therefore would not be a source of diesel emissions.

As indicated previously, the nearest sensitive receptors include the single family units located 1,100 feet southwest of the project site and occupy approximately 1,020 feet of frontage along the west side of Carmenita Road. For the purposes of this construction DPM analysis, it was assumed that construction and worker vehicles will travel to the site by driving northbound on Carmenita Road, at an average speed of 40 miles per hour. These trucks will travel a total of 2,040 feet round trip (0.38 miles).

In order to ascertain the DPM emissions for construction trucks, the 2017 EMFAC emissions factors for T-7 single construction vehicles, were utilized in order to perform the analysis for construction trucks. For the purposes of this analysis, construction trucks include watering trucks and cement trucks as per the CalEEMod User Guide.<sup>25</sup> According to the CalEEMod worksheets prepared for this project, up to 17.5 construction trucks will travel to the site during the building's construction, resulting in approximately 35 vendor trips. The 2017 EMFAC emissions factors for LHD2 vehicles, or Light-Heavy-Duty trucks weighing no more than 14,000 pounds, were utilized in order to perform the analysis for construction worker trucks. As indicated in the CalEEMod, there will be no more than 45 workers on-site at a time.<sup>26</sup> Finally, the emission factors for the individual construction equipment were derived from the SCAQMD.

Table 3-3 shown below depicts the estimated mobile source emissions from the construction trucks. As shown in the table, the project's construction trucks will result in negligible emissions.

**Table 3-3**  
**Mobile Source Particulate Emissions from Construction Vehicles**

Pollutants	Emissions Factors	Distance in miles (round trip)	Number of Vehicles	Emissions
PM10 Exhaust at Idle (grams/vehicle/day)	0.131368997 (grams/vehicle/day)	--	18	2.36 grams per day, or 0.004 lbs./day
Running PM10 Exhaust (grams/mile)	0.157636944 (grams/mile)	0.38 mile	18	1.07 grams per day, or 0.002 lbs./day
PM2.5 Exhaust at Idle (grams/vehicle/day)	0.125686032 (grams/vehicle/day)	--	18	2.26 grams per day, or 0.004 lbs./day
Running PM2.5 Exhaust (grams/mile)	0.15081764 (grams/mile)	0.38 mile	18	1.03 grams per day, or 0.002 lbs./day

**Source:** 2017 EMFAC Factors

<sup>25</sup> As indicated in the CalEEMod User Guide, cement and watering trucks count as Vendor Trips.

<sup>26</sup> According to the CalEEMod User Guide, in order to determine the number of workers on-site, one would take the number of pieces of equipment and multiply that by 1.25. The number of worker trips during the building construction will total 90 trips (roundtrips). Assuming one person per trip, there is a potential for up to 45 workers on-site.



**EXHIBIT 3-1**  
**SENSITIVE RECEPTORS MAP**  
SOURCE: QUANTUM GIS

Table 3-4 shown below depicts the estimated mobile source emissions from construction worker trucks. As shown in the table, construction worker trucks will result in negligible emissions.

**Table 3-4**  
**Mobile Source Particulate Emissions from Construction Worker Vehicles**

Pollutants	Emissions Factors	Distance in miles (round trip)	Number of Vehicles	Emissions
PM10 Exhaust at Idle (grams/vehicle/day)	0.028339901 (grams/vehicle/day)	--	45	1.27 grams per day, or 0.002 lbs./day
Running PM10 Exhaust (grams/mile)	0.019087583 (grams/mile)	0.38 mile	45	0.32 grams per day, or 0.0007 lbs./day
PM2.5 Exhaust at Idle (grams/vehicle/day)	0.027113929 (grams/vehicle/day)	--	45	1.22 grams per day, or 0.002 lbs./day
Running PM2.5 Exhaust (grams/mile)	0.018261863 (grams/mile)	0.38 mile	45	0.31 grams per day, or 0.0006 lbs./day

**Source:** 2017 EMFAC Factors

Table 3-5 depicts the project's mobile source DPM emissions during the demolition phase. The number and pieces of equipment that will be used during the demolition phase was taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the project's demolition phase will result in negligible emissions.

**Table 3-5**  
**Mobile Source Particulate Emissions During Demolition**

Equipment	Number of Vehicles	Pollutants	Emissions Factors	Number of Hours	Emissions
Excavators	3	PM Exhaust during Operations (pounds/hour)	0.0227 (pounds/hour)	8	0.54 lbs./day
Rubber Tired Dozers	2	PM Exhaust during Operations (pounds/hour)	0.0559 (pounds/hour)	8	0.89 lbs./day

**Source:** 2017 EMFAC Factors

Table 3-6 depicts the project's mobile source DPM emissions during the site preparation phase. The number and pieces of equipment that will be used during the site preparation phase was taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the project's site preparation phase will result in negligible emissions. The soil remediation and grading activities will involve the import of approximately 2,322 cubic yards of soil and the export of approximately 8,136 cubic yards of soil. The emissions from these truck trips were also calculated using the CalEEMod. As indicated in Table 3-1 the impacts from remediation and the resulting transport trips are shown in the "grading" and "site preparation" rows. The impacts are less than significant.

**Table 3-6**  
**Mobile Source Particulate Emissions During Site Preparation**

Equipment	# of Vehicles	Emissions Factors	Number of Hours	Emissions
Tractors	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Loaders	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Backhoes	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Rubber Tired Dozers	3	0.0559 (lbs./hr.)	8	1.34 lbs./day

Table 3-7 depicts the project's mobile source DPM emissions during the grading phase. The number and pieces of equipment that will be used during the grading phase was taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the grading phase will result in negligible emissions.

**Table 3-7**  
**Mobile Source Particulate Emissions During Grading**

Equipment	Number of Vehicles	Emissions Factors	Number of Hours	Emissions
Excavators	1	0.0227 (lbs./hr.)	8	0.181 lbs./day
Graders	1	0.0343 (lbs./hr.)	8	0.274 lbs./day
Tractors	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Loaders	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Backhoes	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Rubber Tired Dozers	1	0.0559 (lbs./hr.)	8	0.447 lbs./day

Table 3-8 depicts the project's mobile source DPM emissions during the construction phase. The number and pieces of equipment that will be used during the construction phase was taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the construction phase will result in negligible emissions.

**Table 3-8**  
**Mobile Source Particulate Emissions During Construction**

Equipment	Number of Vehicles	Emissions Factors	Number of Hours	Emissions
Crane	1	0.0190 (lbs./hr.)	8	0.152 lbs./day
Forklift	3	0.008 (lbs./hr.)	8	0.064 lbs./day
Tractors	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Loaders	3	0.016 (lbs./hr.)	8	0.384 lbs./day
Backhoes	3	0.016 (lbs./hr.)	8	0.384 lbs./day

Table 3-9 depicts the project's mobile source DPM emissions during the paving phase. The number and pieces of equipment that will be used during the paving phase was taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the paving phase will result in negligible emissions.

**Table 3-9**  
**Mobile Source Particulate Emissions During Paving**

Equipment	Number of Vehicles	Emissions Factors	Number of Hours	Emissions
Cement and Mortar Mixers	2	0.002 (lbs./hr.)	8	0.032 lbs./day
Pavers	1	0.046 (lbs./hr.)	8	0.368 lbs./day
Rollers	2	0.014 (lbs./hr.)	8	0.224 lbs./day
Paving Equipment	2	0.036 (lbs./hr.)	8	0.576 lbs./day

An analysis of operational mobile source diesel particulate matter (DPM) emissions was performed for idling trucks and trucks travelling to the project site. The 2017 EMFAC emissions factors for T-7 POLA Heavy-Heavy Duty Diesel Drayage Trucks travelling to the Ports of Long Beach and Los Angeles were utilized in order to perform the analysis for operational DPM emissions. According to the traffic study prepared for the proposed project by Crown City Engineers (the results of the traffic study can be found within Section 3.17.1.A), it is estimated that the project will generate approximately 53 truck trips per day. The trucks may expose nearby sensitive receptors along a 1,020 foot stretch (2,040 feet roundtrip) on Carmenita Road to operational DPM emissions. Therefore, the project's operational DPM emissions were calculated and are included in Table 3-10, shown on the following page.

**Table 3-10**  
**Mobile Source Particulate Emissions from Operational Trucks**

Pollutants	Emissions Factors	Distance in miles (round trip)	Number of Vehicles	Emissions
PM10 Exhaust at Idle (grams/vehicle/day)	0.017291397 (grams/vehicle/day)	--	53	0.92 grams per day, or 0.003 pounds per day
Running PM10 Exhaust (grams/mile)	0.040551236 (grams/mile)	0.38 mile	53	0.82 grams per day, or 0.002 pounds per day
PM2.5 Exhaust at Idle (grams/vehicle/day)	0.016543379 (grams/vehicle/day)	--	53	0.88 grams per day, or 0.002 pounds per day
Running PM2.5 Exhaust (grams/mile)	0.038797007 (grams/vehicle/day)	0.38 mile	53	0.78 grams per day, or 0.002 pounds per day

**Source:** 2017 EMFAC Factors

As shown in the table, the project's operational DPM emissions will be negligible. As a result, the construction and operation of the proposed project will result in less than significant impacts to local sensitive receptors in regards to DPM emissions.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions, and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area. Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. As a result, the potential impacts are considered to be less than significant.

**D. Would the project result in substantial emissions (such as odors or dust) 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>27</sup> The building tenants are not yet known. However, if the proposed uses will emit odors, the tenant will be required to comply with Section 155.420 (Odors) of the Santa Fe Spring Municipal Code, which states:

<sup>27</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

“Any process which involves the creation or emission of any odors, gases or other odorous matter shall at all times comply with the standards set by the Air Pollution Control District of Los Angeles County. In no event shall odors, gases, or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one volume of odorous air to four volumes of clean air.”<sup>28</sup>

Furthermore, truck drivers 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.<sup>29</sup> Adherence to the aforementioned regulation will minimize odor impacts from diesel trucks. In addition, the project’s contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. As a result, the potential impacts will be less than significant.

### **3.3.2 CUMULATIVE IMPACTS**

According to the City, there are two related projects located within one and one-half mile from the project site. The two related project are located near the northeast corner of Rosecrans Avenue and Carmenita Road. These two related projects include a 42,595 square foot warehouse, located at 14114 Carmenita Road, and a 3,453 square foot convenience store, gasoline station, and carwash, located at 14317 Rosecrans Avenue. The combined operational emissions from the two projects (including the proposed project) will still be below the thresholds of significance established by the SCAQMD (the CalEEMod worksheets for the related projects are also provided in the Appendix). Furthermore, the addition of the project trips as well as the trips from the aforementioned related projects will not result in the degradation of any intersection’s level of service and no carbon “hot-spots” will be created as a result of the project’s implementation.

### **3.3.3 MITIGATION MEASURES**

The analysis of air quality impacts indicated that no significant air quality impacts would occur as part of the proposed project's implementation. As a result, no mitigation is required.

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<sup>28</sup> Santa Fe Springs, City of. *Municipal Code, Title XV Land Usage, Chapter 155 Zoning, Section 155.420 Odors.*

<sup>29</sup> California, State of. *California Code of Regulations, Title 13, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.*

## **3.4 BIOLOGICAL RESOURCES**

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### **3.4.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

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 (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).<sup>30</sup> These species include the coastal California Gnatcatcher, the Least Bell's Vireo, the Bank Swallow, the Santa Ana Sucker, the Western Yellow-Billed Cuckoo, and California Orcutt Grass.<sup>31</sup> The proposed project will not have an impact on the aforementioned species since there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. These species typically require wetland or riparian habitat with native vegetation and access to bodies of water.<sup>32</sup>

An additional search was conducted using the California Native Plant Society's Inventory of Rare and Endangered Plants to ascertain any rare or endangered plant species which may occur in the Whittier Quadrangle. The search yielded six results. The following six plants have been identified in the Whittier Quadrangle: intermediate mariposa lily; lucky morning-glory; many stemmed dudleya; Coulter's goldfields; prostrate vernal pool navarretia; and Parish's gooseberry.<sup>33</sup> None of these plants were encountered during the site visual survey. As indicated previously, the only vegetation that is present on-site consists of non-native introduced species used as ornamental landscaping. As a result, no impacts on any candidate, sensitive, or special status species will result.

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 Game or U.S. Fish and Wildlife Service? • No Impact.*

The field survey that was conducted for this project indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the

<sup>30</sup> California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

<sup>31</sup> Ibid.

<sup>32</sup> Audubon. *California Gnatcatcher (Polioptila californica)*. <https://www.audubon.org/field-guide/bird/california-gnatcatcher>; California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo (Vireo bellii pusillus)*. [http://www.prbo.org/calpif/htmldocs/species/riparian/least\\_bell\\_vireo.htm](http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm); Audubon. *Bank Swallow (Riparia riparia)*. <https://www.audubon.org/guia-de-aves/ave/bank-swallow>; US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. [http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach\\_PA\\_Western-Yellow-Billed-Cuckoo.htm](http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm); 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>33</sup> California Native Plant Society, Rare Plant Program. 2018. *Inventory of Rare and Endangered Plants of California (online edition, v8-03 o.39)*. Website <http://www.rareplants.cnps.org> [accessed 15 August 2019]

U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.<sup>34</sup> In addition, there are no designated “blue line streams” located within the project site. As a result, no impacts on natural or riparian habitats will result from the 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.*

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.<sup>35</sup> As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

*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? • Less than Significant Impact.*

The United States Fish and Wildlife Service is responsible for enforcing the Migratory Bird Treaty Act of 1918. The Migratory Bird Treaty Act of 1918 makes it illegal to take, possess, import, export, transport, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such bird except under the terms of a valid Federal permit.<sup>36</sup> There are five trees located on-site which may have the potential to harbor migratory birds. These trees will not be removed as part of the project. The project site is surrounded by development on all sides and lacks suitable wildlife habitat.<sup>37</sup> Furthermore, the project site contains no natural hydrological features. Constant disturbance (traffic, light, noise and vibration) from vehicles travelling on the adjacent roadways such as Carmenita Road limit the project site’s utility as a migration corridor. As a result, less than significant impacts to native or migratory species 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.*

Title IX (General Regulations) Chapter 96 Codes 130-140 of the City of Santa Fe Springs municipal code serves as the City’s “Tree Ordinance.”<sup>38</sup> The tree ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). According to Section 96.133 of the aforementioned code:

*“No person shall cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant*

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<sup>34</sup> United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>

<sup>35</sup> Ibid.

<sup>36</sup> U.S. Fish and Wildlife Service. *Migratory Bird Treaty Act*. <https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

<sup>37</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted July 29, 2019.

<sup>38</sup> Santa Fe Springs, City of, Municipal Code. *Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees*.

*upon any street, alley or public right-of-way within the city without a permit from the Director. The Director is hereby authorized to grant such permit in his discretion and, where necessary, subject to the condition that the removed tree be replaced by an official tree as designated by the master street tree plan. No such permit shall be valid for a longer period than 30 days after its date of issuance.”*

There are five trees located within the landscaped areas that extend along the east side of Carmenita Road). These trees are to remain under the proposed project. Nevertheless, if the trees were to be removed at any point during the project's construction, it would not represent a substantial loss since the trees are not mature and they consist of ornamental species (rather than a Coast Live Oak or California Sycamore). Furthermore, the project Applicant would be required to adhere to the aforementioned Code Section. As a result, the potential impacts will be less than significant.

*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 plans? • 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 on a site that has been fully developed. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately four miles northeast of the project site.<sup>39</sup> The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

### **3.4.2 CUMULATIVE IMPACTS**

The potential cumulative environmental impacts related to biological resources are site-specific. The proposed project will not involve any an incremental loss or degradation of protected habitat and the analysis determined that the proposed project will not result in any impacts on protected plant and animal species. The two related project sites were previously developed and both sites are currently covered over in deteriorating concrete. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

### **3.4.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any impacts on biological resources. As a result, no mitigation is required.

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<sup>39</sup> County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

## **3.5 CULTURAL RESOURCES**

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### **3.5.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? • No Impact.*

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 State, through the 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>40</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.<sup>41</sup> 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, that 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). According to Section 5024.1(c) of the State Public Resources Code:

(c) *A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:*

- (1) *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*
- (2) *Is associated with the lives of persons important in our past.*
- (3) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*
- (4) *Has yielded, or may be likely to yield, information important in prehistory or history.*

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<sup>40</sup> U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://nrhp.focus.nps.gov>. 2010.

<sup>41</sup> Ibid.

In 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. Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate, located 3.40 miles to the northwest at 10211 Pioneer Boulevard; and the Patricio Ontiveros Adobe or Ontiveros Adobe, located 2.88 miles to the northwest of the project site.<sup>42</sup> Other structures and sites of historic significance within the City of Santa Fe Springs are outlined in Table 3-11. The sites and structures listed in Table 3-11 are not located within or adjacent to the project site.

**Table 3-11**  
**Historic Resources in Santa Fe Springs**

Resource Name	Location	Description
Clarke Estate	10211 Pioneer Boulevard	Site is on the National Register of Historic Places and the list of California Historical Resources.
Hawkins-Nimocks Estate (Ontiveros Adobe)	12100 Telegraph Road	Site is on the National Register of Historic Places and the list of California Historical Resources.
Hathaway Home	11901 E. Florence Avenue	The Hathaway Ranch Museum is a registered 501(c)(3) non-profit corporation dedicated to preserving and presenting the eras of farming, ranching, and oil development in early Fulton Wells/Santa Fe Springs.
German Baptist Church Cemetery	Corner of Los Nietos Road and Painter Avenue	Just before the turn of the century, a colony of German Baptists known as Dunkers settled in the area to farm. In 1972, the Dunkers moved to Modesto, leaving behind their church and the neighboring graveyard.
Santa Fe Springs Hotel	2 blocks north of Telegraph Rd. and 2 blocks east Norwalk Blvd.	Site of 1880's hotel.
Four Corners (Fulton Wells)	Norwalk Blvd. and Telegraph Rd.	A Banning Stage Coach stop was located here.

Source: Los Angeles County Historical Directory.

A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar.<sup>43</sup> Furthermore, the buildings that occupy the site do not meet any of the criteria of a historic structure identified above. The buildings are currently used by Univar, which has been located on-site since the late 1950's. No historical events have occurred within the project site and no persons of significance currently reside within the property, or have resided within the property. In addition, the project's construction and operation will not affect any of the historic resources identified in Table 3-11 shown above. As a result, no impacts to historic resources will occur.

<sup>42</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 August 24, 2019.

<sup>43</sup> California Office of Historic Preservation. *California Historical Resources*. <http://ohp.parks.ca.gov/> ListedResources/?view=county&criteria=30

*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 Gabrieleño tribe has lived in this region for around 7,000 years.<sup>44</sup> Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.<sup>45</sup> The project site is currently occupied by Univar. The project site has been subject to disturbance to accommodate the existing on-site operations and the surrounding 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. However, in response to AB-52 consultation, the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, a mitigation measure is provided in Section 3.18 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities. 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. 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 are no dedicated cemeteries located within the vicinity of the project site.<sup>46</sup> There are three cemeteries located near the project site: the Little Lake Cemetery, located 2.51 miles to the northwest of the project site; Paradise Memorial Park, located 3.01 miles to the northwest of the site; and the Olive Grove Cemetery, located 2.72 miles to the northwest of the project site.<sup>47</sup> Just before the turn of the century, a colony of German Baptists known as Dunkers settled in the area and founded the Olive Grove Cemetery. In 1972, the colony moved to Modesto, leaving behind their church and the neighboring graveyard.<sup>48</sup> The church no longer exists but the cemetery remains.

The proposed project will be restricted to the project site and will not affect any dedicated cemeteries. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the City of Santa Fe Springs Department of Police Services would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). As a result, the proposed construction activities are not anticipated to impact any interred human remains.

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<sup>44</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>45</sup> Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>.

<sup>46</sup> Google Earth. Website accessed August 24, 2019

<sup>47</sup> Ibid.

<sup>48</sup> Los Angeles Times. *Pioneer Cemeteries*. November 21, 1994.

### **3.5.2 CUMULATIVE IMPACTS**

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis compared for the two related projects determined that the development of the two related project sites would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

### **3.5.3 MITIGATION MEASURES**

The analysis of potential cultural resources impacts indicated that no significant impacts would result from the proposed project's implementation. As a result, no mitigation is required.

## 3.6 ENERGY

### 3.6.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? • Less than Significant Impact.*

Table 3-12 below provides an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 669,938 kilowatts (kWh) of electricity and 4,516 therms of natural gas on an annual basis.

**Table 3-12**  
**Estimated Annual Energy Consumption**

Project	Consumption Rate	Total Project Consumption
<b>Proposed Project (assumes 150, 548 sq. ft.)</b>		
Electrical Consumption	4.45 kWh/sq. ft./year	669,938 kWh/year total
Natural Gas Consumption	0.03 therms/sq. ft./year	4,516 therms/year total

Source: CEC End-Use Survey.

The traffic study indicated that the proposed project would result in a total of 208 passenger car trips and 53 truck trips per day. Assuming an average gas mileage of 27.2 mpg for the personal vehicles and 5.64 MPG for the trucks, a total of 109 gallon of fuel and 526 gallons of diesel would be used. These figures assume an average VMT of 2,969 per day. According to the California Commercial End-Use Survey that was prepared for the California Energy Commission, the biggest single end use with warehouse uses is interior lighting, followed by cooling and ventilation.<sup>49</sup> The report also indicates that heating accounts for most of the gas consumption. It is important to note that the proposed project will be in accordance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. The project will include energy efficient fixtures including new light standards that will be used as operational and security lighting. This lighting will conform to all state and local building code and lighting regulations. In addition, the proposed project will utilize electric forklifts, solar ready roofs and LED lighting. As a result, the potential impacts are considered to 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.*

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,

<sup>49</sup> Intron. *California Commercial End-Use Survey*. Report dated March 2006.

2017. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts are considered to be less than significant.

### **3.6.2 CUMULATIVE IMPACTS**

The Southern California Edison Company (“SCE”) and Sempra Energy provide service upon demand, to both of the related project sites and the proposed project site. Both utilities currently serve the project area. The actual energy consumption will actually be reduced because the new development will employ energy-saving equipment compared to the older obsolete buildings that previously occupied the project site and the two related project sites. As a result, no cumulative impacts will occur as part of the proposed project’s implementation.

### **3.6.3 MITIGATION MEASURES**

The preceding analysis concluded that the proposed project will not result in any significant impacts that would warrant mitigation.

## 3.7 GEOLOGY & SOILS

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### 3.7.1 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), strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides? • Less than Significant Impact.*

The City of Santa Fe Springs is located in a seismically active region (refer to Exhibit 3-2). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents, including those who reside in the City. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. 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>50</sup> A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.<sup>51</sup>

The Whittier Fault is the closest known fault to the project site. This fault is located approximately 5.37 miles northeast of the project site.<sup>52</sup> Compliance with the most recent State and local building codes will mitigate potential impacts related to earthquakes. Construction is regulated by the California Building Standards Code and the Building Regulations within Chapter 150 of the Santa Fe Springs Municipal Code.<sup>53</sup> These building codes provide requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards.

Other potential seismic issues include ground failure, liquefaction, and lateral spreading. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is located in an area that is subject to liquefaction. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.

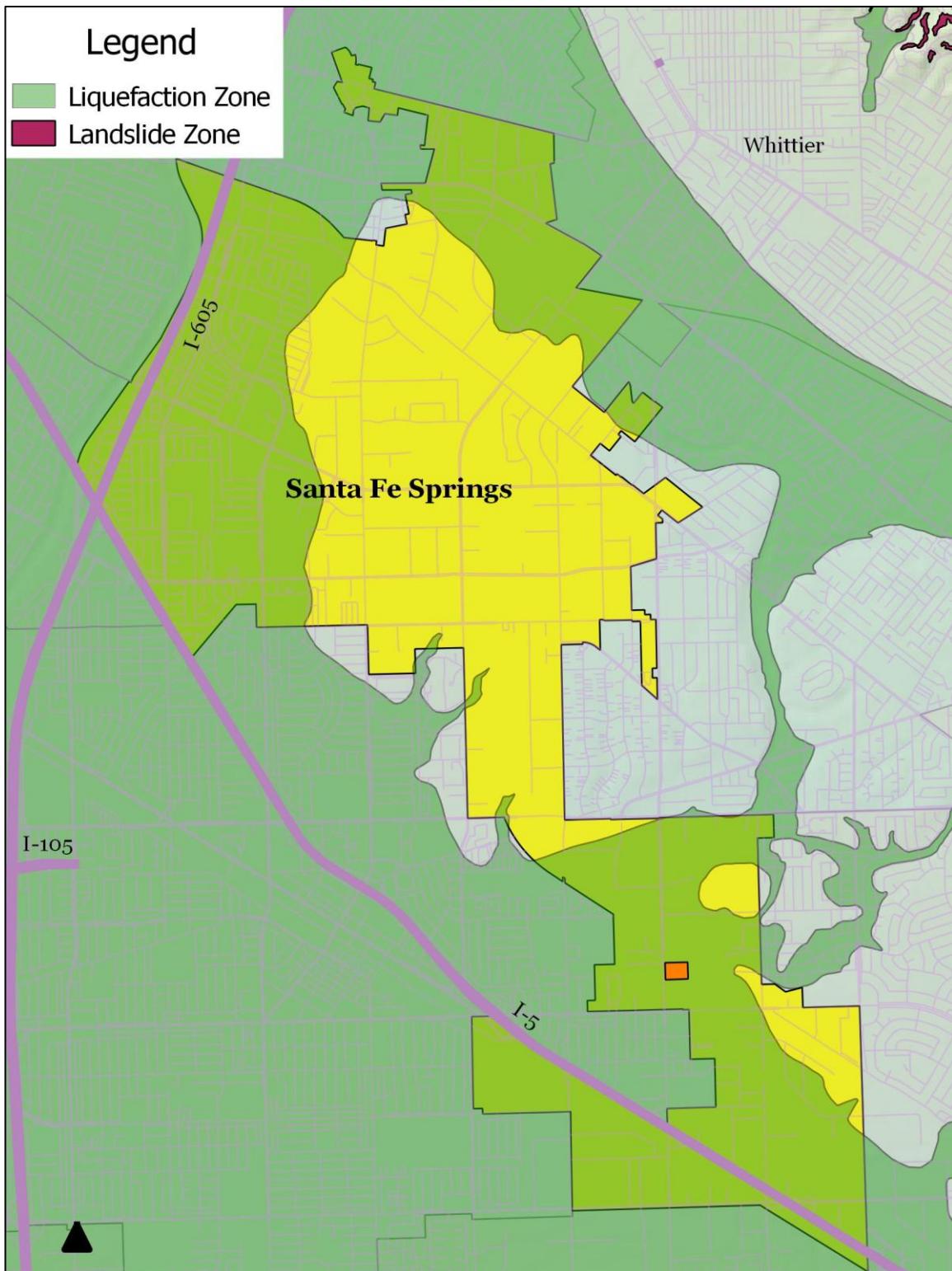
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<sup>50</sup> California Department of Conservation. *What is the Alquist-Priolo Act.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

<sup>51</sup> California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>.

<sup>52</sup> Google Earth. Website accessed August 24, 2019.

<sup>53</sup> Santa Fe Springs, City of. *Municipal Code.* Title XV, Land Usage. Chapter 150, Building Regulations.



**EXHIBIT 3-2**  
**SEISMIC HAZARDS MAP**  
SOURCE: QUANTUM GIS

Compliance with the most recent State and local building codes will minimize potential impacts related to liquefaction. Construction is regulated by the California Building Standards Code and the Building Regulations within Chapter 150 of the Santa Fe Springs Municipal Code.<sup>54</sup> These building codes provide requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts are considered to be less than significant.

*B. Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.*

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the project site is underlain by Urban Land – Hueneme San Emigdio complex soils.<sup>55</sup> Urban Land – Hueneme San Emigdio 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.<sup>56</sup>

The site is, and will continue to be level and no slope failure or landslide impacts are anticipated to occur. Once operational, the project site would be paved over and landscaped, which would minimize soil erosion. The project’s construction will not result in soil erosion. The project Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to Federal NPDES regulations since the project would be required to comply with the City’s MS4 permit requirements. Adherence to these regulations is mandated in Section 154.17 (Grading and Erosion Control) of the Santa Fe Springs Municipal Code, which ensures compliance with grading and erosion control regulations.<sup>57</sup> As a result, the impacts will be less than significant.

*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.*

The project site is underlain by Urban Land – Hueneme San Emigdio complex soils. Urban Land – Hueneme San Emigdio 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.<sup>58</sup> Once complete, the project will not destabilize the new soils since the project will include new paved surfaces and new landscaping which would minimize soil erosion.

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<sup>54</sup> Santa Fe Springs, City of. *Municipal Code*. Title XV, Land Usage. Chapter 150, Building Regulations.

<sup>55</sup> UC Davis. *Soil Web*. <https://casoilresource.lawr.ucdavis.edu/gmap/>

<sup>56</sup> United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Orange County, California*. Revised 1969.

<sup>57</sup> Santa Fe Springs, City of. *Municipal Code*. Title XV, Land Usage. Chapter 154, Subdivisions, Section 154.17 Grading and Erosion Control.

<sup>58</sup> UC Davis. *Soil Web*. <https://casoilresource.lawr.ucdavis.edu/gmap/>.

The site and the surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-2). Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed project because the project will be constructed in compliance with the most recent State and local building codes. Compliance with the most recent State and local building codes will minimize potential impacts related to liquefaction. Construction is regulated by the California Building Standards Code and the Building Regulations within Chapter 150 of the Santa Fe Springs Municipal Code.<sup>59</sup> Therefore, lateral spreading caused by liquefaction will not affect the project.

The soils that underlie the project site (Urban Land – Hueneme San Emigdio complex soils) possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics expand according to the moisture content present at the time. Since the underlying soils are not prone to shrinking and swelling, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. In addition, the project will not result in the direct extraction of groundwater located below ground surface (BGS) since the project will continue to be connected to the City's water system.

The soils that underlie the project site are not prone to subsidence. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink. No groundwater would be drained to accommodate the construction of the proposed project. Therefore, the likelihood of on-site subsidence is considered to be remote. Lastly, the project will not expose future employees and patrons to collapsible soils since the Applicant is proposing to remove and re-compact unsuitable soils. Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading.<sup>60</sup> As a result, the potential impacts are anticipated to be less than significant.

*D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property? • Less than Significant Impact.*

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the project site is underlain by Urban Land – Hueneme San Emigdio complex soils.<sup>61</sup> According to the United States Department of Agriculture, the soils that comprise the Urban Land – Hueneme San Emigdio complex soils possess a low potential for shrinking and swelling.<sup>62</sup> The shrinking and swelling

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<sup>59</sup> Santa Fe Springs, City of. *Municipal Code*. Title XV, Land Usage. Chapter 150, Building Regulations.

<sup>60</sup> Association of Environmental & Engineering Geologists. *Expansive and Collapsible Soils*. <http://www.aegweb.org/?page=ExpansiveSoil>. Website accessed August 21, 2019.

<sup>61</sup> UC Davis. *Soil Web*. <https://casoilresource.lawr.ucdavis.edu/gmap/>

<sup>62</sup> United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Orange, California*. Revised 1969.

of soils is influenced by the amount of clay present in the underlying soils.<sup>63</sup> If soils consist of expansive clay, damage to foundations and structures may occur. A minimal amount of clay is present in the aforementioned soils. All soils that are unsuitable for development will be removed during the project's grading phase. As a result, the potential impacts are considered to be less than significant.

*E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.*

No septic tanks will be used as part of proposed project. The project will be connected to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

*F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature? • Less than Significant Impact with Mitigation.*

The underlying soils are alluvial in nature and are classified as Old Alluvial Valley Deposits (Qoa).<sup>64</sup> 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>65</sup> Old Alluvial Valley Deposits are aged 781,000 to 11,000 years.<sup>66</sup> Due to the age of the underlying soils, the following mitigation is required:

- If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

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<sup>63</sup> Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* [http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2\\_065083](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083)

<sup>64</sup> California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report, Figure 6-3 BRT Alternative Project Area Geology.* Report prepared March 14, 2014.

<sup>65</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)

<sup>66</sup> California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report.* Report prepared March 14, 2014.

### **3.7.2 CUMULATIVE IMPACTS**

The potential cumulative impacts related to earth and geology are typically site-specific. Furthermore, the analysis for both the proposed project and the related projects determined that they would not result in significant adverse impacts related to ground shaking, liquefaction, landslides, soil erosion, lateral spreading, or subsidence. As a result, no cumulative impacts will occur.

### **3.7.3 MITIGATION MEASURES**

The following mitigation is required due to the potential presence of paleontological resources:

*Mitigation Measure No. 1 (Geology & Soils).* If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

## **3.8 GREENHOUSE GAS EMISSIONS**

### **3.8.1 ENVIRONMENTAL ANALYSIS**

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.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions, or gases that trap heat in the atmosphere. GHG is 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). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface will be about 61°F cooler.<sup>67</sup> However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. The SCAQMD has formed a GHG CEQA Significance Threshold Working Group to provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents. For all industrial projects, the SCAQMD adopted a screening threshold of 10,000 million tons of carbon dioxide equivalents (MTCO<sub>2</sub>E) per year. SCAQMD concluded that projects with emissions less than the screening threshold would not result in a significant cumulative impact. As the proposed project involves the construction of a new warehouse, the 10,000 MTCO<sub>2</sub>E per year industrial screening threshold has been selected as the significance threshold. .

Table 3-13 summarizes annual greenhouse gas (CO<sub>2</sub>E) emissions from the proposed project. Greenhouse emissions include long-term emissions, which refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. The analysis of greenhouse gas emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2). The analysis assumed 150,548 square feet of new development (including 140,548 square feet of warehousing space and 10,000 square feet of office space) and 79,200 square feet of parking space in an urban setting. Long-term mitigation assumed as part of this air quality model included the installation of high efficiency lighting, and the installation of low-flow faucets and toilets. 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 3-13, the CO<sub>2</sub>E total for the proposed project is 885.57 MTCO<sub>2</sub>E per year, which is below the aforementioned threshold. The project's construction will result in an annual generation of 325.07 MTCO<sub>2</sub>E per year. When amortized over a 30-year period, these emissions decrease to 10.83 MTCO<sub>2</sub>E per year. These amortized construction emissions were added to the project's operational emissions to calculate the proposed project's true GHG emissions. As shown in the table, the proposed project's total operational emissions will be 896.40 MTCO<sub>2</sub>E per year, which is still below the thresholds identified for industrial land uses. It should be noted that the analysis within Table 3-13 does not account for the existing on-site uses.

<sup>67</sup> California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

**Table 3-13**  
**Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (tons/year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
<b>Long-Term</b> – Area Emissions	--	--	--	--
<b>Long-Term</b> - Energy Emissions	202.89	--	--	203.63
<b>Long-Term</b> - Mobile Emissions	447.89	0.02	--	448.41
<b>Long-Term</b> – Waste Emissions	28.72	1.69	--	71.17
<b>Long-Term</b> – Water Emissions	131.22	0.96	0.02	162.33
<b>Long-Term</b> - Total Emissions	<b>810.75</b>	<b>2.68</b>	<b>0.02</b>	<b>885.57</b>
<b>Total Construction Emissions</b>	<b>323.38</b>	<b>0.06</b>	--	<b>325.07</b>
<b>Construction Emissions Amortized Over 30 Years</b>				<b>10.83 MTCO<sub>2</sub>E</b>
<b>Total Operational Emissions with Amortized Construction Emissions</b>				<b>896.40 MTCO<sub>2</sub>E</b>
<b>Significance Threshold</b>				<b>10.000 MTCO<sub>2</sub>E</b>

The GHG emissions estimates reflect what a warehouse of the same location and description would generate once fully operational. The type of activities that may be undertaken once the proposed project is operational have been predicted and accounted for in the model for the selected land use type. It is important to note that the proposed 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 proposed project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).<sup>68</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. As a result, the impacts will be less than significant.

*B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.*

Assembly Bill 32 (AB-32), written by Fran Pavely (Assembly Member) and Fabian Nunez (Assembly Speaker) was signed into law September 27, 2006 which requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order B-30-15 on April 29,

<sup>68</sup> California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council’s member agencies.

2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.<sup>69</sup>

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.

The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. The emissions generated by the proposed project will be less than the thresholds of significance established for CO<sub>2</sub> (refer to Table 3-13). As indicated previously, the project will include energy efficient lighting and bicycle parking. In addition, the proposed project will utilize electric forklifts, solar ready roofs and LED lighting. 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, less than significant impacts will occur.

### **3.8.2 CUMULATIVE IMPACTS**

The analysis herein determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gases. As a result, no cumulative impacts will result from the proposed project's implementation.

### **3.8.3 MITIGATION MEASURES**

The analysis determined the proposed impacts would be less than significant. As a result, no mitigation is required.

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<sup>69</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 & HAZARDOUS MATERIALS**

### **3.9.1 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.*

The project's construction would involve the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants.

A Phase I Environmental Site Assessment and Document Review prepared by Ardent Environmental Group, Inc. dated December 21, 2018 was prepared for the proposed project. This Phase I is provided in Appendix B. According to the Phase I, the site was used by Chemcentral or its predecessors since 1959 as a chemical distribution and blending facility. Extensive soil investigations were conducted in 1999 and 2000. The site is currently under the jurisdiction of the Regional Water Quality Control Board, Los Angeles Region. The agency has directed the preparation of a Remedial Action Plan to be undertaken by Univar, successor to Chemcentral, to address soil, soil vapor and groundwater contamination. The redevelopment of the site will be completed in a manner which permits the remedial activities to be performed, while integrating engineered controls for the protection of site occupants as well as institutional controls to limit site activities as directed by the agency. A soil management plan will be adopted and performed under the oversight of the agency to ensure the proper management of any residual contamination detected during redevelopment. Other contaminants of concern that are or may be present on-site include Volatile Organic Compounds (VOCs), Lead Based Paint (LBP), and/or Asbestos Containing Materials (ACM).<sup>70</sup> As a result, the following mitigation is required to minimize the risk of exposure to hazardous materials during the project's construction phase:

- Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.
- Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.
- The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.

<sup>70</sup> Ardent Environmental Group, Inc. *Phase I Environmental Site Assessment and Document Review*. Report dated December 21, 2018.

The precise nature of the tenant(s) that will occupy the new building are not known at this time. In the event any future tenant(s) is involved in the transport, use, or storage of hazardous materials, the tenant(s) will be required to comply with Federal and State regulations regarding hazardous materials. The tenant(s) would also be required to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California Health and Safety Code which requires the reporting of hazardous materials when used or stored in certain quantities. Furthermore, the future tenant(s) will be required to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of Santa Fe Springs. Adherence to all pertinent local, State, and Federal regulations will reduce potential impacts to levels that are less than significant with the implementation of the above-mentioned 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 project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. According to the Phase I Environmental Site Assessment and Document Review, extensive soil and project site investigations were conducted over the past 20 years. These site and soil investigations revealed the presence of elevated concentrations of PCE and TCE, along with the presence of petroleum hydrocarbons, benzene, and ethylbenzene. Other contaminants of concern that are or maybe present on-site include Volatile Organic Compounds (VOCs), Lead Based Paint (LBP), and/or Asbestos Containing Materials (ACM).<sup>71</sup> As a result, the project Applicant will be required to adhere to the mitigation provided in the previous subsection.

The precise nature of the tenant(s) that will occupy the new building are not known at this time. In the event any future tenant(s) is involved in the transport, use, or storage of hazardous materials, the tenant(s) will be required to comply with Federal and State regulations regarding hazardous materials. The tenant(s) would also be required to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California Health and Safety Code. Furthermore, the future tenant(s) will be required to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of Santa Fe Springs. Adherence to all pertinent local, State, and Federal regulations will reduce potential impacts to levels that are 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? • No Impact.*

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<sup>71</sup> Ardent Environmental Group, Inc. *Phase I Environmental Site Assessment and Document Review*. Report dated December 21, 2018.

John Glenn High school is the closest school to the project site. This school is located just over this distance (0.26 miles) to the west.<sup>72</sup> The project's construction will require the use of diesel fuel to power the construction equipment. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. In addition, the project site is currently occupied by Univar, a chemical engineering manufacturer and distributor. The removal of all storage tanks, contaminated soil, and obsolete building materials will be performed in accordance with all pertinent State and Federal regulations. As stated in Section 3.8.2.A, if any of the proposed project's future tenants are involved in the transport, use, storage, and disposal of hazardous materials, the tenants would need to comply with Federal and State regulations regarding hazardous materials. In addition, the tenants would need to obtain a Conditional Use Permit (CUP). Therefore, the proposed project will not create a significant hazard to any local school and no impacts are anticipated.

*D. Would the project be located on a site, which is included on a list of hazardous material 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 *Cortese List* refers to the provisions included in Government Code Section 65962.5. Government Code § 65962.5 was originally enacted in 1985, and per subsection (g), the effective date of the changes called for under the amendments to this section was January 1, 1992. While Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and this information is now largely available on the Internet sites of the responsible governmental agencies. Individuals requesting a copy of the Cortese "list" are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute, as listed below:

- *Department of Toxic Substances Control (DTSC) EnviroStor database* (List of Hazardous Waste and Substances sites). The project site is not identified on this list.
- *State of California Water Board's GeoTracker database* (List of Open Active Leaking Underground Storage Tank Sites). Two sites located in the City appear on this list though the project site is not included.
- *State of California Water Board* (List of "active" cease and desist order (CDO) and cleanup and abatement order (CAO)). The project site is not identified on this list.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC. The project site is not included on this list though three sites located in the City were identified. These sites included the Neville Chemical

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<sup>72</sup> Google Earth. Website accessed August 27, 2019.

Company (12800 Imperial Highway), Waste Disposal, Inc. (12731 Los Nietos Road), and Angeles Chemical Company, Inc. (8915 Sorenson Avenue).<sup>73</sup>

As indicated previously, the project site is currently under the jurisdiction of the Regional Water Quality Control Board, Los Angeles Region. The agency has directed the preparation of a Remedial Action Plan to be undertaken by Univar, successor to Chemcentral, to address soil, soil vapor and groundwater contamination. The redevelopment of the site will be completed in a manner which permits the remedial activities to be performed, while integrating engineered controls for the protection of site occupants as well as institutional controls to limit site activities as directed by the agency.

The project will include the remediation of soil impacted from a former chemical storage and distribution facility under the direction and oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) pursuant to Cleanup and Abatement Order (CAO #R4-2014-0130). The proposed project will be developed in accordance with a Remedial Action Plan (RAP) approved by the LARWQCB to ensure protection of human health and the environment. The previous mitigation measures identified under “Subsection A” will ensure the proper management of any residual contamination detected during redevelopment. Therefore, 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 a public 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 4.23 miles southeast of the project site and the Joint Forces Training Base in the City of Los Alamitos is located 7.46 miles south of the project site.<sup>74</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 are anticipated.

*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 Carmenita Road be completely closed to traffic during the proposed project's construction phases. As a result, no impacts are associated with the proposed project's implementation.

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<sup>73</sup> California, State of. Environmental Protection Agency. *Cortese List Data Resources*.  
<https://calepa.ca.gov/sitcleanup/%20corteselist/>

<sup>74</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 wild land fire? • No Impact.*

As indicated previously, the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project site. There is no chaparral present on-site or within the adjacent properties that would contribute to a heightened wild land fire risk. The project site is located outside of any wildfire risk designation area.<sup>75</sup> As a result, no risk from wildfire is anticipated with the approval and subsequent occupation of the proposed project and no impacts will occur.

### **3.9.2 CUMULATIVE IMPACTS**

The potential impacts related to hazardous materials are site-specific. Furthermore, the analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the appropriate mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

### **3.9.3 MITIGATION MEASURES**

The preceding analysis concluded that the following mitigation measures were required with respect to hazards and hazardous materials.

*Mitigation Measure No. 2 (Hazards & Hazardous Materials).* Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.

*Mitigation Measure No. 3 (Hazards & Hazardous Materials).* Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.

*Mitigation Measure No. 4 (Hazards & Hazardous Materials).* The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.

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<sup>75</sup> Cal Fire. *Fire Hazard Severity Zone in SRA for Los Angeles County.*  
[http://frap.fire.ca.gov/webdata/maps/los\\_angeles/fhszs\\_map.19.pdf](http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf)

## **3.10 HYDROLOGY & WATER QUALITY**

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### **3.10.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? • Less than Significant Impact.*

Title 5 –Public Works, Chapter 52– Stormwater Management, and Discharge Control of the City of Santa Fe Springs Municipal Code regulates stormwater discharge pursuant to the federal Clean Water Act. The federal Clean Water Act prohibits the discharge of pollutants into “waters of the United States,” or rivers, streams, and lakes that fall under federal jurisdiction, without a permit. The federal Clean Water Act also provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending (“NPDES”) requirements to stormwater and urban runoff discharge into municipal storm drain systems. Certain development projects that connect to the City’s MS4 (Municipal Separate Storm Sewer System)<sup>76</sup> must obtain two National Pollutant Discharge Elimination System (NPDES) permits: the General Construction Activities Stormwater Permit (GCASP) and the General Industrial Activities Stormwater Permit (GIASP). NPDES permits typically incorporate specific discharge limitations for point source discharges to ensure that dischargers meet permit conditions and protect State-defined water quality standards. The NPDES framework also regulates stormwater runoff originating from municipal and industrial sources. The project Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) in order to comply with the aforementioned NPDES permit requirements. The SWPPP will contain recommended Best Management Practices (BMPs) which will prevent the contamination of stormwater runoff during construction. The SWPPP will also identify post-construction structural BMPs that will be incorporated in the project design. The BMPs will reduce the amount of contaminants present in surface runoff.

The project’s construction will not result in a violation of water quality standards or waste discharge requirements. Construction is regulated by the California Building Standards Code and the Building Regulations within Chapter 150 of the Santa Fe Springs Municipal Code.<sup>77</sup> These building codes provide requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from sedimentation and erosion. In addition, Section 154.17 (Grading and Erosion Control) of the Santa Fe Springs Municipal Code ensures compliance with grading and erosion control regulations.<sup>78</sup> Adherence to SCAQMD Rule 403 requirements will also prevent the introduction of sediment and other pollutants into surface runoff and will prevent the discharge of contaminated runoff off-site. Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant will be required to demonstrate that coverage

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<sup>76</sup> The four stands for the four S’s (Separate Storm Sewer System).

<sup>77</sup> Santa Fe Springs, City of. *Municipal Code*. Title XV, Land Usage. Chapter 150, Building Regulations.

<sup>78</sup> Santa Fe Springs, City of. *Municipal Code*. Title XV, Land Usage. Chapter 154, Subdivisions, Section 154.17 Grading and Erosion Control.

has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system. A Low Impact Development (LID) report dated June 3, 2019 was prepared for the project by JLC Engineering & Consulting, Inc. This report is provided in Appendix C. The project Applicant was required to prepare a LID report since the project will be replacing new impervious area for the entire project site. According to the LID report, the project Applicant will install seven Filterra Catch Basin Inlets to provide a bio-filtration treatment, a new 18 inch storm drain to convey stormwater runoff, a double barrel 96 inch subsurface storage system with a storage capacity of 36,000 cubic yards of runoff, and a new pump system to transport treated runoff off-site.<sup>79</sup>

According to Contech, the manufacturers of the Filterra system, stormwater runoff enters the Filterra system through a curb-inlet opening or pipe and flows through a specially designed filter media mixture contained in a landscaped concrete container. The filter media captures and immobilizes pollutants; those pollutants are then decomposed, volatilized and incorporated into the biomass of the Filterra system's micro/macro fauna and flora. Stormwater runoff flows through the media and into an underdrain system at the bottom of the container, where the treated water is discharged.<sup>80</sup> From there, filtered runoff will be conveyed to the subsurface storage system where it will be stored prior to off-site discharge.

These BMPs will filter out contaminants of concern (oil, debris, sediment, waste, VOCs, etc) and will reduce the volume of water discharged into the local storm drains. Furthermore, the project Applicant will be required to implement the effective source control BMPs listed in Table 10 of Part VI.D.6.f. of the municipal NPDES permit. As a result, the potential impacts are considered to be less than significant.

*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? • Less than Significant Impact.*

The grading and trenching that would be undertaken to accommodate the building footings, utility lines, and other underground infrastructure such as stormwater appurtenances and double check detector assemblies would not extend to depths required to encounter groundwater. According to the Phase I report, groundwater was encountered starting 16 feet BGS. Therefore, no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The project would be connected to the City's water lines and would not result in a direct decrease in underlying

<sup>79</sup> JLC Engineering & Consulting, Inc. *Low Impact Development (LID) Report*. Report dated June 3, 2019.

<sup>80</sup> Contech. *Filterra Biofiltration*. <https://www.conteches.com/stormwater-management/biofiltration-bioretention/filterra>

groundwater supplies. Furthermore, the construction and post-construction BMPs will filter out contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. As a result, the impacts are anticipated to be less than significant.

C. *Would the project substantially alter the existing drainage pattern of the site or area, including 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 off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • Less than Significant Impact.*

The proposed project will alter the site's existing drainage characteristics, though the project's construction will be restricted to the project site and the construction of the proposed project will not alter the course of any stream or river that would lead to on - or off-site siltation or erosion, a redirection of flood flows, or an introduction of contaminated runoff. The Coyote Creek Channel is located approximately 850 feet east of the site. This channel is concrete lined at its closest point to the project site. The implementation of the proposed project will not alter any off-site drainage patterns since the project will not introduce additional impervious surfaces off-site. The site is surrounded on all sides by development. In addition, the portion of Carmenita Road that extends along the project site's west side is paved and a storm drain is located to the south of the project site along the east side of Carmenita Road. Nevertheless, the introduction of additional landscaping, new pavement, and new stormwater appurtenances will alter the site's drainage characteristics. A majority of the site is paved over. Currently, surface runoff is discharged off-site into Carmenita Road or percolates into the ground through pockets of landscaping. Contaminants of concern such as oil, debris, waste, sediment, VOCs, and other materials may pollute stormwater runoff as runoff is currently conveyed off-site. Once constructed, approximately seven percent of the project site will be covered over in landscaping. The project's implementation will result in a decrease in the amount of impervious surfaces on-site and will not result in the release of any untreated stormwater off-site. Therefore, no on- or off-site erosion or siltation resulting from an increase in impervious surfaces will occur since surface runoff could percolate into the ground through the additional pervious surfaces.

As indicated previously, the project Applicant prepared a LID report that recommended the inclusion of seven Filterra Catch Basin Inlets to provide a bio-filtration treatment, a new 18 inch storm drain to convey stormwater runoff, a double barrel 96 inch subsurface storage system with a storage capacity of 36,000 cubic yards of runoff, and a new pump system to transport treated runoff off-site.<sup>81</sup> These BMPs will result in the slow and controlled discharge of runoff into the City's storm drains and will filter out contaminants of concern. Therefore, no excess runoff will be discharged off-site and the proposed project will not result in off-site erosion or flooding. In addition, the project will not create polluted runoff or runoff that would exceed the capacity of existing storm drains with implementation of the BMPs outlined in the SUSMP. As a result, the potential impacts are considered to be less than significant.

<sup>81</sup> JLC Engineering & Consulting, Inc. *Low Impact Development (LID) Report*. Report dated June 3, 2019.

*D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? • Less than Significant Impact.*

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.<sup>82</sup> This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.<sup>83</sup> The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the Coyote Creek is not likely to happen due to the current level of channelization and volume of water present. In addition, the project site is located inland approximately 12 miles from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.<sup>84</sup>

The Santa Fe Springs General Plan and the City's Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. 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. Nevertheless, in the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City's impacted area.<sup>85</sup> The project site is located outside of the Whittier Narrows Dam inundation area. As a result, no impacts with regards to flooding, tsunamis, seiches, or dam inundation will occur.

*E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.*

The proposed project is in compliance with Title 5, Chapter 52 of the City of Santa Fe Springs Municipal Code since the Applicant has prepared a LID report. Title 5, Chapter 52 of the City of Santa Fe Springs Municipal Code is responsible for implementing the NPDES and MS4 stormwater runoff requirements. In addition, the project's construction and 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 a result, no impacts are anticipated.

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<sup>82</sup> Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>

<sup>83</sup> FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

<sup>84</sup> Google Earth. Website accessed August 27, 2019.

<sup>85</sup> City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

### **3.10.2 CUMULATIVE IMPACTS**

The potential impacts related to hydrology and stormwater runoff are typically site-specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts with the adoption of appropriate mitigation measures. The proposed project will be required to comply with the most current stormwater runoff and Clean Water Act requirements. As a result, no cumulative impacts are anticipated.

### **3.10.3 MITIGATION MEASURES**

The analysis indicated that the proposed project would not result in any hydrological, stormwater runoff, or water quality impacts. As a result, no mitigation is required.

## 3.11 LAND USE & PLANNING

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### 3.11.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community? • No Impact.*

Existing uses found in the vicinity of the 6.73 acre project site are summarized below:<sup>86</sup>

- *North of the project site.* An Atchison Topeka and Santa Fe Railroad right-of-way extends along the north side of the project site in an east-west orientation. A business park is located further north of the project site, north of the aforementioned railroad ROW..
- *South of the project site.* A recently constructed warehouse abuts the project site to the south.
- *East of the project site.* A lumber yard abuts the project site to the east.
- *West of the project site.* Carmenita Road extends along the project site's western boundary in a north-south orientation. Various industrial uses occupy frontage along the west side of Carmenita Road.

The project is consistent with the surrounding industrial uses. As a result, the project will not lead to any division of an existing established neighborhood and 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.*

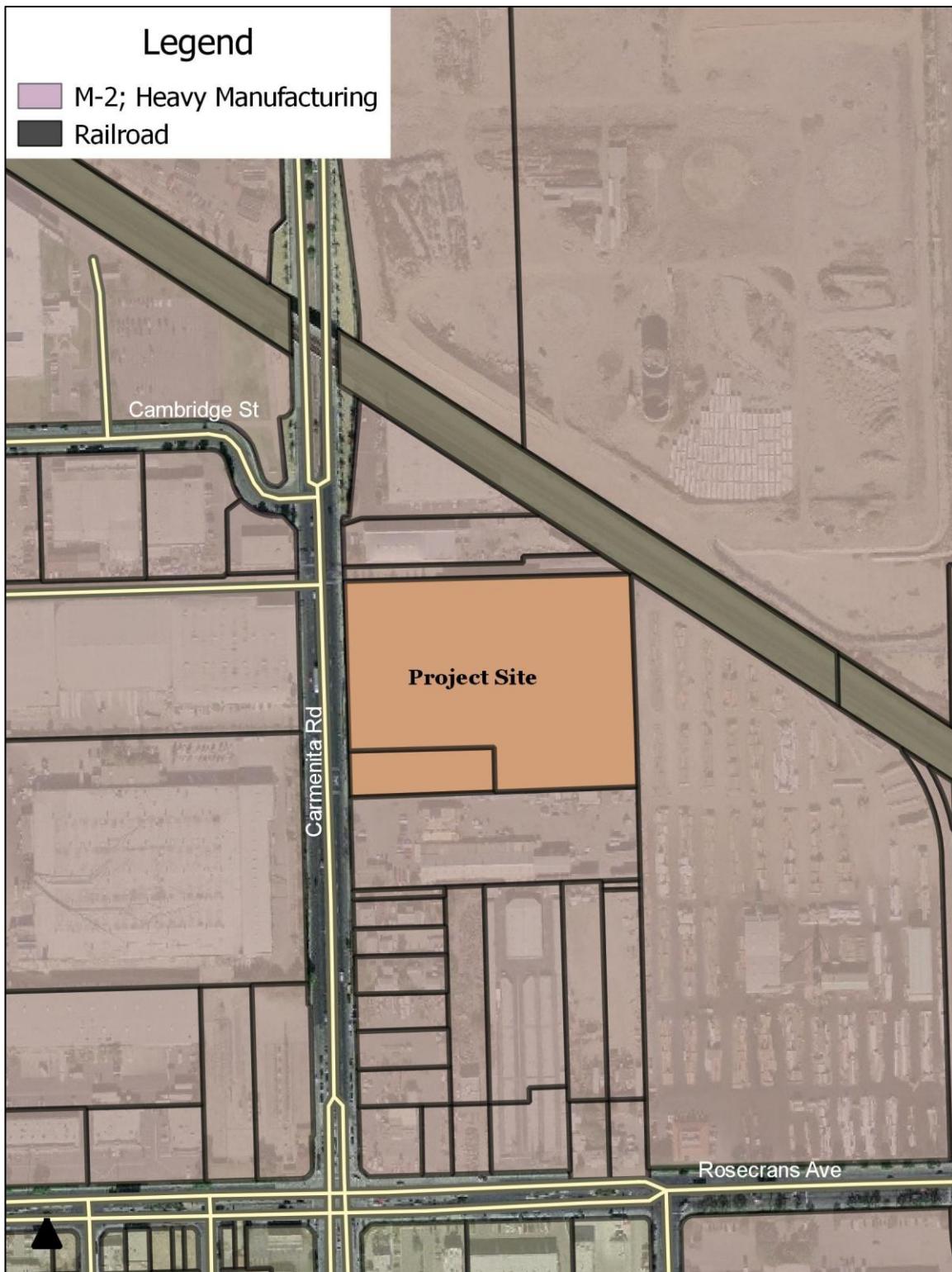
The project site is currently zoned as *Heavy Manufacturing* (M-2) (refer to Exhibit 3-3 for the zoning map). The project site's General Plan land use designation is *Industrial* (refer to Exhibit 3-3 for the General Plan land use map). The project's proposed warehousing uses are consistent with the General Plan and zoning designations for the project site. The project's implementation will require a Development Plan Approval (DPA No. 967) for the new warehouse and a Tentative Tract Map (TTM No. 82732). Table 3-14 depicts the proposed project's conformity with the City's M-2 zoning standards.

**Table 3-14**  
**The Project Conformity with the City's Zoning Standards**

Description	City Requirements	Project Element	Conforms?
Maximum Lot Coverage	N/A	50%	Yes
Parking Required	198 spaces	198 spaces	Yes
Front Yard Setback	20 ft	82 ft	Yes
Landscaping Required	11,550 sq. ft.	20,341 sq. ft.	Yes

Source: City of Santa Fe Springs Municipal Code

<sup>86</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on July 29, 2019.



**EXHIBIT 3-3**  
**CITY OF SANTA FE SPRINGS GENERAL PLAN AND ZONING**  
**MAP**

SOURCE: CITY OF SANTA FE SPRINGS AND QUANTUM GIS

As shown in Table 3-14, the proposed project conforms to the City's Zoning Standards. Nevertheless, the project will still be subject to the aforementioned discretionary actions. As a result, the potential impacts are considered to be less than significant.

### **3.11.2 CUMULATIVE IMPACTS**

The potential cumulative impacts with respect to land use are site-specific. Furthermore, the analysis determined that the proposed project will not result in any adverse land use impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.

### **3.11.3 MITIGATION MEASURES**

The analysis determined that no significant impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

## **3.12 MINERAL RESOURCES**

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### **3.12.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

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? • No Impact.*

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.<sup>87</sup> As indicated previously, the site is occupied by Univar. There are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources 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.*

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

### **3.12.2 CUMULATIVE IMPACTS**

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

### **3.12.3 MITIGATION MEASURES**

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

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<sup>87</sup> California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.41448/34.56284/14>

## **3.13 NOISE**

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### **3.13.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.*

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. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.<sup>88</sup> Noise levels may be expressed as dBA where an "A" weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived noise levels at lower frequencies. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-4.

Noise may be generated from a point source, such as machinery, or from a line source, such as a roadway segment containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as "spreading loss." Due to spreading loss, noise attenuates (decreases) with distance. Stationary, or point, noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance.<sup>89</sup> Noise emanating from travelling vehicles, also referred to as a line source, decreases by approximately 3.0 dBA 50 feet from a source over a hard, unobstructed surface such as asphalt, and by approximately 4.5 dBA over a soft surface, such as vegetation. For every doubling of distance thereafter, noise levels drop another 3.0 dBA over a hard surface and 4.5 dBA over a soft surface.<sup>90</sup> The ambient noise environment within the project area is dominated by traffic noise emanating from Carmenita Road.

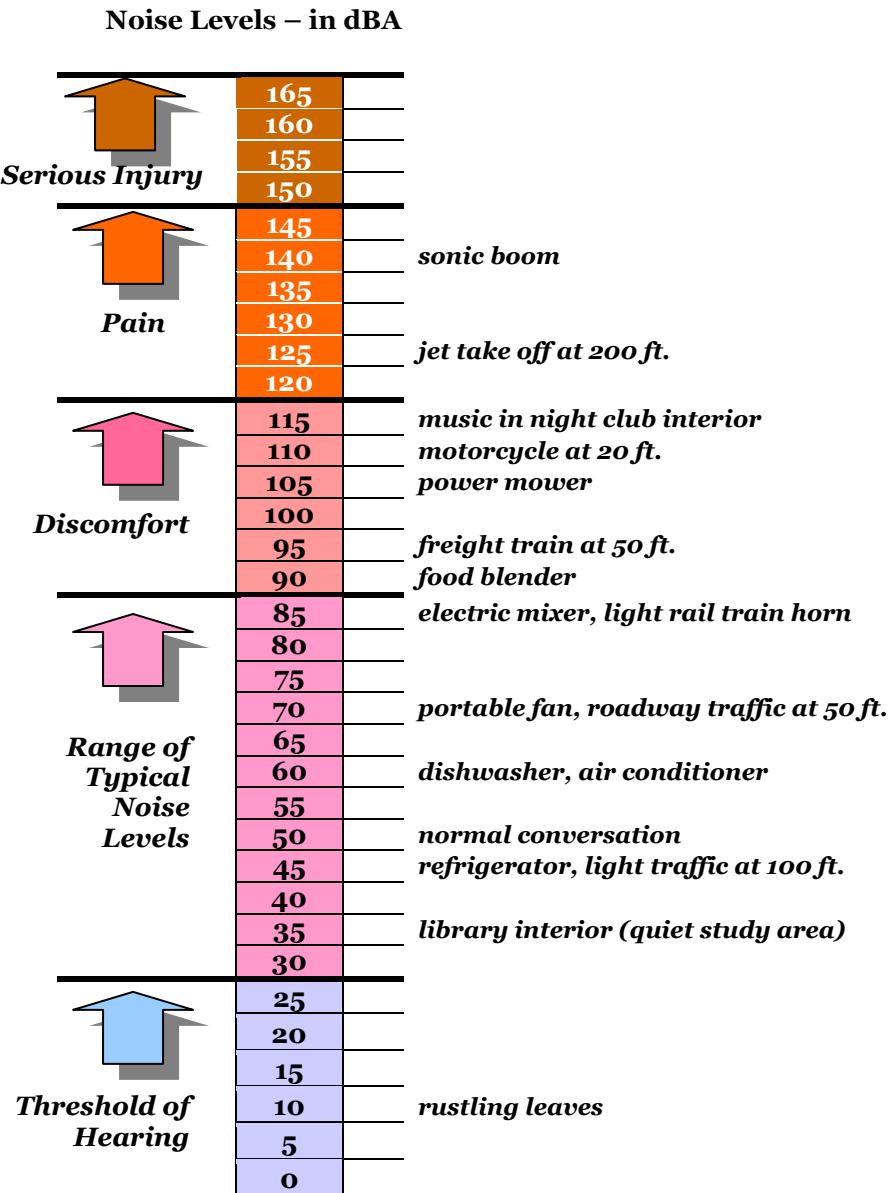
An Extech Digital Sound Meter was used to conduct the noise measurements. The meter was performed using a slow response setting, with an "A" weighting. The meter's height above the ground surface was five feet. A series of 100 discrete noise measurements were recorded along the east side of Carmenita Road. The duration of each measurement period was 15 minutes. The results of the survey are summarized in Table 3-15.

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<sup>88</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

<sup>89</sup> United States Department of Transportation – Federal Highway Administration. *Transit Noise and Vibration Impact Assessment Manual*. Report dated September 2018.

<sup>90</sup> Ibid.



**EXHIBIT 3-4**  
**TYPICAL NOISE SOURCES AND LOUDNESS SCALE**  
 Source: Blodgett Baylosis Environmental Planning

The measurements were taken on a Thursday morning at 10:00 AM. The median ambient noise level ( $L_{50}$ ) was 73.1 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 3-15, the average ambient noise level was 73.3 dBA.

**Table 3-15**  
**Noise Measurement Results**

Noise Metric	Noise Level (dBA)
$L_{max}$ (Maximum Noise Level)	82.9 dBA
$L_{99}$ (Noise levels <99% of time)	81.2 dBA
$L_{90}$ (Noise levels <90% of time)	78.0 dBA
$L_{75}$ (Noise levels <75% of time)	75.9 dBA
$L_{50}$ (Noise levels <50% of time)	73.1 dBA
$L_{min}$ (Minimum Noise Level)	68.0 dBA
Average Noise Level	73.3 dBA

Source: Blodgett Baylosis Environmental Planning.

## Construction

The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project and include one excavator, one grader, one dozer, three backhoes, three front end loaders and three tractors. The construction noise modeling was performed for the grading phase and the type and number of equipment that will be used was chosen from the CalEEMod program. The pieces of equipment that will be used on-site during the aforementioned phase were distributed throughout the site to give an accurate, real-world estimate of construction noise. As indicated by the model, the project's construction will result in ambient noise levels of up to 61.6 dBA at the nearest sensitive receptor. Construction noise will barely be audible since it will be masked by the existing ambient noise environment. According to the City's Municipal Code, the absolute maximum noise level permitted within the M-2 zone is 90 dBA. As a result, the potential impacts are considered to be less than significant.

## Operational

A majority of the project's operational noise will derive from the idling, loading, and maneuvering of trucks on-site. Trucks at idle produce an average noise level of 70 dBA from a distance of 70 feet from the noise source.<sup>91</sup> Other sources of operational noise include forklifts, roll-up doors, back-up alarms, and employees conversing in the parking or loading areas. Once operational, the proposed project will not expose future employees to excessive noise levels. According to the City's Municipal Code, the absolute maximum noise level permitted within the M-2 zone is 90 dBA. The building's future tenant must adhere to the California Occupational Noise Control Standards contained in the California Code

<sup>91</sup> Noise measurements collected by Blodgett Baylosis Environmental Planning, July 2019.

of Regulations, Title 8, Industrial Relations, Chapter 4. The California Occupational Noise Control Standards outline permissible noise exposure at a workplace, which includes a maximum noise exposure level of 90 dBA for more than eight hours in any workday. Finally, future tenants must comply with all Occupation Health and Safety Administration (OSHA) requirements regarding noise control. Adherence to the above-mentioned operational regulations will protect employees from excessive noise levels.

Once operational, noise emanating from trucks traveling to the site as well as from trucks idling on-site will not negatively affect the nearby sensitive receptors. The traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The average daily traffic volumes on Carmenita Road are approximately 30,230 vehicles per day. As indicated in the traffic analysis, the proposed project will generate approximately 208 passenger car trips and 53 truck trips per day. All of these vehicle trips will use Carmenita Road to both enter and exit the site. The proposed project's traffic generation will represent 0.86% of the total existing traffic using Carmenita Road, well under the doubling to result in a perceptible increase in traffic noise levels. As a result, the traffic noise impacts are deemed to be less than significant.

As indicated previously, trucks at idle produce an average noise level of 70 dBA from a distance of 70 feet from the noise source. The closest sensitive receptors are located 1,100 feet southwest of the project site. In addition, these sensitive receptors do not possess a line-of-sight with the project site. Noise emanating from trucks will be subject to spreading loss, which would reduce noise levels by up to 16.5 dBA. Truck noise will be further reduced by the buildings and structures that obstruct the line-of-sight between the project site and the nearest sensitive receptors. The building's shell will result in a 20 dBA reduction of exterior noise levels.<sup>92</sup> Therefore, noise emanating from idling trucks during the project's operation will result in less than significant impacts.

*B. Would the project result in a generation of excessive ground-borne vibration or ground-borne noise levels? • Less than Significant Impact.*

Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernible vibrations at moderate levels, and actual building damage at the highest levels. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 3-16 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 (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above

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<sup>92</sup> California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1 FHWA Building Noise Reduction Factors*. Report dated 2013.

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.

**Table 3-16**  
**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. Some risk to ancient monuments and ruins.
1.0 to 2.0	Vibrations considered unpleasant by most people.	U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings. Most construction vibration limits are in this range.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

The proposed improvements would be constructed over a shallow foundation that would extend no more than three to four feet below ground surface (BGS). The use of shallow foundations precludes the use of pile drivers or any auger type equipment. As shown in the construction noise model, the project's construction would not require the use of impact producing equipment. Typical construction noise levels are shown in Exhibit 3-5. Once occupied, the overall increase in ambient noise level would not be readily apparent to an individual with normal hearing.

In addition, the project will not result in the exposure of nearby residents to the generation of excessive ground-borne noise due to truck traffic. The traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The average daily traffic volumes on Carmenita Road are approximately 30,230 vehicles per day. As indicated in the traffic analysis, the proposed project will generate approximately 208 passenger car trips and 53 truck trips per day. All of these vehicle trips will use Carmenita Road to both enter and exit the site. The proposed project's traffic generation will represent 0.86% of the total existing traffic using Carmenita Road, well under the doubling to result in a perceptible increase in traffic noise levels. As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

			70	80	90	100
			dBA	dBA	dBA	dBA
<i>Equipment Powered by Internal Combustion Engines</i>	<i>Earth Moving Equipment</i>	Compactors (Rollers)		■		
		Front Loaders		■	■	
		Backhoes		■	■	■
		Tractors			■	■
		Scrapers, Graders			■	
		Pavers			■	
	<i>Materials Handling Equipment</i>	Trucks			■	■
		Concrete Mixers		■	■	
		Concrete Pumps			■	
		Cranes (Movable)		■	■	
		Cranes (Derrick)		■	■	
	<i>Stationary Equipment</i>	Pumps	■			
		Generators		■		
		Compressors			■	
<i>Impact Equipment</i>	Pneumatic Wrenches				■	
	Jack Hammers				■	■
	Pile Drivers				■	■
<i>Other Equipment</i>	Vibrators		■	■		
	Saws			■		

**EXHIBIT 3-5**  
**TYPICAL CONSTRUCTION NOISE LEVELS**

Source: Blodgett Baylosis Environmental Planning

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 residing 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 or public use airport. Fullerton Airport is located approximately 4.23 miles southeast of the project site and the Joint Forces Training Base in the City of Los Alamitos is located 7.46 miles south of the project site.<sup>93</sup> In addition, the project site is not located within the 60 CNEL boundaries for any of the aforementioned airports. As a result, no impacts will occur.

### **3.13.2 CUMULATIVE IMPACTS**

The analysis indicated that the proposed project would not result in any significant adverse noise impacts. As a result, no cumulative noise impacts will occur with the implementation of the proposed project.

### **3.13.2 MITIGATION MEASURES**

The analysis of potential impacts related to noise indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

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<sup>93</sup> Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* <http://www.tollfreeairline.com/california/losangeles.htm>.

## **3.14 POPULATION & HOUSING**

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### **3.14.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project induce substantial unplanned population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure related to a project)?* • *Less than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently occupied by Univar and is located in the midst of an industrial area.
- *Extension of roadways and other transportation facilities.* Neither Carmenita Road nor the adjacent railroad right-of-way will be expanded under this project.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development since these utility lines will serve the site only.
- *Major off-site public projects (treatment plants, etc.).* The project is a proposal to construct a 148,897 square feet warehouse on a site that is currently occupied by Univar. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is occupied by Univar and there are no housing units located on-site.
- *Additional population growth leading to increased demand for goods and services.* The proposed project is anticipated to add up to 99 new jobs based on a ratio of one employee per 1,518 square feet of floor area.<sup>94</sup> The project Applicant will be required to pay all required development impact fees mandated under Chapter 14.36 – Development Impact Fees of the City of Santa Fe Springs Municipal Code.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. The proposed project is anticipated to add up to 99 new jobs based on a ratio of

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<sup>94</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

one employee per 1,518 square feet of floor area.<sup>95</sup> According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.<sup>96</sup> The projected number of new jobs is well within SCAG's employment projections for the City of Santa Fe Springs. As a result, less than significant impacts will occur.

*B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.*

No housing units will be displaced as a result of the proposed project's implementation. The site is currently occupied by Univar. Therefore, no impacts will result.

### **3.14.2 CUMULATIVE IMPACTS**

The analysis of potential population and housing impacts indicated that no impacts would result upon the proposed project's implementation. The two related project sites do not contain any housing units. In addition, the two related projects will not involve any residential development. As a result, no cumulative impacts will occur.

### **3.14.3 MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

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<sup>95</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

<sup>96</sup> Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

## **3.15 PUBLIC SERVICES**

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### **3.15.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project 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: Fire protection services; Police protection; Schools; Parks; other Governmental facilities? • Less than Significant Impact.*

The City of Santa Fe Springs Fire 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, which is located one mile southwest 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. The proposed project would only place an incremental demand on fire services since the project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the aforementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and 6 support personnel.<sup>97</sup> The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. To ensure the proposed project elements adhere to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that

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<sup>97</sup> City of Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.

the development adheres to the Department requirements, including, but not limited to, photometric plan review. Adherence to the above-mentioned requirement will reduce potential impacts to levels that are less than significant.

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. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. School fees that will be paid by the developer and as a result, less than significant impacts will occur. Lastly, no new public facilities will be needed since the proposed project will be an industrial development that will not result in a direct increase in population and therefore will not create a significant need for increased public services. As a result, no impacts are anticipated.

### **3.15.2 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will not result in a significant incremental increase in the demand for public services. As a result, no cumulative impacts are anticipated.

### **3.15.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

## **3.16 RECREATION**

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### **3.16.1 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.

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 nearest park to the project site is Ramona Park, located 0.45 miles to the southwest of the project site. The nearest City-owned Park is Little Lake Park, located 2.60 miles northwest of the project site. The proposed warehouse development will be constructed within the confines of the project site and the proposed project will not physically impact the aforementioned parks. Since the project will not negatively impact any park, no impacts will occur.

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?* • No Impact.

The proposed project is a request to construct a warehouse. The proposed project will not involve the construction of new recreational facilities nor will the project result in a direct demand for park facilities. As a result, no changes in the demand for local parks and recreation facilities are anticipated and no impacts are anticipated.

### **3.16.2 CUMULATIVE IMPACTS**

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

### **3.16.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no mitigation is required.

## **3.17 TRANSPORTATION**

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### **3.17.1 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.*

This analysis provides data regarding existing operational characteristics of traffic in the general vicinity of the project, as well as an analysis of the proposed project's impacts to these existing and anticipated future traffic conditions. The report identifies and quantifies the impacts at key intersections and attempts to address the most appropriate and reasonable mitigation strategies at any impacted intersections which are identified to be operating at a deficient level of service.

Traffic analysis and level of service (LOS) parameters, such as LOS and intersection performance metrics, significant impact thresholds, saturation flow rates for lane groups, and other factors were applied in accordance with the City's currently adopted methods for traffic studies. The analysis methodology is based on the City of Santa Fe Springs' traffic study criteria, which is derived from the requirements and procedures established in the Los Angeles County Metropolitan Transportation Authority's Congestion Management Program (CMP). Intersection operating conditions are defined in terms of "Level of Service" (LOS), a grading scale used to represent the quality of traffic flow at an intersection. Level of Service ranges from LOS "A," representing free-flow conditions, to LOS "F," which indicates failing or severely congested traffic flow. Both the City of Santa Fe Springs and the County of Los Angeles CMP recognize LOS "D" as the minimum satisfactory Level of Service during peak hour conditions.

To determine the above peak-hour intersection LOS values for each intersection, the intersection capacity utilization (ICU) methodology was used. ICU methodology calculates the efficiency of an intersection to handle certain traffic conditions by summing the volume-to-capacity (V/C) of critical east/west and north/south conflicting movement combinations, which are determined from the volume and direction of entering traffic, and the capacity and configuration of the approach lanes serving this traffic. The resulting ICU is expressed in terms of the overall V/C of the intersection, and adapted to a simplistic grading scale in terms of level of service (LOS), where LOS "A" represents free-flow activity and LOS "F" represents overcapacity operation. Classifications of the six levels of service for signalized intersections are shown in Table 3-17.<sup>98</sup>

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<sup>98</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.

**Table 3-17**  
**Level of Service Definitions**

Level of Service	V/C Ratio or ICU (signalized)
A	0.00 – 0.60
B	0.61 – 0.70
C	0.71 – 0.80
D	0.81 – 0.90
E	0.91 – 1.00
F	1.01 or greater

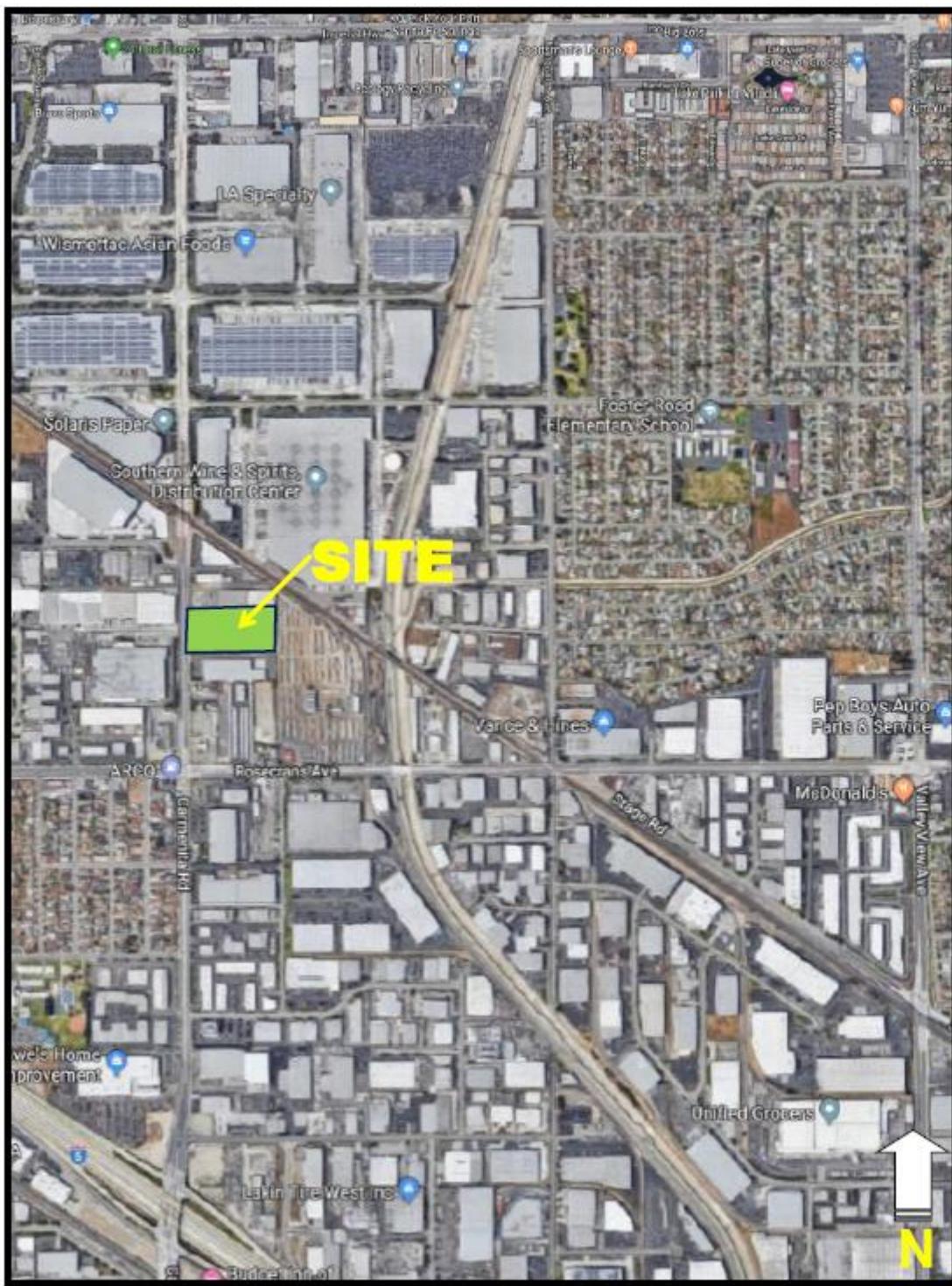
Table 3-18, included on the following page, provides a description of each specific level of service grade (LOS A through LOS F).

**Table 3-18**  
**Level of Service Description**

LOS	Description
A	No approach phase is fully utilized by traffic, and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily, and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are nearing full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially, and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated. Exhibit 3-6 illustrates the existing circulation network within the project area as well as the location of the proposed project.<sup>99</sup>

<sup>99</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.



**EXHIBIT 3-6**  
**EXISTING CIRCULATION NETWORK**  
Source: Crown City Engineers, Inc.

The following paragraphs provide a brief description of the existing roadways which comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

- *Carmenita Road.* Carmenita Road is a major north-south arterial street with two travel lanes in each direction plus a two-way turn lane in the center. The street is approximately 80 feet wide and posted with a speed limit of 45 miles per hour. Most of the intersections are signalized and exclusive left- and right-turn lanes are provided at major intersections. On-street parking is prohibited along the sides of the street. The intersection of Carmenita Road and Rosecrans Avenue, as well as Carmenita Road Imperial Highway are signalized. Parking is permitted along the sides of the street. The average daily volume on Carmenita Road is approximately 30,230 vehicles per day (assuming PM peak hour volume counted on Carmenita Road represents approximately 10% of its average daily traffic volume).
- *Rosecrans Avenue.* Rosecrans Avenue is a major east-west arterial street with two travel lanes in each direction. The street is approximately 76 feet wide and posted with a speed limit of 45 miles per hour. Directional travels are separated by a two-way turn lane in the center of the street. Most of the intersections are signalized and exclusive left- and right-turn lanes are provided at major intersections. On-street parking is prohibited along the sides of the street. The intersection of Rosecrans Avenue at Carmenita Road as well as Marquardt Avenue and at Valley View Avenue are signalized. The average daily volume on Rosecrans Avenue is approximately 25,720 vehicles per day (assuming PM peak hour volume counted on Rosecrans Avenue represents approximately 10% of its average daily traffic volume).
- *Imperial Highway.* Imperial Highway is a major east-west arterial street with three travel lanes in each direction. The street is approximately 80 feet wide and posted with a speed limit of 45 miles per hour. Most of the intersections are signalized and exclusive left- and right-turn lanes are provided at major intersections. Directional travels are separated by a raised median island along the center of the street. The intersection of Imperial Highway at Carmenita Avenue is signalized. Parking is not permitted along the sides of the street. The average daily volume on Imperial Highway is approximately 24,670 vehicles per day (assuming PM peak hour volume counted on Imperial Highway represents approximately 10% of its average daily traffic volume).<sup>100</sup>

For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of August 2019. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM on a typical weekday (Tuesday, Wednesday or Thursday) in a non-holiday school week.

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<sup>100</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.

It was determined that the following 6 (six) key intersections would be analyzed in the study:

- Carmenita Road and I-5 Northbound Off/On-Ramps (Signalized);
- Carmenita Road and I-5 Southbound Off/On-Ramps (Signalized);
- Carmenita Road and Rosecrans Avenue (Signalized);
- Carmenita Road and Foster Road (Signalized);
- Carmenita Road and Imperial Highway (Signalized);
- Rosecrans Avenue and Marquardt Avenue (Signalized); and,
- Rosecrans Avenue and Valley View Avenue (Signalized).<sup>101</sup>

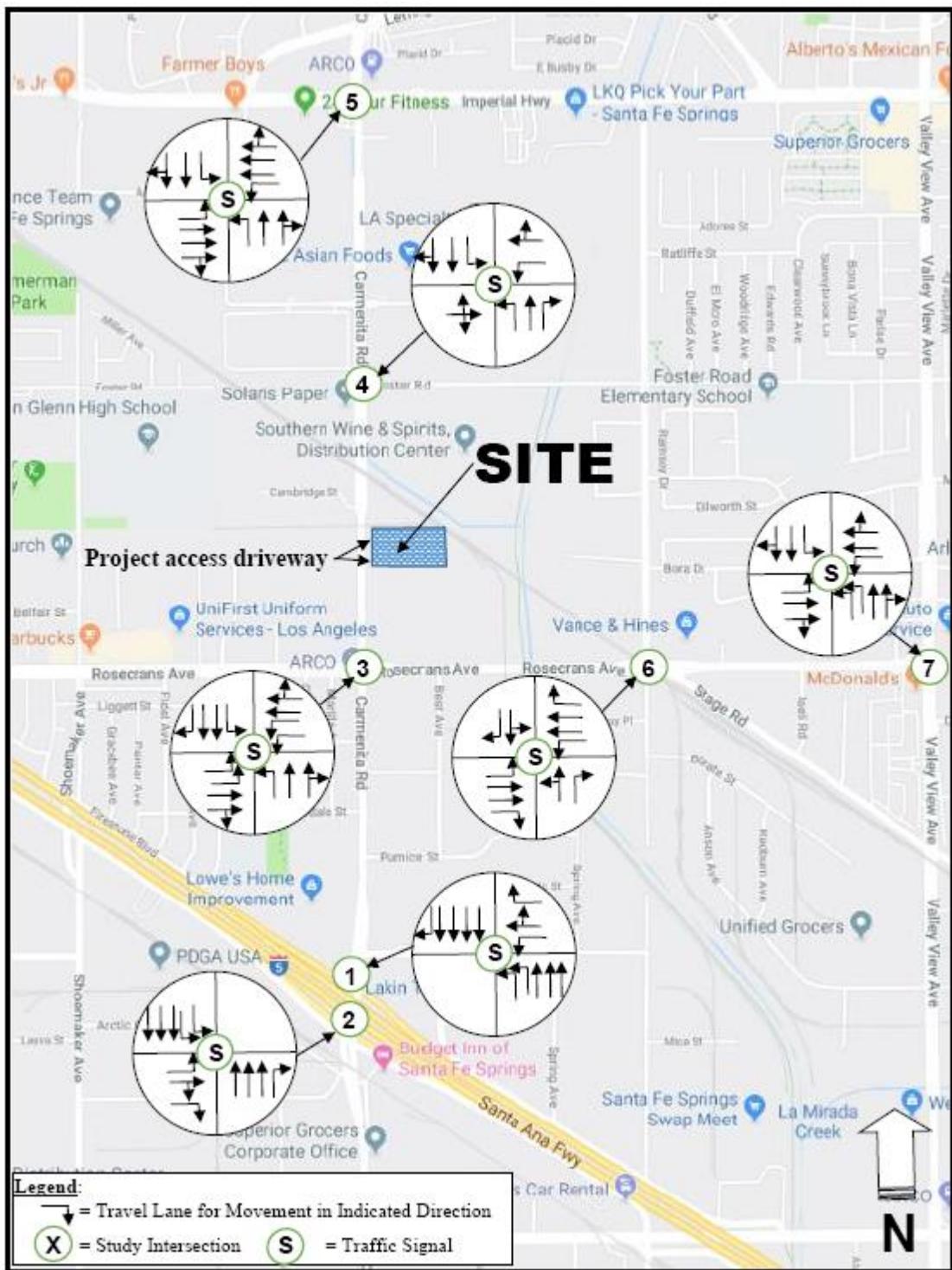
Existing lane configurations at the key intersections are shown in Exhibit 3-7. Existing turning movement counts for AM and PM peak hour conditions are shown in Exhibit 3-8. Table 3-19 presents existing condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report. Based on the results of this analysis, 4 of the 7 study intersections are operating at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours under existing 2019 traffic conditions. The intersections of Carmenita Road and Rosecrans Avenue, Carmenita Road and Imperial Highway, and Rosecrans Avenue and Valley View Avenue are operating at a deficient level (i.e., LOS E) during the PM peak hours, as shown in Table 3-19.

**Table 3-19**  
**Existing Conditions (2019) Level of Service Summary**

Intersection	Peak Hour	Existing Conditions	
		Level of Service (LOS)	Volume to Capacity (V/C)
1. Carmenita Rd and I-5 N/B Off/On-Ramps (Signalized)	AM	D	0.825
	PM	C	0.765
2. Carmenita Rd and I-5 S/B Off/On-Ramps (Signalized)	AM	B	0.694
	PM	C	0.730
3. Carmenita Rd and Rosecrans Ave (Signalized)	AM	D	0.878
	PM	E	0.972
4. Carmenita Rd and Foster Rd (Signalized)	AM	C	0.772
	PM	B	0.678
5. Carmenita Rd and Imperial Hwy (Signalized)	AM	E	0.972
	PM	E	0.959
6. Rosecrans Ave and Marquardt Ave (Signalized)	AM	A	0.486
	PM	A	0.514
7. Rosecrans Ave and Valley View Ave (Signalized)	AM	E	0.911
	PM	D	0.897

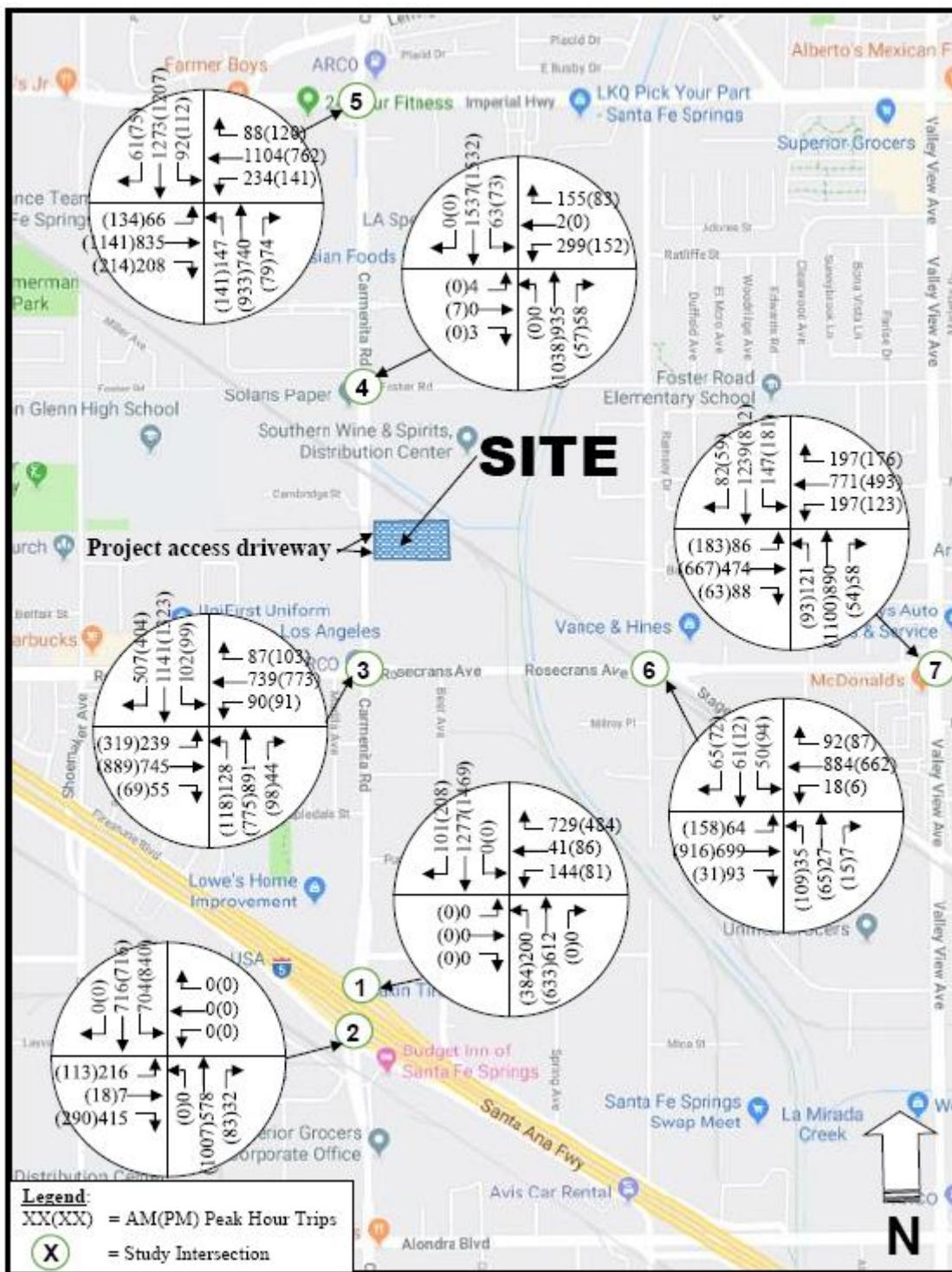
Source: Crown City Engineers, Inc.

<sup>101</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.



**EXHIBIT 3-7**  
**EXISTING LANE CONFIGURATION AT KEY INTERSECTIONS**  
Source: Crown City Engineers, Inc.

**Source: Crown City Engineers, Inc.**



## EXHIBIT 3-8

### EXISTING 2019 TRAFFIC VOLUMES AT KEY INTERSECTIONS

Source: Crown City Engineers, Inc.

A 1.0 percent per year annual traffic growth rate was applied to existing traffic volumes to create a 2021 base condition (i.e., a factor of 1.02 was applied to 2019 volumes to obtain 2021 base traffic volumes due to ambient growth). This annual traffic growth rate accounts for the population growth within the study area and traffic from any other minor projects to be developed in the study area. Per City's records, there are two other related projects located within the one and one- half mile radius of the project that will contribute to cumulative traffic volumes with the development of this project. The locations of these related projects are shown in Exhibit 3-9 included in the traffic study (refer to Appendix E).<sup>102</sup>

Trip generation estimates for these related projects were developed by using nationally recognized and recommended rates contained in "Trip Generation" manual, 10<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. For warehouse uses, vehicle trips were calculated in terms of passenger car equivalents (PCE) by using vehicle mix percentages provided for warehouse uses in the City of Fontana's "Truck Trip Generation Study", August 2003. A truck trip is generally equivalent to 2 or 3 passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.<sup>103</sup>

Table 4 of the Traffic Study (refer to Appendix E) shows a summary of trip generation estimates for the related projects. It is estimated that the related projects will generate approximately 2,054 PCE trips per average day (1,027 inbound and 1,027 outbound). The trip generation for the related projects are shown in Table 4 included in the Traffic Study (refer to Appendix E). The average weekday net new peak hour trips will be approximately 209 PCE trips during the AM peak hour (107 inbound and 102 outbound), and 226 PCE trips during the PM peak hour (111 inbound and 115 outbound). Exhibit 3-9 also shows related projects' trips distributed at the study intersections.<sup>104</sup>

The projected peak hour traffic volumes from these projects were added to existing traffic volumes with ambient growth at the study intersections to represent a 2021 pre-project traffic condition for the AM and PM peak hours. Exhibit 3-10 shows future 2021 pre-project traffic volumes at the study intersections. This pre-project traffic condition was evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2021 pre-project conditions (without project) are shown in Table 3-20. Detailed calculations relating to the study intersections are included in the Technical Appendix of the Traffic Study.<sup>105</sup>

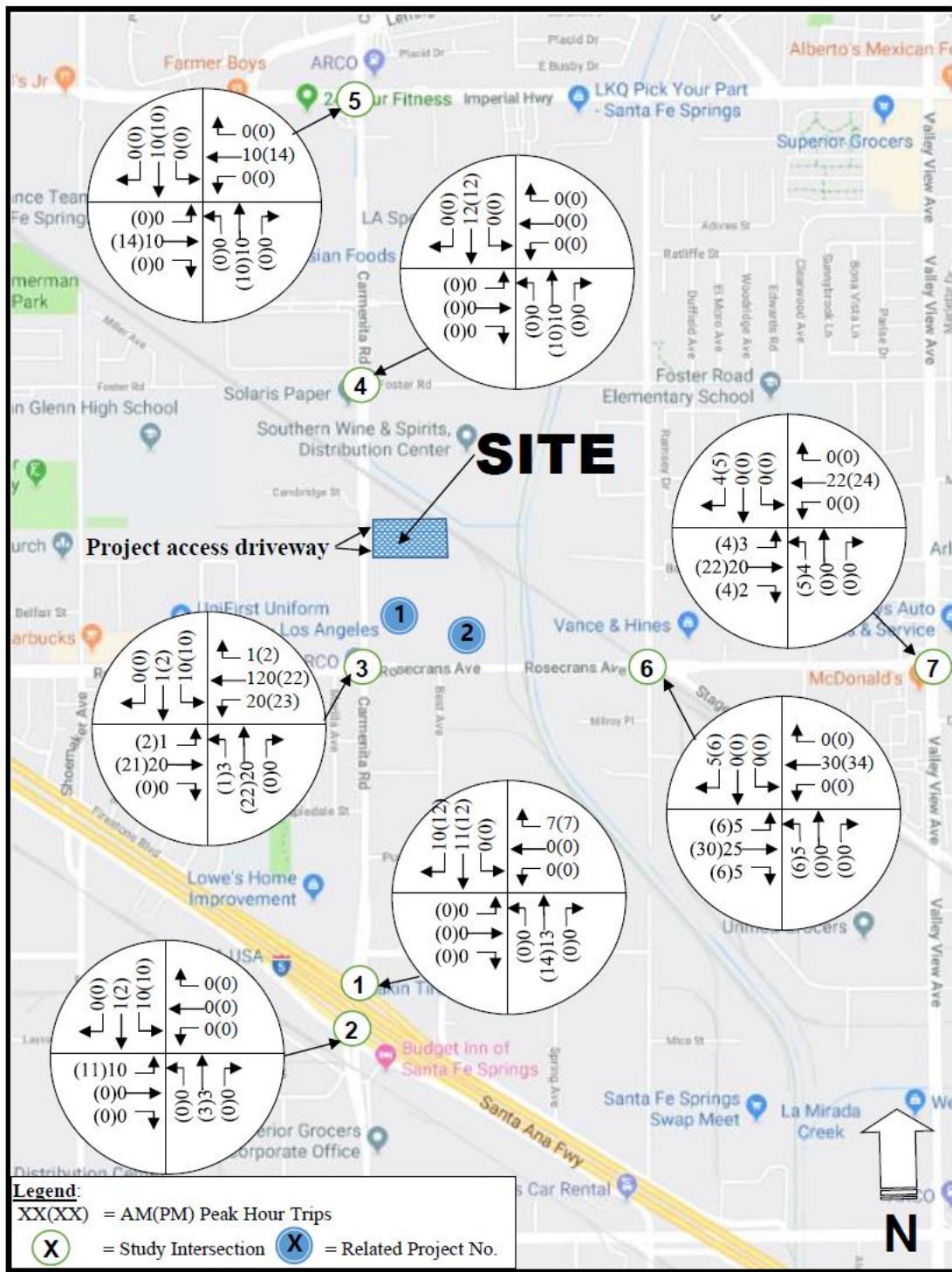
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<sup>102</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.

<sup>103</sup> Ibid.

<sup>104</sup> Ibid.

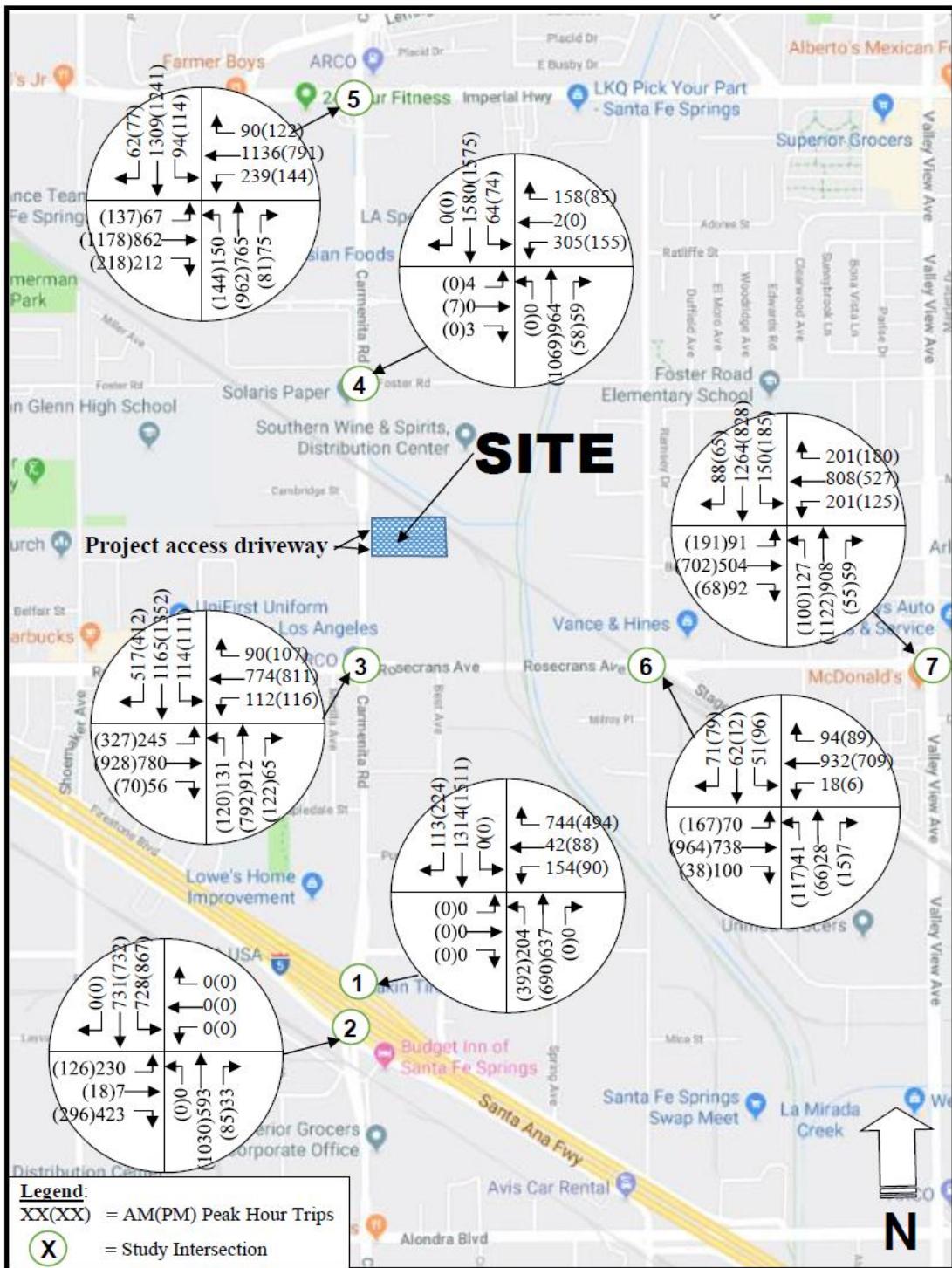
<sup>105</sup> Ibid.



## EXHIBIT 3-9

### RELATED PROJECT LOCATIONS AND DISTRIBUTION OF TRIPS

SOURCE: CROWN CITY ENGINEERS, INC.



## EXHIBIT 3-10

### FUTURE 2021 PRE-PROJECT TRAFFIC VOLUMES

Source: Crown City Engineers, Inc.

**Table 3-20**  
**Future Year (2021) Pre-Project Conditions without Level of Service Summary**

Intersection	Peak Hour	Future Pre-Project Conditions	
		Level of Service (LOS)	Volume to Capacity (V/C)
1. Carmenita Rd and I-5 N/B Off/On-Ramps (Signalized)	AM	D	0.841
	PM	C	0.781
2. Carmenita Rd and I-5 S/B Off/On-Ramps (Signalized)	AM	C	0.710
	PM	C	0.747
3. Carmenita Rd and Rosecrans Ave (Signalized)	AM	D	0.901
	PM	E	0.998
4. Carmenita Rd and Foster Rd (Signalized)	AM	C	0.789
	PM	B	0.693
5. Carmenita Rd and Imperial Hwy (Signalized)	AM	E	0.995
	PM	E	0.982
6. Rosecrans Ave and Marquardt Ave (Signalized)	AM	A	0.506
	PM	A	0.541
7. Rosecrans Ave and Valley View Ave (Signalized)	AM	E	0.939
	PM	E	0.923

Source: Crown City Engineers, Inc.

As the results indicate, 4 of the 7 study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours under future cumulative traffic conditions without the project. The intersections of Carmenita Road and Rosecrans Avenue, Carmenita Road and Imperial Highway, and Rosecrans Avenue and Valley View Avenue will continue to be operating at a deficient level (i.e., LOS E) during the PM peak hours.<sup>106</sup>

In order to evaluate future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in “Trip Generation” manual, 10<sup>th</sup> edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. The vehicle-mix percentages provided for heavy warehouse use in the City of Fontana’s “Truck Trip Generation Study”, August 2003, were used to determine the number of various types of truck trips to be generated. A truck trip is generally equivalent to 2 or 3 passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.

<sup>106</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.

Table 3-21 shows a summary of trip generation estimates for the project. It should be noted that no credit was taken for existing uses at the project site. It is estimated that the project will generate approximately 208 passenger trips and 53 truck trips per day, which is equivalent to 346 new one-way PCE trips per average day (173 inbound and 173 outbound). The average weekday new peak hour PCE trips will be approximately 34 trips during the AM peak hour (26 inbound and 8 outbound), and 39 trips during the PM peak hour (9 inbound and 30 outbound).<sup>107</sup>

**Table 3-21**  
**Proposed Project's Trip Generation**

ITE Code/Land Use	Size & Unit	Trip Generation Rate <sup>1</sup>						Average Traffic Volume					
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour
			Total	%IN	%OUT	Total	%IN	%OUT		IN	OUT	Total	IN

**Total Vehicle Trip Generation**

150 Ware-house	150.548 KSF	1.74	0.17	77%	23%	0.19	27%	73%	226	20	6	26	8	21	29
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**Vehicle Mix<sup>2</sup> and Passenger Car Equivalent (PCE) Trips**

Vehicle Mix	Trip %	Vehicle Trips						PCE trips							
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			IN	OUT	Total	IN	OUT	Total		IN	OUT	Total	IN	OUT	Total
Car (PCE=1.0)	79.57%	208	16	5	21	6	17	23	208	16	5	21	6	17	23
2-axle Truck (PCE=2.0)	3.46%	9	1	0	1	0	1	1	18	2	0	2	0	2	2
3-axle Truck (PCE=2.0)	4.64%	12	1	0	1	0	1	1	24	2	0	2	0	2	2
4+-axle Truck (PCE=3.0)	12.33%	32	2	1	3	1	3	4	96	6	3	9	3	9	12
<b>TOTAL TRIPS IN PCE:</b>								346	26	8	34	9	30	39	

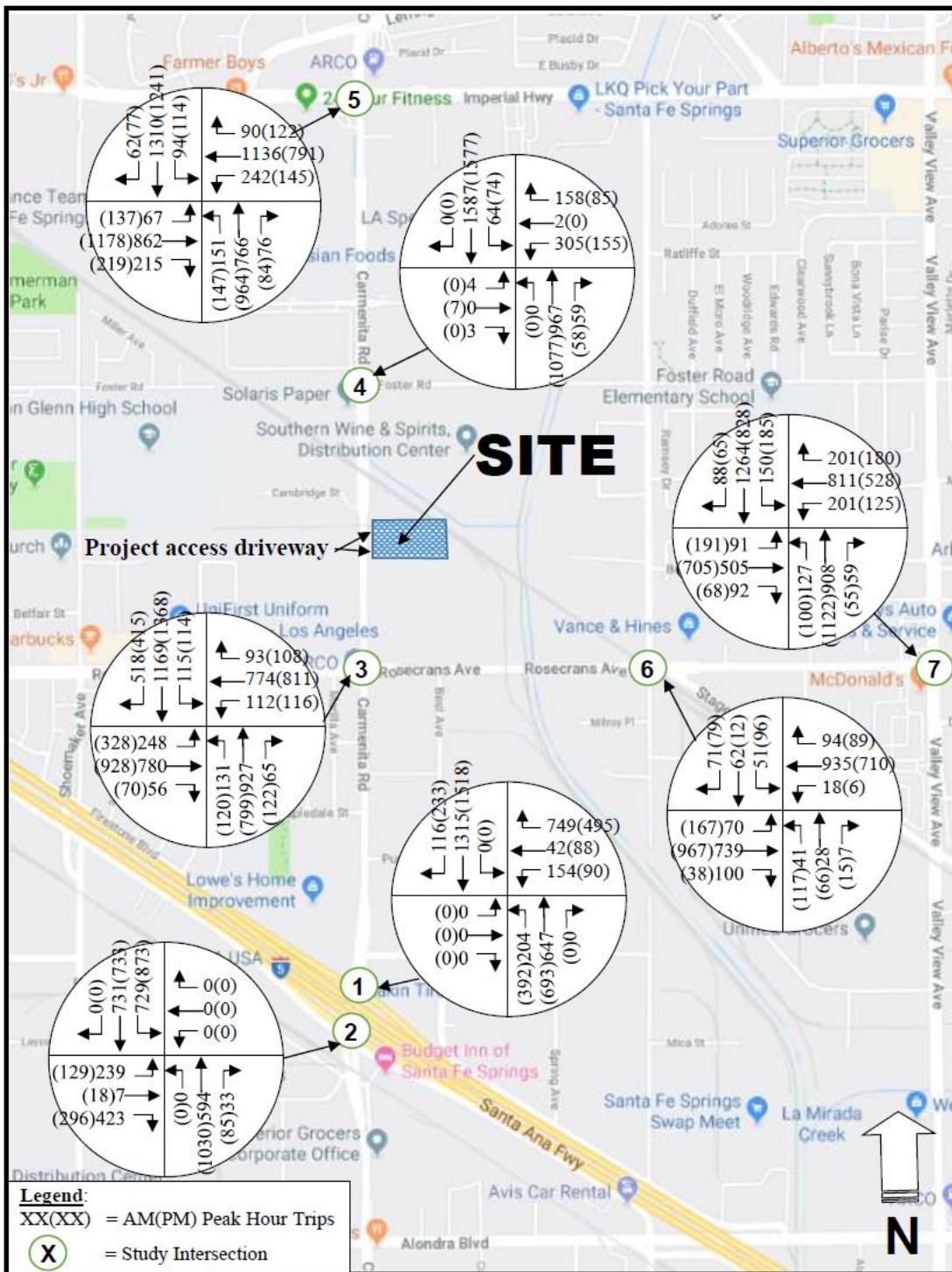
Note: All trip rates are average rates per Institute of Transportation Engineers (ITE)'s publication manual "Trip Generation", 10<sup>th</sup> Edition, 2017.

<sup>1</sup> Trip rates for Warehouse (ITE Code 150) from Institute of Transportation Engineers (ITE), "Trip Generation" manual, 10th Edition, 2017

<sup>2</sup> Vehicle mix percentages for Heavy Warehouse (ITE Code 150) from the City of Fontana, "Truck Trip Generation Study", August 2003

The 2019 cumulative post-project traffic volumes were estimated by adding project related traffic volumes to the 2021 pre-project traffic volumes with 1.0% per year ambient growth and related project traffic. Exhibit 3-11 shows Year 2021 post-project cumulative volumes for AM and PM peak hours. Year 2021 post-project cumulative (i.e., existing plus ambient traffic plus related project plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2021 post-project cumulative conditions (with project) are summarized in Table 3-21. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

<sup>107</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.



## **EXHIBIT 3-11**

### **FUTURE 2021 POST PROJECT CUMULATIVE TRAFFIC VOLUMES**

Source: Crown City Engineers, Inc.

**Source: Crown City Engineers, Inc.**

The results indicate that, 4 of the 7 study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours under future cumulative traffic conditions with the project. The intersections of Carmenita Road and Rosecrans Avenue, Carmenita Road and Imperial Highway, and Rosecrans Avenue and Valley View Avenue will be operating at a deficient level (i.e., LOS E) during the PM peak hours.<sup>108</sup>

**Table 3-22**  
**Future Year (2021) with Project Conditions Level of Service Summary**

Intersection	Peak Hour	Future with Project Conditions	
		Level of Service (LOS)	Volume to Capacity (V/C)
1. Carmenita Rd and I-5 N/B Off/On-Ramps (Signalized)	AM	D	0.844
	PM	C	0.782
2. Carmenita Rd and I-5 S/B Off/On-Ramps (Signalized)	AM	C	0.711
	PM	C	0.749
3. Carmenita Rd and Rosecrans Ave (Signalized)	AM	D	0.904
	PM	E	1.004
4. Carmenita Rd and Foster Rd (Signalized)	AM	C	0.791
	PM	B	0.694
5. Carmenita Rd and Imperial Hwy (Signalized)	AM	E	0.998
	PM	E	0.985
6. Rosecrans Ave and Marquardt Ave (Signalized)	AM	A	0.507
	PM	A	0.541
7. Rosecrans Ave and Valley View Ave (Signalized)	AM	E	0.940
	PM	E	0.924

Source: Crown City Engineers, Inc.

As previously indicated, 4 of the 7 study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours under future cumulative traffic conditions with the project. The intersections of Carmenita Road and Rosecrans Avenue, Carmenita Road and Imperial Highway, and Rosecrans Avenue and Valley View Avenue will be operating at a deficient level (i.e., LOS E) during the PM peak hours.

The project's off-site traffic impact would not be considered significant at any of these intersections based on volume to capacity ratio and level of service expected after the project. A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is considered deficient and unacceptable. A project's traffic impact is determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.

<sup>108</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] SFS Bridge Univar Development, 13900 Carmenita Road. Santa Fe Springs, California.* October 14, 2019.

The LOS, V/C ratio (or ICU) for the study intersections under 2021 cumulative conditions (with project as well as without project) are summarized in Table 3-23 to compare the project's traffic impact at key intersections. The increase in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts. Therefore, the project is not expected to significantly impact traffic conditions at any of the key intersections in the vicinity. Since the project's traffic impacts would not be significant at any of the off-site intersections, no off-site mitigation measures would be necessary for the development of this project.

**Table 3-23**  
**Future (2021) Level of Service Summary with and without Project**

Intersection	Peak Hour	Future 2021 Conditions				Increase in V/C by Project	
		Without Project		With Project			
		LOS	V/C	LOS	V/C		
1. Carmenita Rd and I-5 N/B Off/On-Ramps (Signalized)	AM	D	0.841	D	0.844	0.003	
	PM	C	0.781	C	0.782	0.001	
2. Carmenita Rd and I-5 S/B Off/On-Ramps (Signalized)	AM	C	0.710	C	0.711	0.001	
	PM	C	0.747	C	0.749	0.002	
3. Carmenita Rd and Rosecrans Ave (Signalized)	AM	D	0.901	D	0.904	0.003	
	PM	E	0.998	E	1.004	0.006	
4. Carmenita Rd and Foster Rd (Signalized)	AM	C	0.789	C	0.791	0.002	
	PM	B	0.693	B	0.694	0.001	
5. Carmenita Rd and Imperial Hwy (Signalized)	AM	E	0.995	E	0.998	0.003	
	PM	E	0.982	E	0.985	0.003	
6. Rosecrans Ave and Marquardt Ave (Signalized)	AM	A	0.506	A	0.507	0.001	
	PM	A	0.541	A	0.541	0.000	
7. Rosecrans Ave and Valley View Ave (Signalized)	AM	E	0.939	E	0.940	0.001	
	PM	E	0.923	E	0.924	0.001	

Source: Crown City Engineers, Inc.

It is important to note that Table 3-23 compares the potential project's level of service impacts on the seven study intersection for the project's build-out year (2021) both *with* and *without* the proposed project's anticipated traffic. Comparing the potential project's level of service impacts to the existing (2019) condition is not meaningful since some growth background traffic will be expected to occur between 2019 and 2021. A 1.0 percent per year annual traffic growth rate was applied to existing traffic volumes to create a 2021 base condition (i.e., a factor of 1.02 was applied to 2019 volumes to obtain 2021 base traffic volumes due to ambient growth). This annual traffic growth rate accounts for the population growth within the study area and traffic from any other minor projects to be developed in the study area. Based on the results of the traffic impact analysis, the proposed Bridge Univar Industrial Warehouse project would not significantly impact any of the key intersections analyzed in the surrounding roadway system.

*B. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? • Less than Significant Impact.*

Section 15064.3 (b) of the CEQA Guidelines codifies the transition from Level of Service (LOS) to Vehicle Miles Traveled (VMT) as a metric for transportation impact analysis. This section was added to the CEQA Guidelines as a part of other modifications and finalized by the California Natural Resources Agency in late 2018. Section 15064.3 does not become applicable statewide until July 1, 2020. Until that time, pursuant to Section 15064.3(c), agencies are not required to use VMT as the basis for evaluation of traffic impacts or may elect to use Section 15064.3 immediately. The City of Santa Fe Springs has not yet adopted a VMT methodology to address this updated Appendix G Checklist Question. Thus, at this time, traffic analyses within the City continue to be based on LOS to evaluate traffic impacts of a project (consistent with Checklist Question XVII.b of the CEQA Guidelines prior to the latest update).

*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)? • Less than Significant Impact.*

Access to the project site will be provided by two driveway connections located along the east side of Carmenita Road. These driveways will have sufficient curb-to-curb width to accommodate pedestrian vehicles as well as large trucks. In addition, adequate gap time is available for cars and trucks entering or exiting the project site. Lastly, the proposed project is industrial in nature and the project's operation will not result in land use conflicts or the use of incompatible equipment on the adjacent roadways since the project will consist of a warehouse. As a result, less than significant impacts will occur.

*D. Would the project result in inadequate emergency access? • No Impact.*

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

### **3.17.2 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will not result in significant increased traffic generation in the area. There are two related projects located within one and one-half mile from the project site. The two related projects are located near the northeast corner of Rosecrans Avenue and Carmenita Road approximately 400 feet south of the project site. These two related projects include a 42,595 square foot warehouse, located at 14114 Carmenita Road, and a 3,453 square foot convenience store, gasoline station, and carwash, located at 14317 Rosecrans Avenue.

The cumulative impacts identified through the traffic study will be reduced to a less than significant impact after mitigation measures are implemented. The Traffic Study (refer to Appendix E) shows a summary of trip generation estimates for the related projects. It is estimated that the related projects

will generate approximately 2,054 PCE trips per average day (1,027 inbound and 1,027 outbound). The average weekday net new peak hour trips will be approximately 209 PCE trips during the AM peak hour (107 inbound and 102 outbound), and 226 PCE trips during the PM peak hour (111 inbound and 115 outbound). Exhibit 3-9 included in the previous section shows the related projects' trips distributed at the study intersections.<sup>109</sup>

### **3.17.3 MITIGATION MEASURES**

The project is not expected to significantly impact traffic conditions at any of the key intersections in the vicinity. Since the project's traffic impacts would not be significant at any of the off-site intersections, no off-site mitigation measures would be necessary for the development of this project.

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<sup>109</sup> Ibid.

## **3.18 TRIBAL CULTURAL RESOURCES**

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### **3.18.1 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), or 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 Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact with Mitigation.*

A Tribal Resource is defined in 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 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 clearance of the site, shallow excavation, and 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.

Mitigation was received as part of the AB-52 process. Under AB-52, the lead agency is required to engage in consultation with various tribes who request AB-52 consultation. Formal requests for consultation were sent out to various local tribes for the mandatory 30-day review period. As of August 28 2019, only one tribe has responded. The project site is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. Although the project area has been subject to disturbance to accommodate the existing buildings, the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant shall 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 Band of Mission Indians, Kizh 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 must be present on-site during the construction phases that involve any ground-disturbing activities.

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. Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

### **3.18.2 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will be subject to mitigation recommended by the Gabrieleño-Kizh as a means to address potential impacts to tribal resources. This mitigation will also be applicable to the two related project sites. As a result, no cumulative impacts on tribal resources are anticipated.

### **3.18.3 MITIGATION MEASURES**

The analysis concluded that the following mitigation would be required.

*Mitigation Measure No. 5 (Tribal Cultural Resources).* The project Applicant shall 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 Band of Mission Indians, Kizh 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 must be present on-site during the construction phases that involve any ground-disturbing activities.

## **3.19 UTILITIES & SERVICE SYSTEMS**

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### **3.19.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? • Less than Significant Impact.*

The project site is presently occupied by Univar. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required (refer to the following subsections). As a result, the potential impacts are considered to be less than significant.

B. *Would the project have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? • Less than Significant Impact.*

According to the City's Urban Water Management Plan, the City of Santa Fe Springs Water System has approximately 6,015 service connections through a pipeline network of approximately 108 miles. The large industrial makeup of the City creates high daytime water demands and low nighttime water demands. The City's potable water system is supplied by one water well, two MWD connections, and two 4-million gallon reservoirs each with its own booster pumping station.<sup>110</sup> The City's Urban Water Management Plan indicates that the City will have an adequate supply of water to meet projected demand through the year 2040. The report also states that the City will have an adequate supply of water to meet the project demand during a single dry year as well as multiple dry years.<sup>111</sup>

Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (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. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. As indicated in Table 3-24, the proposed project is projected to consume approximately 6,373 gallons of water on a daily basis. At peak demand, the

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<sup>110</sup> Stetson Engineers, Inc. *City of Santa Fe Springs, 2015 Urban Water Management Plan*. May 2017.

<sup>111</sup> Ibid (refer to Tables 7-2, 7-3, and 7-4) of the Urban Water Management Plan.

existing Univar facility would consume 13,078 gallons of water on a daily basis. As shown in the table, the project will consume 6,705 gallons *less* per day than the existing use.

**Table 3-24**  
**Water Consumption (gals/day)**

Use	Unit	Factor	Generation
<b>Previous Use</b>			
Chemical Laboratory (Commercial)	41,783 sq.ft.	313 gallons/1,000 sq.ft./day	13,078 gals/day
<b>Proposed Project</b>			
Warehouse	140,548 sq. ft.	24 gallons/1,000 sq. ft./day	3,373 gals/day
Office	10,000 sq. ft.	0.30 gallons/day/sq. ft.	3,000 gals/day
<b>Proposed Project Total</b>			6,373 gals/day
<b>Net Difference</b>			6,705 gals/day

Source: City of Los Angeles CEQA Thresholds Guide

The project will connect to an existing water line located along Carmenita Road. The existing water supply facilities and infrastructure will be able to accommodate this additional demand. In addition, the warehouse will be equipped with water efficient fixtures and drought tolerant landscaping will be planted throughout the project site. As a result, the impacts are considered to be less than significant.

C. *Would the project result in a determination by the wastewater treatment provider, which 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 City of Santa Fe Springs is located within the service area of the Sanitation District 18 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, 1970, 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 Los Coyotes Water Reclamation Plant (WRP) currently produces an average recycled water flow of 20.8 million gallons per day (mgd). The plant serves a population of approximately 370,000 people. Over five 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.

Table 3-25 indicates the future wastewater generation in gallons per day. According to Table 3-25, the proposed project is expected to generate approximately 4,811 gallons of sewage per day, which is well within the daily average totals for the Los Coyotes WRP. At peak demand, the existing Univar facility would generate 10,445 gallons of sewage on a daily basis. As shown in the table, the project will produce 5,634 gallons *less* per day than the existing use.

**Table 3-25**  
**Future Wastewater Generation (gals/day)**

Use	Unit	Factor	Generation
<b>Previous Use</b>			
Chemical Laboratory (Commercial)	41,783 sq.ft.	250 gallons/1,000 sq.ft./day	10,445 gals/day
<b>Proposed Project</b>			
Warehouse	140,548 sq. ft.	20 gallons/1,000 sq. ft./day	2,811 gals/day
Office	10,000 sq. ft.	0.20 gallons/day/sq. ft.	2,000 gals/day
<b>Proposed Project Total</b>			4,811 gals/day
<b>Net Difference</b>			5,634 gals/day

Source: City of Los Angeles CEQA Thresholds Guide

The project will connect to an existing sewer located along Carmenita Road. The existing collection and treatment facilities have capacity to accommodate the projected flows. 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. It should be noted that the Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single-Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. As a result, the impacts are expected to 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? • 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. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Waste may also be transported to the Olinda Alpha landfill (the Puente Landfill is now closed). The Olinda Alpha landfill accepts up to 8,000 tons of solid waste on a daily basis and processes an average of 5,322 tons of waste per day.<sup>112</sup> Additionally, the nearby Puente Hills Transfer Station/Materials Recovery

<sup>112</sup> Solid Waste Association of North America (SWANA). SWANA 2014 Landfill Management Excellence Award for Olinda Alpha

Facility (MRF) is able to accept 4,440 tons per day of solid waste. Waste may also be transferred to the Downey Area Recycling and Transfer Facility, the South Gate Transfer Station, and the Southeast Resource and recovery facility. Operational waste that cannot be recycled or taken to area landfills can be transported to other permitted disposal facilities.

The proposed project is anticipated to generate approximately 963 pounds per day of solid waste (refer to Table 3-26 below). At peak demand, the existing Univar facility would generate 250 pounds of solid waste on a daily basis. As shown in the table, the project will produce 713 pounds *more* per day than the existing use. Nevertheless, the aforementioned landfills and MRFs will be able to accommodate the increase in demand. As a result, less than significant impacts will occur.

**Table 3-26**  
**Solid Waste Generation (lbs/day)**

Use	Unit	Factor	Generation
<b>Previous Use</b>			
Chemical Laboratory (Commercial)	41,783 sq.ft.	6 lbs/1,000 sq. ft./day	250 lbs/day
<b>Proposed Project</b>			
Warehouse	140,548 sq. ft.	6 lbs/1,000 sq. ft./day	903 lbs/day
Office	10,000 sq. ft.	6 lbs/1,000 sq. ft./day	60 lbs/day
<b>Proposed Project Total</b>			963 lbs/day
<b>Net Difference</b>			-713 lbs/day

Source: City of Los Angeles CEQA Thresholds Guide

*E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? • No Impact.*

Santa Fe Springs City Ordinance Number 914 requires all development to identify materials that will be reused, recycled, or disposed from daily operations. The project Applicant must submit a Waste Management Plan pursuant to the aforementioned code prior to the issuance of any permits for construction. This Waste Management Plan must demonstrate compliance with the City's goal of reusing or recycling at least 75 percent of project waste. This plan must be approved by the Environmental Programs Manager. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

*F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? • No Impact.*

AB 341 establishes a policy goal for the state that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020. This goal is reflected in Santa Fe Springs City Ordinance Number 914, which requires the preparation of a Waste Management Plan prior to the

issuance of any construction permits. This plan must demonstrate compliance with the City's goal of reusing or recycling at least 75 percent of project waste. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

### **3.19.2 CUMULATIVE IMPACTS**

The potential impacts related to utility capacities are site-specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant adverse impacts on local utilities. The ability of the existing sewer lines, water lines, and other utilities to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

### **3.19.3 MITIGATION MEASURES**

The analysis of utilities impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

## **3.20 WILDFIRE**

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### **3.20.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The proposed project site is located within an urbanized area and no areas containing natural vegetation is located near the project site. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

*B. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • Less than Significant Impact.*

The project site and surrounding areas are relatively flat. Furthermore, the project site and the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project area. The project site is located five miles southwest of the Puente Hills. The proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's proximity to fire hazard severity zones. However, 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, the potential impacts are considered to be less than significant.

*C. 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? • Less than Significant Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. In addition, wildland fires are identified as a low level of risk event in the City's General Plan Safety Element. The project will include the installation of new utility lines such as gas lines, water lines, etc. These utilities lines will be located below ground surface. In addition, the project will be constructed in compliance with the 2016 Building Code and the City Fire Department's recommendations and will not exacerbate wildfire risks. Furthermore, the use of hazardous materials will be limited to those that are commercially available and are used in a household setting. The proposed project, like most development in the City, may be subject to pollutant concentrations from industrial, gas line, or chemical fires due to the active oil wells located in the vicinity. As a result, less than significant impacts will occur.

D. *Would the project expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project site and surrounding areas are relatively flat and there are no slopes located nearby. In addition, the project site will be covered over in pavement and landscaping. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

### **3.20.2 CUMULATIVE IMPACTS**

The potential impacts related to potential wildfire risk are typically site-specific. There is no potential for wildfire to affect the project site or those of the related projects. All three locations are located in an urban environment. As a result, no cumulative impacts related to potential wildfire risk will occur.

### **3.20.3 MITIGATION MEASURES**

The analysis determined that no wildfire impacts would result from the proposed project's implementation. As a result, no mitigation is required.

## **3.21 MANDATORY FINDINGS OF SIGNIFICANCE**

### **3.21.1 ANALYSIS OF ENVIRONMENTAL IMPACTS**

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. *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? • Less than Significant Impact.*

The proposed project will not impact any biological resources because the proposed project is located in the midst of an urban area on a site that has been fully developed. A search of the National Wetlands Inventory, Wetlands Mapper and the field survey that was conducted for this project indicated that there are no wildlife habitats, sensitive habitats, wetlands or riparian habitats present on-site or in the surrounding areas. Furthermore, the level of development in the region and constant disturbance (traffic, light, noise and vibration) from vehicles travelling on the adjacent roadways such as Carmenita Road limit the project site's utility as a migration corridor.

A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar. Furthermore, the buildings that occupy the site do not meet any of the Federal or State criteria of a historic structure. It has been indicated by the Gabrieleño-Kizh that the project site is situated in an area of high archaeological significance. As a result, a mitigation measure is provided in Section 3.18 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities.

*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)? • Less than Significant Impact.*

The proposed project's cumulative emissions will be less than significant. As indicated in Tables 3-1, 3-2, and 3-13, the proposed project's air quality and GHG emissions will be under the thresholds of significance established by the SCAQMD. When examined in a cumulative city-wide context, the proposed project's air quality and GHG emissions will be less than significant. The proposed 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 proposed project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC). Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. In addition, the Applicant will be required to incorporate any fire or police department recommendations into the site plan. Furthermore, the proposed project's cumulative traffic impacts will be less than significant since the project will result in fewer trips than the current use. Therefore, less than significant impacts will result.

*C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? • Less than Significant Impact with Mitigation.*

Daytime and nighttime light and glare from both the proposed project would not contribute any significant impacts since the project must comply with the City's municipal code. The project's operational air quality impacts would be less than significant. However, the project's construction would have the potential to result in particulate matter emissions which may affect the adjacent sensitive receptors. Therefore, project contractors would be responsible for maintaining compliance with SCAQMD mandatory Rule 403 regulations, which significantly reduce the generation of fugitive dust. In addition, future truck drivers 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.

Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant. Furthermore, the project's construction and operational noise impacts are considered to be less than significant and no mitigation is required. Lastly, the addition of the project's traffic would not result in a deterioration of any intersection's level

of service or the creation of a CO hot-spot. As a result, the potential impacts are considered to be less than significant with adherence to the required mitigation measures.

### **3.21.2 MITIGATION MEASURES**

The environmental analysis in the previous sections determined that the following mitigation would be required:

*Mitigation Measure No. 1 (Geology & Soils).* If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

*Mitigation Measure No. 2 (Hazards & Hazardous Materials).* Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.

*Mitigation Measure No. 3 (Hazards & Hazardous Materials).* Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.

*Mitigation Measure No. 4 (Hazards & Hazardous Materials).* The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.

*Mitigation Measure No. 5 (Tribal Cultural Resources).* The project Applicant shall 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 Band of Mission Indians, Kizh 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 must be present on-site during the construction phases that involve any ground-disturbing activities.



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## SECTION 4 CONCLUSIONS

### **4.1 FINDINGS**

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This Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. 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 a significant effect on 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.
- A Mitigation Reporting and Monitoring Program *will be* required.



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## SECTION 5 REFERENCES

### **5.1 PREPARERS**

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Marc Blodgett, Project Principal  
Bryan Hamilton, Project Manager

### **5.2 REFERENCES**

The references consulted as part of this Initial Study's preparation are noted using footnotes.



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## **APPENDICES**

**APPENDIX A – AIR QUALITY WORKSHEETS**

**APPENDIX B – PHASE I**

**APPENDIX C – LOW IMPACT DEVELOPMENT (LID) REPORT**

**APPENDIX D – NOISE WORKSHEETS**

**APPENDIX E – TRAFFIC IMPACT ANALYSIS**

**APPENDIX F – UTILITY WORKSHEETS**

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# **MITIGATION MONITORING & REPORTING PROGRAM**

**CITY OF SANTA FE SPRINGS  
CARMENITA ROAD WAREHOUSE  
13900 AND 13904 CARMENITA ROAD  
DEVELOPMENT PLAN APPROVAL (DPA No. 967)  
TENTATIVE TRACT MAP (TTM 82732)**



**LEAD AGENCY:**

**CITY OF SANTA FE SPRINGS  
PLANNING AND DEVELOPMENT DEPARTMENT  
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**OCTOBER 28, 2019**

SFSP 063

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## **1. OVERVIEW OF THE PROJECT**

The proposed project involves the construction of a 150,548 square feet warehouse on a 6.57-acre (286,127 square feet) site within the City of Santa Fe Springs. This 150,548 square feet warehouse will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. A total of 198 parking spaces will be provided including six spaces for electric vehicles including one EV space that is compliant with the American's with Disabilities Act (ADA). In addition, approximately 20,341 square feet of landscaping will be planted along the project site's northern, southern, eastern, and western boundaries. Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road.

## **2. FINDINGS OF THE ENVIRONMENTAL ANALYSIS**

The Initial Study prepared for the proposed project indicated that the proposed project will not result in significant environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- 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 an endangered, rare or threatened species 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.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed in the Initial Study/Mitigated Negative Declaration.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.21 of the Initial Study prepared for the proposed project, the proposed project's construction and operation will not result in any significant unmitigable environmental impacts.

## **3. FINDINGS RELATED TO MITIGATION MONITORING**

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- 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; and,

- An accountable enforcement agency or monitoring agency *shall be* identified for the mitigations adopted as part of the decision-maker's final determination.

## 4. MITIGATION MEASURES

The environmental analysis included in the Initial Study/Mitigated Negative Declaration determined that the following mitigation would be required:

*Mitigation Measure No. 1 (Geology & Soils).* If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

*Mitigation Measure No. 2 (Hazards & Hazardous Materials).* Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.

*Mitigation Measure No. 3 (Hazards & Hazardous Materials).* Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.

*Mitigation Measure No. 4 (Hazards & Hazardous Materials).* The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.

*Mitigation Measure No. 5 (Tribal Cultural Resources).* The project Applicant shall 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 Band of Mission Indians, Kizh 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 must be present on-site during the construction phases that involve any ground-disturbing activities.

## 5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided on the following page.

**TABLE 1**  
**MITIGATION MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><i>Mitigation Measure No. 1 (Geology &amp; Soils).</i> If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p>	<p>Planning and Development Department  <span style="color: #0000ff;">●</span>  <i>(Applicant is responsible for implementation)</i></p>	<p><i>Mitigation begins with the issuance of a grading permit.</i>  <span style="color: #0000ff;">●</span>          Mitigation to continue during excavation and grading activities.</p>	<p>Date:          Name &amp; Title:</p>
<p><i>Mitigation Measure No. 2 (Hazards &amp; Hazardous Materials).</i> Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.</p>	<p>Planning and Development Department and Fire Department, Environmental Protection Division  <span style="color: #0000ff;">●</span>  <i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a demolition permit.</i>  <span style="color: #0000ff;">●</span>          Mitigation continues over the demolition phase.</p>	<p>Date:          Name &amp; Title:</p>
<p><i>Mitigation Measure No. 3 (Hazards &amp; Hazardous Materials).</i> Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.</p>	<p>Planning and Development Department and Fire Department, Environmental Protection Division  <span style="color: #0000ff;">●</span>  <i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a grading permit.</i>  <span style="color: #0000ff;">●</span>          Mitigation to continue during excavation and grading activities.</p>	<p>Date:          Name &amp; Title:</p>
<p><i>Mitigation Measure No. 4 (Hazards &amp; Hazardous Materials).</i> The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.</p>	<p>Planning and Development Department and Fire Department, Environmental Protection Division  <span style="color: #0000ff;">●</span>  <i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to issuance of building permit.</i>  <span style="color: #0000ff;">●</span>          Mitigation is ongoing and continues over the project's operational lifetime.</p>	<p>Date:          Name &amp; Title:</p>

**TABLE 1**  
**MITIGATION MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><i>Mitigation Measure No. 5 (Tribal Cultural Resources).</i> The project Applicant shall 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 Band of Mission Indians, Kizh 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 must be present on-site during the construction phases that involve any ground-disturbing activities.</p>	<p>Planning and Development Department          •  <i>(Applicant is responsible for implementation)</i></p>	<p><i>Mitigation begins with the issuance of a grading permit.</i>          •          Mitigation to continue during excavation and grading activities.</p>	<p>Date:          Name &amp; Title:</p>





# BRIDGE UNIVAR CARMENITA ROAD

13904 CARMENITA RD.  
 SANTE FE SPRINGS, CA 90670

BRIDGE  
 UNIVAR  
 CARMENITA  
 ROAD

 13904 CARMENITA RD  
 SANTA FE SPRINGS, CA 90670

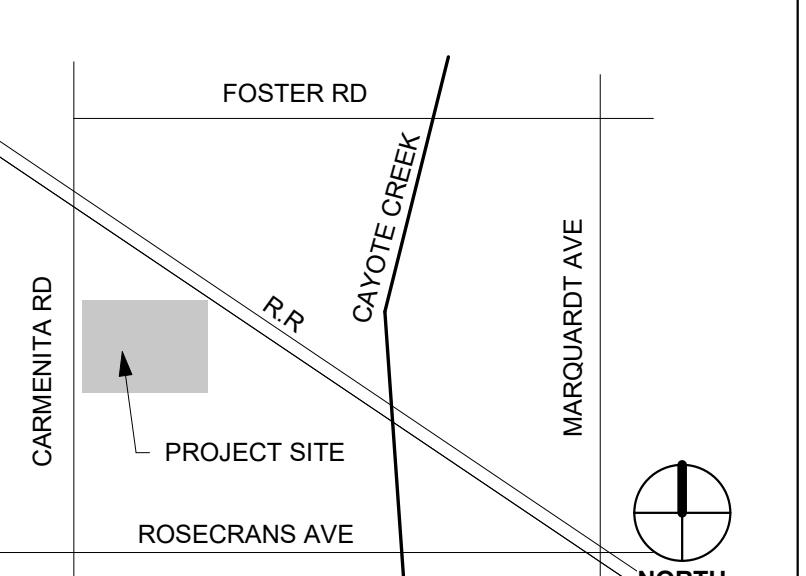
CLIENT



 1600 E. FRANKLIN AVE. SUITE D  
 EL SEGUNDO, CA 90245

PROJECT TEAM

GENERAL

PROJECT TEAM	LEGAL DESCRIPTION	PROJECT INFORMATION & AREA ANALYSIS	DEVELOPER/ OWNER/ APPLICANT	SHEET INDEX																																																																																																														
<b>OWNER/DEVELOPER:</b> BRIDGE DEVELOPMENT PARTNERS 1600 E. FRANKLIN AVE. SUITE D EL SEGUNDO, CA 90245 CONTACT: BRENDA KOTLER PHONE: 818.674.1000 EMAIL: RSOUL@BRIDGEDEV.COM	<b>PLUMBING ENGINEER:</b> RPM ENGINEERS, INC. 102 DISCOVERY IRVINE, CA 92618 PHONE: 949.450.1257 CONTACT: PRIAM PUBLICO EMAIL: PRIMP@RPMPE.COM	<b>ASSESSOR'S PARCEL NUMBER -</b> 8059-004-031, -054 <b>LEGAL DESCRIPTION</b> THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  PARCEL 1: THE NORTH 462.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE RANCHO LOS COYOTES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK #1819, PAGE 141, ET SEQ., OF OFFICIAL RECORDS OF SANTA FE SPRINGS, EXCEPT THE EAST 33 FEET FROM THE WEST 360.00 FEET OF THE SOUTH 99 FEET OF SAID LAND, ALSO EXCEPTING THEREFROM THE WEST 30 FEET OF SAID LAND AS RESERVED FOR ROAD, RAIRWAYS AND DITCHES IN AND FROM STREAMBEDS AND CREEKS, IN BOOK #1819, PAGE 340, ET SEQ., OF OFFICIAL RECORDS OF SAID COUNTY, ALSO EXCEPTING THEREFROM THE INTEREST AFFECTING A TRIANGLE IN THE NORTHEAST CORNER OF SAID LAND LYING WITHIN 50.00 FEET OF THE LOCATED INTERLINES OF THE ATCHISON, TEEKA AND SANTA FE RAILROADS, IN THE STATE OF CALIFORNIA, AS PER PLAN FOR RAILWAY PURPOSES BY DEED RECORDED IN BOOK #593, PAGE 109, OF DEEDS, RECORDS OF SAID COUNTY, ALSO EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBONS, MINES, MINERALS, AND RIGHTS THEREIN, WHETHER SEPARATELY OR TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE, AND TRANSPORTATION THEREOF, AS EXPECTED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, IN DEED RECORDED DECEMBER 6, 1938, IN BOOK #16255, PAGE 160, OF OFFICIAL RECORDS OF SAID COUNTY.  <b>CIVIL ENGINEER:</b> WEST AND GROUP, INC. 4150 CORTINA DR. ONTARIO, CA 91764 PHONE: 909.989-9789 CONTACT: LAN NGUYEN EMAIL: LANNG@RPMPE.COM	<b>BUILDING ADDRESS:</b> 13904 CARMENITA RD SANTA FE SPRINGS, CA 90670 <b>CONSTRUCTION TYPE:</b> II-B <b>NUMBER OF FLOORS:</b> 1 (WITH MEZZANINE) <b>FIRE SPRINKLER:</b> YES (ESFR) <b>BUILDING HEIGHT:</b> 32' CLEAR AT 6' INSIDE FIRST GIRDER ADJACET TO DOCK DOORS	BRIDGE DEVELOPMENT PARTNERS 1600 E. FRANKLIN AVE. SUITE D EL SEGUNDO, CA 90245 CONTACT: BRENDA KOTLER PHONE: 818.674.0770 EMAIL: RSOUL@BRIDGEDEV.COM																																																																																																														
<b>ARCHITECT:</b> HERDMAN ARCHITECTURE + DESIGN, INC 16201 SCIENTIFIC WAY IRVINE, CA 92618 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: BRIDGET@HERDMAN-AD.COM	<b>ELECTRICAL ENGINEER:</b> RPM ENGINEERS, INC. 102 DISCOVERY IRVINE, CA 92618 PHONE: 949.450.1259 CONTACT: LAN NGUYEN EMAIL: LANNG@RPMPE.COM	<b>ZONING:</b> GENERAL PLAN: M2 (HEAVY MANUFACTURING) SPECIFIC PLAN: SANTE FE SPRINGS CODE OF ORDINANCES FEMA FLOOD ZONE: NO FLOOD ZONE	<b>ALLOWABLE AREA:</b> UNLIMITED AREA PER CBC S07.4 SPRINKLERED, ONE STORY BUILDINGS.	<b>APPLICANT'S REPRESENTATIVE/ARCHITECT</b> HERDMAN ARCHITECTURE & DESIGN, INC. 16201 SCIENTIFIC WAY IRVINE, CA 92618 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: BRIDGET@HERDMAN-AD.COM																																																																																																														
<b>GENERAL CONTRACTOR:</b> TBD CONTACT: TBD PHONE: TBD EMAIL: TBD	<b>CIVIL ENGINEER:</b> WEST AND GROUP, INC. 4150 CORTINA DR. ONTARIO, CA 91764 PHONE: 909.989-9789 CONTACT: LAN NGUYEN EMAIL: LANNG@RPMPE.COM	<b>OCCUPANT LOAD:</b> "B" OCCUPANCY: 5,000 SF/100 = 50 OCCUPANTS "S" OCCUPANCY: 140,929 SF/500 = 282 OCCUPANTS TOTAL: = 332 OCCUPANTS	<b>PROJECT INFORMATION</b> 09.05.2019 <table border="1"> <tr><td>SITE AREA</td><td>286,127 SF</td><td>6.57 AC</td></tr> <tr><td>MAX FAR</td><td>NONE</td><td></td></tr> <tr><td>FAR</td><td>52.6%</td><td></td></tr> <tr><td>ZONE</td><td>M2</td><td></td></tr> <tr><td>SETBACKS</td><td></td><td></td></tr> <tr><td>FRONT/STREET</td><td>30' + 1' FOR EACH FOOT OF BLDG HEIGHT ABOVE 30'</td><td></td></tr> <tr><td>INTERIOR/REAR</td><td>NONE</td><td></td></tr> <tr><td><b>BUILDING AREA</b></td><td></td><td></td></tr> <tr><td>FOOTPRINT</td><td>150,548 SF</td><td></td></tr> <tr><td>WAREHOUSE</td><td>145,548 SF</td><td></td></tr> <tr><td>OFFICE</td><td>5,000 SF</td><td></td></tr> <tr><td>MEZZANINE</td><td>5,000 SF</td><td></td></tr> <tr><td>OFFICE</td><td>5,000 SF</td><td></td></tr> <tr><td><b>PARKING REQUIRED</b></td><td></td><td></td></tr> <tr><td>WAREHOUSE 0-20K SF @ 1/500</td><td>198</td><td></td></tr> <tr><td>WAREHOUSE 20K-100K @ 1/750</td><td>40</td><td></td></tr> <tr><td>WAREHOUSE 100K-200K @ 1/1000</td><td>107</td><td></td></tr> <tr><td>OFFICE &lt; 15% = WAREHOUSE</td><td>51</td><td></td></tr> <tr><td><b>TRAILER STALLS REQUIRED</b></td><td>4</td><td></td></tr> <tr><td><b>PARKING PROVIDED</b></td><td></td><td></td></tr> <tr><td>STANDARD</td><td>198</td><td></td></tr> <tr><td>ADA</td><td>6</td><td></td></tr> <tr><td>ADA EVC</td><td>1</td><td></td></tr> <tr><td>ADA VAN EVC</td><td>1</td><td></td></tr> <tr><td>EVC</td><td>5</td><td></td></tr> <tr><td>CLEAN AIR</td><td>16</td><td></td></tr> <tr><td>COMPACT</td><td>49</td><td>24.7%</td></tr> <tr><td>TRAILER</td><td>4</td><td></td></tr> <tr><td><b>LANDSCAPE PROVIDED</b></td><td>7.11%</td><td>20,341 SF</td></tr> <tr><td>LANDSCAPE REQUIRED</td><td>-</td><td>11,550 SF</td></tr> <tr><td colspan="3">(25 SF PER LINEAR FOOT OF FRONTRAGE)</td></tr> <tr><td><b>LANDSCAPE REQUIRED</b></td><td>FRONTRAGE @ 25 SF/LINEAR FOOT (25' X 462') =</td><td>11,550 SF</td></tr> <tr><td>6% OF TOTAL PARKING (121,379 SF X .06) =</td><td>7,283 SF</td><td></td></tr> <tr><td><b>LANDSCAPE PROVIDED</b></td><td>FRONTRAGE =</td><td>5,834 SF</td></tr> <tr><td>6% OF TOTAL PARKING (TOTAL PARKING LANDSCAPE) =</td><td>20,341 SF</td><td></td></tr> <tr><td>TOTAL PROVIDED =</td><td>26,175 SF</td><td></td></tr> </table>	SITE AREA	286,127 SF	6.57 AC	MAX FAR	NONE		FAR	52.6%		ZONE	M2		SETBACKS			FRONT/STREET	30' + 1' FOR EACH FOOT OF BLDG HEIGHT ABOVE 30'		INTERIOR/REAR	NONE		<b>BUILDING AREA</b>			FOOTPRINT	150,548 SF		WAREHOUSE	145,548 SF		OFFICE	5,000 SF		MEZZANINE	5,000 SF		OFFICE	5,000 SF		<b>PARKING REQUIRED</b>			WAREHOUSE 0-20K SF @ 1/500	198		WAREHOUSE 20K-100K @ 1/750	40		WAREHOUSE 100K-200K @ 1/1000	107		OFFICE < 15% = WAREHOUSE	51		<b>TRAILER STALLS REQUIRED</b>	4		<b>PARKING PROVIDED</b>			STANDARD	198		ADA	6		ADA EVC	1		ADA VAN EVC	1		EVC	5		CLEAN AIR	16		COMPACT	49	24.7%	TRAILER	4		<b>LANDSCAPE PROVIDED</b>	7.11%	20,341 SF	LANDSCAPE REQUIRED	-	11,550 SF	(25 SF PER LINEAR FOOT OF FRONTRAGE)			<b>LANDSCAPE REQUIRED</b>	FRONTRAGE @ 25 SF/LINEAR FOOT (25' X 462') =	11,550 SF	6% OF TOTAL PARKING (121,379 SF X .06) =	7,283 SF		<b>LANDSCAPE PROVIDED</b>	FRONTRAGE =	5,834 SF	6% OF TOTAL PARKING (TOTAL PARKING LANDSCAPE) =	20,341 SF		TOTAL PROVIDED =	26,175 SF		<b>SCOPE OF WORK</b> CONSTRUCT NEW ONE STORY CONCRETE TILT-UP WALL/ROOF/FOUNDATION/DOOR/DOOR LIGHTING/SPRINKLERS/ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING GRADING, STORM DRAIN WATER, SEWER, FIRE HYDRANTS, LANDSCAPE, IRRIGATION AND HARDCAPE, TRASH ENCLOSURES, CONCRETE SCREEN WALLS AND SLIDING METAL GATES AS SHOWN.	<b>ARCHITECTURAL</b> A0.1 TITLE SHEET A0.2 ADA NOTES AND DETAILS A0.3 ADA CONSTRUCTION DETAILS A0.4 ADA ROOM PLAN A0.5 CAL GREEN REQUIREMENTS A0.6 CAL GREEN CONSTRUCTION DETAILS A0.7 CONDITIONS OF APPROVAL (NOT INCLUDED) A0.8 CONDITIONS OF APPROVAL (NOT INCLUDED) A0.9 CONDITIONS OF APPROVAL (NOT INCLUDED)	<b>ELECTRICAL</b> E1.0 ELECTRICAL SYMBOL LIST FIXTURE SCHEDULE E2.1 ELECTRICAL SITE PLAN E2.2 ELECTRICAL ROOM PLAN E4.0 ELECTRICAL ROOM PLAN E4.1 SINGLE LINE DIAGRAM PANEL SCHEDULES E5.0 INDOOR TITLE 24 LIGHTING FORMS E5.1 OUTDOOR TITLE 24 LIGHTING FORMS E5.2 POWER DISTRIBUTION TITLE 24 FORMS E5.3 SOLAR TITLE 24 FORMS
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<b>DEFERRED SUBMITTAL</b>  NOTE: THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL SHALL STAMP AND SIGN THOSE DRAWINGS A CALCULATIONS FOR WHICH HE OR SHE IS RESPONSIBLE.		<b>REFERENCE CODES</b> 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE 2016 NFPA - FIRE ALARM 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE AMERICAN WITH DISABILITIES ACT  ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CODE AND ORDINANCES HAVING JURISDICTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUE AND PROCEDURES AND COMPLIANCE WITH LOCAL JURISDICTION.	<b>STRUCTURAL</b> S1 FOUNDATION PLAN S2 PAVING/SLAB/FOUNDATION PLAN S3 ROOF FRAMING PLAN S4 ROOF INFORMATION S5 PARTIAL ENLARGED ROOF FRAMING PLAN S6 PARTIAL ROOF FRAMING PLAN S7 PANEL ELEVATIONS S8 PANEL ELEVATIONS SD1 CONSTRUCTION DETAILS SD1A CONSTRUCTION DETAILS SD2 CONSTRUCTION DETAILS SD4 CONSTRUCTION DETAILS SD5 CONSTRUCTION DETAILS SD6 CONSTRUCTION DETAILS SD7 CONSTRUCTION DETAILS SD9 CONSTRUCTION DETAILS SD10 CONSTRUCTION DETAILS SW1 FOUNDATION PLAN SW2 PANEL ELEVATION SW101 GEMINI SWD2 CONSTRUCTION DETAILS SWD3 CONSTRUCTION DETAILS	<b>PLUMBING</b> P1.0 PLUMBING LEGENDS, NOTES, DETAILS AND SPECS P2.0 PLUMBING SITE PLANS P3.0 PLUMBING ROOM PLAN																																																																																																														
		<b>VICINITY MAP</b> 	<b>FIRE PROTECTION</b> - (SEPARATE SUBMITTAL) L1 COVERAGE L2 IRRIGATION PLAN L3 IRRIGATION SCHEDULE L4 IRRIGATION DETAILS L5 PLANTING DETAILS L6 PLANTING PLAN L7 PLANTING DETAILS L8 PLANTING DETAILS L9 PLANTING DETAILS L10 PLANTING DETAILS LS1 SPECIFICATIONS LS2 SPECIFICATIONS	<b>LANDSCAPE</b> - (SEPARATE SUBMITTAL) L1 COVERAGE L2 IRRIGATION PLAN L3 IRRIGATION SCHEDULE L4 IRRIGATION DETAILS L5 PLANTING DETAILS L6 PLANTING PLAN L7 PLANTING DETAILS L8 PLANTING DETAILS L9 PLANTING DETAILS L10 PLANTING DETAILS																																																																																																														
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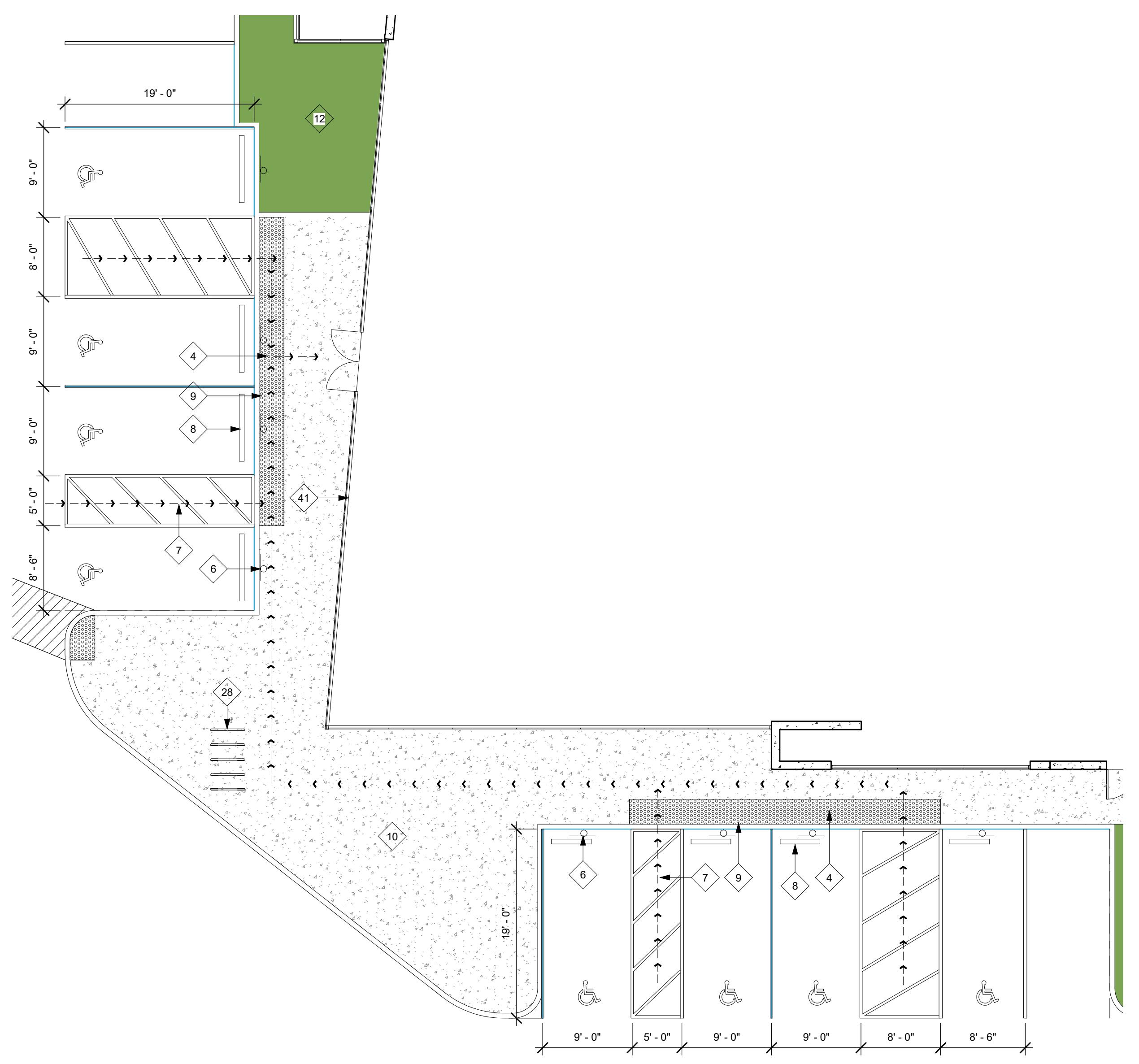
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 H-A&D JOB NO:  
 A18-2030  
 ISSUE DATE:  
 09.11.2019  
 DRAWING SCALE:  
 AS NOTED

A0.1

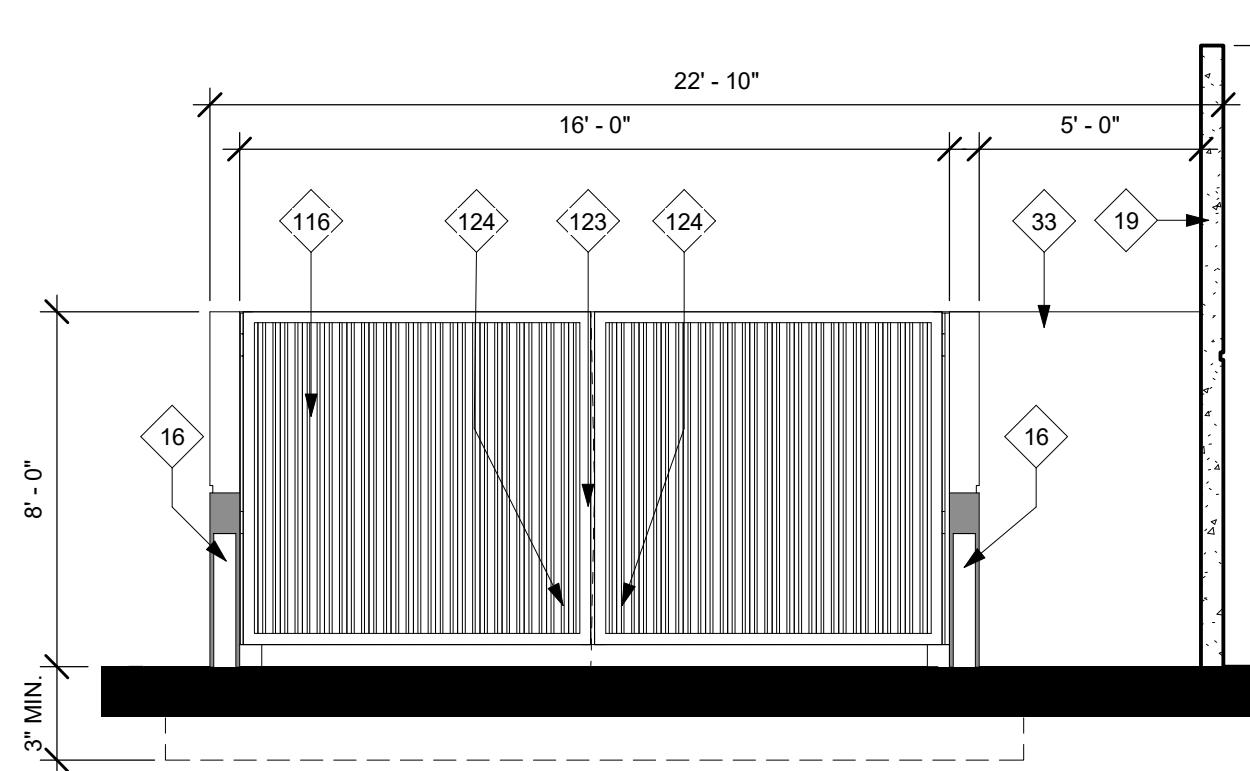
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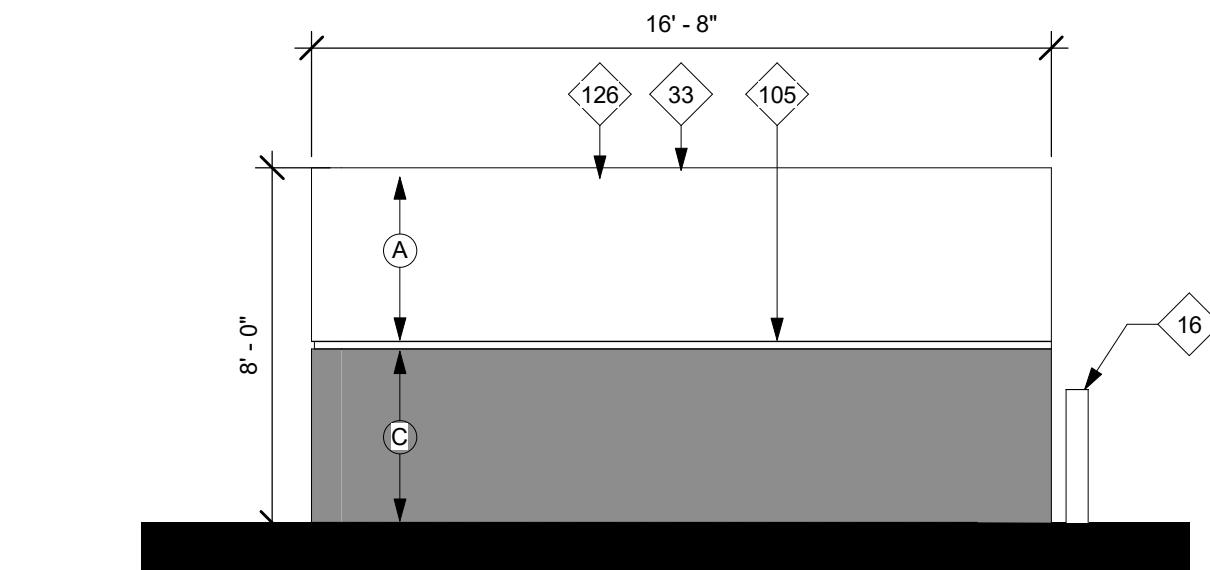


1 ADA PARKING  
1/8" = 1'-0"



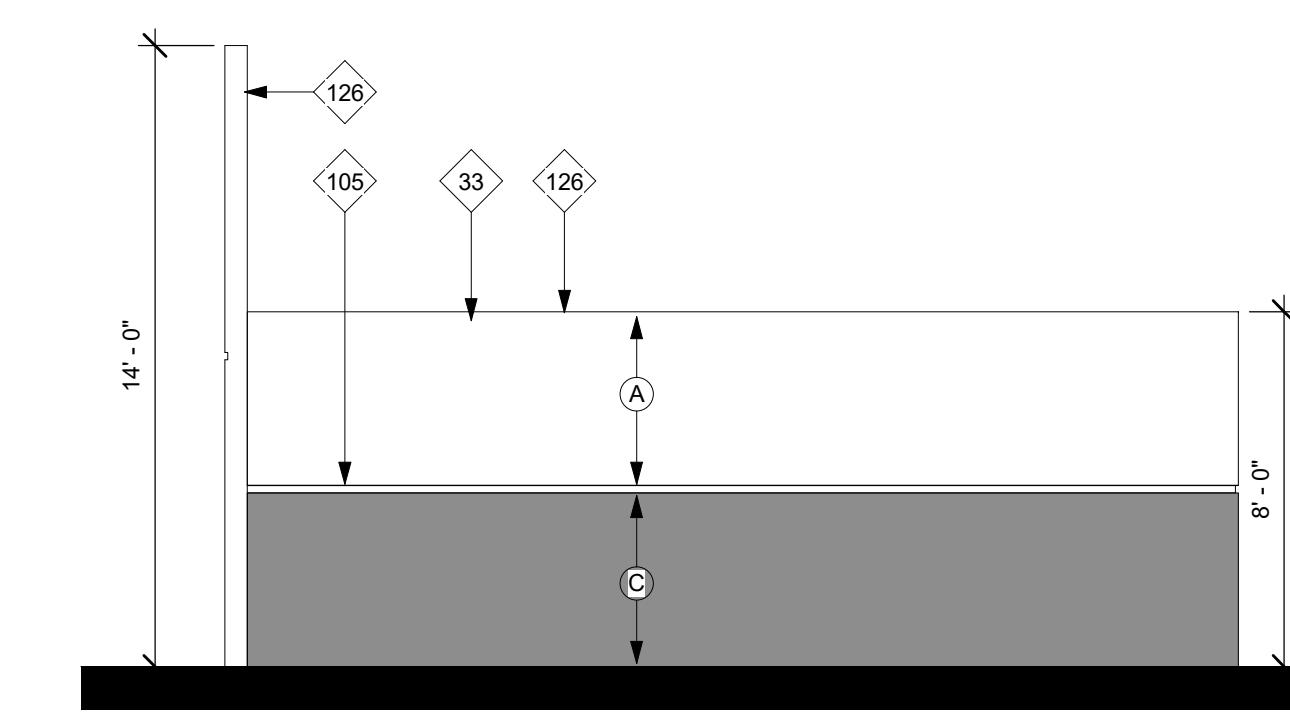
3 NORTH TRASH ENCLOSURE  
1/4" = 1' 0"

3 1/4"



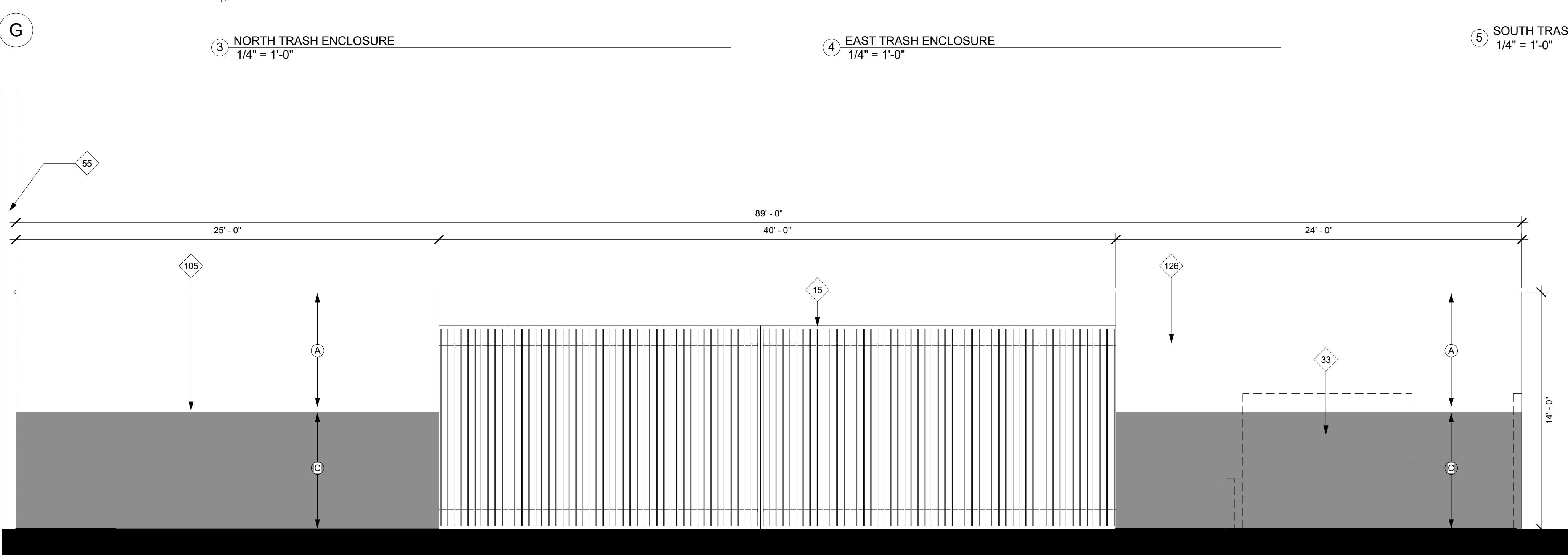
4 EAST TRASH ENCLOSURE  
1/4" = 1' 0"

4 1/4



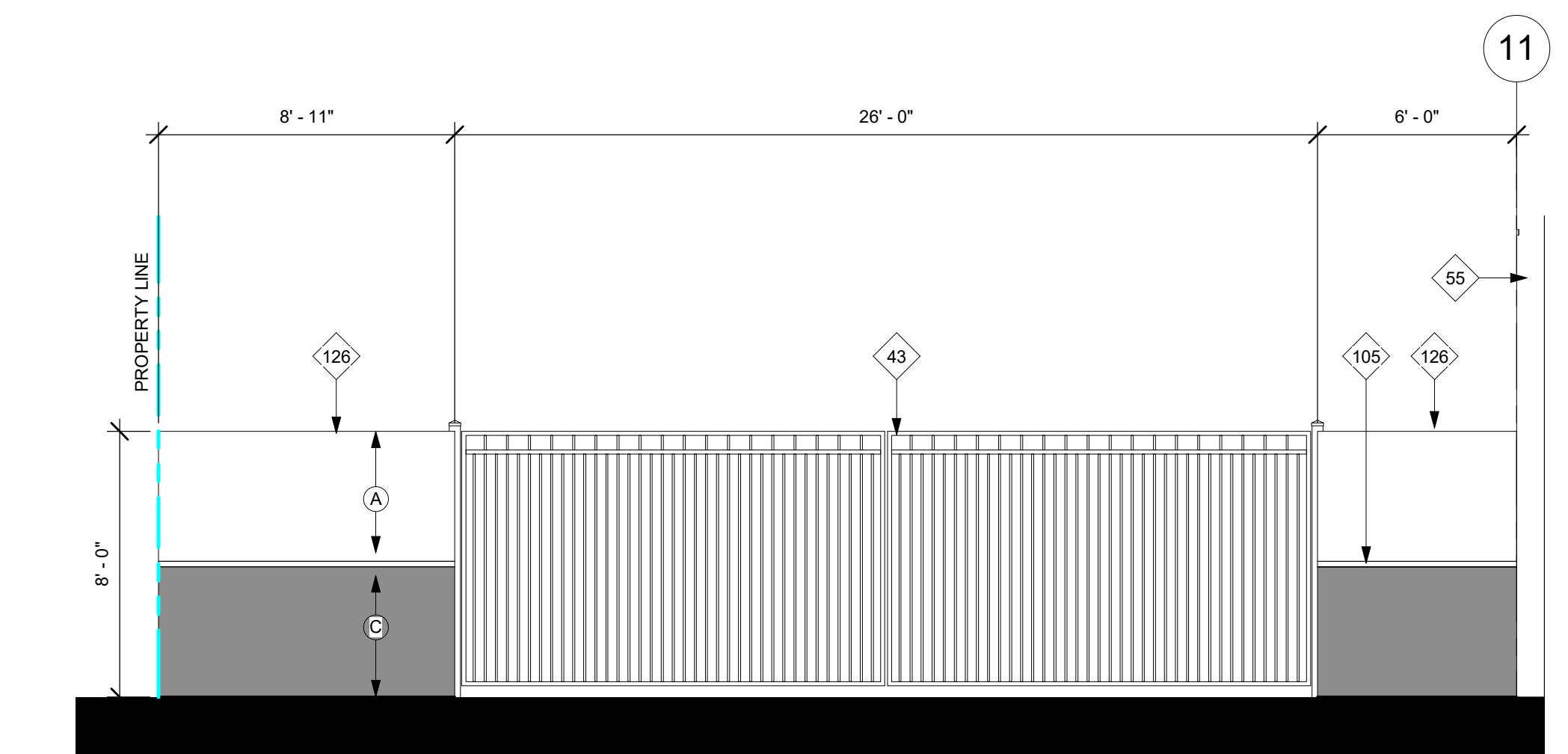
5 SOUTH TRASH ENCLOSURE  
1/4" = 1'-0"

- 17 -



6 WEST GATE ELEVATION  
1/4" = 1' 0"

0 1/4" = 1



7 EAST ACCESS GATE ELEVATION  
1/4" = 1'-0"

1/4

## KEYNOTES

4 TRUNCATED DOMES  
6 ADA PARKING STALL SIGN PER CODE, TYP. PROVIDE AT ALL ADA STALLS.  
7 ADA PATH OF TRAVEL  
8 PRECAST CONCRETE WHEEL STOP  
9 ZERO CURB FACE.  
10 CONCRETE WALK, SEE SITE PLAN FOR ADA PATH OF TRAVEL. 4" MIN THICKNESS, SCORE CONCRETE @ 5' O.C., PROVIDE A LIGHT BROOM FINISH. REFER TO LANDSCAPE DRAWINGS FOR SPECIALTY CONCRETE FINISHING, TYP. REFER TO SOILS REPORT FOR ADDITIONAL MIN. REQ.  
12 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION  
15 SLIDING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. SLIDING METAL GATE SHALL BE NO LESS THAN 12' IN HEIGHT WITH SCREEN TO COVER TRUCK YARD. PROVIDE CONDUIT TO GUARD SHACK AND OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD.  
16 PROTECTIVE METAL BOLLARDS AT ALL EXPOSED CORNERS. CONCRETE FILLED, PAINTED TYP.  
19 CONCRETE SCREEN WALL. CONCRETE SCREEN WALL SHALL BE NO LESS THAN 14' IN HEIGHT.  
28 SECURE BICYCLE RACK, BY ANOVA FURNISHINGS, CIRBLEBRS21G- CIRCLE STAINLESS STEEL BIKE RACK, INGROUND MOUNT. STAINLESS STEEL FINISH. SEE A1.2/5 FOR DETAIL.  
33 CONCRETE  
41 AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES.  
43 SWINGING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. SWINGING METAL GATE SHALL BE NO LESS THAN 8' IN HEIGHT WITH SCREEN TO COVER TRUCK YARD. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD.  
55 CONCRETE TILT-UP PANEL, TYP. PAINTED, SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND "S" DRAWINGS FOR ADDITIONAL INFORMATION.  
105 2" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.  
116 METAL SWINGING GATE  
117 12" STEEL SLEEVES IN CONCRETE TO SECURE GATES  
118 FLUSH WITH PAVEMENT  
119 TRASH BIN  
120 4"X6" WD. BUMPER  
123 3 1/2" GALV. STEEL H.D. HASP, STANLEY NO. SP.917  
124 1/2" GALV. STEEL CANE BOLT, STANLEY NO. CD 1009 (2REQ.)  
126 CONCRETE SCREEN WALL. CONCRETE SCREEN WALL SHALL BE NO LESS THAN 8' IN HEIGHT.

## EXTERIOR COLOR SCHEDULE

(A) WHITE EXTERIOR PAINT  
COLOR: SW 7063 NEBULOUS WHITE

(B) LIGHT GREY EXTERIOR PAINT  
COLOR: SW 7065 ARGO

(C) LIGHT GREY EXTERIOR PAINT  
COLOR: SW 7673 PEWTER CAST

(D) DARK GREY EXTERIOR PAINT  
COLOR: SW 7674 PEPPERCORN

(E) BLUE EXTERIOR PAINT  
COLOR: SW 6510 LOYAL BLUE

(F) STOREFRONT  
BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS  
(G) DECORATIVE BREAK METAL TO MATCH MULLIONS  
(H) PAINTED CONCRETE WITH FORMLINER

TYP PAINT NOTES:  
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIRWALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.

TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH

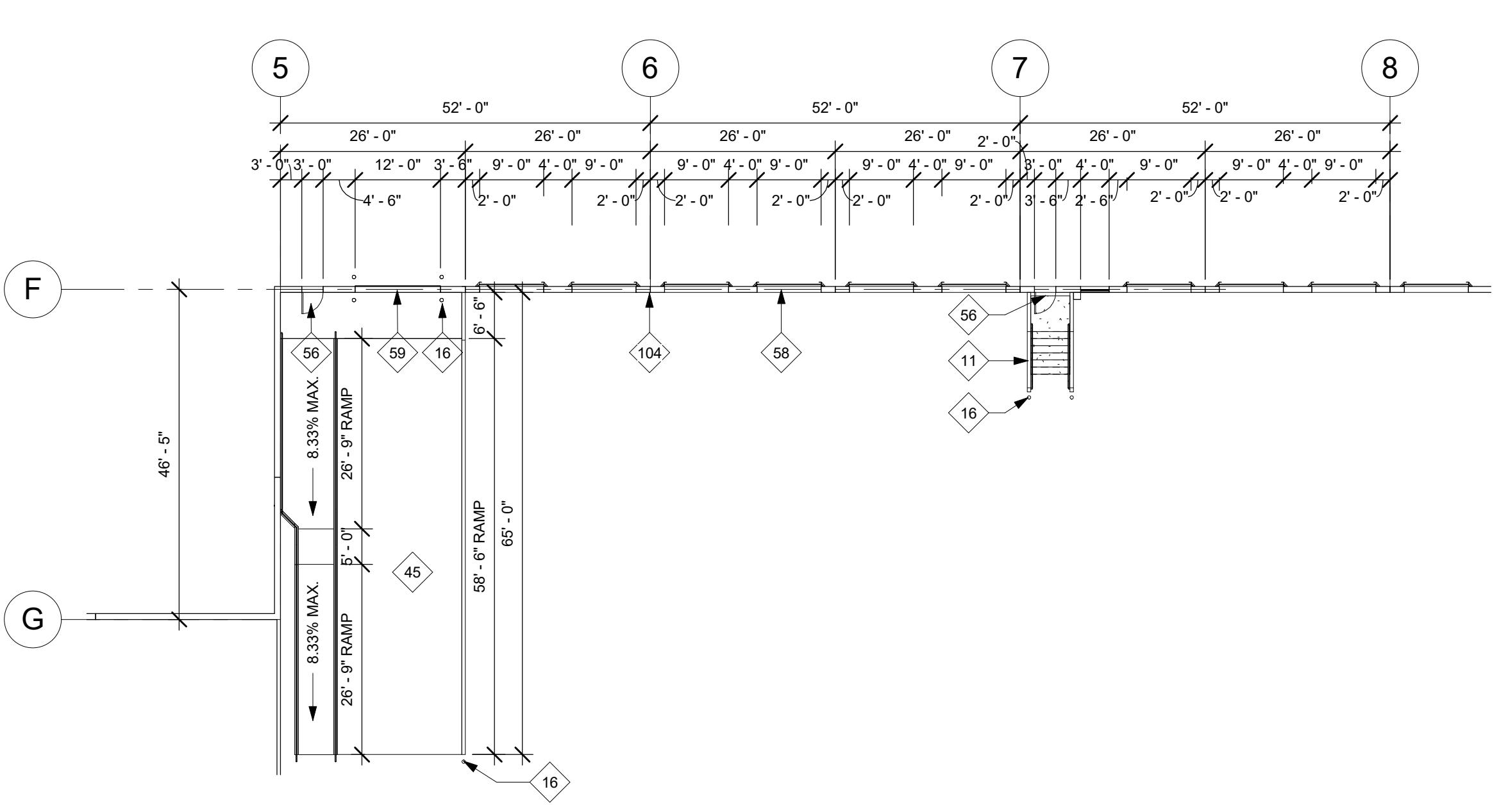
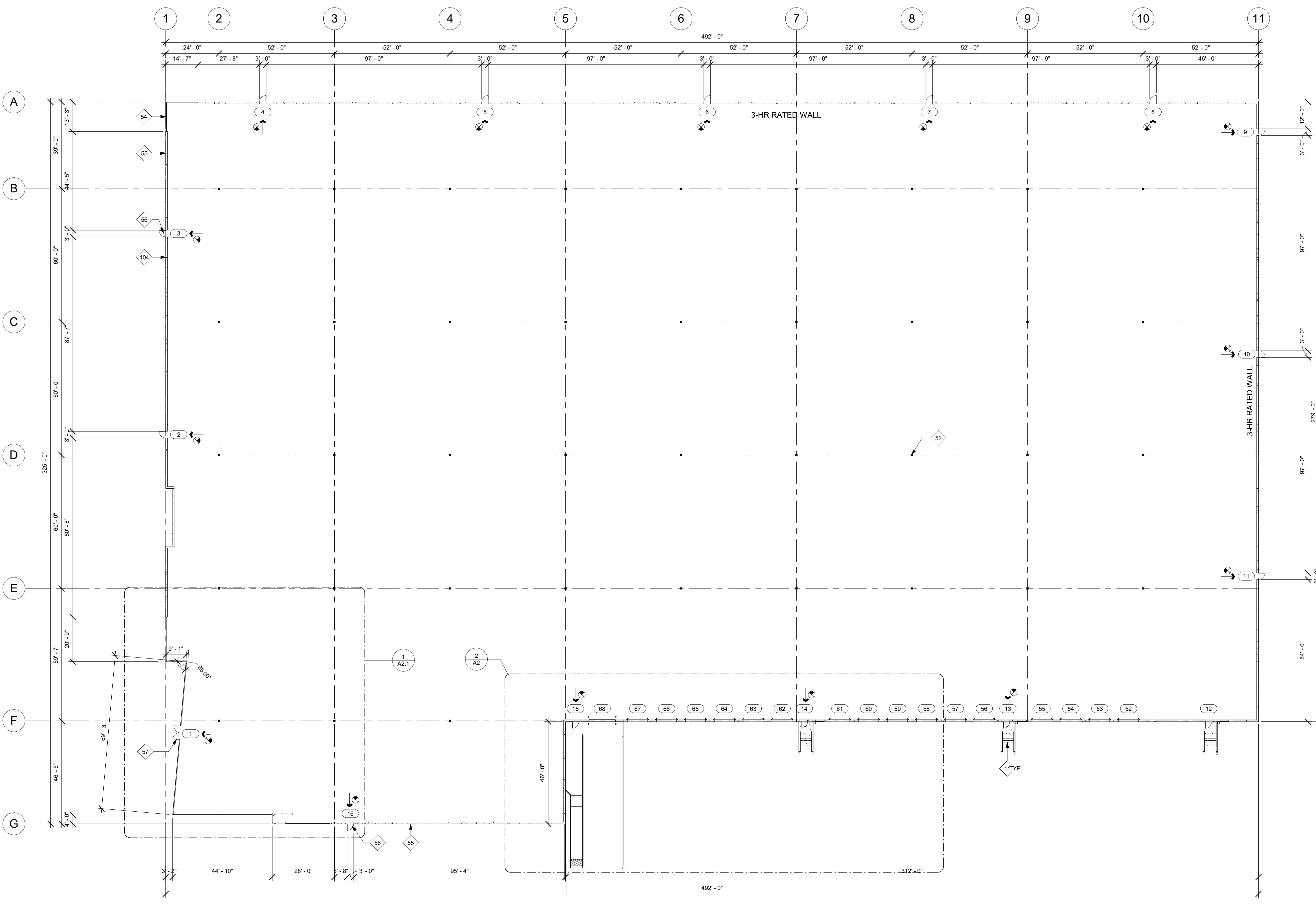
**PROJECT** **BRIDGE UNIVAR CARMENITA ROAD** **4TH PLANNING SUBMITTAL** **SANTA FE SPRINGS, CA**

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The logo for Herdman Architecture + Design. It features a large, stylized white letter 'H' centered on a black rectangular background. Below the 'H', the company name 'HERDMAN' is written in a large, bold, black sans-serif font. Underneath 'HERDMAN', the words 'ARCHITECTURE + DESIGN' are written in a smaller, black, all-caps sans-serif font.

## SITE DETAILS

Δ 1 1



KEYNOTES	
11	EXTERIOR CONCRETE STAIR W/CONCRETE WALLS. WALLS & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
16	PROTECTIVE METAL BOLLARDS AT ALL EXPOSED CORNERS. CONCRETE FILLED, PAINTED TYP.
45	CONCRETE RAMP WITH 42" HIGH CONC. TILT UP GATE WALLS PAINTED TO MATCH BUILDING. SEE ELEVATIONS.
52	STRUCTURAL BUILDING COLUMN.
54	STRUCTURAL STEEL COLUMNS & EXTERIOR COLOR SCHEDULE. STORE FRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM TO BE DETERMINED BY CONTRACTOR TO BE DESIGN BUILD BY G.C. AND UNDER DEFERRED SUBMITTAL.
55	CONCRETE TILT-UP PANEL, TYP. PAINTED. SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND "S" DRAWINGS FOR ADDITIONAL INFORMATION.
56	EXTERIOR MAN DOOR 3'X7'. HOLLOW METAL, PAINTED. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
57	EXTERIOR STOREFRONT DOOR, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
58	DOCK-HI LOADING DOOR, 9'X10', WITH VISION GLAZING PROVIDED BY MANUFACTURER PER COLOR SCHEDULE.
59	DRIVE THRU LOADING DOOR 12'X14' WITH VISION GLAZING PROVIDED BY MANUFACTURER PER COLOR SCHEDULE.
104	PANEL JOINT, TYP.
104	PANEL JOINT, TYP.
FLOOR PLAN GENERAL NOTES	
1	FINISH FLOOR SLAB SLOPES. REFER TO CIVIL DRAWINGS
2	PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT REQUIREMENTS FOR EXPOSED SLAB AREA. SEE FLOOR PLAN LEGEND FOR HATCHES AREAS.
3	REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4	DOORS TO BE SLOPED TO EXTERIOR DOORS 1/2".
5	PROVIDE FIRE EXTINGUISHERS. REFER TO CIVIL DRAWINGS.
6	PROVIDE FIRE ALARMS AND SIGNING AT ALL EXTERIOR EXIT DOORS. DOORS EXITING FROM TENANT SPACES. DOORS INTO EXIT ENCLOSURES. AND ANY ADDITIONAL LOCATIONS DETERMINED BY LOCAL JURISDICTION. LOCAL REQUIREMENTS SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7	PROVIDE FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8	DO NOT USE CURING COMPOUNDS OR RELEASE AGENTS TO CURVE CONCRETE.
9	CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON CONCRETE SLAB.
10	DO NOT USE CEMENT BASE SLAB MIX.
11	FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89.
12	FLOOR COMPACTION TO BE 95% MIN.
13	TISSUE COMPACTION TO BE 90% MIN.
14	LABOR TO USE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
15	DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FLOOR SLAB, AND FLOOR OPENING, TYPICAL UNLESS NOTED OTHERWISE.
16	PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
17	ALL MAN DOORS, OVER-HEAD DOORS, AND ROLL-UP DOORS DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
18	STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION. STOREFRONT SYSTEMS TO BE DESIGNED BY CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
19	REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATION.
20	PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER REQUIREMENTS AT FIRE RISERS, PVS, DOORS, AND OTHER EXPOSED AREAS. CONTRACTOR PROVIDED.
21	CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
22	DO NOT SMOKING ON THE EXTERIOR SIDE OF THE NON-ENTRY DOORS.
23	FOR TYPICAL DOOR LANDING CLEARANCES, REFER 2/00.2.2
24	NO SMOKING WITHIN 25' OF BUILDING ENTRIES, ACCORDING TO GREEN BUILDING STANDARD CODE DIVISION 5.504.7



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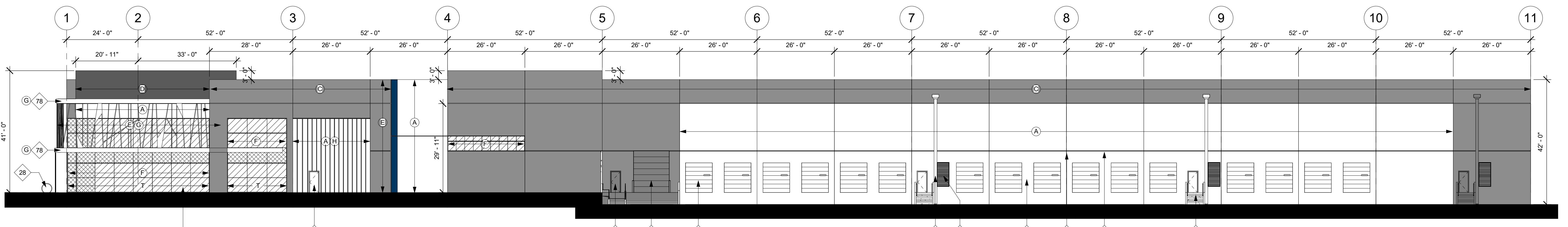
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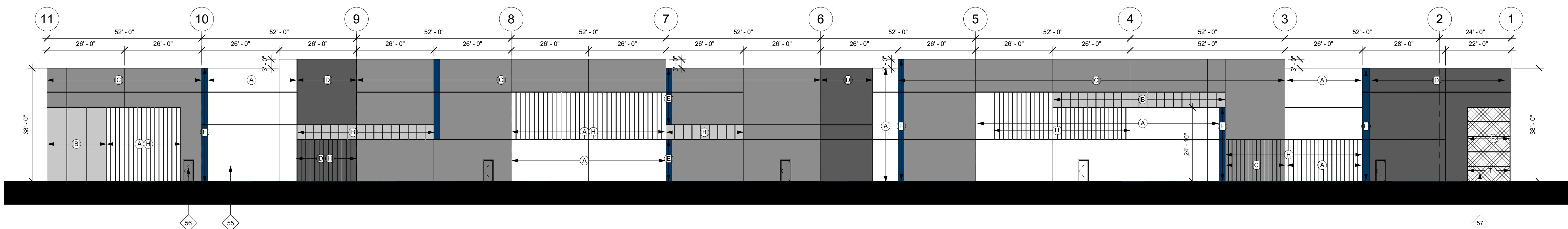
FLOOR PLAN

A2

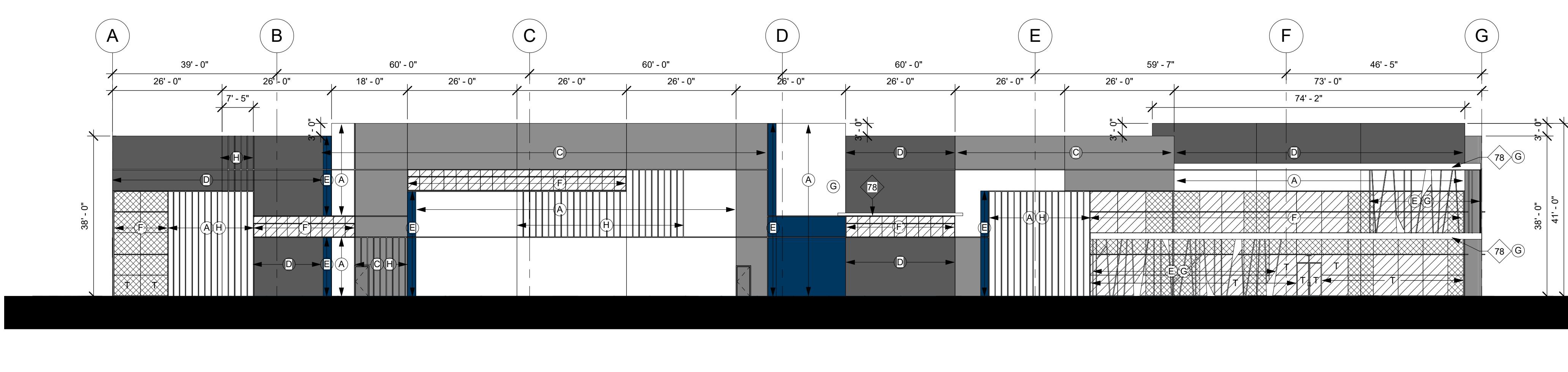
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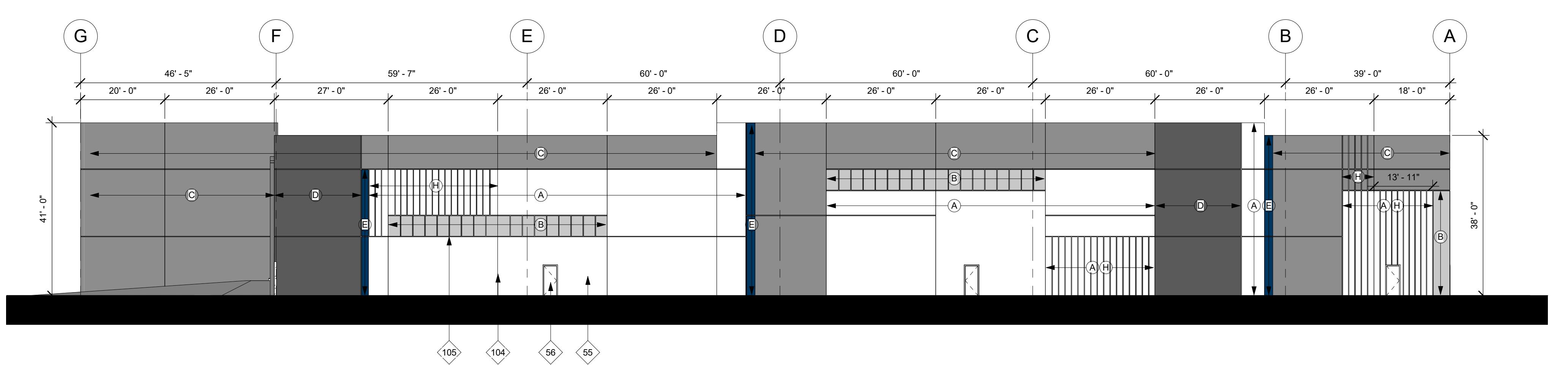
① PROPOSED SOUTH ELEVATION  
1/16" = 1'-0"



② PROPOSED NORTH ELEVATION  
1/16" = 1'-0"



③ PROPOSED WEST ELEVATION  
1/16" = 1'-0"



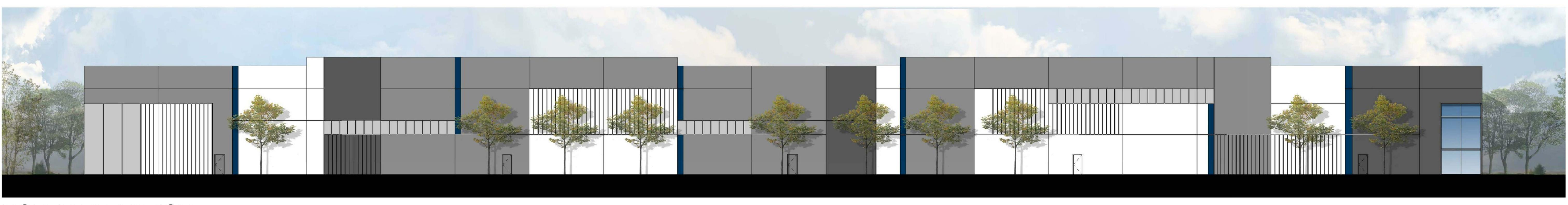
④ PROPOSED EAST ELEVATION  
1/16" = 1'-0"

KEYNOTES	
11	EXTERIOR CONCRETE STAIR W/CONCRETE WALLS, WALLS & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
28	SECURE BICYCLE RACK BY ANOVA FURNISHINGS, CIRCLELERSZIG-CIRCLE STAINLESS STEEL BIKE RACK, INTEGRAL MOUNT STAINLESS STEEL FINISH. SEE A1.25 FOR DETAIL.
47	EXTERIOR METAL DOWNSPOUT AND OVERFLOW SCUPPERS PAINTED TO MATCH BUILDING. REFER TO PLUMBING SCHEDULE FOR MINIMUM SCUPPER OPENINGS ALLOWABLE PER CODE.
54	STOREFRONT: SEE ELEVATIONS & EXTERIOR COLOR SCHEDULE. STORE FRONT TO BE DESIGNED TO RESIST WIND LOADS AS DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE PROVIDED BY G.C. AND UNDER DEFERRED SUBMITTAL.
55	CONCRETE TILT-UP PANEL, TYP. PAINTED. SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND CONCRETE TILT-UP PANEL SCHEDULE FOR LOCATION.
56	EXTERIOR MAN DOOR 3'x7': HOLLOW METAL PAINTED. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
57	EXTERIOR DOOR: 3'x7': HOLLOW METAL PAINTED. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
58	DOCK-HI LOADING DOOR, 9'x10', WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
59	DRIVE THRU LOADING DOOR 12'x14' WITH VISION GLAZING, PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
63	AIIR VENT: 4'x8': PAINT TO MATCH BUILDING WALL, TYP. SIZE VERTICAL 4'x8'. PROVIDE BIRD SCREEN, FILTER AND BURGLAR BARS.
78	DECORATIVE METAL GROOVES. REFER TO ARCHITECTURE + DESIGN STRUCTURAL DETAILS.
104	PANEL JOINT, TYP.
105	2" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.

GLAZING LEGEND	
VISION GLAZING:	
NON VISION GLAZING:	
TEMPERED:	
NOTE: REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS.	
NON VISION GLAZING NOTES:	
1. VISION GLAZING PANELS FACE TO CONCRETE PANEL, BREAK GLAZING NOT REQUIRED.	
2. PROVIDE BREATHABLE MULLION SYSTEM @ NON-VISION GLAZING SECTIONS, NO HOLES REQUIRED IN CONCRETE.	
3. PROVIDE SHADE CLOTH BEHIND GLASS IN AREAS INTENDED TO BE NON-VISION WHERE THERE IS NO SPANDREL CONCRETE.	
TEMPERED GLAZING NOTES:	
1. TEMPERED DOORS, GUARD WALLS, RAMP WALLS, STARVALS, GUARD RAILS, ROOF DRAINS, AND LOUVERS. MATCH ADJACENT BUILDING WALL U.N.O.	
TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH.	
EXTERIOR COLOR SCHEDULE	
(A)	WHITE EXTERIOR PAINT COLOR: SW 7083 NEBULOUS WHITE
(B)	LIGHT GREY EXTERIOR PAINT COLOR: SW 7085 ARGO
(C)	LIGHT GREY EXTERIOR PAINT COLOR: SW 7673 PEWTER CAST
(D)	DARK GREY EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
(E)	BLUE EXTERIOR PAINT COLOR: SW 651 LOYAL BLUE
(F)	STOREFRONT BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS
(G)	DECORATIVE BREAK METAL TO MATCH MULLIONS
(H)	PAINTED CONCRETE WITH FORMLINEER
TEMPERED GLAZING NOTES:	
1. TEMPERED DOORS, GUARD WALLS, RAMP WALLS, STARVALS, GUARD RAILS, ROOF DRAINS, AND LOUVERS. MATCH ADJACENT BUILDING WALL U.N.O.	
TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH.	



SOUTH ELEVATION



NORTH ELEVATION

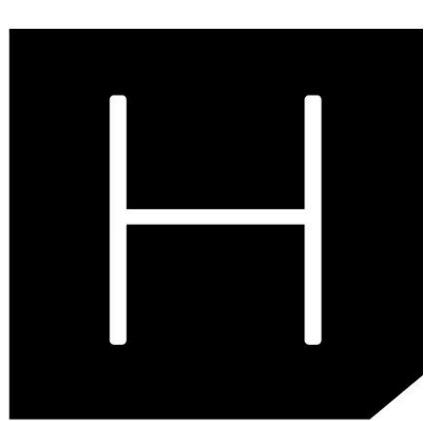


WEST ELEVATION



EAST ELEVATION

BRIDGE



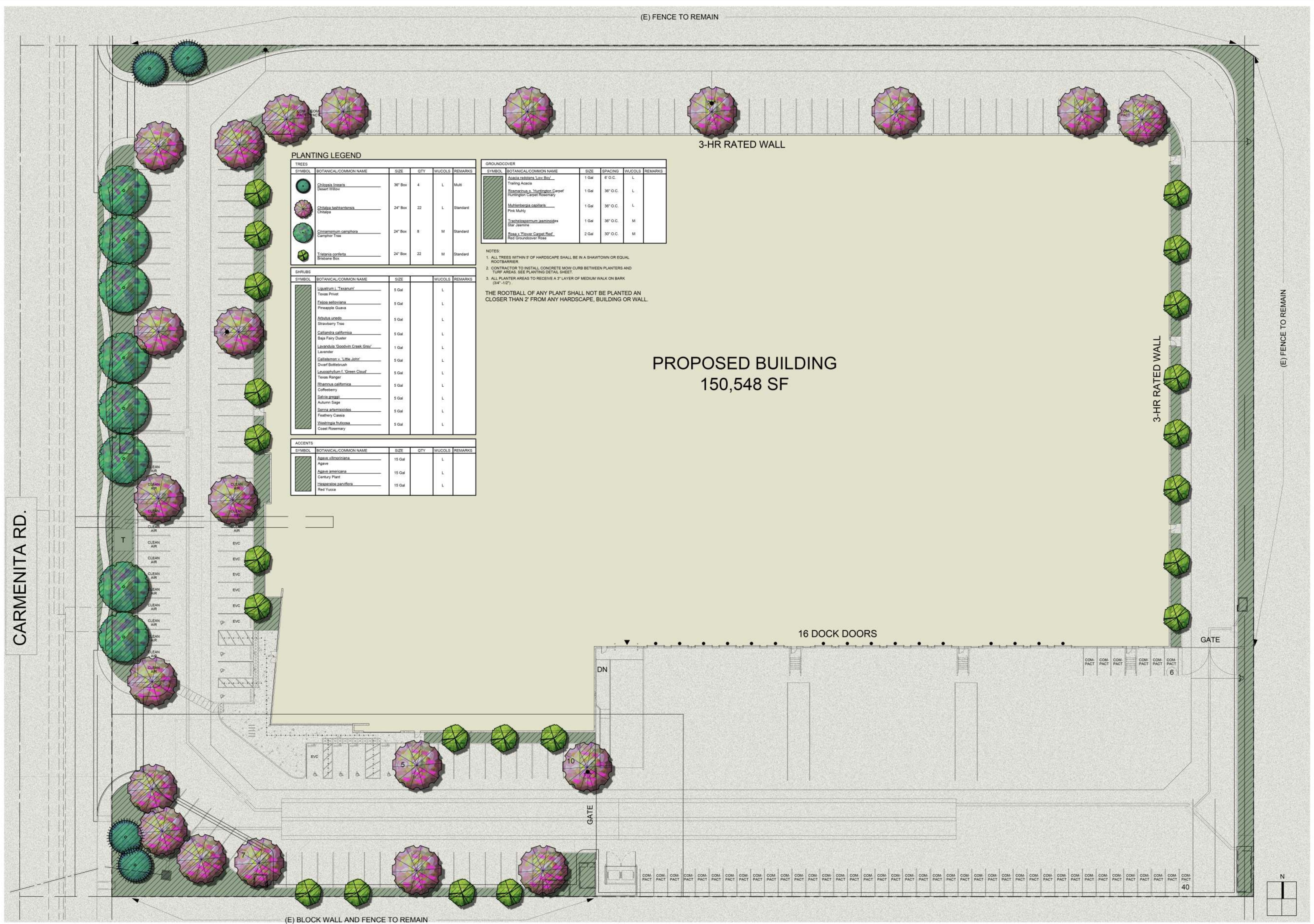
HERDMAN  
ARCHITECTURE + DESIGN  
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COLORED  
ELEVATIONS

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BRIDGE SANTA FE SPRINGS UNIVAR

19-050  
06.04.19  
08.16.19  
09.06.19

BRIDGE DEVELOPMENT

Santa Fe Springs, California



HUNTER LANDSCAPE  
711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408



## BRIDGE UNIVAR SITE SANTA FE SPRINGS, CA

HERDMAN  
ARCHITECTURE + DESIGN

06.06.2019  
H-A+D JOB NO: A18-2080

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 145-2019**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
TENTATIVE PARCEL MAP CASE NO. 82732 &  
DEVELOPMENT PLAN APPROVAL CASE NO. 967**

WHEREAS, a request was filed for Tentative Parcel Map Case No. 82732 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57-acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 967 to allow the construction of a new ±150,548 sq. ft. concrete tilt-up industrial building; and

WHEREAS, the subject property is located on the east side of Carmenita Road, with Accessor's Parcel Numbers of 8059-004-031 & 8059-004-054, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Bridge Acquisitions, LLC, 1600 E. Franklin Ave., Suite D, El Segundo, CA 90245; and

WHEREAS, the proposed development which includes Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967 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 environmental following mitigation, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 7, 2019 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 November 7, 2019 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 Adjourned Planning Commission Meeting on November 19, 2019 concerning Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967.

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

#### SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts to the environment, therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts that cannot be mitigated. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring and Reporting Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required.
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions.
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180

requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

## SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to the State's Subdivision Map Act, the Planning Commission has made the following findings:

(A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 1" below:

Table 1  
General Plan Consistency Analysis

<b>General Plan Element</b>	<b>Policy</b>	<b>Project Consistency</b>
<b>Land Use</b>	<b>Goal 9:</b> Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce one lot that will provide a more viable development opportunity of the subject site.
	<b>Policy 9.4:</b> Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57-acres.
	<b>Goal 11:</b> Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and facilitate the development of a new ±150,548 sq. ft. concrete tilt-up industrial building.

The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Spring's General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

(B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the construction of a new ±150,548 sq. ft. concrete tilt-up industrial buildings, located along the east side of Carmenita Road. As proposed, the new development will meet or exceed all requirements of the City's Zoning Regulations and as a result will not require any variances. Therefore, the subject site is physically suitable for the proposed development.

(C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed industrial project. According to the IS/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.

(D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

New easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision.

(E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board.

(F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

### SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

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

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. The proposed project will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new attractive industrial building on a site that is currently developed with an outdated building that was constructed in 1959, approximately 60 years ago. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

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

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

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

The proposed building is well-designed and should be highly suitable for a variety of office, manufacturing and/or warehouse-type users. The design of the new concrete tilt-up industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. As designed, the new building is suitable for their intended users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. The majority of the landscaping will be provided along Carmenita Road for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high screen wall with a 12' high gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash enclosure has been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

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

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

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

Pursuant to Section 155.736 of the Zoning Regulations "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 a result, the Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building.

#### SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 145-2019 to approve Tentative Parcel Map Case No. 82732 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring  $\pm 6.57$ -acres; Development Plan Approval Case No. 967 to allow the construction of a new  $\pm 150,548$  sq. ft. concrete tilt-up industrial building; and also to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for the subject property located at 13900 Carmenita Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

---

Frank Ybarra, Chairperson

ATTEST:

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Teresa Cavallo, Planning Secretary

# Exhibit A – Conditions of Approval

Tentative Parcel Map Case No. 82732  
Development Plan Approval Case No. 967  
13900 Carmenita Road (APNs: 8059-004-031 & 054)

## CONDITIONS OF APPROVAL

### **ENGINEERING / PUBLIC WORKS DEPARTMENT:** (Contact: Robert Garcia 562.868-1511 x7545)

#### STREETS

1. That the applicant shall pay a flat fee of \$54,516.00 to reconstruct/resurface the existing street frontage to centerline for Carmenita Road.
2. The applicant shall pay \$5,000.00, the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Cambridge Street and Carmenita Road as determined by the City Engineer and Fire Chief.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard "R-12", and dedicate an easement along the Carmenita Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$800.00 to install (4) new signs.
6. That the applicant will pay to the City, \$ 15,000 per street light for the relocation(s) of all street lights in conflict with driveways or proposed improvements. The cost will include the entire cost of design, engineering, installation and inspection of street lights on Carmenita Road. 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. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding overhead existing utilities that cross perpendicular to Carmenita Road serving the property.

## CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Carmenita Road. Storm drain plans shall be approved by the City Engineer.
10. 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.
11. 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. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
12. All buildings shall be connected to the sanitary sewers.
13. 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.
14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

## TRAFFIC

16. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements

or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

17. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

#### PARCEL MAPS

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

#### FEES

20. 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.
21. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. That the applicant shall pay the water trunkline connection fee of \$3,700.00 per acre upon application for water service connection or if utilizing any existing water service.

#### MISCELLANEOUS

23. 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.

24. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
25. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
26. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

**POLICE SERVICES DEPARTMENT:**

**(Contact: Luis Collazo 562.409-1850 x3320)**

27. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to [luiscollazo@santafesprings.org](mailto:luiscollazo@santafesprings.org).
28. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.

29. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
30. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
31. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
32. That off-street parking areas shall not be reduced or encroached upon at any time.
33. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
34. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or 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.
35. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Portable restrooms shall not be visible from the public street and maintained on a regular basis.

36. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be visible from public view.
37. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
38. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.
39. That all parking stalls and/or designated parking areas shall be continuously available to all employees during their business hours. Parking stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.
40. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.

**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**  
**(Contact: Raul Diaz 562.868-0511 x3813)**

41. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
42. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
43. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
44. 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.

45. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
46. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
47. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

**DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**  
(Contact: Tom Hall 562.868-0511 x3715)

48. 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.
49. 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.
50. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
51. That the development will not interfere with any remediation activity or restrictions that may be required by the Los Angeles Regional Water Quality Control Board as part of Cleanup and Abatement Order No. R4-2014-0130.

**WASTE MANAGEMENT :**

**(Contact : Teresa Cavallo 562.868-0511 x7309)**

52. 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.
53. That 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 Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
54. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

**PLANNING AND DEVELOPMENT DEPARTMENT:**

**(Contact: Vince Velasco 562.868-0511 x7353)**

55. Approval of the subject Development Plan Approval (DPA) Case No. 967 is still contingent upon approval of Tentative Parcel Map (TPM) Case No. 82732 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57-acres.
56. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 13900 Carmenita Road (APN's 8059-004-031 & 054). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
57. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance *prior* to the issuance of the Certificate of Occupancy. *On-going monitoring shall be reported to the City every six (6) months.*
58. The applicant, Bridge Development Partners, 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.

59. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
  - a. Name of the development/project.
  - b. Name of the development company.
  - c. Address or Address range for the subject site.
  - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
60. The applicant, Bridge Development Partners, agrees and understands that all existing overhead utilities within the development shall be placed underground.
61. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. 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 Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
62. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
  - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
    - i. A roof plan showing the location of all roof-mounted equipment;
    - ii. Elevations of all existing and proposed mechanical equipment; and
    - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
63. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
64. 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, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

65. 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).*
66. The applicant, Bridge Development Partners, shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
67. 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 or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) (A copy of the Edison Guideline is available at the Planning Department).
68. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
69. The 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.
70. The Planning Department 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 a minimum 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.

71. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change)*.
72. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
73. The applicant, Bridge Development Partners, 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, the following:
  - a. Current maps, routes and schedules for public transit routes serving the site; and
  - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
  - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
  - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
  - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
74. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing ADA and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
75. An area shall be designated for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at the

ratio of 4 bicycles for the first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 1555.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

76. The applicant, Bridge Development Partners, understands and agrees that compliance with condition of approval numbers 73-75 must be obtained prior to issuance of a certificate of occupancy.
77. 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.
78. 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.
79. A minimum of 198 parking stalls shall be provided and maintained at all times.
80. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. 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.
81. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
82. 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.
83. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Deputy Fire Marshall.
84. The applicant, Bridge Development Partners, shall not allow commercial vehicles, trucks and/or truck tractors to queue on Carmenita Road, use said streets as a staging area, or to back up onto the street from the subject property.

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

or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

87. *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)).
88. The applicant, Bridge Development Partners, 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.*
89. The applicant, Bridge Development Partners, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
90. The applicant, Bridge Development Partners, 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 all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

91. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
92. 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.
93. All otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.





# ***City of Santa Fe Springs***

## ***Adjourned Planning Commission Meeting***

***November 19, 2019***

### **CONSENT AGENDA**

#### Alcohol Sales Conditional Use Permit Case No. 59

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

### **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 and request that this matter be brought back before November 19, 2024, 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**

The initial approval of Alcohol Sales Conditional Use Permit (ASCUP) Case No. 59 involved the use of an approximate 767 sq. ft. unit within the multi-tenant development at 8028 Sorensen Avenue. On September 18, 2019, the Applicant, De La Riva Imports, moved the business to a smaller unit within the same property and is now occupying a 625 sq. ft. suite identified as 8040 Sorensen Avenue. Considering that ASCUP Case No. 59 is an entitlement that applies the provisions of the zoning ordinance to a specific land use activity within the property and not to a specific business, entity or person(s), the mere transfer of the suite within the same property is permitted without additional action by the Planning Commission.

The original alcoholic beverages activities have not changed, the Applicant continues to warehouse and distribute imported tequila to several eating establishments and bars within the general area.

The Planning Commission and the City Council, at their respective meetings of July 23, and July 31, 2012, approved the applicant's request to warehouse and distribute the imported tequila at the location. This matter is before the Commission because a compliance review is now due to determine if the use is being maintained and operated in compliance with the city codes, and in compliance with the conditions of approval.

**CALLS FOR SERVICE**

Within the past year, no calls for service were reported for this location.

**COMPLIANCE REPORT**

Staff conducted an inspection of the premises and found the premises to be maintained clean and free of trash and debris. The inspection further revealed that the tequila warehouse/distribution activity is being conducted in strict compliance with the conditions of approval and all City Codes. Moreover, verification from the State Alcohol Beverage Control (ABC) revealed that the business maintains a current ABC license.

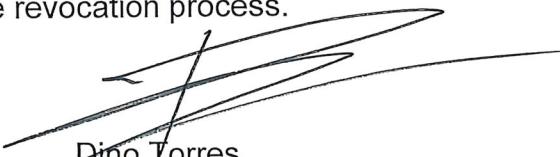
The storage and distribution of alcoholic beverages has very little activity due to its size and minimal inventory. Staff believes that if the business continues to be conducted in compliance with the conditions of approval, and ABC's regulations, the business will continue to operate in harmony with the surrounding area and not pose a significant risk or create a public nuisance to the patrons of the neighboring businesses or the general public.

**CONDITIONS OF APPROVAL**

The conditions listed below are from the original approval of this Permit. The only apparent change involves Condition No. 12 indicating the next compliance review date.

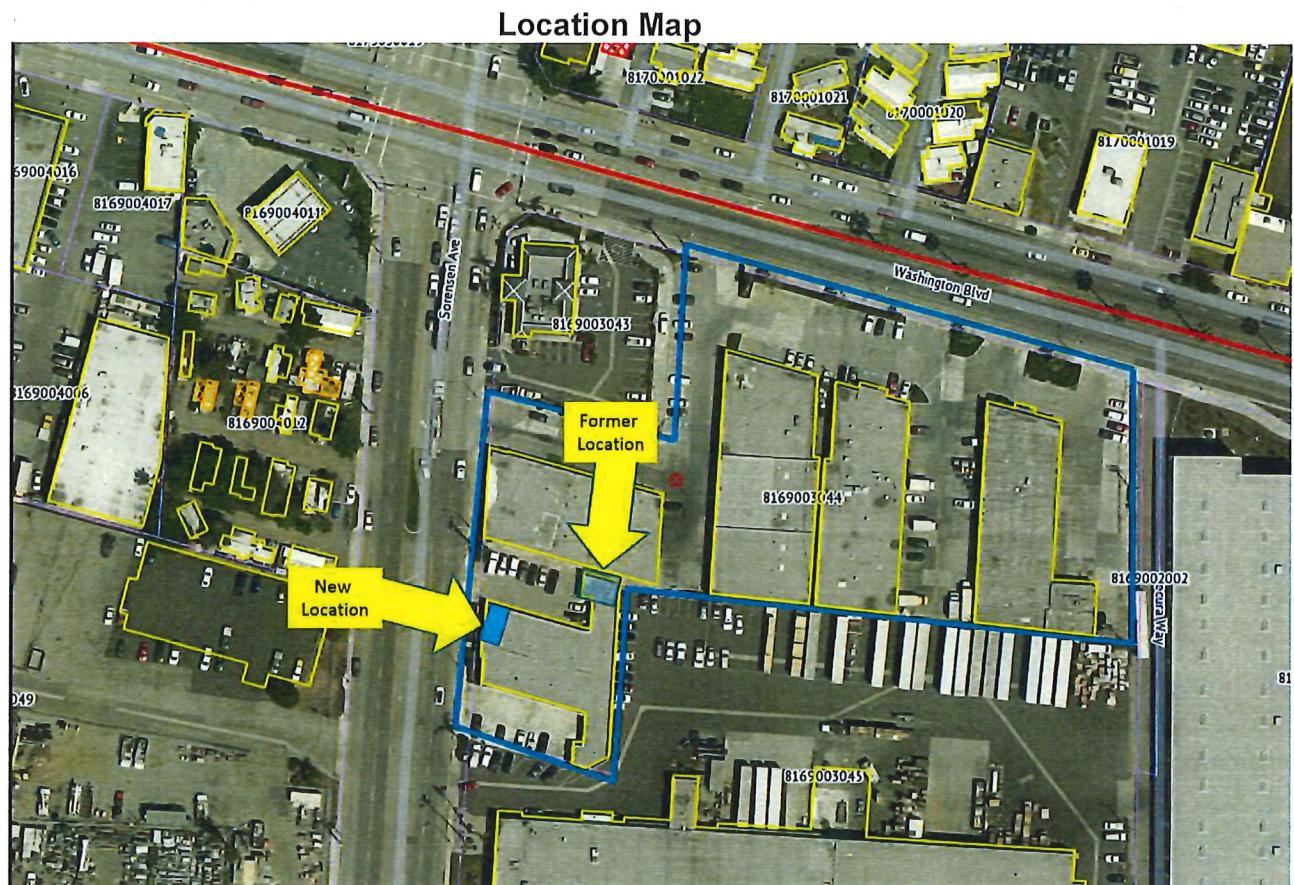
1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
3. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
4. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
6. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.

7. That it shall be unlawful for 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 Section 25602(a) of the State Business and Professions Code.
8. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
9. That 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.
10. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to 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.
12. ***That this Permit shall be subject to a compliance review in five-years, no later than November 19, 2024, to ensure the alcohol beverage storage activity 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.***
13. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
14. 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.



Dino Torres  
Director of Police Services

Attachment: Location Map



## CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 59  
De La Riva Imports  
8040 Sorensen Avenue



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **CONSENT ITEM**

#### Conditional Use Permit Case No. 109-3

A compliance review to allow the continued operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family Planned Development Overlay, Zone. (MRK Partners)

### **RECOMMENDATIONS**

- Find that the continued establishment, operation, and maintenance of an office and 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 Plan
- Require that Conditional Use Permit Case No. 103-3 be subject to a compliance review in ten (10) years, on or before, November, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

### **BACKGROUND**

The subject property is located on the west side of Pioneer Boulevard at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), in the R-3-PD (Multiple Family, Zone with Planned Development Overlay) Zone. The property measures approximately 213,008 sq. ft. (4.89-acres) and was developed with an approximately 14 multi-residential buildings measuring a total of 4.63-acres.

On November 3, 1969, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 109 and Resolution No. 20-69 to allow for the construction, establishment, operation and maintenance of 236 residential rental units at 9039 Pioneer Boulevard and 11031 Cultura Street.

On April 28, 1980, the Planning Commission approved a Reconsideration for Conditional Use Permit Case No. 109 to allow for the removal of certain carport for safety and security reason.

On September 10, 2018, the Planning Commission approved the establishment, operation, and maintenance of an office and recreational use. As part of the approval, the applicant constructed a new office/recreational building within the apartment development.

## **STAFF CONSIDERATIONS**

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk through inspection by the Planning Department, the applicant was directed to comply with following:

1. Obtain final Building Department signed off for the new construction.

Staff recently verified that the applicant has completed the aforementioned item; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the office and recreation use continue 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 approval of CUP 109-3, subject to a compliance review in ten (10) years 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.*

### **ENGINEERING / PUBLIC WORKS DEPARTMENT:**

**(Contact: Robert Garcia 562-868-0511 x7545)**

1. ~~All buildings shall be connected to the sanitary sewers.~~ **(Completed)**
2. ~~That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.~~ **(Completed)**
3. ~~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.~~ **(Completed)**
4. ~~That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).~~ **(Completed)**

**WASTE MANAGEMENT:**

**(Contact: Teresa Cavallo 562-868-0511 x7309)**

5. 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. **(On-going)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**

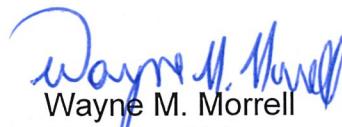
**(Contact: Jimmy Wong 562.868-0511 x7451)**

6. That Conditional Use Permit Case No. 109-2 ~~3~~ allow for the establishment, operation, and maintenance of office and recreational use within a 600 square feet building at 9039 Pioneer Boulevard. **(On-going)**
7. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(On-going)**
8. 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. **(On-going)**
9. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors. **(On-going)**
10. That prior to occupancy of the office space, the operator shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, Extension 7527, or through the City's website ([www.santafesprings.org](http://www.santafesprings.org)). **(On-going)**
11. The Conditional Use Permit Case No. 109-2 ~~3~~ shall be subject to a compliance review in ~~one ten~~ years, on or before ~~September 10, 2019 November 19, 2029~~. Approximately three (3) months before ~~September 10, 2019 November 19, 2029~~, 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.
12. That the applicant, MRP Partner, agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officer or employees to attack, set aside, void or annul an approval of the City or any of

its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(On-going)**

13. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or service, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(On-going)**
14. 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. **(On-going)**
15. That except for the high voltage line proposed for the north, west and south boundaries of the Project, no above ground utility lines shall be permitted either in the public right of way or on-site. **(On-going)**
16. ~~That the elevation of the units adjoining Pioneer Boulevard and Mersin Place be approximately at the same elevation as the street.~~ **(Completed)**
17. That provision be made for continuous access to the property west of the 605 Freeway from the northwest corner of Parcel #60; said access shall be provided in a manner satisfactory to the City Engineer and shall be open and clear at all time. **(On-going)**
18. That the location and design of all signs visible from the street frontages shall be approved by the Director of Planning. **(On-going)**
19. That it is strongly recommended that a minimum of two additional trash collection areas be provide on Parcel #60. **(On-going)**
20. ~~That a wall or screening fence be installed along the parking area at the northwest corner of Parcel #60 to separate it from the adjoining dwelling units and that the parking area be provided with wheel stops to prevent contact of vehicles with said wall or fence.~~ **(Completed)**
21. ~~That the property be developed substantially in accordance with the approved plot plans, floor plans, elevations and landscaping plans.~~ **(Completed)**

22. That the buildings, grounds and landscaping be continuously maintained at a high standard. **(On-going)**
23. The remaining carports may be modified by removing the north and south end walls and interior partitions to improve visibility' such modifications shall be subject to approval of the Director of Planning and Development. **(On-going)**
24. That the applicant take any and all measures available to prevent further violence, vandalism, damage or defaceing of the buildings and facilities within the subject property. **(On-going)**
25. That any further damage which occurs shall be promptly repaired and any graffiti or other defacement shall be promptly removed. **(On-going)**
26. That the location and extent of any removal and/or modification of existing landscaping shall be subject to the approval of the Director of Planning and Development. **(On-going)**
27. That all other requirements of the Zoning Ordinance, Building Code, Fire Code and other applicable regulations shall be complied with. **(On-going)**



Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Request for Compliance Review

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



9039 Pioneer Boulevard  
Conditional Use Permit Case No. 109-2  
MRK Partners

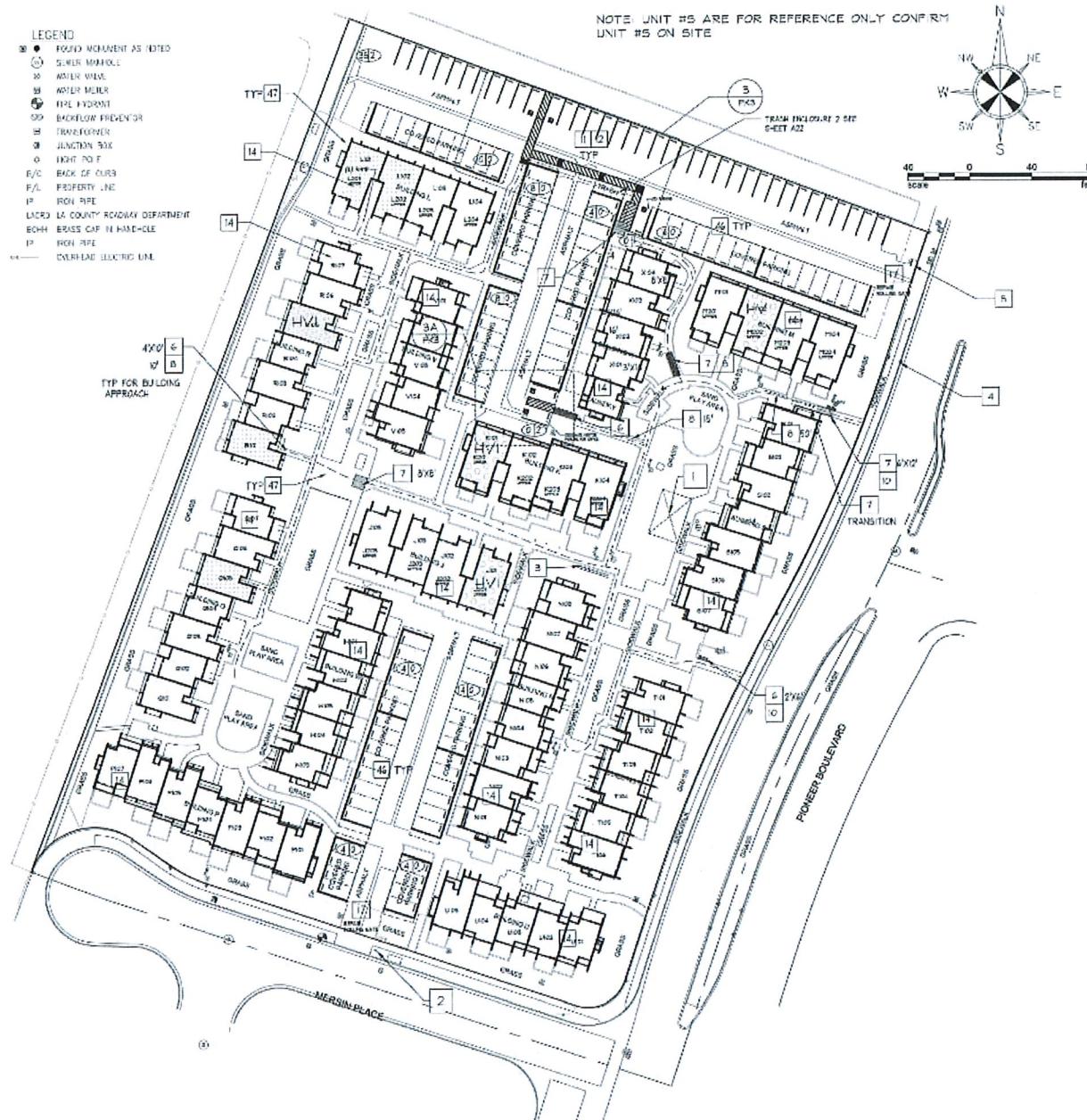
## Site Plan

NOTE: UNIT #S ARE FOR REFERENCE ONLY CONFIRM  
UNIT #S ON SITE



**LEGEND**

- ① ROAD MONUMENT AS NOTED
- ② SODER MOUNTAIN
- ③ WATER WAVE
- ④ WATER METER
- ⑤ PIPE HYDRANT
- ⑥ BACKFIRE PROTECTOR
- ⑦ TRANSFORMER
- ⑧ JUNCTION BOX
- ⑨ HIGH POLE
- E/C EDGE OF CURB
- F/L FENCE LINE
- P/ PIPE
- LACRA LAC COUNTY ROADWAY DEPARTMENT
- BOHM BRASS CAP IN HOLE
- P/ IRON PIPE
- VERLDALE ELECTRIC LINE







# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **CONSENT ITEM**

#### Conditional Use Permit Case No. 610-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 10600 Painter Avenue (APN: 8059-001-018) in the M-2, Heavy Manufacturing, Zone. (HTS Environmental Services)

### **RECOMMENDATIONS**

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an industrial waste transportation facility, 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.
- Require that Conditional Use Permit Case No. 610-2 be subject to a compliance review in five (5) years, on or before November 19, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

### **BACKGROUND**

In accordance with Section 155.243 (C) (5) of City's Zoning Regulations, the maintenance and operation of an industrial waste transportation facility requires a Conditional Use Permit prior to commencement of such activities. In March of 2003, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 610 to establish, maintain and operate an industrial waste transportation facility at 10600 Painter Avenue. The use was subsequently reconsidered by the Planning Commission at its June 14, 2004 meeting.

### **STAFF CONSIDERATIONS**

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department on June 19, 2019, the applicant was directed to comply with the following:

- Remove or permit the un-permitted mezzanine and storage room located within the existing maintenance shop.

Staff has continued to work with the applicant on the required item identified above. A recent follow-up inspection has confirmed that the applicant has now completed all

aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the industrial waste transportation facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is recommending that CUP 610-2 be subject to a compliance review in five (5) years 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.**

**FIRE DEPARTMENT –FIRE PREVENTION DIVISION:**

(Contact: Raul Diaz 562.868.0511 x 3710)

1. HTS shall not obstruct fire apparatus access roads in any manner, including the parking of vehicles, 2016 CA Fire Code, 503.4. That the standard aisle width for onsite emergency vehicle maneuvering of 26 feet with a minimum clear height of 13 feet 6 inches, shall be maintained at all times. **(Revised)**
2. That the applicant shall comply with all Federal, State, and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

**FIRE DEPARTMENT- ENVIRONMENTAL DIVISION:**

(Contact: Tom Hall 562.868.0511 x 3715)

3. That the storage (up to 10 days) of RCRA and non-RCRA Hazardous Waste shall be stored in an area with secondary containment of remain in the truck. All hazardous waste stored shall be in compliance with the latest adopted edition of the Uniform Fire Code. **(Ongoing)**
4. That no hazardous waste shall be transferred or consolidated into different containers. **(Ongoing)**
5. That there shall be no storage of any hazard of any hazardous waste outside the designated storage-areas as shown on the site plan and on file with this permit. **(Ongoing)**
6. That a copy of the current State hazardous waste transporter insurance poly shall be provide to the Fire Department. **(Ongoing)**

7. That an inventory of all hazardous waste in transportation shall be updated daily and made available immediately upon request. **(Ongoing)**
8. That the applicant shall conduct daily inspection of containers of hazardous waste stored on-site and maintain an inspection log for each inspection. **(Ongoing)**
9. That a Hazardous Waste Transporter Permit shall be obtained from the Fire Department. Annual permit fee will be required. The fee criteria used for hazardous waste generators will apply.
10. That the aisle widths between drums containing hazardous materials or hazardous waste shall not be less than 4 feet as per in the 1997 Uniform Fire Code.

**ENGINEERING/PUBLIC WORKS DEPARTMENT**

(Contact: Robert Garcia 562.868.0511 x 7545)

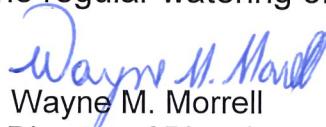
11. That the applicant shall comply with all conditions limitations, and requirements of the approved Industrial Wastewater Discharge Permit in addition to applicable sections of the Wastewater Ordinance and Chapter 97 of the City Code as it relates to industrial waste disposal. The owner/operator shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(Ongoing)**
12. The applicant maintain compliance for the Regional Water Quality Control Board's Storm water Pollution Prevention Plan permit requirements. **(Ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

(Contact: Claudia Jimenez 562.868.0511 x 7356)

13. That the Conditional Use Permit Case No. 610- 4 2 shall be subject to a compliance review in ~~(3)~~ five (5) years, until ~~June 14, 2007~~ November 19, 2024, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
14. That all applicable regulatory permits shall be complied with and posted at the facility. **(Ongoing)**
15. That 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. (Ongoing)

  
Wayne M. Morrell  
Director of Planning

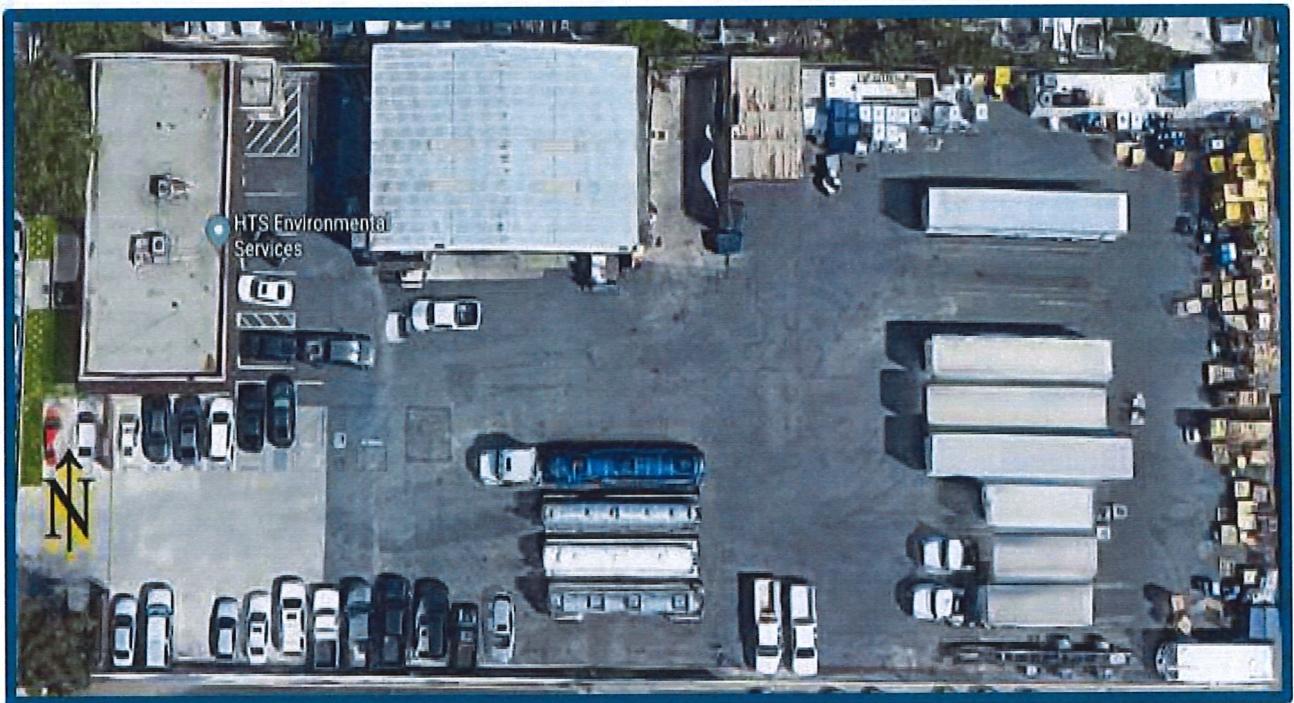
Attachment(s)

1. Aerial Photograph
2. Correction Pictures
3. Site Pictures
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



## **City of Santa Fe Springs**



## **Conditional Use Permit Case No. 610-2**

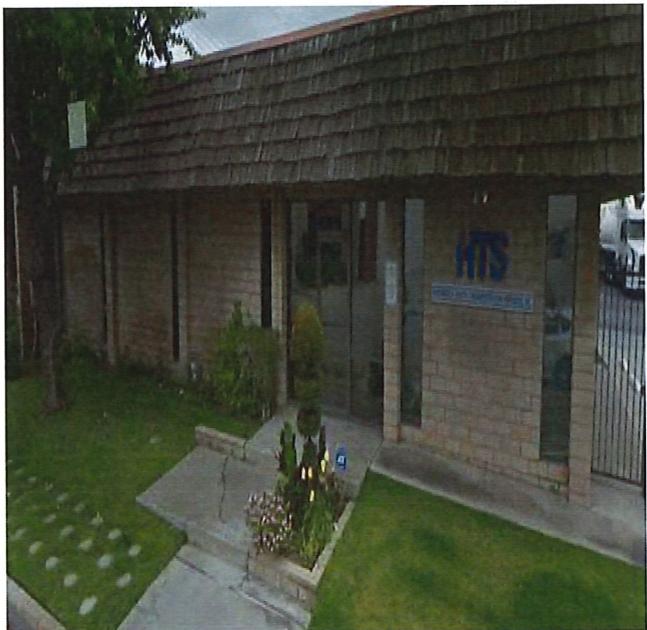
### **10600 S. Painter Avenue**

### **HTS Environmental Services**

**Attachment 2: Correction Pictures**  
**Unpermitted Mezzanine & Storage Shed Removed**



**Attachment 3: Site Pictures**



**Attachment 4: Letter Requesting Reconsideration**

10600 S. Painter Avenue, Santa Fe Springs, California 90670  
phone: 562.906.2633 or 800.300.0786 fax: 562.906.2613

June 6, 2019

City of Santa Fe Springs  
Department of Planning and Development  
11710 Telegraph Road  
Santa Fe Springs, CA 90760

RE: Conditional Use Permit (CUP) Case No. 610-2  
10600 Painter Avenue, Santa Fe Springs, CA 90670

Hazardous Waste Transportation Services Inc. (doing business as HTS Environmental Services) is requesting a compliance review for our Conditional Use Permit for operations at 10600 South Painter Avenue in Santa Fe Springs CA.

**Explanation of Operations:** The site continues to operate as an industrial and hazardous waste transporter as described in the current CUP. HTS removes containerized waste from various generators for transportation to their final destination for treatment, disposal or recycling. Hazardous waste may be brought to the HTS facility only for purposes within the "normal course of transportation". For example, to consolidate or transfer shipments to different vehicles in order to redirect them to their final destination. Hazardous wastes remain in the package or container in which they were initially received, hazardous waste containers are never opened, and no additional "handling" occurs. HTS complies with all applicable regulations as a transporter of hazardous wastes, including those of the Department of Transportation, US Environmental Protection Agency and the Department of Toxic Substances Control. Manifested hazardous wastes are not held for more than 10 days as defined by the regulations.

**Conditions of CUP:** The current CUP identifies two (2) conditions involving the Santa Fe Springs Fire Department, which we request be reviewed for possible removal. Condition No. 10 states "a copy of the current State hazardous waste transporter Insurance policy shall be provided to the Fire Department." We have done so, however the CUPA has notified us that they do not require, nor wish for us to provide this documentation in the future. Condition No. 13 states that "a Hazardous Waste Transporter Permit shall be obtained from the Fire Department." The CUPA has exempted HTS from this condition because they are managing our operations under two other programs for which fees are applied and they feel the "Transporter Permit" would only be appropriate if these other programs were not applicable.

Please contact Erin Winett at [ewinett@htsenvironmental.com](mailto:ewinett@htsenvironmental.com) or 562-572-2184, for any activities relating to the compliance review process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ronald Leahy".  
Ronald Leahy  
CFO, HTS Environmental Services

[htsenvironmental.com](http://htsenvironmental.com)



# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **CONSENT ITEM**

#### Conditional Use Permit Case No. 727-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 13722 Carmenita Road (APN: 8059-005-016) in the M-2, Heavy Manufacturing, zone.

(Daniel Busbee for Advanced Chemical Transport, Inc.)

### **RECOMMENDATIONS**

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an industrial waste transportation facility, 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.
- Require that Conditional Use Permit Case No. 727-2 be subject to a compliance review in five (5) years, on or before November 19, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

### **BACKGROUND**

In accordance with Section 155.243 (C) (5) of City's Zoning Regulations, the maintenance and operation of an industrial waste transportation facility requires a Conditional Use Permit prior to commencement of such activities. In November 2011, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 727 to establish, maintain and operate of an industrial waste transportation facility at 13722 Carmenita Road. The use was subsequently reconsidered by the Planning Commission at its January 21, 2014 meeting.

### **STAFF CONSIDERATIONS**

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department on January 3, 2019, the applicant was directed to comply with the following:

- Overgrown landscaping to be maintained and cleared
- Removal of graffiti along the fenced area south of property
- Re-paint the façade of building near the front entryway
- Remove wood pallets found in the required parking area
- Re-stripe all worn parking stalls, including ADA parking

- Re-stripe (6) new parking stalls in order to meet the total parking requirement of 28 parking stalls.
- Un-permitted canopy and loading dock to be properly permitted and/or removed. Canopy removed and loading dock in plan check for permitting.

Staff has continued to work with the applicant on the required items identified above. A recent follow-up inspection has confirmed that the applicant has now completed all aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the industrial waste transportation facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is recommending that CUP 727-2 be subject to a compliance review in ten (10) years 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.**

**ENGINEERING/PUBLIC WORKS DEPARTMENT:**

**(Contact: Robert Garcia 562.868.0511 x 7545)**

1. ~~That adequate "on site" parking shall be provided per City requirements, and all streets abutting the development shall continue to be posted "No Stopping Any Time." Submit a parking lot security lighting and photometric plan for plan check. The City will install the offsite signs and the owner shall pay the actual cost of sign installation.~~ **(Satisfied)**
2. ~~That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns be prohibited as designated by the City Engineer.~~ **(Satisfied)**
3. ~~Per Parcel Map 13532, the existing ingress and egress access easement is twenty-four feet (24') in width; the easement is divided equally between the adjacent properties (twelve feet (12') per parcel). The existing reciprocal access easement shall continue to be maintained at twenty-four feet (24') and increased to a minimum of twenty-six feet (26'), thirteen feet (13') per parcel, when the properties are redeveloped.~~ **(Satisfied)**
4. ~~That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings and formerly occupied the site. For new developments, the owner and/or developer~~

cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. **(Satisfied)**

5. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and the Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. **(Satisfied)**

**POLICE SERVICES DEPARTMENT:**  
(Contact: Luis Collazo 562.409.1850 x 3320)

6. That the existing building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

**FIRE DEPARTMENT- ENVIRONMENTAL DIVISION:**  
(Contact: Tom Hall 562.868.0511 x 3715)

7. That the operation 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 Programs Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
8. That the operator shall obtain and maintain a valid Industrial Water Disposal Permit from the Santa Fe Springs Department of Fire-Rescue prior to conducting any operations that generate industrial wastewater on-site. **(Ongoing)**
9. That the operator shall obtain and maintain a General Industrial Activities Storm Water Permit (GIASP) from the Regional Water Quality Control Board and prepare a Storm operations on-site. **(Ongoing)**
10. That the vehicle containing water material (both hazardous and industrial wastes) shall not remain on-site for more than ten (10) days. **(Ongoing)**
11. That no waste material shall be removed from transportation vehicles and stored on the property, or transferred to an inoperable vehicle, at any time. **(Ongoing)**

12. That the owner/operator shall obtain and maintain a valid Hazardous Waste Transporter registration with the California Department of Toxic Substances Control. **(Ongoing)**

**WASTE MANAGEMENT:**

**(Contact: Teresa Cavallo 562.868.0511 x 7309)**

13. 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: Claudia Jimenez 562.868.0511 x 7356)**

14. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-street 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)**

15. That the operator shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Carmenita Road, use streets) as staging area, or to back up onto the street(s) as staging area, or to back up onto the street from the subject property. **(Ongoing)**

16. That all fences, walls, gates, and similar improvements for the proposed development shall be subject to approval from the Fire and Planning Department. **(Ongoing)**

17. That the Department of Planning 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 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City. **(Ongoing)**

18. That prior to occupancy of the property/building, the operator, shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms and required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527. Or through the City's website ([www.santafesprings.org](http://www.santafesprings.org)). **(Satisfied)**

19. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc. **(Ongoing)**
20. That the applicant shall not utilize the unpaved area of the property without prior approval from the Director of Planning and Development or designee and only after making proper improvements (i.e. paving, striping, etc.) to the area. **(Ongoing)**
21. That no repair or washing of vehicles shall occur on the subject property at any time. **(Ongoing)**
22. That the facility use shall operate in conformance with the approvals/permits issued by the State and Federal Regulators for their proposed activities. **(Ongoing)**
23. That all requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State, and Federal regulations and codes shall be complied with. **(Ongoing)**
24. That the Industrial Waste Transfer Facility use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the operator shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
25. That no industrial waste materials shall be stored inside the building. Additionally, no industrial waste materials shall be stored outside the building, unless stored within completely sealed and secured transportation vehicles, in conformance with county, state, and federal requirements. **(Ongoing)**
26. That the facility operator shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
27. That the use/operations shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the applicant and on file with the case. **(Ongoing)**

28. That any changes to the operational characteristics of the use shall require prior approval from the Planning Commission and any other necessary State and/or Federal Agencies with regulatory oversight over such changes. **(Ongoing)**

29. 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 may modify or revoke the use permit. **(Ongoing)**

30. That the Conditional Use Permit Case No. 727-2 shall be subject to a compliance review in **five (5) years**, until ~~January 21, 2019~~ **November 19, 2024**, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**

31. That the operator, ACT Enviro also known as Advanced Chemical Transport, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees, or boards concerning Conditional Use Permit Case No. 727-2, when action is brought within the time period provided for in the City's Zoning Regulations, 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 operator of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

32. 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 laws, statute, or ordinance is violated, this approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



Wayne M. Morrell  
Director of Planning

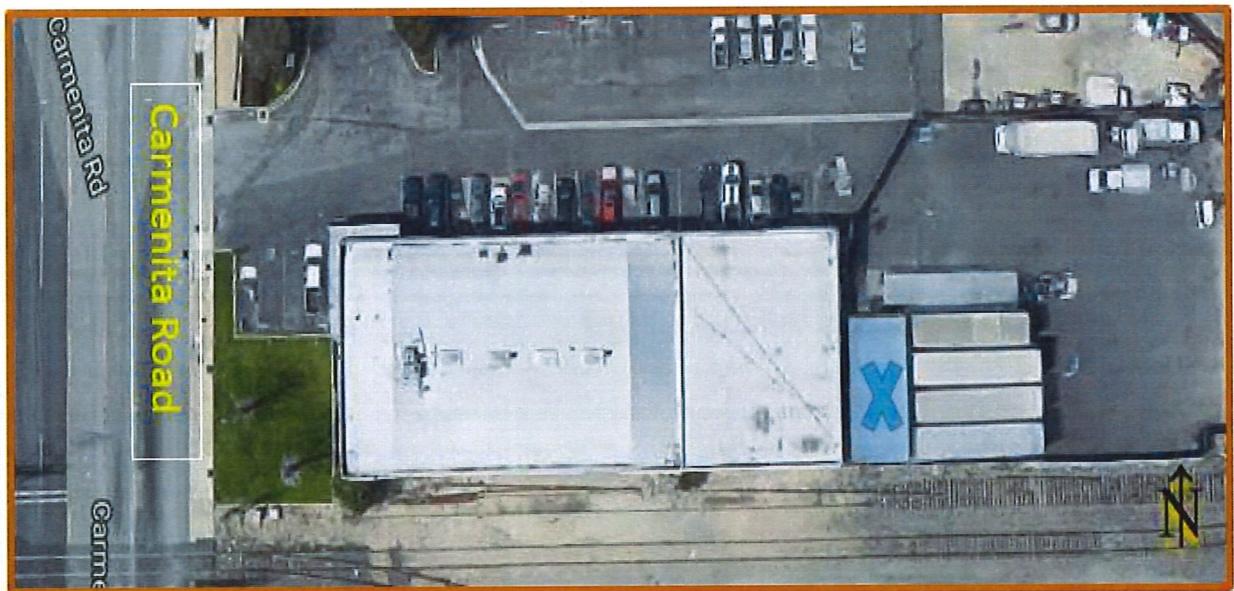
Attachment(s)

1. Aerial Photograph
2. Out of Compliance Pictures
3. In Compliance Pictures
4. Site Pictures
5. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 727-2  
13722 Carmenita Road  
Advanced Chemical Treatment

**Attachment 2: Out of Compliance Pictures**



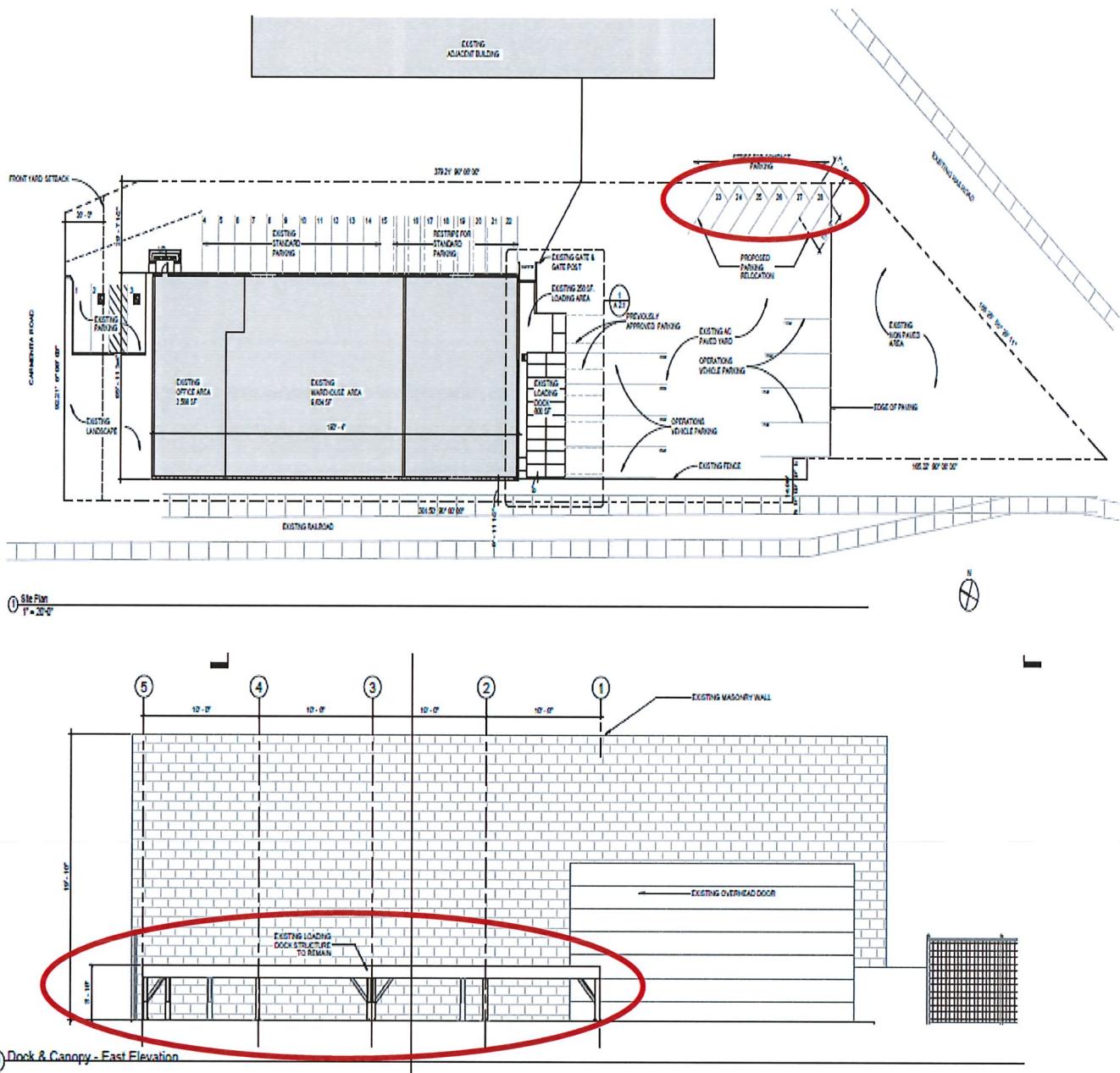
Out of  
Compliance



**Attachment 3: In Compliance Pictures**



### Attachment 4: Site Plan



**Attachment 5: Letter Requesting Reconsideration**

November 19, 2018

Ms. Claudia Jimenez  
Planning Intern  
Department of Planning & Development  
11710 Telegraph Road  
Santa Fe Springs, CA

**RE: Conditional Use Permit Review for Advanced Chemical Transport, Inc**

**Dear Ms. Jimenez:**

Please find the requested information for our Conditional Use Permit Compliance Inspection/Review for Advanced Chemical Transport, Inc. (ACT). ACT is currently operating out of 13722 Carmenita, Road, Santa Fe Springs, CA.

ACT is an environmental service provider specializing in the management and transportation of hazardous, non-hazardous and bio-hazardous waste. Our customers generally consist of pharmaceutical, biotechnology, hospitals, universities, schools, manufacturers and local agencies. The majority of ACT's services are performed at the customer's location. ACT has a staff of DOT, RCRA, CA Title 22, OSHA trained and managed technicians/drivers that operate small bobtail box vans that provide on-site services and pick up sealed containerized waste materials packaged for transportation at the customer's location. These bobtail vans return to our existing yards and transfer the sealed waste materials to Box Vans or trailers for shipment to licensed Treatment, Storage and Disposal Facilities (TSDFs).

There have been no changes or alterations to the use since the last review.

If you require further information please contact me at 619-571-5737 or [kharsono@actenviro.com](mailto:kharsono@actenviro.com) and I will respond in a timely manner.

Respectfully submitted,

*Krista Harsono*  
Krista Harsono  
Compliance Director

Enclosures

cc: D. Busbee, Branch Manager

T 714.545.2191  
F 714.545.2287

13722 Carmenita Road, Santa Fe Springs, CA 90670  
[www.ACTenviro.com](http://www.ACTenviro.com)





# *City of Santa Fe Springs*

## *Adjourned Planning Commission Meeting*

*November 12, 2019*

### **CONSENT ITEM (Continued from Planning Commission Meeting of August 12, 2019)**

#### **Conditional Use Permit Case No. 776-2**

A compliance review to allow the continuation of storage of lubricants in excess of 100,000-gallons or more, up to 162,000-gallons, on property located at 12904 Park Street (APN: 8011-017-025) in the M-2, Heavy Manufacturing, Zone.

(Ron Van De Pol, Van De Pol Enterprises, LLC.)

#### **RECOMMENDATIONS**

- Find the request to allow the continuation of storage of lubricants in excess of 100,000-gallons or more, up to 162,000-gallons, 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.
- Require that Conditional Use Permit Case No. 776-2 be subject to a compliance review in five (5) years, on or before November 19, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

#### **BACKGROUND**

At the August 12, 2019 Planning Commission meeting, the Planning Commission pulled this matter to allow more time for the applicant to satisfy the Public Works conditions. Today, Mr. Van De Pol has satisfied and cleared Public Works conditions, obtained all necessary permits, and therefore is in full compliance.

The subject site, comprised of a single parcel (APN: 8011-017-025) measuring approximately 2.81-acres, is located at the end of the cul-de-sac on Park Street (just west of Shoemaker Avenue) at 12904 Park Street. The subject site is zoned M-2, Heavy Manufacturing, and has been utilized for the bulk storage and distribution of fuel and lubricants since 1981. On October 24, 2016, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 776, a request to allow the storage of lubricants in excess of 100,000 gallons or more, subject to a compliance review in one (1) year and followed by subsequent compliance reviews. On October 17, 2016, the Planning Commission approved Development Plan Approval (DPA) Case No. 919 to allow the applicant to construct two new 6,750-gallon metal storage tanks and relocate two existing 6,750-gallon metal storage tanks. Due to the added capacity of the new storage tanks, CUP 776 was amended to increase the amount of lubricants stored on site.

Pursuant to the procedures set forth in Section 155.243 (B)(3) of the Zoning

Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the storage of lubricants in excess of 100,000-gallons or more on the subject property. (See Section 155.243 (B)(3) below)

**Section 155.243 (B)(3)****Section 155.243**

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(B) Storage of:

(3) Oil or other flammable liquids in amounts of 100,000 gallons or more.

**STAFF CONSIDERATIONS**

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on April 29, 2019, the applicant was directed to comply with the following:

- Remove the un-permitted mobile office, office trailers are only permitted on a temporary basis of no more than two years. Mobile office was placed on October 4, 2017 with a temporary permit.
- Package products and totes (filled or empty) must be confined to a designated fenced area, should not block required parking/driveway, and must remain below fenced line.
- Single tank to be fully screened within a 10'-high fenced containment area.
- Provide updated breakdown of all storage capacity of lubricants, both bulk and packaged

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is in full compliance with existing conditions of approval. Staff finds that if the existing lubricant storage facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose as a nuisance risk to the public or environment. Staff is recommending that CUP 776-2 be subject to a compliance review in three (3) years 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.**

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

1. That the applicant shall remove and construct the portion of the cracked driveway approach along Park Street per City Standard Plan No. R-6.2. **(Satisfied)**
2. 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 the actual cost of sign installation. **(Satisfied)**
3. 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. **(Satisfied)**
4. 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). **(Ongoing)**
5. The applicant shall remove the existing damaged portion of the parkway drain culvert and install new parkway drain culver with steel reinforced Portland cement concrete per satisfactory to the City Engineer. Culvert to be per Los Angeles County Public Works Standard Plan No. 1, 2, and 3. **(Satisfied)**

**POLICE SERVICES DEPARTMENT:**  
(Contact: Luis Collazo 562.409-1850 x3335)

6. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**  
**(Contact: Raul Diaz 562.868-0511 x3710)**

7. Applicant shall provide plan submittals for and all future tanks and their containment area. **(Revised Ongoing)**
8. Plans shall be submitted for the storage of Class IIIB Liquids and protected under NFPA 30, Flammable and Combustible Liquids Code. NO increases to storage area will be allowed until storage plan has been approved. **(Ongoing)**

**DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**  
**(Contact: Tom Hall 562.868-0511 x3715)**

9. 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. **(Ongoing)**
10. That the applicant shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department. **(Ongoing)**
11. That the applicant shall update the Spill Prevention Control and Countermeasures (SPCC) plan to reflect any changes necessary as a result of the increased amount of petroleum product stored at this location. **(Ongoing)**
12. That the applicant shall update the Hazardous Materials Inventory in the California Environmental Reporting System (CERS) within 30 days of increasing the amount of hazardous materials stored at this location. **(Ongoing)**

**WASTE MANAGEMENT:**  
**(Contact: Teresa Cavallo 562.868.0511 x7309)**

13. 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)**
14. That 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 Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(Ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**  
**(Contact: Claudia Jimenez 562.868-0511 x7356)**

15. That the Applicant understands and agrees that approval of Development Plan Approval (DPA) Case No. 919 to allow the construction of two new 6,750-gallon metal storage tank and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8' 10" in height by 22' in length, is still contingent upon approval of Conditional Use Permit (MOD) Case No. 776 to allow the storage of lubricants in excess of 100,000 gallons or more. **(Satisfied)**
16. That, as described by the Applicant in the provided application materials, no blending or refining or products shall occur on-site. **(Ongoing)**
17. That a rectangular area surrounding tanks 7-11 and related containment shall be provided with a minimum 10' high fence with slats. Said fence shall be subject to approval from both the Fire Rescue and Planning Departments prior to installation. **(Satisfied)**
18. That all packaged products and totes stored outside shall be confined to the existing bermed and fenced area located just east of the existing building, along the northwest corner of the site and along the southwest corner of the site. Additionally, said outdoor storage activities shall remain below the existing fence line. **(Ongoing)**
19. That all proposed tanks shall be constructed of quality material and shall be immediately repaired, or otherwise replaced, when and if the material becomes deteriorated, warped, discolored or rusted. **(Ongoing)**
20. That subject lubricant operations shall be generally limited to the following hours of operation: Monday through Friday from 7:00am and 5:00pm. Saturday and Sunday deliveries do occasionally occur should a customer unexpectedly run out of lubricant product. **(Ongoing)**
21. That a sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change).* **(Ongoing)**
22. That the existing unpermitted mobile office, currently located along the northwest corner of the site, shall be immediately removed or otherwise

properly permitted. It should be noted that office trailers are only permitted on a temporary basis for a period of no more than two years. **(Satisfied)**

23. That the subject site shall be maintained substantially in accordance with the sign plan. **(Revised)**
24. That a minimum of 39 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off 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. **(Ongoing)**
25. That if changes to the original **current** plans ~~dated 08/7/2017 2:41:04 PM 10/23/2019~~ (submitted and on file with the subject case) are required, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.* **(Revised Ongoing)**
26. That 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. **(Ongoing)**
27. That all existing landscaped areas shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
28. That the Planning Department shall first review and approve all new sign proposals for the subject site. At minimum, 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 a minimum 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)**
29. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Park Street, use said street as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
30. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(Ongoing)**

31. That prior to issuance of building permits, the Applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants.

1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as Applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, Applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of Applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property. **(Ongoing)**

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. **(Ongoing)**

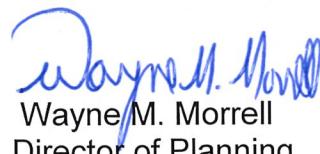
c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied 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. **(Ongoing)**

32. ~~That prior to occupancy, 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 Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)). (Satisfied)~~
33. ~~That the Applicant, Van De Pol Enterprises, Inc., shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.* (Ongoing)~~
34. ~~That the Applicant, Van De Pol Enterprises, Inc., shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org). (Ongoing)~~
35. ~~That Conditional Use Permit (CUP) Case No. 776 shall be subject to a compliance review in five (5) years, no later than **October 9, 2018 November 19, 2024**, to ensure the subject use is still operating in strict compliance with the conditions of approval as stated in the staff report. (Revised condition)~~
36. ~~That the Applicant, Van De Pol Enterprises, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project or relating to the environmental review and~~

determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

37. That the Applicant agrees and understands 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)**
38. 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 conditional 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 subject conditional use permit. **(Ongoing)**
39. 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)**

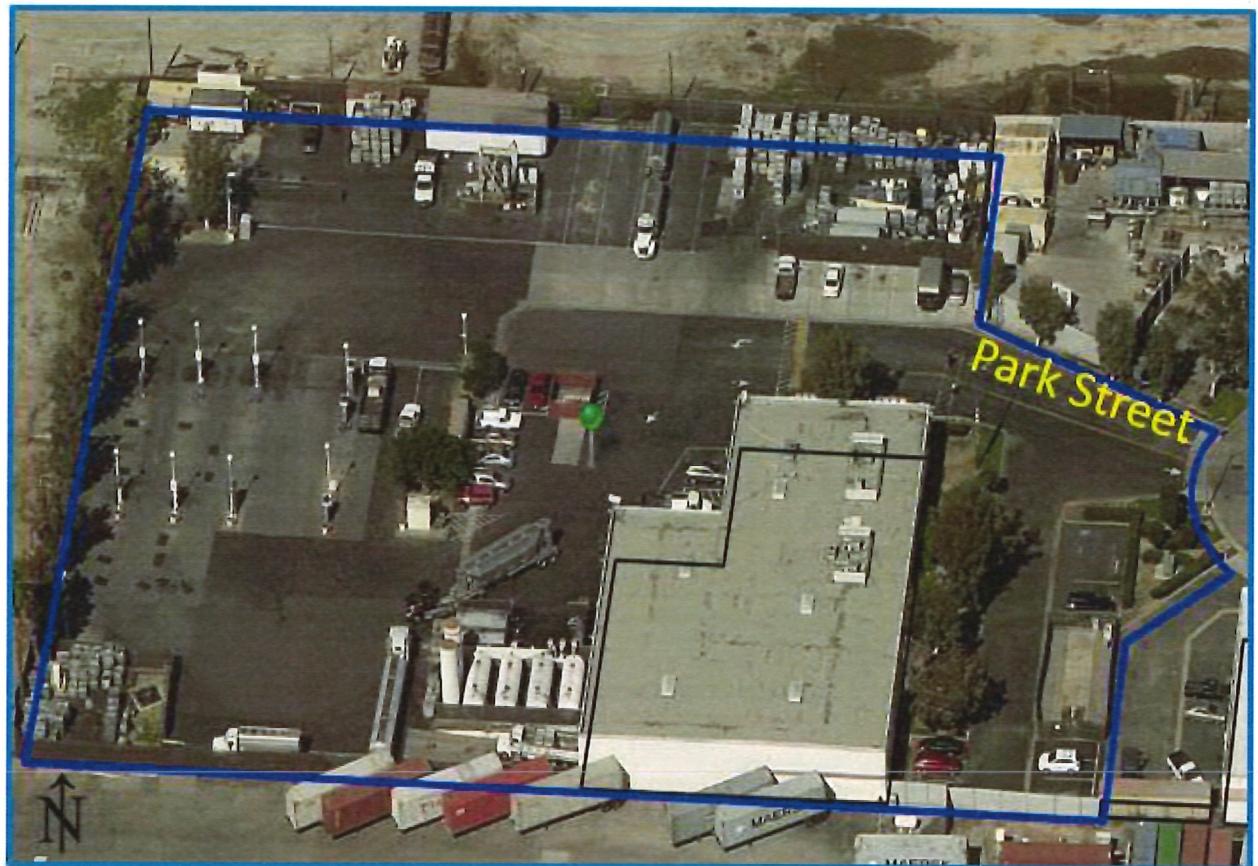


Wayne M. Morrell  
Director of Planning

Attachment(s)

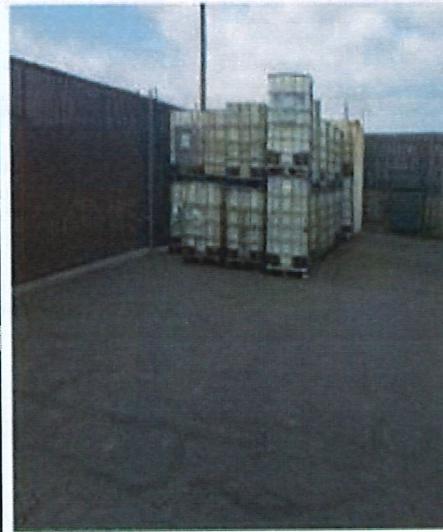
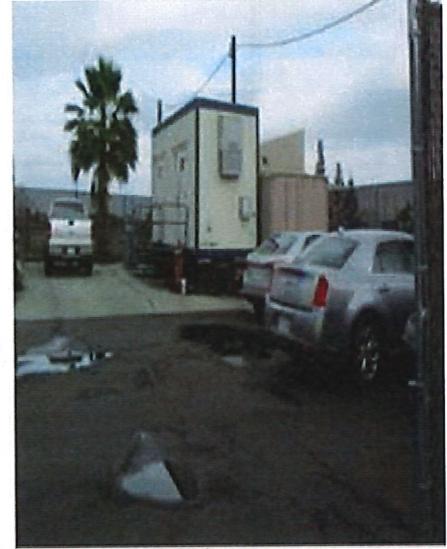
1. Aerial Photograph
2. Site Pictures
3. Breakdown of all Lubricant Storage Capacity
4. Letter Requesting Reconsideration

**Attachment 1: Aerial Photograph**



**Site:** 12904 East Park Street  
**Applicant:** Van De Pol Petroleum  
**Conditional Use Permit Case No.** 776-2

**Attachment 2: Site Pictures**



**Attachment 3: Breakdown of all Lubricant Storage Capacity**

**VAN DE POL**  
FUELS & LUBRICANTS

(800) 736-3421  
Vandepol.us

**Corporate Headquarters**  
4895 S Airport Way  
Stockton, CA 95206

**Mailing Address**  
PO Box 1107  
Stockton, CA 95201

May 28, 2019

**City of Santa Fe Springs**

**Department of Planning and Development**

**11710 Telegraph Road**

**Santa Fe Springs, CA 90670**

**Attention: Claudia Jimenez**

**RE: Conditional Use Permit, Case No. 776.2, 12904 Park Street, Santa Fe Springs**

Dear Ms. Jimenez,

**VAN DE POL PETROLEUM INVENTORY – MAY 24<sup>TH</sup>, 2019**

**12904 E PARK STREET, SANTA FE SPRINGS, CA**

**Bulk lubricants:**

**Tanks – 78,000 gallons**

**Totes – 32,000 gallons**

**Packaged lubricants:**

**Drums – 17,500 gallons**

**Kegs – 1,700 gallons**

**Cases – 18,420 gallons**

**Total Lubricant Storage Capacity  
153,120 as of 5/24/2019**

**Coolants:**

**Drums/cases – 1,000 gallons**

**Diesel Exhaust Fluid (DEF):**

**Totes – 3,500 gallons**

**Cases – 1,000 gallons**

**Attachment 4: Letter Requesting Reconsideration**

(800) 736-3421  
vandepol.us

**Corporate Headquarters**  
4895 S Airport Way  
Stockton, CA 95206

**Mailing Address**  
PO Box 1107  
Stockton, CA 95201

April 17, 2019

Ms. Claudia Jennings  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

**RE: CUP 776-2 Inspection and Letter**

Dear Ms Jennings,

I have reviewed the conditions that were issued in 2017 that you attached to your email to Miguel Lopez. Van De Pol Enterprises, Inc. is in full compliance with those conditions except for item 22.

We are not the owner of the property and have no control over this matter. When the CUP was granted, it was determined that this issue would be discussed with the owner of the property, Cosby Oil company.

Van De Pol Enterprises, Inc continues to store and distribute bulk and packaged lubricants from this facility to Southern California businesses.

Please let me know if you have any questions now or after your inspection.

Best Regards,

A handwritten signature in blue ink that reads "Ron Van De Pol".

Ron Van De Pol - President

vandepol.us



Performance Delivered.



# ***City of Santa Fe Springs***

## *Adjourned Planning Commission Meeting*

*November 19, 2019*

### **SPECIAL BUSINESS**

#### CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

#### **RECOMMENDATIONS**

- Review the top 13 photo entries selected by the Planning and Building Department Staff; and
- Based on originality and how well each image captures the vibrancy, vitality and livability of the City, rank the top 3 favorite photo entries.

#### **BACKGROUND**

To help celebrate the month of October as National Community Planning Month, the Planning Department hosted several activities throughout the month, including the 2<sup>nd</sup> annual photo contest. Similarly to last year's grand prize, the winner of this year's photo contest will receive a \$100 prize, as well as, a feature on an upcoming City Quarterly.

The Planning Department had invited any and all persons who live, work, or study in the City to submit a high-resolution photo capturing their favorite place or location in the City. Entries were encouraged to showcase unique perspectives which depict the vibrancy, vitality, and livability of the Santa Fe Springs community.

The contest began on September 16<sup>th</sup> and ended on November 8<sup>th</sup>. Staff reviewed all entries and selected photos that met all rules and submittal requirements (i.e. submission agreement and photo release forms). Staff is seeking the Planning Commission's assistance in selecting the contest winner.

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

Wayne M. Morrell  
Director of Planning

#### Attachments:

1. Photo Contest Submissions

## PHOTO 1



## PHOTO 2



## PHOTO 3



## PHOTO 4



## PHOTO 5



## PHOTO 6



## PHOTO 7



## PHOTO 8



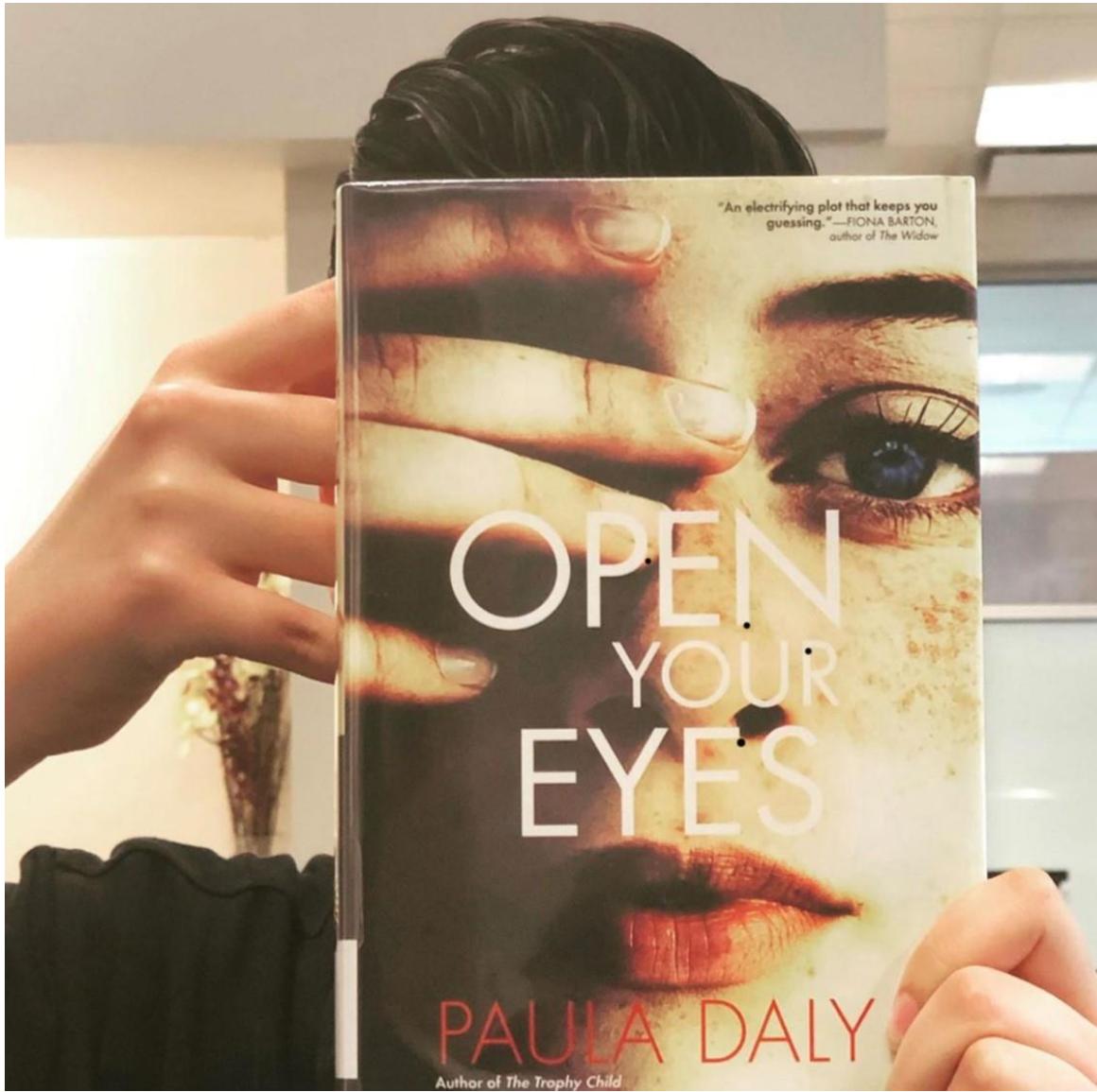
## PHOTO 9



## PHOTO 10



## PHOTO 11



## PHOTO 12



## PHOTO 13

