



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION

November 8, 2021

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

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

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

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Commissioners Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

4. **EX PARTE COMMUNICATIONS**

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

5. **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.

6. **MINUTES**

Approval of the minutes of the October 18, 2021 Planning Commission Meeting

7. **PUBLIC HEARING – continued from the September 13, 2021 Planning Commission Meeting**

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

TTM No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

DPA Case No. 982: A request for development plan approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

8. PUBLIC HEARING

CEQA - Negative Declaration

Amendment to Conditional Use Permit (CUP) Case No. 497

A request to amend the existing Conditional Use Permit (CUP 497) and allow the construction and operation of a rhodium purification line within the existing building located at 15611 Resin Place.

(Heraeus Precious Metals North America, LLC)

9. PUBLIC HEARING

CEQA – Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)

Development Plan Approval (DPA) Case No. 985

Conditional Use Permit (CUP) Case No. 822

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property.

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

The subject property is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (4G Development)

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

Conditional Use Permit Case No. 671-4

A compliance review to allow the continued operation and maintenance of an ambulance service use located at 14325 Iseli Road, in the M-2-PD, Heavy Manufacturing-Planned Development Overlay, Zone (Medcoast Ambulance Service)

B. CONSENT ITEM

Conditional Use Permit Case No. 677-3

A compliance review to allow the continued operation and maintenance of recycling/collection facility within the westerly rear parking lot area of Gateway Plaza, located at 10541 Carmenita Road, in the C-4, Community Commercial, Zone, (Artashes Balyan for Sunset Recycling.)

C. CONSENT ITEM

Conditional Use Permit Case No. 762-2

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting, LLC)

11. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

12. ADJOURNMENT

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

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



Teresa Cavallo
Planning Secretary

November 5, 2021
Date



City of Santa Fe Springs
Planning Commission Meeting

November 8, 2021

APPROVAL OF MINUTES

Minutes of the October 18, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the October 18, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the October 18, 2021 Planning Commission Meeting



APPROVED:

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

October 18, 2021

1. CALL TO ORDER

Vice Chair Jimenez called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: Vice Chairperson Jimenez
Commissioner Carbajal – via Zoom
Commissioner Hernandez
Commissioner Rounds

Staff: Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Jeff Bailey, Computer Specialist III
Steven Salas, Computer Specialist

Council: None

Members absent: Chairperson Arnold

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the September 13, 2021 Planning Commission Meeting

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

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

7. NEW BUSINESS

General Plan Update Presentation

Vice Chair Jimenez called upon the City's General Plan Consultant Jose Rodriguez of MIG to present Item No. 7.

Vice Chair Jimenez inquired if anyone from the audience would like to speak on Item No. 7.

The following resident spoke on the General Plan:
Irma Huitron

Vice Chair Jimenez inquired if the City's local schools were invited to participate in the City's General Plan meetings. General Plan Consultant Jose Rodriguez replied that several local Principals have been involved in the City's General Plan Advisory group and that schools will receive public notification on the environmental impact report.

Having no one else wishing to speak on Item No. 7, Vice Chair Jimenez thanked General Plan Consultant Jose Rodriguez for a very informative presentation.

8. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 810

Recommendations: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 810, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a one (1) year time extension of Conditional Use Permit Case No. 810 (until October 11, 2022), subject to the conditions of approval as contained within Resolution No. 173-2020.

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

After a clarification request by City Attorney Kathya M. Firlik, it was moved by Commissioner Rounds, seconded by Commissioner Carbajal to approve Consent Item No. 8A, and the recommendations regarding this matter, which passed by the following

roll call vote.

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: Arnold

9. ANNOUNCEMENTS

Commissioners and Staff:

Commissioner Rounds attended the Dia De Los Muertos festivities at Heritage Park and commented that it was a great event. Commissioner Rounds also thanked Planning Staff for working on the General Plan and couldn't believe how time flies since the City began the General Plan update 18 months ago.

Commissioner Carbajal announced her birthday is Friday, October 22, 2021. Planning Commissioners and staff wished Commissioner Carbajal a Happy Birthday.

Assistant Director of Planning Cuong Nguyen thanked MIG for all their hard work and commented that City staff could not have done the General Plan update without MIG. City Staff and MIG have spent 18 months collaborating with the community, and community leaders. Staff has also done their best to reimagine SFS and look at what the City has now and also look 20 years into the future and how Staff can put the City in a positive light.

10. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 7:12 p.m. to the next regular Planning Commission meeting scheduled for November 8, 2021 at 6:00 p.m.

ATTEST:

Vice Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING – Continued from the September 13, 2021 Planning Commission Meeting

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

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DPA Case No. 982: A request for development plan approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

RECOMMENDATION:

- Continue the General Plan Amendment (GPA) Case No. 31; Zone Change (ZC) Case No. 140; Tentative Tract Map (TTM) No. 83383; Development Plan Approval (DPA) Case No. 982; and Modification Permit (MOD) Case No. 1340 to the next regularly scheduled Planning Commission meeting on Monday, December 13, 2021.

The subject condominium project (GPA 31, ZC, 140, TTM 83383, DPA 982, and MOD 1340) was duly noticed and the matter was originally anticipated to be considered by the Planning Commission at their meeting on September 13, 2021. At the September meeting, after receiving several written comments from nearby residents, staff recommended that the Planning Commission continue the matter to allow staff an

opportunity to address the concerns raised or otherwise respond to the comments presented by the local residents.

While staff has made significant progress towards addressing the comments raised, additional time is needed to further review and analyze the traffic data prepared for the project. Staff is therefore recommending another continuance of the matter to the December 13, 2021 Planning Commission meeting.



Wayne M. Morrell
Director of Planning



PUBLIC HEARING

CEQA - Negative Declaration

Amendment to Conditional Use Permit (CUP) Case No. 497

A request to amend the existing Conditional Use Permit (CUP 497) and allow the construction and operation of a rhodium purification line within the existing building located at 15611 Resin Place. (Heraeus Precious Metals North America, LLC)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 497, and thereafter, close the Public Hearing; and
- Find and determine that the continued operation and maintenance of a precious metal reclamation and product manufacturing use, including a new rhodium purification line, on the subject site will not detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find the CUP amendment meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Negative Declaration 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 Amendment to Conditional Use Permit Case No. 497, subject to the conditions of approval as contained within Resolution No. 199-2021; and
- Adopt Resolution No. 199-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: Heraeus Precious Metals North America, LLC
15524 Carmenita Road
Santa Fe Springs, CA 90670
- B. Property Owner: Heraeus
15524 Carmenita Road
Santa Fe Springs, CA 90670
- C. Location of Proposal: 15611 Resin Place
Santa Fe Springs, CA 90670

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

LOCATION

The subject property is located approximately 0.3 miles west of Interstate Highway 5 (I-5), near the border of the City of Cerritos and close to the City of Norwalk. The Heraeus Precious Metals North America (HPMNA) facility is ± 7.37 acres, comprised of two existing parcels, and 10 existing buildings at the northeast corner of Carmenita Road and Alondra Boulevard. Assessor Parcel Number (APN) 7005-014-043 measures ± 0.66 acres and is developed with a single 14,787 sq. ft. industrial building (13409 Alondra Blvd.). APN 7005-014-070 measures ± 6.71 acres and is developed with nine (9) industrial buildings, totaling 132,048 sq. ft. (13429, 13443, 13501 Alondra Blvd., 15600, 15601, 15610, 15611 Resin place, 15524 & 15536 Carmenita Road). The subject amendment to operate a rhodium purification line only involves Building 5 located at 15611 Resin Place.

BACKGROUND

In 1970, PGP Industries, Inc. (PGP) obtained a business license for a metal products use at 13429 Alondra Blvd. A Fire Department inspection in 1991 revealed that the use had involved the reclaiming of precious metals and as a result, PGP were required to obtain a Conditional Use Permit. To provide certain safety measure while allowing PGP to continue its operation, the City's Environmental Review Committee recommended that an Interim Operating Permit (IOP) be issued. In February 1998, after demonstrating compliance with the IOP conditions of approval, the IOP was then converted into CUP 497 for recycling and reclamation.

When CUP 497 was originally approved in 1998, the subject facility was comprised of 10 parcels and 8 buildings with property addresses of 13409, 13429 and 13443 Alondra Blvd., 15600, 15601 and 15611 Resin Place, and 15524 and 15536 Carmenita Road. In the year 2000, HPMNA, then known as Heraeus Metal Processing, Inc., purchased the facility from PGP. It should be noted that during this original approval, rhodium refining was included and located in the refinery building at 13443 Alondra Blvd. This process was shut down in 2005 to make room for the installation of an ion exchange system. The existing process that has occurred since 2005, segregates rhodium intermediates after the platinum purification and then sent to Heraeus Germany for rhodium purification. Heraeus Germany had enough rhodium purification capacity and used a more sophisticated process technology, similar to what is being proposed through this current amendment.

The following chart identifies the reconsiderations and amendments that have occurred at the subject facility since the original approval:

Reconsiderations and Amendments		
Action	Date	Description
Reconsideration	August 27, 2007	Parcel Map 69700 to allow for the consolidation of nine parcels that make up APN 7005-014-070. Modification Permit Case No. 1185 to allow for the reduction of required parking at 15600 and 15610 Resin Place. New wastewater treatment system and related improvements.
Reconsideration	September 12, 2008	Administrative Time Extension – Construction of wastewater treatment still occurring.
Reconsideration	November 9, 2009	HPMNA facility now consists of 10 buildings.
Reconsideration	April 8, 2013	Site inspection in September 2012 noticed 4 violations. Follow up inspection made February 21, 2013 verified compliance.
Amendment	January 11, 2016	To allow the operation and maintenance of a gauze manufacturing and LAC (large area coating) use in conjunction with the existing use. Remove the alumina catalyst processing and platinum refining (production of aluminum sulfate for water purification applications). Gauze assembly in 15536 Carmenita Rd. Sputter targets and bonding process moved from Chandler Arizona facility to 15600 Resin Place.
Amendment	April 8, 2018	Removal of the manufacturing of sputtering targets and bonding process from the overall use. Increase the palladium purification system from 41,142 lbs. to 86,400 lbs. Remove the waste water treatment system ammonia recovery process: Removal of an existing 5,000 gallon ammonia storage tank; Install a new 10,000 gallon storage tank, limited to 8,900 gallon capacity, gallon storage tank to provide ammonium hydroxide for the palladium purification process and chemical compound manufacturing.

AMENDMENT OF CONDITIONAL USE PERMIT (ACUP 497)

HPMNA is proposing the re-installation of a rhodium purification line in Building 5 (15611 Resin Place). The installation will eliminate their need to send the rhodium

salt for final purification to Germany. This project will allow HPMNA the full potential as a precious metal refiner and would provide the capabilities for platinum, palladium and rhodium product and services to their customers.

The following equipment is proposed to be installed:

Equipment	Description
Glass Lined Vessels (3)	750 gallons, 63" ID, Pfaudler, DeDietrich, or equivalent, steam heated using existing, permitted boilers
Stationary Filtration Unit (STAFU)	Stationary Filtration Unit with one 300 gallon buffer tank vented to the HCl scrubber
Evaporator (2)	DeDietrich Circulating Evaporator, electrically heated with one 50 gallon buffer tank vented to the HCl scrubber
IOX Columns (2)	Ion Exchange
Electrolysis Holding Tanks (2)	900 gallons each
HMCE unit	Heraeus multiple cell electrolysis, including five 1,100 gallon buffer tanks all vented to the HCl scrubber, steam heated using existing, permitted boilers
Wastewater Holding Tank	4,000 gallons, 17'-7" tall
Nutsche filter (2)	Two Nutsche filters
Lab furnace (2)	Electric
Hydrogen Reduction furnace	Electric, hydrogen/Nitrogen atmosphere
Rhodium mill	Rhodium mill, with built-in particulate filter
HCl Scrubber	One tower, 8,800 CFM, stack height 20 feet, 99.95% control
NOx Scrubber	Three towers, 412 CFM, stack height 19'-8" feet, 98.5% control

The proposed project will require the transport, storage, and use of a variety of hazardous chemicals, including HCl, HNO₃, NaOH (aka Caustic), NaClO₃, and hydrogen. In addition to amending CUP 497, HPMNA will also be required to obtain the following permits: air permit issued by SCAQMD for the new process reactors and scrubbers; standardized hazardous waste Part B permit issued by California Department of Toxic Substances Control (DTSC) for the storage and treatment of hazardous waste; waste water sewer discharge permit amendment issued by the Los Angeles County Sanitation District for rhodium purification waste water stream; and City of Santa Fe Springs Building permits for the new process reactors and scrubbers. Permits that involve mechanical, electrical, and/or plumbing (MEP's) will be reviewed by the County of Los Angeles Public Works Department. Additionally, the City's Fire Department will review all proposed equipment and materials, prior to installation.

The proposed rhodium purification line will produce purified rhodium metal ("sponge") through the purification of a Rhodium salt. The purification is accomplished through a series of dissolution and precipitation reactions, followed by ion exchange, electrolytic deposition, and hydrogen reduction. The process steps are described below:

1. The first process step of rhodium purification is dissolving a rhodium-salt in a 750-gallon glass lined vessel (GLV) with aqua regia (a mixture of HCl and HNO₃). For this process step, three similar 750-gallon GLVs with steam jackets, agitator, condenser, and cooler will be installed. A three-tower scrubber system will be installed to control NO_x emissions from this process step.
2. The next process step is the NO_x “free-off” from the rhodium solution. Nitrates are removed from the solution as NO_x through the addition of HCl and heating. This process step will also be performed in the three new 750-gallon GLVs. The produced condensate is transferred to the existing wastewater treatment plant.
3. To remove further impurities from the rhodium chloride solution, the rhodium is precipitated as rhodium salt in one of the three new 750-gallon GLVs. A side product of this reaction is mother liquor, which is transferred to existing facility equipment for metal recovery via cementation, and wastewater treatment.
4. Process steps (1) and (2) are repeated in the same reactors with a similar amount of chemicals, producing NO_x, condensate, and a purified rhodium solution as intermediate solution for the next step.
5. The intermediate rhodium solution is pumped into a storage tank or an intermediate bulk container (IBC) from which solution is transferred into the stationary filtration unit (STAFU) vessel for the microfiltration process. All equipment is connected to the HCl scrubber for emissions control. The acidic rhodium solution is heated and neutralized in the vessel with NaOH solution to produce rhodium hydroxide (Rh(OH)₃) precipitate. The Rh(OH)₃ suspension is pumped with water through the microfiltration unit to remove impurities. The Rh(OH)₃ is washed on the microfiltration unit with DI water. The wash water is combined and transferred to the new Heraeus multiple cell electrolysis (HMCE) unit to remove dissolved rhodium and other impurities from the mother liquor. The mother liquor after HMCE treatment is then transferred to the existing wastewater treatment plant. The purified Rh(OH)₃ is washed with water back into the STAFU vessel and dissolved with HCl to form rhodium chloride solution.
6. The purified rhodium solution is pumped into a storage tank for the two evaporation units. All equipment is connected to the HCl scrubber. The rhodium solution is boiled to reduce the volume. The concentrated solution is transferred to the ion exchange (IOX) unit storage tank. The condensate from this evaporation is collected in a storage tank, transferred to the HMCE unit, and after further removal of rhodium, transferred to the existing wastewater treatment plant.
7. The rhodium solution is mixed with water and pumped through the two cation exchanger columns (IOX) to remove all cation impurities. The cation IOX resin is washed with water and regenerated with HCl afterwards. These washing and regenerated solutions are transferred to a buffer tank of the HMCE unit

and, after removing of rhodium and other impurities by HMCE, transferred to existing wastewater treatment plant. All equipment of this process step is connected to the HCl scrubber.

8. The rhodium solution is transferred to a buffer tank. The pH of the solution is reduced by addition of HCl to prepare the solution for the electrolysis process. The rhodium electrolysis cells are heated. All electrolysis cells are connected to the HCl scrubber. Rhodium sponge is produced through electrolysis. The rhodium sponge is removed from the electrolysis cells, washed on a pan filter with DI water, and dried in an electric oven to remove moisture. The drying oven is connected to the HCl scrubber.
9. The dried rhodium sponge is reduced in a hydrogen (H₂) furnace. The H₂ furnace is connected to the HCl scrubber.

The following chemicals are required as part of the rhodium purification process per year:

Chemical	Annual Chemical Requirement (gallons)	Chemical Delivery	Storage
HCl (32% wt)	341,725 gallons	Bulk delivery every day (no change from existing schedule)	Existing bulk tank
HNO ₃ (50% wt)	66,280 gallons	Bulk tank delivery every 2 to 3 weeks	Existing bulk tank
Sodium Chlorate (NaClO ₃)	526 gallons	10 drums per year, delivered on 4 trucks	Drums, in existing chemical warehouse
NaOH (50%) solution	8,760 gallons	Bulk delivery every day except Sunday (no change from existing schedule)	Existing bulk tank
DETA solution	18,545 gallons	338 drums per year, delivered on 12 trucks	Drums, in existing chemical warehouse
Hydrogen	409,836 cubic feet	Three times per week, depending on storage approval (increased from once per week current practice)	Compressed gas cylinders, 15-packs
Nitrogen	100,368 cubic feet		Compressed gas cylinders, 15-packs
Process Water	160,000 gallons	City water supply	None
Water	737,832 gallons	City water supply	None

The proposed project will not change the existing 24/7 operational hours. However, the proposed project will create 12 new jobs: eight (8) equipment operators; three (3) water control scrubber and wastewater treatment system operators; and one (1) maintenance mechanic.

The following chart identifies the difference in truck deliveries for the proposed project:

Chemical	Current Practice	Post-Project Requirement
Aqua ammonia	Drum delivery 4 times a week	One bulk tank delivery every 4 to 6 weeks
Nitric acid	Bulk tank delivery every 4 to 6 weeks	Bulk tank delivery every 2 to 3 weeks
Caustic	Bulk delivery every day except Sunday	No change
HCl	Bulk delivery every day	No change
Compressed gases	Once per week	Three times per week, depending on storage approval
Rhodium containing material shipments to Germany	Three times per week	No shipments

Overall, the proposed project will decrease the amount of deliveries for aqua ammonia and rhodium to Germany; increase the deliveries of nitric acid and compressed gases; but will not change the amounts of caustic and HCl. As a result, the proposed project will not significantly impact traffic and transportation resources.

Parking:

As noted previously in the Reconsiderations and Amendments chart (page 3), the Planning Commission approved Modification Permit (MOD) Case No. 1185 in 2007. The approval of MOD 1185 allowed for a minimum of 157 parking stalls with the understanding that a maximum of 125 employees would be working during the peak operational hour. The remaining 32 parking stalls were expected to be used for customers.

As proposed with this amendment, the HPMNA facility will have a total of 146 employees. However, these employees are separated into three (3) shifts and 10 of the employees will be working as off-site sales representatives.

The following chart identifies the proposed employee changes:

Shift	Time	Existing Staff	Rhodium Staff
1	6:00 am – 2:30 pm	92	4
2	2:00 pm – 10:30 pm	10	4
3	10:00 pm – 6:30 am	22	4
Off-Site	Remote	10	N/A
Total		134	12
Grand Total		146	

Although, the proposed amount of 146 employees is greater than the 125 employees originally listed within MOD 1185, the subject property will continue to provide a

surplus number of parking stalls available. The greatest number of employees on the subject property at any given time will occur between the hours of 2:00 pm – 2:30 pm with a total of 110 employees (47 surplus parking stalls). Since the number of employees did not intensify the overall parking demand, staff determined that an amendment of MOD 1185 was not required.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (C)(5) of the City’s Zoning Ordinance, states that an industrial waste salvage, recycling, storage, and processing use shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)(5)	<p><u>Section 155.243</u> 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 been issued</p> <p>(C) Salvage, reclamation, recycling, wrecking, storage, and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage, and processing including metal, rags, wood, wood residues, sawdust, wood chips, rubber, oil, glass, and paper.</p>

Although, the applicant has an active CUP for a precious metal reclamation and product manufacturing use, the proposed changes to the existing operations conducted on-site triggers the need to bring the matter back to the Planning Commission for review and consideration.

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 designation, 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-FOZ, Heavy Manufacturing – Freeway Overlay Zone	Industrial	<u>Distribution/Warehouse</u> (15510 Carmenita Rd./Superior Grocers)
South	M-Industrial (City of Cerritos) CN – Neighborhood Commercial (City of Cerritos)	Light Industrial	<u>Distribution/ Warehouse</u> 13452 Alondra Blvd./Big 5 Electronics <u>Restaurant</u> 13400 Alondra Blvd./Galaxy Hamburgers
East	M-2, Heavy Manufacturing , Zone	Industrial	<u>Construction Company</u> (13515 Alondra Blvd./KC Builders)

West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Theological Seminary/Church</u> (15605 Carmenita Rd./Presbyterian Theological Seminary in America)
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LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 27, 2021. The legal notice was also posted at the City's Town Center kiosk on October 27, 2021, and published in a newspaper of general circulation (Whittier Daily News) October 28, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries as a response to the Public Hearing notice.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant effects on the environment, therefore, the City caused to be prepared and proposed to adopt a Negative Declaration (ND) for the proposed project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Yorke Engineering, LLC.

Draft ND Review:

The Draft Initial Study/Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Yorke Engineering, LLC, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Negative Declaration was circulated for the required 20-day public review and comments from September 21, 2021 to October 10, 2021. The Notice of Intent (NOI) to adopt a Negative Declaration was posted with the Los Angeles County Clerk. The Planning Commission were emailed a copy of the Draft Initial Study/Negative Declaration on October 26, 2021. A copy of the Initial Study/Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On September 21, 2021, the City released the Draft IS/ND. These materials were made available to the public throughout the 20-day review and comment period. The public comment period for the Draft IS/ND ended October 10, 2021. All materials were made available for review at the following locations:

- Los Angeles County Recorder's Office Website:
<https://apps.lavote.net/CEQA/Search/Results/10#res>
- City of Santa Fe Springs Website:
https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

Comments Received:

On September 30, 2021, staff received an email from Los Angeles County Sanitation Districts as a response to the NOI. On October 12, 2021, staff received a letter from County of Los Angeles Fire Department in the mail, dated October 6, 2021, as a response to the NOI. Both comment letters are attached to this report as Attachments 4 and 5, respectively. The response to these comments, prepared by Yorke Engineering, is provided as Attachment 6. In addition to these letters, staff also spoke with the Director of Community Development in the City of Cerritos, Robert Lopez, over the phone regarding a statement within the IS/ND about the facility's alarm system reports. A response from the applicant and the City's Fire Department were emailed to Mr. Lopez. On November 3, 2021, Mr. Lopez provided staff with a letter stating that they appreciated the opportunity to review the materials for this project and that they have no further comments regarding this matter (Attachment 7).

STAFF RECOMMENDATIONS

Staff finds that, if the precious metal reclamation and product manufacturing use, including the re-installation of a rhodium purification line, continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding properties and will not pose a nuisance to the public or environment.

The applicant, HPMNA, is currently in full compliance with the existing conditions of approval. Staff is therefore recommending that CUP 497 be subject to a compliance review in two (2) years, on or before, November 8, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in Resolution No. 199-2021 as Exhibit A.

AUTHORITY OF PLANNING COMMISSION

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

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Planning Commission should note that in accordance with Section 155.716 of the City's Zoning Ordinance, before granting 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; and*

B) Give due to 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.

Based on the findings set forth in the attached Resolution No. 199-2021 (see Attachment 8), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of an Amended Conditional Use Permit. Staff is, therefore, recommending approval of the Amendment of Conditional Permit Case No. 497, subject to the conditions of approval as contained within Resolution No. 199-2021.

CONDITIONS OF APPROVAL

The revised conditions of approval for CUP 497 is attached to Resolution No. 199-2021 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. Comment letter from LA County Sanitation Districts
5. Comment letter from LA County Fire Department
6. Response to NOI comments from Yorke Engineering, Inc.
7. Comment letter from the City of Cerritos
8. Draft Initial Study/Negative Declaration (previously emailed to Planning Commission on 10/26/2021)
9. Resolution #199-2021
 - a. Exhibit A – Conditions of Approval
10. Full set of plans

Attachment 1: Aerial Photograph

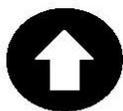


CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 980



NORTH

15611 Resin Place
(Applicant: Heraeus Precious Metals North America, LLC)

Attachment 2: Public Hearing Notice



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

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

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 497

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

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 497: A request to amend the existing Conditional Use Permit (CUP 497) and allow the construction and operation of a Rhodium Purification Line within the existing building located at 15611 Resin Place.

PROJECT SITE: The project site is located at 15611 Resin Place (APN: 7005-014-070), within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Heraeus Precious Metals North America, LLC, 15524 Carmenita Road, Santa Fe Springs, CA 90670

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 8, 2021 at 6:00 p.m.**

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

Electronically using Zoom

Go to [Zoom.us](https://zoom.us) and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Yorke Engineering, LLC to prepare the necessary Initial Study/Negative Declaration. The draft CEQA document is finalized and an NOI (Notice of Intent) to adopt the Negative Declaration was

John M. Mora Mayor • Annette Rodriguez, Mayor Pro Tem

City Council

Jay Sarno • Juanita Trujillo • Joe Angel Zamora

City Manager

Raymond R. Cruz

Attachment 2: Public Hearing Notice (Cont.)

posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on September 21, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. It should be noted 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 or by telephone or e-mail: (562) 868-0511, extension 7353, vincevelasco@santafesprings.org.

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

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

Attachment 4: Comment letter from LA County Sanitation Districts

**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

September 30, 2021

Ref. DOC 6313536

Mr. Vince Velasco, Associate Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Velasco:

**NOI Response to Heraeus Precious Metals North America LLC's
Proposed Rhodium Purification Line Project**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to Adopt a Negative Declaration for the subject project on September 16, 2021. The proposed project is located within the jurisdictional boundary of District No. 18. We offer the following comments regarding sewerage service:

1. The proposed project may require an amendment to a Districts' permit for Industrial Wastewater Discharge. Project developers should contact the Districts' Industrial Waste Section at (562) 908-4288, extension 2900, in order to reach a determination on this matter. If this update is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction.
2. The additional wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Marquardt Avenue Trunk Sewer, located in Marquardt Avenue at Alondra Boulevard. The Districts' 21-inch diameter trunk sewer has a capacity of 3.1 million gallons per day (mgd) and conveyed a peak flow of 1.0 mgd when last measured in 2018.
3. The wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average flow of 23.1 mgd.
4. In order to estimate the volume of wastewater the project will generate, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1. Loadings for Each Class of Land Use](#) link for a copy of the Districts' average wastewater generation factors.
5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more

DOC 6322376.D18

Attachment 4: Comment letter from LA County Sanitation Districts (Cont.)

Mr. Vince Velasco

2

September 30, 2021

specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743 or at mandyhuffman@lacsdsd.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

cc: L. Smith

DOC 6322376.D18

Attachment 5: Comment letter from LA County Fire Department



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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HOLLY J. MITCHELL SECOND DISTRICT
SHEILA KUEHL THIRD DISTRICT
JANICE HAHN FOURTH DISTRICT
KATHRYN BARGER FIFTH DISTRICT

October 6, 2021

Vince Velasco, Associate Planner
City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Velasco:

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION, "RHODIUM PURIFICATION LINE PROJECT," WOULD INSTALL THREE 750-GALLON CLOSED REACTORS WITH CONDENSERS; ELECTROLYTIC CELLS FOR RHODIUM SPONGE PRODUCTION; AN ELECTRICALLY HEATED HYDROGEN FURNACE FOR DRYING AND REDUCING THE RHODIUM SPONGE; A SMALL GRINDER TO REFINE THE GRAIN SIZE OF THE RHODIUM SPONGE, AND VARIOUS TANKS TO SUPPORT THE OPERATIONS, LOCATED AT 15611 RESIN PLACE, SANTA FE SPRINGS, FFER 2021009767

The Notice of Intent to Adopt a Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

The subject property is entirely within the City of Santa Fe Springs, which is not a part of the emergency response area of the Los Angeles County Fire Department (also known as the Consolidated Fire Protection District of Los Angeles County). Therefore, this project does not appear to have any impact on the emergency responsibilities of this Department.

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLENDORA, HAWAIIAN GARDENS, HAWTHORNE, HERMOSA BEACH, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRWINDALE, LA CANADA-FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, VERNON, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER

Attachment 5: Comment letter from LA County Fire Department (Cont.)

Vince Velasco, Associate Planner
October 6, 2021
Page 2

LAND DEVELOPMENT UNIT:

This project is located entirely in the City of Santa Fe Springs; therefore, the City of Santa Fe Springs Fire Department has jurisdiction concerning this project and will be setting conditions.

This project is located in close proximity to the jurisdictional area of the County of Los Angeles Fire Department; however, this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the Los Angeles county Fire Department.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no jurisdiction in the City of Santa Fe Springs.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Attachment 5: Comment letter from LA County Fire Department (Cont.)

Vince Velasco, Associate Planner
October 6, 2021
Page 3

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac

Attachment 6: Response to NOI comments from Yorke Engineering, Inc.

**Initial Study and Negative Declaration
Heraeus Precious Metals North America Rhodium Purification Line
Response to Comments**

Letter from Los Angeles County Sanitation Districts, September 30, 2021

1. The proposed project may require an amendment to a Districts' permit for Industrial Wastewater Discharge. Project developers should contact the Districts' Industrial Waste Section at (562) 908-4288, extension 2900, in order to reach a determination on this matter. If this update is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction.

Response: HPMN is in contact with LACSD to amend its wastewater discharge permit.

2. The additional wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Marquardt Avenue Trunk Sewer, located in Marquardt Avenue at Alondra Boulevard. The Districts' 21-inch diameter trunk sewer has a capacity of 3.1 million gallons per day (mgd) and conveyed a peak flow of 1.0 mgd when last measured in 2018.

Response: The anticipated additional flows from the proposed project are not expected to exceed the capacity of the local sewer line or the District's trunk line. The flows are well within the current permitted discharge limits.

3. The wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average flow of 23.1 mgd.

Response: The anticipated additional flows from the proposed Project are not expected to exceed the capacity of the Los Coyotes Water Reclamation Plant.

4. In order to estimate the volume of wastewater the project will generate, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link for a copy of the Districts' average wastewater generation factors.

Response: Project wastewater flows were estimated based on engineered values for the basic equipment and scrubbers; estimating flows using the LACSD tools is unnecessary.

5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then

Attachment 6: Response to NOI comments from Yorke Engineering, Inc. (Cont.)

Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

Response: HPMN paid connection fees for the privately-owned pipeline connection to the District's Sewerage System in 2006 when the Heraeus waste water treatment system started operation. Additional fees are not expected.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

Response: As discussed in the Initial Study, the proposed Project conforms to the regional growth forecasts.

Letter from County of Los Angeles Fire Department, October 6, 2021

1. PLANNING DIVISION: The subject property is entirely within the City of Santa Fe Springs, which is not a part of the emergency response area of the Los Angeles County Fire Department (also known as the Consolidated Fire Protection District of Los Angeles County). Therefore, this project does not appear to have any impact on the emergency responsibilities of this Department.

Response: Noted.

2. LAND DEVELOPMENT UNIT: This project is located entirely in the City of Santa Fe Springs; therefore, the City of Santa Fe Springs Fire Department has jurisdiction concerning this project and will be setting conditions. This project is located in close proximity to the jurisdictional area of the County of Los Angeles Fire Department; however, this project is unlikely to have an impact that necessitates a comment concerning

Attachment 6: Response to NOI comments from Yorke Engineering, Inc. (Cont.)

general requirements from the Land Development Unit of the Los Angeles county Fire Department.

Response: Noted.

3. FORESTRY DIVISION - OTHER ENVIRONMENTAL CONCERNS: The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed. Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade. If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site. The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

Response: There are no oak trees on the HPMN property that would be impacted by the proposed Project.

4. HEALTH HAZARDOUS MATERIALS DIVISION: The Health Hazardous Materials Division of the Los Angeles County Fire Department has no jurisdiction in the City of Santa Fe Springs.

Response: Noted.

Attachment 7: Comment letter from the City of Cerritos

CITY OF CERRITOSSM

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
P.O. BOX 3130 • CERRITOS, CALIFORNIA 90703-3130
PHONE: (562) 860-0311 • CERRITOS.US



November 3, 2021

Wayne M. Morrell, Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Via e-mail: waynemorrell@santafesprings.org

Subject: **Comments Regarding Amendment to
Conditional Use Permit Case No. 497
Heraeus Precious Metals North America, LLC
15525 Carmenita Road; Santa Fe Springs, CA 90670**

Dear Mr. Morrell:

On behalf of the City of Cerritos, thank you for the opportunity to review the above-referenced Amendment to Conditional Use Permit Case No. 497 for the Heraeus facility. We appreciate the City of Santa Fe Springs' continued proactive effort to apprise the City of Cerritos of planned and proposed amendments to the subject CUP Case and corresponding facility operations.

Cerritos staff has consulted with representatives of the Santa Fe Springs Planning Department, who have provided the City of Cerritos with requested information related to the operation of the Heraeus facility, including the proposed modification and improvements under the Amendment. After review of this matter, at this time the City of Cerritos has no further comments on the Planning Commission's approval of the CUP Amendment. However, for the record the City of Cerritos reiterates its prior comments on the matter.

1. **Advance Notice.** The City of Cerritos requests to continue to be notified in advance of any formal notice of public hearing for proposed modifications to the Heraeus facility that are subject to Santa Fe Springs Planning Commission review. The City of Cerritos also requests that the City of Santa Fe Springs continue to share with Cerritos staff, well in advance of a formal notice of public hearing, a description of the proposed project and proposed conditions of approval, for review and comment. The City of Cerritos appreciates the City of Santa Fe Springs' recent efforts to honor this request in connection with the subject CUP Amendment.
2. **Air Quality Compliance.** Condition of Approval No. 11 requires that Heraeus continually maintain in working order all monitoring systems and alarm systems related to hazardous materials, hazardous wastes, and air emissions. The City of Cerritos supports the continued incorporation of this condition and requests that this requirement remain in place for all future amendments to the CUP.
3. **Copies of Reports.** Condition of Approval No. 35 indicates that copies of inspection reports, incident reports, and other related information regarding the Heraeus

GRACE HU
MAYOR

CHUONG VO
MAYOR PRO TEM

BRUCE W. BARROWS
COUNCILMEMBER

NARESH SOLANKI
COUNCILMEMBER

FRANK AURELIO YOKOYAMA
COUNCILMEMBER

Attachment 7: Comment letter from the City of Cerritos (Cont.)

Comments Regarding Amendment to
Conditional Use Permit Case No. 497
Heraeus Precious Metals North America, LLC
15525 Carmenita Road; Santa Fe Springs, CA 90670
November 3, 2021
Page 2

operation that is provided to the City of Santa Fe Springs may also be made available to the City of Cerritos upon request. The City of Cerritos supports the continued incorporation of this condition and requests that this requirement remain in place for all future amendments to the CUP.

We request that this letter be provided to the Santa Fe Springs Planning Commission as an attachment to the staff report. Should you have any questions regarding this letter, please do not hesitate to contact me at (562) 916-1201. Thank you for your cooperation and understanding throughout this process.

Sincerely,



Robert A. Lopez, AICP
Director of Community Development

cc Art Gallucci, City Manager
Torrey Contreras, Senior Assistant City Manager
Vince Velasco, Associate Planner, City of Santa Fe Springs

**Attachment 8: Draft Initial Study/Negative Declaration (previously emailed to
Planning Commission on 10/26/2021)**

Lead Agency:

**City of Santa Fe Springs
Planning and
Development Department
11710 Telegraph Road
Santa Fe Springs, CA
90670**



Report Prepared by:

Yorke
ENGINEERING, LLC
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September 2021

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**Initial Study and Negative Declaration
Heraeus Precious Metals North America
Rhodium Purification Line**

Initial Study and Negative Declaration Heraeus Precious Metals North America Rhodium Purification Line

Prepared for:

**City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, CA 90670**



September 2021

NEGATIVE DECLARATION

Project Name Rhodium Purification Line

Applicant Mr. Peter Eckert, Heraeus Precious Metals North America LLC

Address 15524 Carmenita Road, Santa Fe Springs, California 90670, Assessor's Parcel Number (APN 7005-014-070)

City/County Santa Fe Springs, Los Angeles County

Description This Initial Study evaluates the environmental impacts associated with the construction and subsequent operation of a Rhodium Purification Process Line at Heraeus Precious Metals North America LLC. The process line will be installed within an existing building, 15611 Resin Place. The proposed Project would install three 750-gallon closed reactors with condensers; electrolytic cells for rhodium sponge production; an electrically heated hydrogen furnace for drying and reducing the rhodium sponge; a small grinder to refine the grain size of the rhodium sponge, and various tanks to support the operations. Two scrubbers will be installed outside of and immediately adjacent to the building to control emissions from the new process line, including a nitrogen oxides scrubber and a hydrochloric acid scrubber. The proposed Project will require the transport, storage, and use of a variety of hazardous chemicals, including hydrochloric acid, nitric acid, sodium hydroxide, sodium chlorate, and hydrogen. The proposed Project will increase water consumption at the facility by approximately 8.7 million gallons per year. The Project will create 12 new jobs.

Findings The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse impacts to the environment. For this reason, the City of Santa Fe Springs determined that a Negative Declaration is the appropriate CEQA document for the proposed project. The following findings may 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 proposed Project is also described in greater detail in the attached Initial Study.

Signature



Date 9/2/2021

City of Santa Fe Springs Planning and Development Department

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APPENDIX B – OPERATING EMISSIONS

APPENDIX C – HEALTH RISK ASSESSMENT

List of Acronyms and Abbreviations

AQMP	Air Quality Management Plan
BACT	Best Available Control Technology
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model [®]
CalPERS	California Public Employees Retirement System
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBWQPP	Central Basin Water Quality Protection Program
CCAA	California Clean Air Act
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFC	Chlorofluorocarbon
CFM	Cubic Feet per Minute
CH ₄	Methane
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
DETA	Diethylenetriamine
DI	Deionized
DPM	Diesel Particulate Matter
DPS	[City of Santa Fe Springs] Department of Police Services
DTSC	[California] Department of Toxic Substances Control
DWR	[California] Department of Water Resources
EIR	Environmental Impact Report
EMS	Emergency Medical Services
GHG	Greenhouse Gas
GLV	Glass Lined Vessel
gpm	Gallons per Minute
H ₂	Hydrogen
HCl	Hydrochloric Acid
HFC	Hydrofluorocarbon
HMBP	Hazardous Materials Business Plan
HMCE	Heraeus Multiple Cell Electrolysis
HNO ₃	Nitric Acid
HPMN	Heraeus Precious Metals North America LLC
HRA	Health Risk Assessment
IBC	Intermediate Bulk Container

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IOX	Ion Exchange
IPCC	International Panel on Climate Change
kg	Kilogram
LACSD	County Sanitation Districts of Los Angeles County
LST	Localized Significance Threshold
M-2	[City of Santa Fe Springs] Heavy Manufacturing Zone
MM	Million
MT	Metric Ton
MWh	Megawatt-Hour
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NaOH	Sodium Hydroxide
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSR	New Source Review
O ₃	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
PFC	Perfluorocarbon
PM _{2.5}	Particulate Matter Less Than 2.5 Microns in Diameter
PM ₁₀	Particulate Matter Less Than 10 Microns in Diameter
ppb	Parts per Billion
ppm	Parts per Million
ppt	Parts per Trillion
PTC	Permit to Construct
PTO	Permit to Operate
Rh	Rhodium
RhCl ₃	Rhodium Chloride
Rh(OH) ₃	Rhodium Hydroxide
SCAB	South Coast Air Basin
SCAG	Southern California Area of Governments
SCAQMD	South Coast Air Quality Management District
SF ₆	Sulfur Hexafluoride
SIP	State Implementation Plan
SO ₂	Sulfur Dioxide
SO _x	Sulfur Oxides
SRA	Source Receptor Area
STAFU	Stationary Filtration Unit
SWPPP	Storm Water Pollution Prevention Plan

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TAC	Toxic Air Contaminant
U.S. EPA	United States Environmental Protection Agency
VOC	Volatile Organic Compound
WPD	Whittier Police Department

Initial Study

Heraeus Precious Metals North America Rhodium Purification Line

1.0 INTRODUCTION

Heraeus Precious Metals North America LLC (HPMN) is a refiner of precious metals, including gold, silver, and platinum group metals. HPMN receives and treats precious metal-bearing secondary materials for precious metal reclamation under a Conditional Use Permit (CUP) issued by the City of Santa Fe Springs (the City), an air permit issued by the South Coast Air Quality Management District (SCAQMD), and a standardized hazardous waste Part B permit issued by the California Department of Toxic Substances Control (DTSC). The proposed Project is the construction and subsequent operation of a new process line (the “Project” or “proposed Project”) designed to purify rhodium (Rh).

1.1 Purpose of the Initial Study

This Initial Study evaluates the environmental impacts associated with the construction and subsequent operation of a Rhodium Purification Line at HPMN. The proposed process line will be installed within an existing building located at 15611 Resin Place. The proposed Project would install three 750-gallon closed reactors with condensers; electrolytic cells for rhodium sponge production; an electrically heated hydrogen furnace for drying and reducing the Rh sponge; a small grinder to refine the grain size of the Rh sponge, and various tanks to support the operations. Two scrubbers will be installed outside of and immediately adjacent to the building to control emissions from the new process line, including a three-tower nitrogen oxides (NO_x) scrubber; and a hydrochloric acid (HCl) scrubber. The proposed Project will require the transport, storage, and use of a variety of hazardous chemicals, including HCl, nitric acid (HNO₃), sodium hydroxide (NaOH), sodium chlorate (NaClO₃), and hydrogen. The proposed Project will increase water consumption at the facility by approximately 8.7 million gallons per year. The proposed Project will create 12 new jobs.

The City of Santa Fe Springs is the designated Lead Agency for the proposed Project and will be responsible for the project’s environmental review. The operation of the proposed Rhodium Purification Line is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City’s environmental review process. The project Applicant is Heraeus Precious Metals North America LLC, 15524 Carmenita Road, Santa Fe Springs, California 90670.

As part of the proposed project’s environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed Project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration (ND) for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and
- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the Notice of Intent to Adopt a Negative Declaration will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study. Questions and/or comments should be submitted to the following individual:

Vince Velasco, Associate Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

1.2 Statutory Authority and Requirements

In accordance with CEQA (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City, acting in the capacity of the Lead Agency, required HPMN to undertake the preparation of this Initial Study to determine if the proposed Project would have a significant environmental impact.

If, as a result of the Initial Study, the City finds that there is evidence that any aspect of the proposed Project may cause a significant environmental effect, the City shall determine that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the City finds that there is no evidence that the Project may cause a significant effect on the environment, the City shall find that the proposed Project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080, Public Resources Code). The City shall prepare a Mitigated Negative Declaration if a determination can be made that no significant environmental effects will occur because revisions to the Project have been made or mitigation measures will be implemented that will reduce all potentially significant impacts to less than significant levels.

The environmental documentation, which is ultimately approved and/or certified by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither

presupposes nor mandates any actions on the part of any agency from whom permits and/or other discretionary approvals would be required.

The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues are to be addressed to the City. These comments are anticipated to come from public agencies, public interest groups, and anyone else who has an interest in the Project. Following review of any comments received, the City will consider these comments as a part of the Project's environmental review and include them with the Initial Study documentation.

1.3 Content of the Initial Study

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

1. A description of the project, including the location of the project;
2. An identification of the environmental setting;
3. An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
4. A discussion of ways to mitigate significant effects identified, if any;
5. An examination of whether the project is compatible with existing zoning, plans, and other applicable land-use controls; and
6. The name(s) of the person or persons who prepared or participated in preparation of the Initial Study.

1.4 Initial Study Checklist Information

The Project background information required for an Initial Study is provided in Table 1-1.

Table 1-1: Initial Study Checklist Information

Project title:	Heraeus Precious Metals North America LLC Proposed Rhodium Purification Line Project
Lead agency name and address:	City of Santa Fe Springs 11710 Telegraph Road Santa Fe Springs, CA 90670
Contact person and phone number:	Mr. Vincent Velasco, City of Santa Fe Springs (562) 868-0511 x7353
Project location:	The Project site is located in the City of Santa Fe Springs, Los Angeles County, California, approximately 0.3 mile west of I-5. The proposed Project would be constructed and operated at 15611 Resin Place and the adjacent area to the east of the building.
Project sponsor's name and address:	Mr. Peter Eckert Heraeus Precious Metals North America 15524 Carmenita Road Santa Fe Springs, California 90670
General plan designation:	Industrial
Zoning:	Heavy Manufacturing (M-2)
Description of Project:	Refer to Section 2.4, Project Characteristics.
Surrounding land uses and setting:	The following land uses are immediately adjacent to the Project site: <ul style="list-style-type: none"> ▪ North: Existing distribution center (truck loading/unloading); ▪ South: Alondra Boulevard, followed by warehouse and commercial properties; ▪ East: Machine shops/small business of similar height to existing buildings on Project site; and ▪ West: Carmenita Road, followed by the local Fire Department Station 3 and other industrial and commercial businesses.
Other public agencies whose approval is required:	In addition to the CEQA review, other approvals required to construct and operate the proposed Project are: <ul style="list-style-type: none"> ▪ SCAQMD permit for the construction and operation of the new process reactors and scrubbers; ▪ Building permits for the new process reactors and scrubbers from the City of Santa Fe Springs and Los Angeles County; and ▪ Approvals from the City of Santa Fe Springs Fire Department for hazardous materials storage and use. ▪ Approvals from DTSC for lift station PS305

2.0 PROJECT DESCRIPTION

HPMN is a refiner of precious metals, including gold, silver, and platinum group metals. HPMN receives and treats precious metal-bearing secondary materials for precious metal reclamation under a CUP issued by the City of Santa Fe Springs, an air permit issued by the SCAQMD, and a standardized hazardous waste Part B permit issued by the California DTSC. The proposed Project is the construction of a new process line designed to purify rhodium. A rhodium purification line was operated at the same facility using a different chemical technology until recently. The following sections describe the proposed Project in greater detail.

2.1 Project Overview

HPMN is planning to install a new Rhodium Purification Line at its facility in Santa Fe Springs, CA. The Rhodium Purification Line will consist of the following equipment:

- Three 750-gallon closed reactors with condensers;
- A tank system to recover residual Rh from the mother liquor;
- Electrolytic cells for Rh sponge production;
- An electrically heated hydrogen furnace for drying and reducing the Rh sponge; and
- A small grinder to refine the grain size of the Rh sponge.

Two scrubbers will be installed to control emissions from the new process line:

- One three-tower NO_x scrubber; and
- One one-tower HCl scrubber.

The proposed Project will require the transport, storage, and use of a variety of hazardous chemicals, including HCl, HNO₃, NaOH (a.k.a. “caustic”), NaClO₃, and hydrogen. The Project will increase water consumption by approximately 8.7 million (MM) gallons per year. The Project will create 12 new jobs.

2.2 Project Location

The HPMN facility is located in the City of Santa Fe Springs, Los Angeles County, California, approximately 0.3 mile west of Interstate Highway 5 (I-5), near the border of the City of Cerritos and close to the City of Norwalk. The site is located north of Alondra Boulevard and east of Carmenita Road. Within the facility site, HPMN occupies ten industrial buildings located at 13409, 13429, 13443, and 13591 Alondra Boulevard; 15600, 15601, 15610, and 15611 Resin Place; and 15524 and 15536 Carmenita Road.

The proposed Rhodium Purification Line would be constructed in Building 5, at 15611 Resin Place. Hydrogen storage would be installed to the north of the building, and the scrubbers would be installed immediately to the east of the building. An aerial photograph showing the facility and surrounding property is provided as Figure 2-1. A facility layout diagram is provided as Figure 2-2. A Project schematic diagram showing structures and equipment is provided as Figure 2-3.

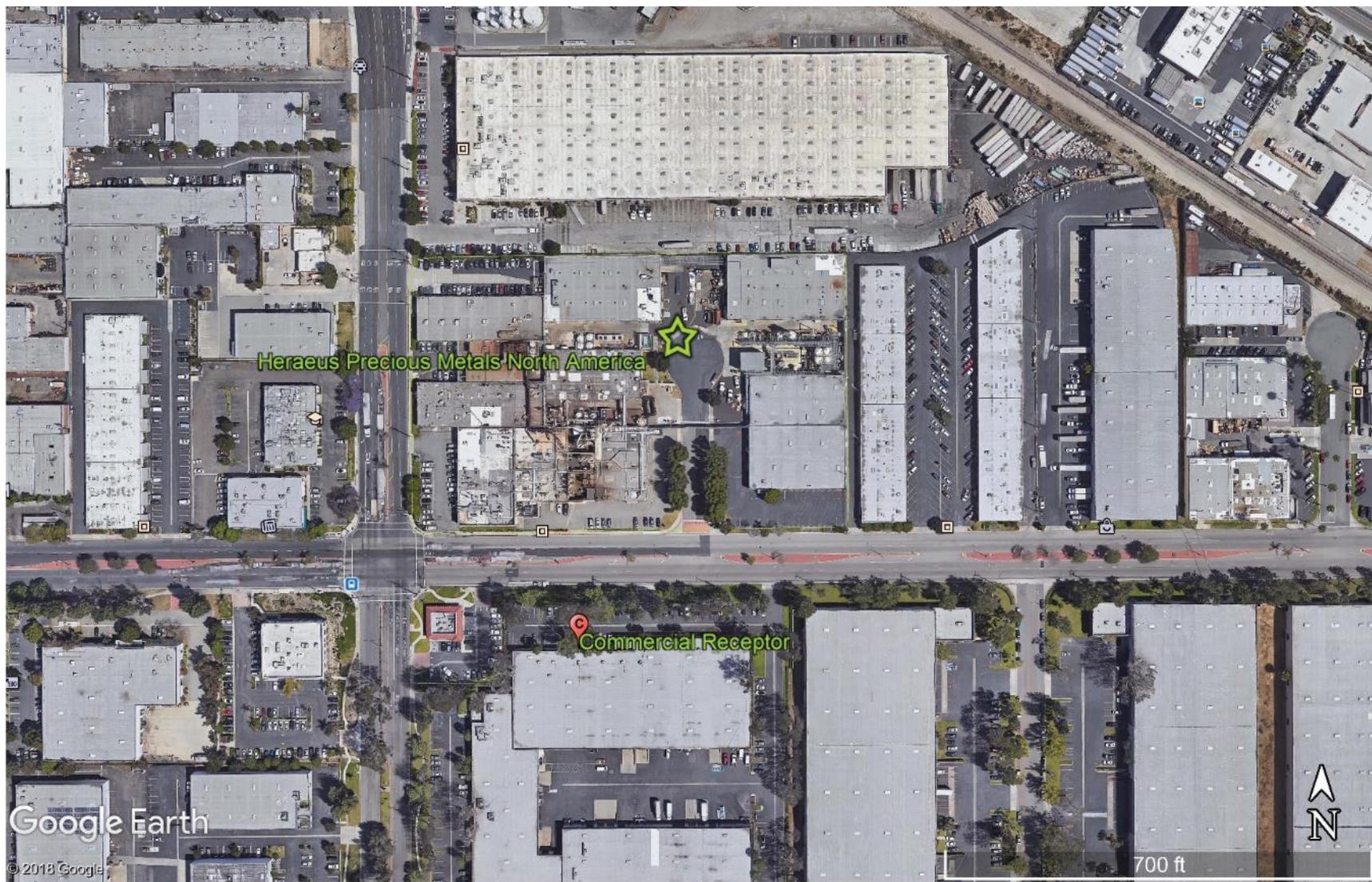


Figure 2-1: HPMN Facility and Surrounding Property

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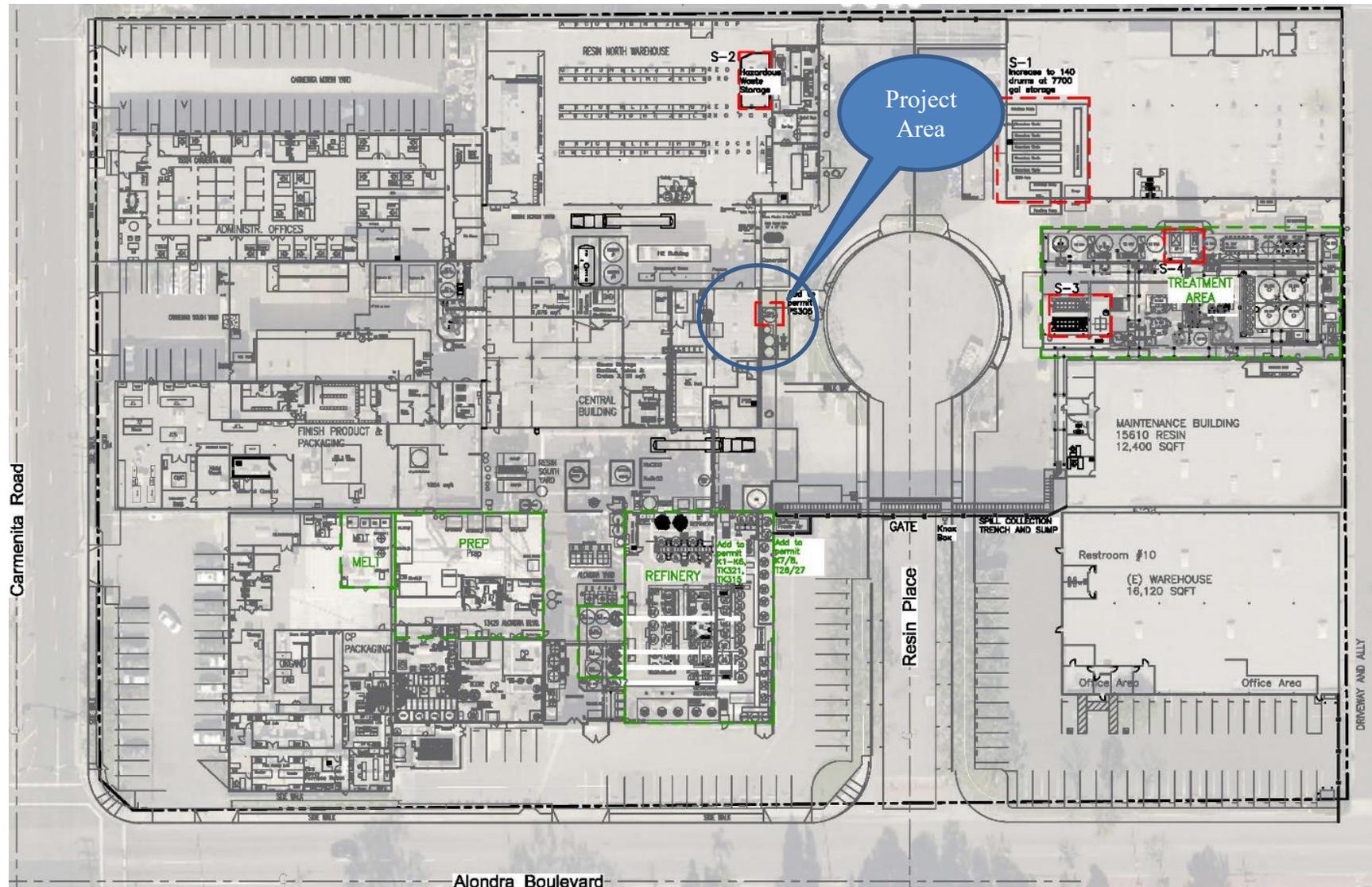


Figure 2-2: HPMN Site Layout Diagram

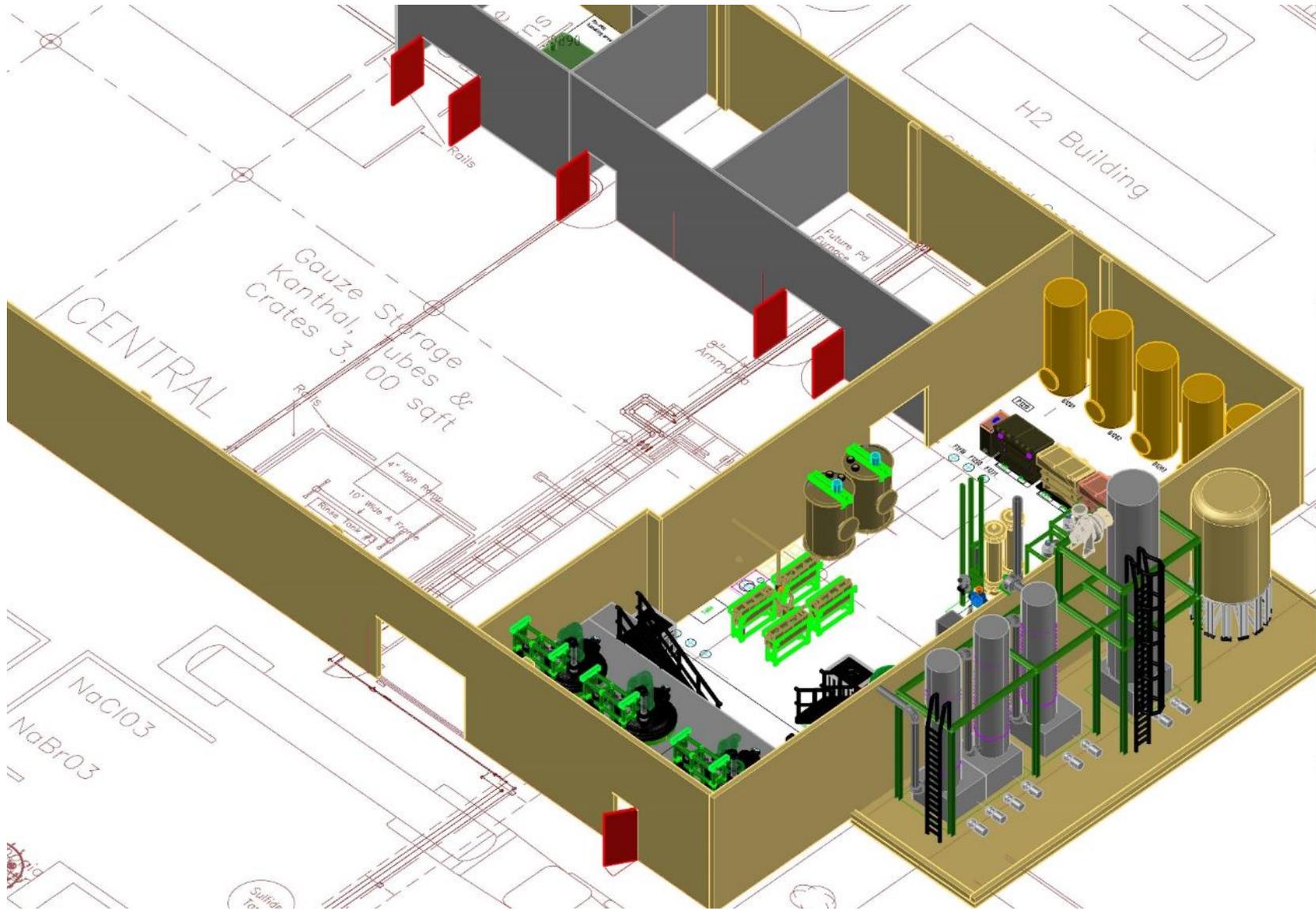


Figure 2-3: Project Schematic

2.3 Environmental Setting

2.3.1 Facility Background

HPMN is a precious metal recycling and chemical compound manufacturing plant. Precious metal-bearing secondary industrial materials such as ores, solutions, or prepared materials are processed at the facility for precious metal recovery and purification. The facility also manufactures a variety of precious metal-bearing chemical compounds and fabricated metals. Processes employed at the facility include ovens and furnaces, hydrometallurgical processes, wastewater treatment, and boilers. Air pollution control equipment at the facility includes baghouses, wet and chemical scrubbers, thermal oxidizers, and low-NO_x burners.

2.3.2 Existing Land Uses

The HPMN facility occupies approximately 5 acres and is developed with industrial buildings. The facility site was originally developed by PGP Industries Inc. (a subsidiary of Gerald Metals) in 1971 as a metal refining process facility. The land and existing metal refining process were purchased by HPMN from PGP Industries in 2000. The facility operates 24 hours a day, 7 days per week, and 360 days per year.

HPMN currently owns nine buildings (Buildings 13429, 13443, 13501 Alondra Blvd., 15600, 15601, 15610, 15611 Resin place, 15524 & 15536 Carmenita Road) and leases one buildings on the Project site (13409 Alondra Blvd.). The facility consists of buildings with open yards between and six gates controlling entry to the facility. The entire site is covered by impervious surface with some decorative planting adjacent to the exterior portions of buildings, in parking areas, and along Resin Place.

2.3.3 Surrounding Land Uses

The following land uses are immediately adjacent to the HPMN facility:

- North: Existing distribution center (truck loading/unloading);
- South: Alondra Boulevard, warehouse, and commercial properties;
- East: Machine shops/small businesses of similar height to existing buildings on Project site; and
- West: Carmenita Road, the local Fire Department (Station 3), and other industrial and commercial businesses.

There is a Southern Pacific rail line that parallels the I-5 corridor approximately 0.2 mile from the HPMN facility. The nearest residential area is approximately 0.5 mile to the south of the facility, and the nearest school, Carmenita Junior High School, is also approximately 0.5 mile to the south.

2.3.4 Existing Zoning and General Plan

According to the City of Santa Fe Springs, approximately 90% of land within its borders is zoned for commercial or industrial use, and 10% for residential use (City of Santa Fe Springs 2021a). The HPMN facility is located in the City of Santa Fe Springs's Heavy Manufacturing (M-2) Zone. The City of Santa Fe Springs General Plan Land Use Map designates the Project site as Industrial.

2.4 Project Characteristics

The proposed Project would construct and operate a Rhodium Purification Line. Equipment information, process information, and additional Project details are provided in this section.

2.4.1 Project Construction

The proposed Project will be installed at an existing, developed industrial property. The basic process equipment will be installed indoors, in an existing building. Generally, the equipment will be installed on the existing foundation; minimal ground disturbance is required.

Equipment will be delivered to the Project site on trucks. Approximately 20 truckloads would be required to deliver the equipment, piping, and ducting supplies. A crew of up to 20 construction workers would be required during construction, and they would be drawn from the local workforce. Construction will take approximately 10 months including commissioning of the new systems.

2.4.2 Equipment

The equipment proposed for installation/operation is identified in Table 2-1.

Table 2-1: Proposed Equipment – Rhodium Purification Line

Equipment	Description
Glass Lined Vessels (3)	750 gallons, 63" ID, Pfaudler, DeDietrich, or equivalent, steam heated using existing, permitted boilers
Reactor	750 gallons steam heated using existing, permitted boilers
Stationary Filtration Unit (STAFU)	Stationary Filtration Unit
Evaporator (2)	DeDietrich Circulating Evaporator, electrically heated
IOX Columns (2)	Ion Exchange
Electrolysis Holding Tanks (2)	900 gallons each
HMCE unit	Heraeus multiple cell electrolysis, steam heated using existing, permitted boilers
Wastewater Holding Tank	4,000 gallons, 11'-9" tall, 7'-6" diameter
Nutsch filter	Nutsch filter
Lab furnace (2)	Electric
Hydrogen Reduction furnace	Electric, hydrogen/Nitrogen atmosphere
Rhodium mill,	Rhodium mill, with built-in particulate filter
HCl Scrubber	One tower, 8,800 CFM, stack height 28 feet, 99.95% control
NO _x Scrubber	Three towers, 412 CFM, stack height 28 feet, 98.5% control

2.4.3 Rhodium Purification Line Process Description

The proposed Rhodium Purification Line will produce purified rhodium metal (“sponge”) through the purification of a Rhodium salt. The purification is accomplished through a

series of dissolution and precipitation reactions, followed by ion exchange, electrolytic deposition, and hydrogen reduction. The process steps are described below.

1. The first process step of Rh purification is dissolving a Rh-salt in a 750-gallon glass lined vessel (GLV) with aqua regia¹. For this process step, three similar 750-gallon GLVs with steam jackets, agitator, condenser, and cooler will be installed. A three-tower scrubber system will be installed to control NO_x emissions from this process step.
2. The next process step is the NO_x “free-off” from the rhodium solution. Nitrates are removed from the solution as NO_x through the addition of HCl and heating. This process step will also be performed in the three new 750-gallon GLVs. The produced condensate is transferred to the existing wastewater treatment plant.
3. To remove further impurities from the rhodium chloride solution, the Rh is precipitated as Rh salt in one of the three new 750-gallon GLVs. A side product of this reaction is mother liquor, which is transferred to existing facility equipment for metal recovery via cementation, and wastewater treatment.

Process steps (1) and (2) are repeated in the same reactors with a similar amount of chemicals, producing NO_x, condensate, and a purified Rhodium solution as intermediate solution for the next step.

4. The intermediate Rhodium solution is pumped into a storage tank or an intermediate bulk container (IBC) from which solution is transferred into the stationary filtration unit (STAFU) vessel for the microfiltration process. All equipment is connected to the HCl scrubber for emissions control. The acidic Rhodium solution is heated and neutralized in the vessel with NaOH solution to produce rhodium hydroxide (Rh(OH)₃) precipitate. The Rh(OH)₃ suspension is pumped with water through the microfiltration unit to remove impurities. The Rh(OH)₃ is washed on the microfiltration unit with DI water. The wash water is combined and transferred to the new Heraeus multiple cell electrolysis (HMCE) unit to remove dissolved Rh and other impurities from the mother liquor. The mother liquor after HMCE treatment is then transferred to the existing wastewater treatment plant. The purified Rh(OH)₃ is washed with water back into the STAFU vessel and dissolved with HCl to form Rhodium chloride solution.
5. The purified Rhodium solution is pumped into a storage tank for the two evaporation units. All equipment is connected to the HCl scrubber. The Rhodium solution is boiled to reduce the volume. The concentrated solution is transferred to the ion exchange (IOX) unit storage tank. The condensate from this evaporation is collected in a storage tank, transferred to the HMCE unit, and after further removal of Rh, transferred to the existing wastewater treatment plant.
6. The Rhodium solution is mixed with water and pumped through the two cation exchanger columns (IOX) to remove all cation impurities. The cation IOX resin is washed with water and regenerated with HCl afterwards. These washing and regenerated solutions are transferred to a buffer tank of the HMCE unit and, after

¹ Aqua regia is a mixture of HCl and HNO₃.

removing of Rh and other impurities by HMCE, transferred to existing wastewater treatment plant. All equipment of this process step is connected to the HCl scrubber.

7. The Rh solution is transferred to a buffer tank. The pH of the solution is reduced by addition of HCl to prepare the solution for the electrolysis process. The Rhodium electrolysis cells are heated. All electrolysis cells are connected to the HCl scrubber. Rhodium sponge is produced through electrolysis. The Rh sponge is removed from the electrolysis cells, washed on a pan filter with DI water, and dried in an electric oven to remove moisture. The drying oven is connected to the HCl scrubber.
8. The dried Rh sponge is reduced in a hydrogen (H₂) furnace. The H₂ furnace connected to the HCl scrubber.

Operating parameters are summarized in Table 2-2.

Table 2-2: Summary of Process Parameters

Process Parameter	Data
Total annual production	4,500 kg as Rh
Batch cycle time	4.9 days
Batches	
Per year	175
Per month	14.4
Per week	3.6

The batch and annual process chemicals requirements are summarized in Table 2-3.

Table 2-3: Summary of Chemical Requirements

Chemical	Annual Chemical Requirement (gallons)	Chemical Delivery	Storage
HCl (32% wt)	316,228 gallons	Bulk delivery every day (no change from existing schedule)	Existing bulk tank
HNO ₃ (50% wt)	66,250 gallons	Bulk tank delivery every 2 to 3 weeks	Existing bulk tank
Sodium Chlorate (NaClO ₃)	476 gallons	9 drums per year, delivered on 4 trucks	Drums, in existing chemical warehouse
NaOH (50%) solution	4,386 gallons	Bulk delivery every day except Sunday (no change from existing schedule)	Existing bulk tank
DETA solution	18,571 gallons	338 drums per year, delivered on 12 trucks	Drums, in existing chemical warehouse

Chemical	Annual Chemical Requirement (gallons)	Chemical Delivery	Storage
Hydrogen	572,098 cubic feet	Three times per week, depending on storage approval (increased from once per week current practice)	Compressed gas cylinders, 15-packs
Nitrogen	31,783 cubic feet		Compressed gas cylinders, 15-packs
Process Water	160,000 gallons	City water supply	None
Scrubber water	8.5 MM gallons	City water supply	None

2.4.4 Staffing/Employment

The proposed Project will create 12 new jobs:

- Eight equipment operators;
- Three water control scrubber and wastewater treatment system operators; and
- One maintenance mechanic.

2.5 Project Approvals

In addition to the CEQA review, other approvals required to construct and operate the proposed Project are:

- Reconsideration of the existing CUP by the City of Santa Fe Springs (addressing the changes to the existing use);
- SCAQMD permit for the construction and operation of the new process reactors and scrubbers;
- DTSC permit for new wastewater storage lift station tank;
- Building permits for the new process reactors and scrubbers; and
- Approvals from the City of Santa Fe Springs Fire Department for hazardous materials storage and use.

3.0 ENVIRONMENTAL ANALYSIS

The potential environmental impacts associated with the proposed Project are discussed in this section. The environmental analysis makes use of the Appendix G Environmental Checklist of the 2021 CEQA Guidelines. As a preliminary environmental assessment, this Initial Study determines whether or not potentially significant impacts may exist that warrant additional analysis and/or comprehensive mitigation measures to minimize the environmental impact. On-site, off-site, long-term, direct, indirect, and cumulative impacts are analyzed for the construction and operation of the proposed Project. The Initial Study poses questions with four possible conclusions for each question, which are described below:

- **No Impact.** The environmental issue in question does not apply to the Project, and the project will therefore have no environmental impact.
- **Less Than Significant Impact.** The environmental issue in question does apply to the project, but the associated impact will be below thresholds that are considered to be significant.
- **Potentially Significant Unless Mitigated.** The project will have the potential to produce significant impacts with respect to the environmental issue in question. However, mitigation measures modifying the operational characteristics of the project will reduce impacts to a less than significant level.
- **Potentially Significant Impact.** The project will produce significant impacts, and further analysis will be necessary to develop mitigation measures that could reduce impacts to a less than significant level.

3.1 Aesthetics

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) 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?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?
- Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project have a substantial adverse effect on a scenic vista?*

No impact. The site of the proposed Project and the surrounding area are flat. There are no scenic vistas in the vicinity of the Project site. Other than existing landscaping, there are no natural rock outcroppings or other scenic resources on the site. The proposed Project includes installation of a new process inside of an existing building and scrubbers inside of a fenced security enclosure adjacent to the building. The proposed Project would have no impact on scenic vistas.

- 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. While the HPMN facility site is 0.3 mile from I-5, this highway is not a designated scenic highway. There are no natural rock outcroppings or other scenic resources on the facility site. The proposed Project would have no impact on scenic resources.

- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

No Impact. The proposed Project is in an urbanized area and includes installation of a new process inside of an existing building and scrubbers inside of a fenced security enclosure adjacent to the building. The proposed Project would not conflict with city zoning or other regulations governing scenic quality.

- d) *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. The proposed Project would create light sources for exterior building and security lighting near the proposed scrubbers. However, the exterior of the entire HPMN facility is already lighted from dusk until dawn by either metal halide or mercury vapor lights. The lighting is laid out to support the site's closed-circuit television system used for security purposes. The surrounding streets are illuminated with streetlights from dusk until dawn. Several other businesses in the immediate vicinity and the nearby fire station are also lit at night. The proposed Rhodium Purification Line would be constructed in an existing building and would not create a substantial increase in light or glare compared to what already exists. Construction would not occur after dark, so there will be no lighting impacts during the construction phase. Therefore, light or glare impacts from the proposed Project would be less than significant.

CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. Furthermore, the analysis determined that the proposed Project would 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. As a result, no cumulative aesthetic impacts will occur.

MITIGATION MEASURES

The analysis of aesthetics indicated that no impact on aesthetic resources would occur as part of the proposed Project's construction or operation. As a result, no mitigation is required.

3.2 Agricultural Resources

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) 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) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- 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?
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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)]?
- Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

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. The site of the proposed Project is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed Project site is surrounded by land developed for industrial uses. Therefore, the proposed Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The proposed Project site is designated as Industrial in the City of Santa Fe Springs General Plan and is zoned as Heavy Manufacturing (M-2). The M-2 district is not set aside for agricultural uses. Furthermore, there are no lands under the Williams Act contract in the vicinity of the Project site. The proposed Project will have no impact.

- 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 proposed Project is consistent with the City of Santa Fe Springs General Plan and does not involve any changes to the existing environment that could result in the conversion of farmland or forest land to non-agricultural use.

d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The proposed Project is consistent with the City of Santa Fe Springs General Plan and does not involve any changes to the existing environment that could result in the conversion of forest land to non-agricultural use.

e) *Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. See Responses 3.2(c) and 3.2(d).

CUMULATIVE IMPACTS

The analysis determined that there are no agricultural or forestry resources in the Project area and that the implementation of the proposed Project would not result in any impacts on farmland or forest land. As a result, no cumulative impacts on agriculture or forestry resources will occur.

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed Project's implementation. As a result, no mitigation is required.

3.3 Air Quality

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
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?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- Would the project conflict with or obstruct implementation of the applicable air quality plan?
- Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- Would the project expose sensitive receptors to substantial pollutant concentrations?
- Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

The SCAQMD has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- Ozone (O₃) is a nearly colorless gas that irritates the lungs and 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 gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels.

- Nitrogen dioxide (NO₂) is a yellowish-brown gas which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- Sulfur dioxide (SO₂) 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.
- PM₁₀ and PM_{2.5} refer to particulate matter less than 10 microns and 2.5 microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can penetrate the lungs more deeply and more easily cause irritation.

The SCAQMD significance criteria for each of these pollutants are summarized in Table 3-1.

Table 3-1: SCAQMD Air Quality Significance Thresholds

Pollutant	Construction	Operation
Mass Daily Thresholds		
NO _x	100 lb/day	55 lb/day
VOCs	75 lb/day	55 lb/day
PM ₁₀	150 lb/day	150 lb/day
PM _{2.5}	55 lb/day	55 lb/day
SO _x	150 lb/day	150 lb/day
CO	550 lb/day	550 lb/day
Lead	3 lb/day	3 lb/day
TAC, Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates a minimal odor nuisance pursuant to SCAQMD Rule 402	
GHGs	10,000 MT/year CO _{2e} for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants		
NO ₂ 1-hr average annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM ₁₀ 24-hr average annual average	10.4 µg/m ³ (construction) and 2.5 µg/m ³ (operation) 1.0 µg/m ³	
PM _{2.5} 24-hr average	10.4 µg/m ³ (construction) and 2.5 µg/m ³ (operation)	
SO ₂ 1-hr average 24-hr average	0.25 ppm (state) and 0.075 ppm (federal – 99 th percentile) 0.04 ppm (state)	
Sulfate (24-hr average)	25 µg/m ³ (state)	

Pollutant	Construction	Operation
CO 1-hr average 8-hr average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following ambient standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average rolling 3-month average quarterly average	1.5 µg/m ³ (state) 0.15 µg/m ³ (federal) 1.5 µg/m ³ (federal)	

Ref: SCAQMD 2019.

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less than Significant Impact. As part of its enforcement responsibilities, the United States Environmental Protection Agency (U.S. EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as nonattainment regarding the state and federal ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the CCAA, to reduce emissions of criteria pollutants for which the SCAB is in nonattainment. To reduce such emissions, the SCAQMD adopted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the South California Area of Governments (SCAG), and the EPA. The plan’s pollutant control strategies are based on the latest scientific and technical information and planning assumptions, updated emissions inventory methodologies for various source categories, and SCAG’s latest growth forecasts.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- Consistency Criterion No. 1 – The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2 – The Project will not exceed the assumptions noted in the AQMP or increments based on the years of the Project build-out phase.

According to the SCAQMD’s CEQA Air Quality Handbook, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region’s ability to comply with California and national ambient air quality standards (CAAQS and NAAQS).

SCAQMD Regulation XIII, New Source Review (NSR), is a major component of the SCAQMD’s attainment strategy. NSR provides mechanisms, including emission trade-offs, by which Permits to Construct/Operate (PTCs/PTOs) may be granted, without interfering with the attainment or maintenance of the NAAQS and CAAQS. SCAQMD implementation of NSR ensures that there is no net increase in emissions above specified thresholds from new and modified stationary sources for all nonattainment pollutants and their precursors. Permitted emissions above offset thresholds must be offset to below the NSR threshold and must provide a net air quality benefit (which requires a purchase of more offsets than the proposed potential emissions for the project). Furthermore, the SCAQMD NSR program is designed to ensure that project-specific emissions increases that are below NSR offset thresholds will not prevent the SCAQMD from achieving attainment. The SCAQMD’s attainment plans demonstrate that this level of emissions increase will not interfere with attainment or maintenance of the NAAQS or CAAQS. Consequently, emission impacts from sources permitted consistent with NSR requirements are consistent with the SCAQMD’s AQMP, and hence are not individually or cumulatively significant.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less than Significant Impact. Emissions were estimated for both the construction and operational phases of the proposed Project. The emissions were compared to the mass daily significance criteria to determine if the Project emissions would cause a significant adverse impact. The construction and operational emissions were also compared to the SCAQMD Localized Significance Thresholds (LSTs) to determine if the Project emissions would have the potential to cause a violation of ambient air quality standards.

Construction Emissions

The construction emissions analysis was performed using the California Emissions Estimator Model[®] (CalEEMod) version 2016.3.2 (CAPCOA 2021), the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant² and greenhouse gas (GHG)³ emissions associated with construction of a land use Project. The model quantifies direct emissions from construction (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid

² Criteria pollutants include nitrogen oxides (NO_x), sulfur oxides (SO_x), carbon monoxide (CO), volatile organic compounds (VOC), and particulate matter (PM₁₀ and PM_{2.5}).

³ GHGs include, but are not limited to, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O).

waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model – published by CARB – include the Pavley standards and Low Carbon Fuel Standards. The model allows the user to incorporate Project design features, regulatory measures, and mitigation measures to reduce criteria pollutant and GHG emissions and calculates the benefits achieved from selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, Bay Area Air Quality Management District, San Joaquin Valley Air Pollution Control District, and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon for construction emissions quantification for this project.

The CalEEMod emission results are compared to the SCAQMD significance thresholds for construction in Table 3-2. As shown, Project construction emissions are less than significant for all pollutants. The CalEEMod emissions reports are provided in Appendix A.

Table 3-2: Comparison of Construction Emissions to CEQA Significance Thresholds

Activity	NO _x (lb/day)	VOC (lb/day)	CO (lb/day)	SO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Construction Emissions	23.54	2.79	22.40	0.04	1.77	1.24
<i>CEQA Significance Thresholds (lb/day)</i>	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

Operating Emissions

Operating emissions fall into two general categories:

1. Mobile source emissions associated with worker commuting and delivery of process chemicals to the facility; and
2. Stationary source emissions associated with the chemical processing of rhodium.

Emissions estimates were prepared for the mobile sources required to operate the proposed Project. Emissions estimates have been prepared for the following source categories:

- Exhaust emissions for worker commute vehicles;
- Exhaust emissions for chemical delivery trucks;
- Fugitive dust from travel on paved roads by worker vehicles and chemical delivery trucks; and
- Diesel exhaust emissions.

The proposed Project would purify rhodium using a series of hydrometallurgical reactions. The process uses HCl and HNO₃ to dissolve rhodium into solution. There are several mechanisms through which regulated air contaminants are emitted, including:

- HCl, HNO₃, and formic acids are volatile and will emit acid fumes when loaded into reactors (i.e., “loading losses”). HCl and HNO₃ are both regulated toxic air contaminants (TACs), and formic acid is a volatile organic compound (VOC).
- The dissolution of rhodium into the acidic solution evolves NO_x due to chemical reaction.
- The chemical reaction process to rid the rhodium solution of nitrates, known as “free-off,” emits NO_x.
- The electrolytic cells will emit HCl due to solution loading and surface evaporation and will emit a small amount of particulate matter and HCl acid due to mist generation during the electroplating process.
- HPMN operates two existing, permitted boilers. The proposed Project will require steam heat; it is conservatively assumed that the Project will require the operation of one boiler at 25% load to provide steam for the Project.

All reactors and process vessels are vented to the scrubbers for emissions control.

The predicted operating emissions are compared to the SCAQMD significance thresholds for operations in Table 3-3. As shown, Project operating emissions are less than significant for all pollutants. Emission calculation worksheets are provided in Appendix B.

Table 3-3: Comparison of Operating Emissions to CEQA Significance Thresholds

Activity	NO _x (lb/day)	VOC (lb/day)	CO (lb/day)	SO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Onroad Vehicle Exhaust	1.32	0.12	1.94	0.01	0.15	0.07
Onroad Vehicle Paved Road Dust	--	--	--	--	0.22	0.06
Boiler	0.82	0.40	2.79	0.04	0.56	0.56
Rhodium Purification Line	7.66	0.00	--	--	0.83	0.83
Total Project Emissions	9.80	0.52	4.73	0.05	1.76	1.51
<i>CEQA Significance Thresholds (lb/day)</i>	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

Ambient Air Quality Standards

In addition to the mass daily significance thresholds evaluated in the preceding sections, the proposed Project’s construction and operational emissions were evaluated to determine if the Project emissions have the potential to cause a violation of ambient air quality standards.

For small projects, as an alternative to full-scale ambient air quality modeling, the SCAQMD developed LSTs (SCAQMD 2008) for emissions of NO₂, CO, PM₁₀, and PM_{2.5} generated at new project sites (off-site mobile source emissions are not included in the LST

analysis). LSTs represent the maximum emissions that can be generated at a project without expecting to cause or substantially contribute to an exceedance of the most stringent state or federal ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the Project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest off-site receptor. LST analysis for construction is applicable for all projects that disturb 5 acres or less on a single day. Projects whose emissions do not exceed LST thresholds are assumed to have no significant impact with respect to NAAQS or CAAQS, and additional analyses (i.e., ambient air quality modeling) are not required.

Santa Fe Springs is located within SCAQMD SRA 5. The proposed Project will occupy an area of less than 1 acre. The distance from the Project site to the nearest off-site receptor is approximately 80 meters. As recommended by the LST guidance, linear interpolation is used to determine the LST thresholds for distances between the distances listed in the LST tables.

The maximum daily construction emissions from CalEEMod are compared to the LST thresholds for construction in Table 3-4. As shown, the construction emissions are less than the LST thresholds for all pollutants. Therefore, Project construction is not expected to have a significant adverse impact on ambient air quality.

Table 3-4: Comparison of Construction Emissions to SCAQMD LST

Project Element	NO _x (lb/day)	CO (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Total Emissions	23.54	22.40	1.77	1.24
SCAQMD LST (1-acre site, 80-meter receptor distance)	88.8	946.8	23.2	6.4
Exceed SCAQMD Threshold?	No	No	No	No

The maximum daily operational emissions were compared to the LST thresholds for operations in Table 3-5. As shown, the operating emissions are less than the LST thresholds for all pollutants. Therefore, Project operation is not expected to have a significant adverse impact on ambient air quality.

Table 3-5: Comparison of Operating Emissions to SCAQMD LST

Project Element	NO _x (lb/day)	CO (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Mobile Sources (On-Site)	1.32	1.94	0.37	0.12
Operations	8.48	2.79	2.60	1.39
Total Emissions	9.80	4.73	2.97	1.51
SCAQMD LST (1-acre site, 80-meter receptor distance)	88.8	946.8	6	1.6
Exceed SCAQMD Threshold?	No	No	No	No

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant Impact. The proposed Project was evaluated to determine whether it has the potential to expose sensitive receptors to substantial concentrations of TACs. The

following are typically considered sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities.

The proposed Project has the potential to generate emissions of TACs, i.e., chemicals that have either carcinogenic or non-cancer chronic or acute health effects, depending on concentration levels and the duration of exposure. The TACs evaluated for health impacts are those constituents that are listed in SCAQMD Rule 1401 and emitted by Project equipment. Potential impacts from the proposed Project TAC emissions are evaluated via a health risk assessment (HRA). The health risk thresholds above which a project would have a significant impact are presented in Table 3-1.

The Rhodium Purification Line may emit HCl, chlorine, and HNO₃, which are Rule 1401-listed TACs. In addition, the diesel-fueled trucks that deliver chemicals to the facility and ship product from the facility would emit diesel particulate matter (DPM), also a Rule 1401-listed TAC. Emissions of TACs from the combustion of gasoline in employee vehicles and the TACs that may be present in fugitive dust emitted during vehicle travel on the facility property have been omitted from the analysis because the low levels of TAC emissions from these activities are unlikely to impact the HRA results. Further, in accordance with Office of Environmental Health Hazard Assessment (OEHHA) guidance, emissions from short-duration construction activities are not evaluated for health risk impacts.

A Tier 2 HRA was prepared using the Risk Assessment Procedure for Rules 1401, 1401.1, and 212 (SCAQMD 2017) to demonstrate that TAC emissions do not cause health risk impacts to exposed workers or residents exceeding the CEQA significance thresholds.

Receptor distances of 80 meters and 438 meters were used for the worker and residential receptors, respectively. For the acute risk calculations, the maximum hourly emission rate of each pollutant was used. For the chronic risk calculations, the annual average hourly emission rate was used because this is a batch operation and the maximum hourly emissions occur intermittently. The annual average hourly emissions are calculated as the maximum annual emissions divided by 8,760 hours per year. As shown in Table 3-5, the Project emissions do not exceed the screening risk thresholds. Therefore, the proposed Project would not have a significant adverse impact with respect to exposing sensitive receptors to pollutants. The risk calculation worksheets are provided in Appendix C.

Table 3-6: Summary of Tier 2 Health Risk Assessment Results

Risk Parameter	Result	CEQA Significance Threshold	Exceed Significance Threshold? (Yes/No)
MICR _{residential}	7.99E-10	1.0E-05	No
MICR _{worker}	1.40E-09	1.0E-05	No
HIA _{residential}	6.67E-03	1.0	No
HIA _{worker}	7.48E-02	1.0	No
HIC _{residential}	4.23E-02	1.0	No
HIC _{worker}	8.99E-01	1.0	No

d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less than Significant Impact. The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed Project would be characterized as a chemical plant.

Although there are potential operational odor sources at the facility, the equipment is expected to operate in a manner that ensures no significant odorous emissions occur. Operating practices that will ensure that odorous emissions remain low and would not cause significant odor impacts include:

- Use of a multi-stage, high-efficiency scrubber for control of NO_x emissions;
- Use of a high-efficiency wet scrubber for control of HCl emissions; and
- SCAQMD rule compliance, including the application of Best Available Control Technology (BACT) to stationary emissions sources.

CUMULATIVE IMPACTS

CEQA defines cumulative impacts as two or more individual effects which, when considered together, are either significant or “cumulatively considerable,” meaning they add considerably to a significant environmental impact. A cumulative impact analysis considers a project over time and in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed.

By its very nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development. Future attainment of State and federal ambient air quality standards is a function of successful implementation of the SCAQMD’s attainment plans. Consequently, the SCAQMD’s application of thresholds of significance for criteria pollutants is relevant to the determination of whether a project’s individual emissions would have a cumulatively significant impact on air quality.

Per CEQA Guidelines §15064(h)(3), a Lead Agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program, including but not limited to an air quality attainment or maintenance plan that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located [CCR §15064(h)(3)].

The SCAQMD’s attainment plans demonstrate that Project-specific net emissions increases below NSR offset requirements will not prevent the SCAQMD from achieving attainment. Consequently, emission impacts from sources permitted consistent with NSR requirements are not individually significant and are not cumulatively significant. Because the Project will operate with permitted sources, Project operations will not be cumulatively significant.

MITIGATION MEASURES

The analysis of Project emissions indicates that all impacts would be less than significant: Project emissions would not exceed the mass daily significance thresholds or cause a violation of ambient air quality standards, would not expose sensitive receptors to substantial pollutant concentrations, and would not cause adverse odor impacts. Mitigation is not required.

3.4 Biological Resources

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) 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 Game or U.S. Fish and Wildlife Service?				✓
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 US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- 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?

- Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- 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?
- 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?
- Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

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 Game or U.S. Fish and Wildlife Service?*

No Impact. The site is an existing, developed industrial site that is located in an existing, developed industrial area; no undeveloped parcels are within a 3-mile radius. No candidate, sensitive, or special status species are present at or in close proximity to the site.

- 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, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

No Impact. No riparian habitat or other sensitive natural community identified in local or regional plans has been identified on the Project site or within the vicinity of the proposed Project site (City of Santa Fe Springs 2020c, South Coast Wildlands 2008). Therefore, the proposed Project would not have an impact on riparian or sensitive species.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. The proposed Project site consists of a mixture of parcels that are developed with industrial and commercial uses and landscaped, and that do not contain any wetlands. Therefore, the Project will have no adverse impact.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact. The site proposed for development contains existing buildings, parking lots, and landscaped areas. No wildlife corridors or wildlife nursery sites are known to exist. Therefore, the proposed Project would not interfere with the movement of any wildlife species.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. While the site is landscaped, the site does not support any sensitive or riparian habitat or landscaped features that are designated as sensitive biological resources. All existing trees on the property and the trees along Resin Place will be preserved. There are no local policies or ordinances that apply to the proposed site. The proposed Project would therefore not conflict with any local policies or ordinances that protect biological resources.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. As previously mentioned, the site proposed for development contains existing buildings, parking lots, and landscaped areas. There are no adopted Habitat Conservation Plans or other approved plans that apply to the proposed site (City of Santa Fe Springs 2020c, South Coast Wildlands 2008). The proposed Project would therefore not conflict with Habitat Conservation Plan provisions.

CUMULATIVE IMPACTS

The proposed Project will not involve an incremental loss or degradation of protected habitat. The Project area is surrounded by urban development. Neither the Project site nor any adjacent properties contain natural habitats or wetland areas that could lead to potential impacts related to an incremental loss in sensitive habitat. As a result, no cumulative impacts on biological resources will be associated with the proposed Project's implementation.

MITIGATION MEASURES

The environmental analysis indicated that the proposed Project would not result in significant impacts on biological resources. As a result, no mitigation measures are required.

3.5 Cultural Resources

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historic resource as defined in § 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Would the project disturb any human remains, including those interred outside of formal cemeteries?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project cause a substantial adverse change in the significance of a historic resource as defined in § 15064.5?*

No Impact. No known historic resources are present at or in close proximity to the site. The Clarke Estate at 10211 Pioneer Avenue and the Hawkins-Nimrocks Estate-Patricio Ontiveros Adobe at 1211 Telegraph Road are the only sites in the City of Santa Fe Springs that are listed on the National Register of Historic Places (NRHP) (NRHP 2020, City of Santa Fe Springs 2020a); each of these sites is approximately 6 miles from the Project site. The Pio Pico State Park is over 7 miles from the Project site. The Project site is adjacent to the City of Cerritos, which contains no sites listed on the NRHP, and the EIR prepared for its General Plan noted that the city contains no known historic resources (City of Cerritos 2004a).

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

No Impact. No known archeological resources are present at or in close proximity to the site. Both the site and the surrounding area are fully developed with industrial uses (the

portions of the site where construction would occur are currently paved), and any archeological resources that may have been present likely would have been destroyed during the initial construction in the 1970s. The site is immediately adjacent to the City of Cerritos, and the EIR prepared for its General Plan noted that the city contains no known archeological resources. The only sites in the general Project area that are listed on the NRHP are discussed under (a) above (NRHP 2020, City of Santa Fe Springs 2020a, City of Cerritos 2004a).

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

No Impact. The Project area and its surroundings are completely developed with industrial, residential, and commercial uses. The proposed Rhodium Purification Line would be installed within an existing building. No new ground disturbance is anticipated.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific, and the analysis herein determined that the proposed Project would not result in any impacts on cultural resources. The Project area is surrounded by urban development. Neither the Project site nor any adjacent properties have known cultural resources. As a result, no cumulative cultural resources impacts will occur as part of the proposed Project's implementation.

MITIGATION MEASURES

The environmental analysis indicated that the proposed Project would not result in any significant impacts on cultural resources. As a result, no mitigation measures are required.

3.6 Energy

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Less Than Significant Impact. The proposed Project would involve the installation of a new Rhodium Purification Line in an existing building on the HPMN site in the City of Santa Fe Springs. The proposed Project is anticipated to consume 433 megawatt-hours (MWh) of electricity and 26.8 MM cubic feet of natural gas annually. HPMN will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. The Title 24, Building Standards Code, California Energy Code, and California Green Building standards would be applicable to the Project. Adherence to Title 24 would reduce potential impacts to less than significant level.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less Than Significant Impact. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code, which became effective on January 1, 2011. 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 January 1, 2017. The proposed Project will conform to all pertinent energy conservation requirements. As a result, the potential impacts will be less than significant.

CUMULATIVE IMPACTS

The proposed Project would consume both electricity and natural gas. The Project will not induce or cause additional energy consumption at any other facility. Given that the proposed Project must comply with the applicable energy conservation requirements, the cumulative impacts will be less than significant.

MITIGATION MEASURES

The analysis determined that the proposed Project will not result in significant impacts related to energy, and mitigation measures are not required.

3.7 Geology and Soils

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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.			✓	
ii) Strong seismic ground-shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) 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?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?
- Would the project result in substantial soil erosion or the loss of topsoil?
- 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?
- Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i) *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?*

Less Than Significant Impact. Surface rupture is considered most likely to occur along an active or potentially major fault trace. Two active blind thrust faults – the Puente Hills and the Elysian Park thrust systems – cross diagonally through central Santa Fe Springs. Blind thrust faults are shallow dipping reverse faults that do not rupture the surface and cannot be detected visually. The Elysian Park and Puente Hills faults could generate substantial ground shaking in an earthquake, causing damage to infrastructure, including roadways and bridges, dams, and essential facilities such as fire and police stations, emergency preparedness centers, as well as structures containing chemicals for manufacturing and storage.

The Norwalk fault, a concealed pre-Quaternary fault, runs parallel to the I-5 freeway along the southern portion of the City. Nearby significant fault lines include the Whittier fault (approximately 3 miles northeast), the Newport-Inglewood-Rose Canyon fault (approximately 8 miles southwest), and the San Andreas fault (approximately 35 miles northeast). These faults have the capability of producing large earthquakes of magnitudes 7.2, 7.4, and 8.0, respectively, that could affect Santa Fe Springs (Santa Fe Springs 2020d).

The proposed Project would adhere to the Los Angeles County Building Code, which contains minimum requirements to mitigate seismic shaking hazards. All equipment

will be installed in conformance with the requirements of the Building Code to withstand any anticipated ground shaking caused by future earthquakes. Conformance to the building codes and seismic standards will reduce impacts to less-than-significant level.

ii) *Strong seismic ground-shaking?*

Less Than Significant Impact. The Project site is located in the Southern California Region, which is a seismically active area. Thus, the Project could experience strong ground shaking during a seismic event.

The proposed Project would adhere to the Los Angeles County Building Code, which contains minimum requirements to mitigate seismic shaking hazards. All equipment will be installed in conformance with the requirements of the Building Code to withstand any anticipated ground shaking caused by future earthquakes. Conformance to the building codes and seismic standards will reduce impacts to less-than-significant level.

iii) *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact. Liquefaction potential and severity depends on several factors, including soil and slope conditions, proximity to fault, earthquake magnitude, and type of earthquake. In Santa Fe Springs, liquefaction hazards are present along the drainage channels on the periphery of the City, as well as residential and industrial areas in the north, residential neighborhoods west of Norwalk Boulevard, and primarily industrial areas south of Imperial Highway. Although possible, liquefaction is unlikely to occur due to the water table depth of more than 50 feet throughout the City. The soils underlying the general facility area are younger alluvium composed of sand, and they may become unstable during intense ground shaking.

iv) *Landslides?*

No Impact. The Project area is relatively flat and is not located within an area that is prone to landslides.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

No Impact. The existing Project site has been completely paved over for decades, and therefore the organic matter and microorganisms from the deposition of eroded materials and decaying organic matter that form topsoil are not present. It is therefore unlikely that a productive topsoil level still exists. The proposed Project site has flat terrain with a low potential for soil erosion, the project area is paved, and no ground disturbance is expected.

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. See Response (a)(iii) above.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?*

Less Than Significant Impact. The Web Soil Survey, which is available on the United States Geological Survey website (USDA 2021), was consulted to identify the soils that underlie the Project site. According to the Web Soil Survey, the Project site is underlain with soils of the Urban Land-Thums-Pierview complex, which is partially composed of clay. Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay and silty clay loam are present in the composition of these soils, and these soils possess a moderate shrink-swell potential. Soil shrinkage or swelling also depends on changes in soil moisture content. Because the project area is paved now and will remain so following project implementation, shrinkage and swelling impacts are minimized.

Further, the proposed Project would adhere to the Los Angeles County Building Code, which contains minimum requirements to mitigate seismic shaking hazards. All equipment will be installed in conformance with the requirements of the Building Code to withstand any anticipated ground shaking caused by future earthquakes. Conformance to the building codes and seismic standards will reduce impacts to less-than-significant level.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact. The proposed Project does not propose to use septic tanks or alternative waste disposal systems. Sanitary sewer services in the area are currently supplied by the County Sanitation Districts of Los Angeles County (LACSD). No further analysis is required.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. No known paleontological resources are present at or in close proximity to the site. Both the site and the surrounding area are fully developed with industrial uses, and any paleontological resources that may have been present likely would have been destroyed during initial construction and development of the area.

CUMULATIVE IMPACTS

A potential project's geology and soils-related impacts are site-specific. The proposed Project will not cause impacts to geology and soils on any adjacent properties, and activities on adjacent properties are unlikely to cause impacts to geology and soils on the Project site. Consequently, significant adverse cumulative impacts on geology and soils are not expected to occur.

MITIGATION MEASURES

The analysis determined that the proposed Project will not result in significant impacts related to geology and soils, and no mitigation measures are required.

3.8 Greenhouse Gas Emissions

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The SCAQMD air quality significance threshold for GHG emissions is equal to or greater than 10,000 metric tons (MT) of carbon dioxide equivalents (CO₂e).

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than significant impact. The State of California requires CEQA documents to include an evaluation of GHG emissions. GHGs that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth’s temperature. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHGs will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHGs that influence global warming are described below.

- **Water Vapor.** Water vapor is the most abundant GHG present in the atmosphere. Water vapor is not considered a pollutant; while it remains in the atmosphere, it maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor are directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water evaporates from rivers, oceans, reservoirs, vegetation, and soil. Higher

concentration of water vapor then absorbs more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth's surface, thereby affecting surface temperatures.

- Carbon Dioxide (CO₂). The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. Man-made sources of CO₂ include burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700s, these activities have increased the atmospheric concentrations of CO₂. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change reports that emissions of CO₂ from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period from 2000 to 2010 (IPCC 2014).
- Methane (CH₄). CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Methane's lifetime in the atmosphere is brief (10 to 12 years) compared to some other GHGs [such as CO₂, N₂O, and chlorofluorocarbons (CFCs)]. CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil fuel combustion and biomass burning.
- Nitrous Oxide (N₂O). Concentrations of N₂O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (e.g., fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- Chlorofluorocarbons (CFC). CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source and were first synthesized in 1928. CFCs are used as refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they destroy stratospheric ozone, a global effort to halt their production was undertaken; in 1989, the European Community agreed to ban CFCs by 2000, and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now level or declining. However, their long

atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

- Hydrofluorocarbons (HFC). HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order) HFC-23 (CHF_3), HFC-134a ($\text{CF}_3\text{CH}_2\text{F}$), and HFC-152a (CH_3CHF_2). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are man-made and used for applications such as automobile air conditioners and refrigerants.
- Perfluorocarbons (PFC). PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF_4) and hexafluoroethane (C_2F_6). Concentrations of CF_4 in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.
- Sulfur Hexafluoride (SF_6). SF_6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF_6 has the highest global warming potential of any gas evaluated: 23,900 times that of CO_2 . Concentrations in the 1990s were about 4 ppt. SF_6 is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

GHG emissions are emitted by both natural processes and human activities. The SCAQMD has adopted interim GHG thresholds for development projects within the SCAB. The SCAQMD air quality significance threshold for GHG emissions is equal to or greater than 10,000 MT CO_2e .

This analysis evaluates Project compliance with regulatory programs designed to reduce GHG emissions and that contribute to the achievement of AB 32's goals as the primary significance criterion.

GHG emissions from Project construction were estimated in CalEEMod. Construction emissions were amortized over 30 years, consistent with SCAQMD guidance, and added to operating emissions for analysis purposes.

GHG emissions from the operation of the Project include direct emissions from fossil-fueled boilers and mobile sources (e.g., chemical delivery vehicles and employee commute vehicles), and indirect emissions from operation of the process equipment such as the fans and pumps associated with the scrubbers, the electric ovens, and the rectifiers used for the electrolytic cells. GHG emissions from the Project are summarized in Table 3-7 and compared to the SCAQMD significance thresholds. As shown, the GHG emissions are less than the SCAQMD significance thresholds.

Table 3-7: Comparison of GHG Emissions to Significance Threshold

Project Element	CO ₂ (MT/yr)	CH ₄ (MT/yr)	N ₂ O (MT/yr)	CO ₂ e (MT/yr)
Construction	10.51	0.00	0.00	10.56
Onroad Vehicle Exhaust	84.50	0.00	0.01	86.30
Onroad Vehicle Paved Road Dust	–	–	–	–
Boiler	1463.03	0.03	0.00	1464.47
Indirect Emissions	–	–	–	77.21
Rhodium Purification Line	–	–	–	–
Total Emissions	1547.53	0.03	0.01	1627.97
<i>SCAQMD Threshold</i>	–	–	–	10,000
Exceed SCAQMD Threshold?	–	–	–	No

Some of the facility GHG emissions would be mitigated under the AB 32 Cap and Trade program. HPMN does not currently participate in the Cap-and-Trade program, and the additional emissions from the proposed Project will not cause the facility to exceed the threshold which triggers participation. However, while Project emissions do not create a compliance obligation for HPMN under Cap-and-Trade, some of the GHG emissions from the Project are covered by the Cap-and-Trade program in connection with the activities of other source categories, such as electricity generation and fuel suppliers. Thus, the GHG emissions due to facility electricity use, fuel use for employee commuting, and fuel use for truck transport of chemicals to the facility and products from the facility would be considered mitigated under the Cap-and-Trade program.

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

No Impact. There are no specific plans related to GHG emissions that seek to regulate emissions from the purification of rhodium specifically, or chemical plants in general. Thus, the Project does not conflict with any plan, policy, or regulation.

The State has adopted various plans and regulations to improve vehicle fuel mileage and mobile source fuel efficiency in an effort to reduce GHGs from the transportation sector. The Project would use vehicles such as delivery tankers that comply with State requirements.

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 the aforementioned policies. Furthermore, the proposed Project will not involve or require any other variance from any adopted plan, policy, or regulation governing GHG emissions. As a result, no impacts will occur.

CUMULATIVE IMPACTS

Implementation of the proposed Project would result in the generation of GHG emissions. As discussed, GHG are not individually significant. However, GHG emissions are inherently cumulative in nature. While the facility does not participate in the AB 32 Cap-and-Trade program, some of the GHG emissions from the Project are covered by the Cap-and-Trade program in connection with the activities of other source categories, such as electricity generation and fuel suppliers. Thus, the GHG emissions due to facility electricity use, fuel use for employee commuting, and fuel use for truck transport of chemicals to the facility and products from the facility would be considered mitigated under the Cap-and-Trade program, which would reduce cumulative impacts. As a result, cumulative impacts are expected to have impacts that are less than significant.

MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that no significant adverse impacts would result from the proposed Project's approval and subsequent implementation. As a result, no mitigation measures are required. Note, however, that fuel use in vehicles and electricity use are considered mitigated pursuant to the AB 32 Cap-and-Trade program. No additional mitigation is required.

3.9 Hazards and Hazardous Materials

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site that 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?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- 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?
- 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?
- Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 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?
- Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?*

Less than Significant Impact. HPMN receives and treats hazardous and non-hazardous waste from off-site sources for precious metal reclamation under a Series B Standardized Permit issued by the DTSC. The Standardized Permit was originally issued by the DTSC on June 2, 1998, and has been modified several times. The most recent permit became effective on October 31, 2011, and expires on October 31, 2021. A revised permit application was submitted to the DTSC on December 18, 2020. If the DTSC does not issue a new permit by October 31, 2021, the facility is allowed to continue to operate under the 2011 permit as most recently modified on August 21, 2020. HPMN will be required to comply with the requirements of the newly issued Standardized Permit and the modified CUP issued by the City.

With the proposed Project, the use and disposal of some hazardous materials would increase from existing levels. The use of hydrochloric acid and nitric acid is fundamental to the operations of the facility, as it is used to dissolve metals. Sodium hydroxide is subsequently used to neutralize the acidic solutions created.

With the proposed Project, HCl and HNO₃ consumption would both increase. HCl usage would increase by 316,228 gallons per year, and HNO₃ usage would increase by 66,250 gallons per year. Bulk tanks for storing HCl and HNO₃ exists on-site.

Caustic is currently used for instant neutralization in the product recovery steps. Annual use would increase by 4,386 gallons. Caustic is stored in a bulk tank.

The new process will draw raw materials from the existing storage tanks. The facility Hazardous Materials Business Plan (HMBP) includes contingency and response measures

should there be any releases of hazardous materials. Since the storage quantities are unchanged, there is no change in risks associated with managing these materials onsite.

The facility also has an automated emission sensor monitoring system that is designed to alert plant employees of any emissions above normal operating levels at the fenceline of the facility. The monitoring system is required by the City of Santa Fe Springs Fire Department, the Certified Unified Program Agency (CUPA), and is used for detecting hydrochloric acid, sulfur dioxide, chlorine, NO_x, and ammonia fumes. Currently, the facility's alarm system and reportable emissions reports to Santa Fe Springs Fire Department and SCAQMD have averaged 5.3 incidents per year from 2018 through the end of July 2021, with no serious releases noted.

Because the use of hazardous materials, primarily hydrochloric and nitric acid, would increase, there would be a small, less than significant increased risk of hazardous material spills or releases. The average incidence of accidents involving hazardous material shipments is 3.2E-07 per mile (Battelle 2001), with not all accidents causing a hazardous material release. With 250 additional hazardous material deliveries per year, assuming a 50-mile shipment distance from within the Los Angeles basin, the increased risk of a hazardous material accident is 0.004 vehicles per year. Thus, there would be one additional truck accident related to hazardous materials shipment every 250 years.

- 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. Standard institutional and engineering controls will be in place to prevent the release of hazardous materials in case of an accident or upset. Experience at HPMN indicates that the materials used in the new process can be safely handled as they have been in other processes on site for many years. Secondary containment systems are used around hazardous material storage and use areas to confine releases of hazardous materials in storage and for the process reactors. Acids and caustic materials are separated to prevent a reaction as required by Chapter 50 of the California Fire Code. Additionally, there are specific procedures in place in the facility's Contingency Plan that must be followed in case of a fire, accident, or release.

- 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. There are no schools within ¼ mile of the HPMN facility. The nearest school, Carmenita Middle School, is approximately 0.5 mile south of the facility. Therefore, no impacts are anticipated.

- d) *Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. The project site is not included on the Cortese list of hazardous materials sites maintained by the DTSC (DTSC 2021). Therefore, the construction or operation of the proposed Project would not create an adverse impact.

- e) *For a project located within an airport land-use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located within an airport land-use plan area or within 2 miles of any airport. Therefore, the Project would have no impact on safety levels with respect to airports.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not in the vicinity of a private airstrip. Therefore, the Project would have no impact on safety levels with respect to private airstrips.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant. The proposed Project will be developed within an existing building at the HPMN facility and therefore would not physically interfere with an adopted emergency response plan or evacuation plan, as the project would not affect access for emergency vehicles.

- h) *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

No Impact. Surrounding sites are completely developed. No wildlands exist within the Project vicinity.

CUMULATIVE IMPACTS

The potential cumulative impacts with respect to hazards and hazardous materials are generally site-specific. There are no known projects located adjacent to the proposed Project site or in the vicinity of the facility that would use or manage hazardous materials in such a manner as to be cumulative with the proposed Project. Therefore, no cumulative land use impacts will result from the proposed Project's implementation.

MITIGATION MEASURES

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

3.10 Hydrology and Water Quality

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;				✓
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				✓
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				✓
iv) impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 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?

- Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?
- In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?
- Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

Less Than Significant Impact. The only water quality standards applicable to this Project are the wastewater discharge requirements contained in Industrial Wastewater Discharge Permit No. 20174 issued by the LACSD (LACSD 2019). The existing wastewater treatment system has sufficient capacity for new process wastewater flows. The proposed Project is not expected to cause the facility to exceed its current water quality standards or waste discharge requirements.

- 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 proposed Project site is in a developed area that does not contribute significantly to the depletion or recharge of underground water supplies. Furthermore, the Project would not intercept an aquifer. No aspects of the proposed Project would require the extraction or recharge of groundwater by HPMN directly. Thus, the proposed Project is expected to have a less than significant impact.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would:*

- i) *Result in substantial erosion or siltation on- or off-site?*

No Impact. There are no streams or rivers on or within the vicinity of the proposed Project site. The Project site is generally paved, and the proposed Project would not alter the paving or existing drainage patterns at the site.

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*

No Impact. The site is not located within a 100-year flood hazard area. The proposed Project would be constructed inside of an existing building and would not be expected to increase the rate or amount of surface runoff. The Project site is

generally paved, and the proposed Project would not alter the paving or existing drainage patterns at the site.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The proposed Project would be constructed inside of an existing building and would not be expected to increase the rate or amount of surface runoff. The site has a developed storm water drainage system, and its capacity would not be affected by the Project because the areas are already paved. All process areas are within bermed enclosures; there is no storm water runoff from the process areas. Additional storm water runoff would not occur as a result.

iv) Impede or redirect flood flows?

No Impact. The site is not located within a 100-year flood hazard area. The proposed Project would be constructed inside of an existing building and would not be expected to impede or redirect surface flows.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact. The site is not located within a 100-year flood hazard area. Further, the site is not located near the ocean or other water bodies, and it is in a generally level area; thus, it is not subject to inundation by seiche, tsunami, or mudflow (FEMA 2020). Therefore, no impact is anticipated in this regard.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The site is located over the Central Basin. The Central Basin is located in Los Angeles County approximately 20 miles southeast of downtown Los Angeles. To the north, the Central Basin is bounded by the Hollywood Basin, and that boundary runs through the City of Los Angeles. The remainder of the northern boundary of the Central Basin extends along the Merced Hills, across Whittier Narrows, and then along the Puente Hills. The Department of Water Resources (DWR) divided the Central Basin into four sections: the Los Angeles Forebay, the Montebello Forebay, the Whittier Area, and the Pressure Area. The northern Basin boundary terminates at the Orange County line, which forms the eastern boundary of the Central Basin. This boundary is a political and not a geologic one, and the aquifers in this area reach into the East Coastal Plain area of Orange County. The south-southwest boundary of the Central Basin is known as the Newport-Inglewood Uplift, separating the Central and West Basins from Long Beach up to the Baldwin Hills just north of the City of Inglewood. DWR Bulletin 118 does not identify the Central Basin as currently being in overdraft (City of Santa Fe Springs 2017).

No aspects of the proposed Project would require the extraction or recharge of groundwater by HPMN directly. However, the Central Basin Water Quality Protection Program (CBWQPP) provides treated groundwater to some of its retail agencies, including the City of Santa Fe Springs, which has a contracted minimum purchase amount of 2,016 acre-feet

per year. The City purchases treated groundwater from the CBWQPP, which has a capacity of 2,200 gallons per minute, through an interconnection with the City of Whittier. HPMN receives its water used for processing from the City of Santa Fe Springs. The proposed Project will increase water demand by 33,836 gallons per day and 8.7 MM gallons per year (about 27 acre-feet per year). These quantities are a small fraction of the water supply available in the City (about 1.3%), and only a fraction of the water supply is derived from groundwater sources. Thus, the proposed Project is expected to have a less than significant impact.

CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. Storm water is collected and treated on-site. The Project will not induce additional water demand at any other facility. As a result, cumulative impacts are not anticipated.

MITIGATION MEASURES

The analysis of potential impacts related to hydrology and water quality indicates that no significant adverse impacts would result from the proposed Project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.11 Land Use and Planning

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- Would the project physically divide an established community?
- 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?

ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Would the project physically divide an established community?*

No Impact. HPMN is zoned M-2, Heavy Manufacturing, in the City of Santa Fe Springs Code of Ordinances. The City of Santa Fe Springs General Plan designation is “Industrial.” The processing of metal products is a permitted use in M-2 zones (City of Santa Fe Springs 2020f). The proposed process does not represent a new use and will not divide the community.

b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

No Impact. The Zoning and General Plan designation of the HPMN facility is industrial. The proposed Project is consistent with the General Plan goals and policies. No conflict with existing land use plans or policies would be expected.

CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. There are no related projects located adjacent to the proposed Project site. The proposed Project will not require any General Plan Amendment or Zoning Change, and the future use will be consistent with the Santa Fe Springs General Plan. Therefore, no cumulative land use impacts will result from the proposed Project’s implementation.

MITIGATION MEASURES

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

3.12 Mineral Resources

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- 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?
- 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?

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. No mineral resources of regional value are known to exist at this site (City of Santa Fe Springs 2020f, City of Cerritos 2004b).

- 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. The site is not a delineated mineral resource recovery site (City of Santa Fe Springs 2020f, City of Cerritos 2004b).

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. No mineral resources or extraction activities are located within the Project site boundaries. As a result, no cumulative impacts will occur.

MITIGATION MEASURES

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

3.13 Noise

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive ground borne vibration or ground borne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- Would the project result in generation of excessive ground borne vibration or ground borne noise levels?
- 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?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact. Since the proposed Rhodium Purification Line would be installed in an existing building and no ground disturbance would take place during construction, a minimal and temporary increase in ambient noise would be expected. Some

noise may be generated by large trucks and other heavy equipment (e.g., crane) during delivery and installation of Project equipment. The two scrubbers both operate with small fans that would create noise. However, given the anticipated noise levels and the distance to the fenceline, any noise generated is expected to attenuate and not cause off-site impacts.

- b) *Would the project result in generation of excessive ground borne vibration or ground borne noise levels?*

Less Than Significant Impact. Because the proposed Rhodium Purification Line would be installed in an existing building and no ground-disturbing activities would take place during construction, minimal generation of ground-borne vibration or noise would be expected. Operation of the proposed Project would not generate ground-borne vibration or ground-borne noise levels.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The proposed Project is not located within an airport land-use plan, within the vicinity of a private airstrip, or within 2 miles of a public airport.

CUMULATIVE IMPACTS

There are no known construction projects that would occur near the site of the proposed Project contemporaneously with Project construction. Thus, cumulative impacts will not occur during the construction phase of the Project. The proposed Project will not increase ambient noise levels above current levels at the fenceline, so it would not contribute to cumulative impacts with any other projects during operations. As a result, no cumulative noise impacts will result.

MITIGATION MEASURES

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the proposed Project's construction and operation. As a result, no mitigation measures are required.

3.14 Population and Housing

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial 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) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

No 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 surrounded on all sides by urban development.
- Extension of roadways and other transportation facilities. No roadway extensions will be required to accommodate the proposed development.
- Extension of infrastructure and other improvements. No infrastructure or other improvements are required for the proposed Project.
- Major off-site public projects (treatment plants, etc.). 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. There are no housing units located on the property. As a result, no replacement housing will be required.
- Additional population growth leading to increased demand for goods and services. The Project's operation would result in a modest increase in employment, which can be accommodated by the local labor market.
- Short-term growth-inducing impacts related to the Project's construction. The Project will result in temporary employment during the construction phase, which can be accommodated by the local labor market.

The proposed Project is projected to add 12 new jobs. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to have an employment population of 20,300 jobs through the year 2045, which is an increase of 2,400 jobs from the 2020 figure (SCAG 2021). The proposed Project's number of 12 new jobs is well within SCAG's population projections for the City of Santa Fe Springs. The proposed Project will not induce substantial unplanned population growth in the area. As a result, no impacts will occur.

b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed Project would be constructed in an existing industrial building. There are no housing units located on the property. As a result, no replacement housing will be required.

CUMULATIVE IMPACTS

The proposed Project's development would not involve any residential development, nor would it result in any displacement of housing units. The projected employment increase from the proposed Project and the population increase resulting from the Project would be consistent with the regional Growth Forecast. As a result, no cumulative housing and population impacts would result.

MITIGATION MEASURES

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

3.15 Public Services

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
Fire protection?			✓	
Police protection?			✓	
Schools?				✓
Parks?				✓
Other public facilities?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:*

Fire Protection

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. 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 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 and operation of equipment that is substantially similar to the existing equipment and operations at the site. New construction 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 abovementioned requirements, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant. Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to local roadways. However, at no time will Carmenita or Alondra Boulevards be completely closed to traffic. All construction staging areas will be located within the Project site. As a result, the Project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Impacts associated with the proposed Project are expected to be less than significant.

Police Enforcement

Less than Significant Impact. 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 include 35 sworn officers and six support personnel (City of Whittier 2021). The proposed Project would not place an additional demand on police protection services, since the Project site would be secured at all times by HPMN security officers and the property is secured by fencing and other security measures. The building and layout design would include crime prevention features such as nighttime security lighting and secure parking facilities. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

Schools

No Impact. The Project site is served by the following schools and school districts: Carmela Elementary School (South Whittier School District), Richard Graves Middle School (South Whittier School District), and Santa Fe High School (Whittier Union High School District). The nearest other school district to the Project site, the Norwalk-La Mirada School District, does not have any schools within the Project area. Due to the industrial nature of the proposed Project, the proposed Project will not likely place additional demand for school services. As a result, the impacts anticipated are less than

significant. As a result, less than significant impacts will result from the proposed Project's implementation.

Parks

No Impact. Due to the industrial nature of the proposed Project, the proposed Project will not place additional demand for recreational open space and services. As a result, the impacts anticipated are less than significant.

Other Public Facilities

No Impact. No new governmental services will be needed, and the proposed Project is not expected to have any significant impact on existing governmental services. The proposed Project will require governmental services such as CEQA review and building permits for this project; however, the required services are expected to be within the existing capacity of the City departments involved. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

The demand for fire and police services is site-specific and, as explained above, the impacts are expected to be minimal. There are no known projects in the vicinity of the Project site that would have cumulative impacts with the proposed Project. The Project will have a minimal impact on government services and no impact on school enrolment or demand for recreational facilities. No cumulative impacts are expected.

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated, and no mitigation is required with the implementation of the proposed Project.

3.16 Recreation

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- 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?
- 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?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact. The City of Santa Fe Springs Parks and Recreation Services Department operates and maintains a wide range of active and passive facilities for local residents. These parks include Los Nietos Park, Little Lake Park, Lake Center Athletic Park, Lakeview Park, Santa Fe Springs Park, and Heritage Park. The nearest park to the Project site is the Zimmerman Park, located approximately 2,000 feet to the northwest. This park is owned and operated by Los Angeles County Department of County Parks and Recreation (City of Santa Fe Springs 2020h, City of Cerritos 2004c). Given the industrial nature of the proposed Project, there will be no increase in the demand for recreational use and services.

b) *Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

No Impact. The proposed Project does not involve recreational facilities or the construction or expansion of recreational facilities. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in adverse impacts on recreational services or facilities. As a result, the potential cumulative impacts will be less than significant.

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed Project's approval and subsequent implementation. As a result, mitigation measures are not required.

3.17 Transportation

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✓	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 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)?
- Would the project result in inadequate emergency access?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Less Than Significant Impact. The proposed Project would not impact the transportation system in the vicinity of the facility. During normal operations, trucks would be required to periodically deliver chemical reactants, raw materials, and equipment for the normal operation of the facility, pick up of products, byproducts, and dewatered sludges. Employee travel routes to and from the facility will be unchanged as a result of the proposed Project compared to current operations. The addition of Project traffic (construction vehicles, worker commute) will not increase the volume to

capacity ratios at these intersections beyond the significance thresholds of Project-related impacts as defined in the City's Traffic Study Guidelines.

The Santa Fe Springs Active Transportation Plan (City of Santa Fe Springs 2020i) calls for the construction of a pedestrian crossway on Alondra Boulevard in the vicinity of the Project site. However, neither Project construction nor operations are expected to impact either the construction or use of that crosswalk at any time.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Less Than Significant Impact. Pursuant to CEQA guidelines Section 15064.3, subdivision (b)(1), for land use projects, "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." HPMN is within ½ mile of I-5 and is bordered by Carmenita and Alondra Boulevards. All three of these transit corridors are high-capacity, major traffic corridors. The additional vehicle traffic during construction and operation will have a less than significant impact per the CEQA guidelines.

- c) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The proposed Project would not be expected to result in any increased traffic hazards due to a new or altered design feature. All vehicular traffic associated with Project construction and operations would continue to access the HPMN facility using existing roadways. Therefore, no significant impacts are anticipated related to traffic design features.

- d) *Would the project result in inadequate emergency access?*

No Impact. All vehicular traffic associated with Project construction and operations would continue to access the HPMN facility using existing roadways. No emergency access routes would be blocked temporarily or permanently as a result of the Project. Therefore, no significant impacts are anticipated.

CUMULATIVE IMPACTS

The proposed Project will require additional vehicle traffic during the construction phase to accommodate equipment delivery and construction worker commute. There are no known projects in the vicinity of the proposed Project site that would be constructed contemporaneously with the proposed Project; thus, cumulative impacts during construction are not expected.

Operation of the proposed Project will require worker commute for 12 additional employees. The additional traffic is negligible compared to the carrying capacity of the site access roadways (I-5, Alondra Boulevard, Carmenita Boulevard); cumulative impacts are expected to be less than significant.

Chemicals necessary for Rhodium purification would be delivered to the facility by truck. The existing truck traffic requirements are compared to the requirements after project implementation in Table 3-8. As shown, there will be some changes to the truck traffic patterns: some increases in delivery frequency, some decreases, and no change to others. On balance, no net increase in

truck traffic is expected on a daily basis, with a very small increase in truck counts on an annual basis. The proposed Project will not cause an increase in truck traffic at any other facility in the project area. There are no known projects in the area that would have increases in truck traffic that would be cumulative with HPMN’s requirements. For these reasons, the proposed Project is not expected to have a cumulative impact.

Table 3-8: Comparison Pre-Project Transportation to Post-Project Transportation

Chemical	Current Practice	Post-Project Requirement
Aqua ammonia	Drum delivery 4 times a week	One bulk tank delivery every 4 to 6 weeks
Nitric acid	Bulk tank delivery every 4 to 6 weeks	Bulk tank delivery every 2 to 3 weeks
Caustic	Bulk delivery every day except Sunday	No change
HCl	Bulk delivery every day	No change
Compressed gases	Once per week	Three times per week, depending on storage approval
Rhodium containing material shipments to Germany	Three times per week	No shipments

MITIGATION MEASURES

The proposed Project would not significantly impact traffic and transportation resources. Therefore, no mitigation measures are necessary for the development of this Project.

3.18 Tribal Cultural Resources

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) 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				✓
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- 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?

ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) *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)?*

No Impact. No known historic or cultural resources are present at or in close proximity to the site. The Clarke Estate at 10211 Pioneer Avenue and the Hawkins-Nimrocks Estate-Patricio Ontiveros Adobe at 1211 Telegraph Road are the only sites in the City of Santa Fe Springs that are listed on the NRHP; each of these sites is approximately 6 miles from the Project site (NRHP 2020, City of Santa Fe Springs 2020a). The site is adjacent to the City of Cerritos, which contains no sites listed on the NRHP, and the EIR prepared for its General Plan noted that the city contains no known historic or cultural resources (City of Cerritos 2004a).

- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

No Impact. See Response 4.18(a).

CUMULATIVE IMPACTS

The potential environmental impacts related to tribal cultural resources are site-specific. The analysis herein determined that the proposed Project would not result in any impacts on tribal cultural resources. As a result, no cumulative tribal cultural resources impacts will occur as part of the proposed Project's implementation.

MITIGATION MEASURES

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

3.19 Utilities and Service Systems

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?
- Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Less Than Significant Impact. There will be a nominal increase in water usage associated with the proposed Project for chemical processing and for scrubber operation, but the water supply system has sufficient capacity, and no new or modified water supply pipelines will be required. The amount of wastewater generated from the proposed Project is well within the capacity of the on-site wastewater treatment system. HPMN operates under current Industrial Wastewater Discharge Permit No. 20174 issued by the LACSD. Wastewater Discharge Permit No. 20174 restricts daily wastewater flow from the Project site to 54,400 gallons per day flowing to Los Coyotes Water Reclamation Plant (LACSD 2019), which has a daily capacity of 37.5 million gallons (LACSD 2021). The proposed process would increase the daily wastewater flowrate by about 9,000 gallons per day, which is about 15% of the existing permitted site limit. Therefore, no expansion in wastewater treatment capacity would be required as a result of the Project. The proposed Project will require steam heat to be supplied by an existing boiler. The natural gas supply to the boiler is adequate for Project needs; no natural gas supply upgrades are required. The Rhodium Purification Line would be constructed inside of an existing building and would utilize existing storm water, electric power, and telecommunication services. Therefore, impacts are expected to be less than significant.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Less Than Significant Impact. The CBWQPP provides treated groundwater to some of its retail agencies, including the City of Santa Fe Springs, which has a contracted minimum purchase amount of 2,016 acre-feet per year. The City purchases treated groundwater from the CBWQPP, which has a capacity of 2,200 gallons per minute, through an interconnection with the City of Whittier. HPMN receives its water used for processing from the City of Santa Fe Springs. The proposed Project will increase water demand by 33,836 gallons per day and 8.7 MM gallons per year (about 27 acre-feet per year). These quantities are a small fraction of the water supply available in the City (about 1.3%), and only a fraction of the water supply is derived from groundwater sources. The Project impact is expected to be less than significant.

- c) *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. HPMN operates under current Industrial Wastewater Discharge Permit No. 20174 issued by the LACSD; no expansion in wastewater treatment capacity would be required as a result of the Project. The proposed Project is expected to increase facility wastewater discharge volumes by less than 10 gallons per minute and will not significantly increase wastewater discharge volumes to LACSD, which has adequate capacity.

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant Impact. Minimal amounts of solid waste (e.g., packaging materials) would be generated during construction of the proposed. Rhodium Purification Line,. Once installation is complete, no increase in total solid waste production from the site would be expected. Therefore, impacts are anticipated to be less than significant.

- e) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Less Than Significant Impact. Adequate solid waste storage areas already exist at the Project site, and waste is stored in containers in a manner that complies with federal, state, and local statutes and regulations. Solid waste collection vehicles are given adequate access to the waste storage area. In addition, HPMN would take any necessary measures to comply with California Code of Regulations, State Department of Health Services with respect to handling and disposal of solid waste. Therefore, no significant impacts are anticipated with respect to compliance with statutes and regulations.

CUMULATIVE IMPACTS

The potential for projects to have a cumulative impact depends on both their geographic location and the timing of development. There are no known development projects in the vicinity of the HPMN facility that would impact the capacity of utility systems; thus, cumulative impacts are not expected.

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed Project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 Wildfire

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
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?				✓
c) 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?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks,
- and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

No Impact. The City of Santa Fe Springs is not designated as a very high fire hazard severity zone. Further, the proposed Project would be located in an urban industrialized area and would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. Figure 3-1 shows Santa Fe Springs relative to the nearest high fire hazard area (CDFFP 2007, City of Santa Fe Springs 2021b). As a result, no impacts will occur.

- b) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

No Impact. See Response 4.20(a).

Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. See Response 4.20(a).

- c) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

No Impact. See Response 4.20(a).

- d) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No Impact. See Response 4.20(a).

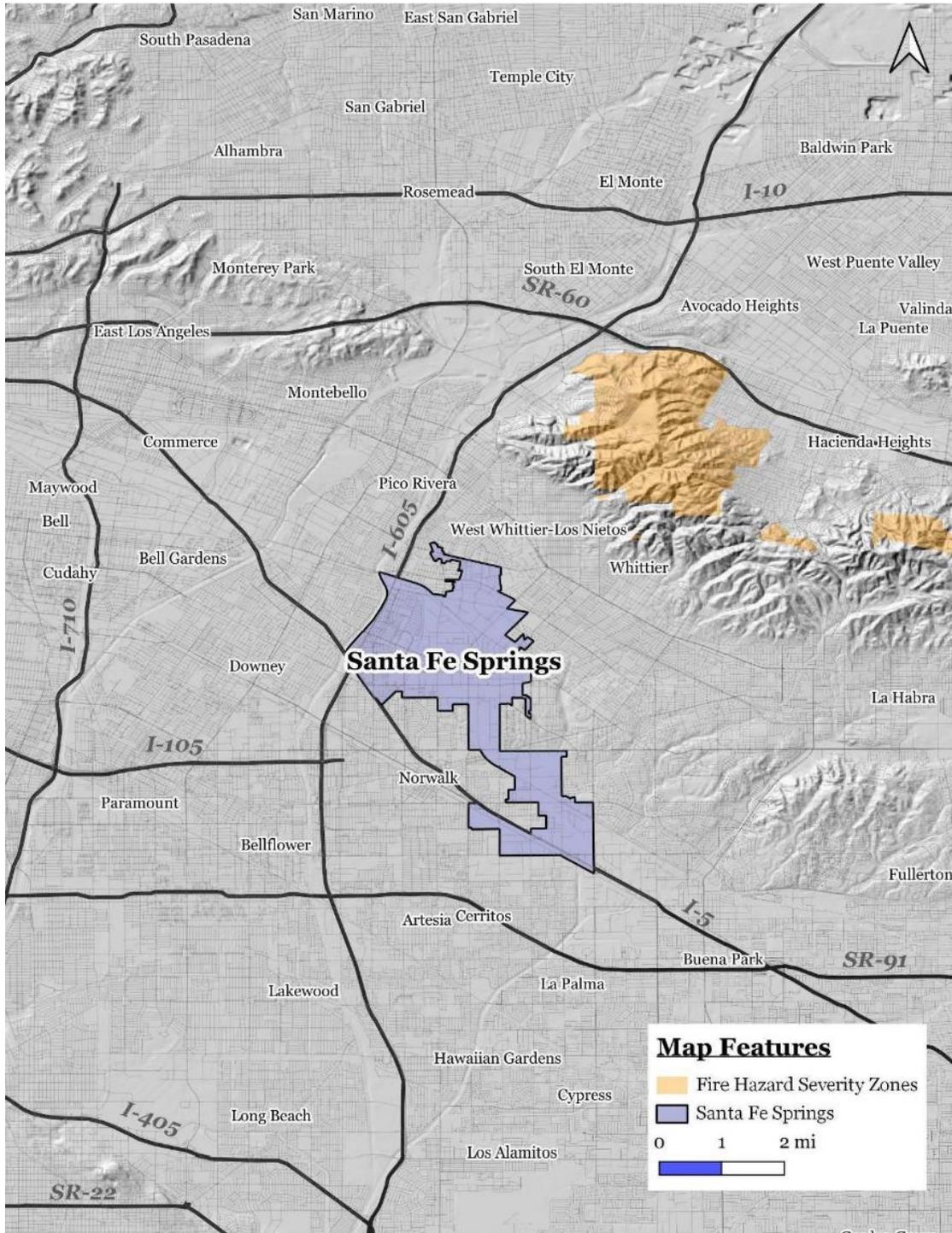
CUMULATIVE IMPACTS

The analysis herein determined that the proposed Project would not result in any significant adverse impacts with respect to potential wildfire. As a result, no cumulative impacts related to wildfire will occur

MITIGATION MEASURES

The analysis of wildfires impacts indicated that less than significant impacts would result from the proposed Project's approval and subsequent implementation. As a result, no mitigation is required.

Figure 3-1: Fire Hazard Zones



Ref: City of Santa Fe Springs 2021b.

3.21 Mandatory Findings of Significance

Issue Area	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to 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, 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) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- a) The proposed Project will not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As indicated in Sections 3.1 through 3.20, the proposed Project will not result in any significant unmitigable environmental impacts.
- b) The proposed Project will not have impacts that are individually limited, but cumulatively considerable. The proposed Project and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- c) The proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Sections 3.1 through 3.20, the proposed Project will not result in any significant unmitigable environmental impacts.

4.0 CONCLUSIONS

4.1 Findings

The 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 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, with the implementation of the required mitigation.
- The proposed project will not have impacts that are individually limited, but cumulatively considerable.
- The proposed project will not have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

4.2 Mitigation Measures

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 Negative Declaration. 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 finding that a mitigation monitoring and reporting program will not be required for the proposed project.

5.0 REFERENCES

5.1 Preparers

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31726 Rancho Viejo Rd, Suite 206
San Juan Capistrano, CA 92675

Russell Kingsley
Michael Davidek
Michael Dudasko
John Furlong

5.2 References

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APPENDIX A – CONSTRUCTION EMISSIONS

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

Heraeus CEQA IS MND
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	181.40	1000sqft	6.15	181,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

Project Characteristics -

Land Use - 6.15 is the lot acerage, 4.15 building acerage.

Construction Phase -

Off-road Equipment - Assuming CalEEMod Defaults, except for additional welders.

Trips and VMT - Assuming 40 one-way trips for workers per day. Assuming 44 total hauling trips for all equipment.

Vehicle Trips - No operational emissions quantified.

Operational Off-Road Equipment - No operational emissions quantified.

Fleet Mix - No operational emissions quantified.

Road Dust - No operational emissions quantified.

Consumer Products - No operational emissions quantified.

Area Coating - No operational emissions quantified.

Landscape Equipment - No operational emissions quantified.

Energy Use - No operational emissions quantified.

Water And Wastewater - No operational emissions quantified.

Solid Waste - No operational emissions quantified.

Area Mitigation - No operational emissions quantified.

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	0
tblAreaCoating	Area_EF_Nonresidential_Interior	100	0
tblAreaCoating	Area_EF_Parking	100	0
tblAreaCoating	Area_EF_Residential_Exterior	50	0
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblAreaCoating	ReapplicationRatePercent	10	0

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintParkingValue	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	50	0
tblEnergyUse	LightingElect	3.10	0.00
tblEnergyUse	NT24E	5.75	0.00
tblEnergyUse	NT24NG	4.45	0.00
tblEnergyUse	T24E	2.25	0.00
tblEnergyUse	T24NG	13.65	0.00
tblFleetMix	HHD	0.03	0.00
tblFleetMix	LDA	0.55	1.00
tblFleetMix	LDT1	0.05	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.0250e-003	0.00
tblFleetMix	MCY	4.9150e-003	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	9.2500e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	OBUS	2.3910e-003	0.00
tblFleetMix	SBUS	6.7200e-004	0.00
tblFleetMix	UBUS	2.4690e-003	0.00
tblLandUse	LotAcreage	4.16	6.15
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	0.00

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

tblOperationalOffRoadEquipment	OperHorsePower	89.00	0.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	0.00
tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.00
tblRoadDust	MaterialMoistureContent	0.5	0
tblRoadDust	MaterialSiltContent	4.3	0
tblRoadDust	MeanVehicleSpeed	40	0
tblRoadDust	MobileAverageVehicleWeight	2.4	0
tblRoadDust	RoadSiltLoading	0.1	0
tblSolidWaste	SolidWasteGenerationRate	224.94	0.00
tblTripsAndVMT	HaulingTripNumber	0.00	44.00
tblTripsAndVMT	WorkerTripNumber	76.00	40.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00
tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	9,727.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00
tblWater	IndoorWaterUseRate	41,948,750.00	0.00

2.0 Emissions Summary

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	1.7300e-003	1.7000e-004	0.0186	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004	0.0000	0.0423

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	1.7300e-003	1.7000e-004	0.0186	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004	0.0000	0.0423

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	10/4/2021	8/19/2022	5	230	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	40.00	30.00	44.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495		2,968.3194	2,968.3194	0.6701		2,985.0705
Total	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495		2,968.3194	2,968.3194	0.6701		2,985.0705

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

3.2 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6000e-003	0.0513	0.0120	1.5000e-004	9.7700e-003	1.6000e-004	9.9200e-003	2.4900e-003	1.5000e-004	2.6400e-003		16.1929	16.1929	1.1000e-003		16.2204
Vendor	0.0912	2.9127	0.7615	7.7200e-003	0.1921	5.9600e-003	0.1980	0.0553	5.7000e-003	0.0610		824.6419	824.6419	0.0486		825.8564
Worker	0.1715	0.1179	1.6111	4.5700e-003	0.4471	3.6100e-003	0.4507	0.1186	3.3300e-003	0.1219		455.5079	455.5079	0.0134		455.8435
Total	0.2643	3.0819	2.3846	0.0124	0.6489	9.7300e-003	0.6587	0.1764	9.1800e-003	0.1855		1,296.3427	1,296.3427	0.0631		1,297.9203

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495	0.0000	2,968.3194	2,968.3194	0.6701		2,985.0705
Total	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495	0.0000	2,968.3194	2,968.3194	0.6701		2,985.0705

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

3.2 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6000e-003	0.0513	0.0120	1.5000e-004	9.7700e-003	1.6000e-004	9.9200e-003	2.4900e-003	1.5000e-004	2.6400e-003		16.1929	16.1929	1.1000e-003		16.2204
Vendor	0.0912	2.9127	0.7615	7.7200e-003	0.1921	5.9600e-003	0.1980	0.0553	5.7000e-003	0.0610		824.6419	824.6419	0.0486		825.8564
Worker	0.1715	0.1179	1.6111	4.5700e-003	0.4471	3.6100e-003	0.4507	0.1186	3.3300e-003	0.1219		455.5079	455.5079	0.0134		455.8435
Total	0.2643	3.0819	2.3846	0.0124	0.6489	9.7300e-003	0.6587	0.1764	9.1800e-003	0.1855		1,296.3427	1,296.3427	0.0631		1,297.9203

3.2 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889		2,969.2890	2,969.2890	0.6616		2,985.8290
Total	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889		2,969.2890	2,969.2890	0.6616		2,985.8290

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

3.2 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5200e-003	0.0477	0.0119	1.5000e-004	4.3400e-003	1.4000e-004	4.4800e-003	1.1600e-003	1.3000e-004	1.2900e-003		16.0014	16.0014	1.0800e-003		16.0284
Vendor	0.0856	2.7699	0.7205	7.6400e-003	0.1921	5.2100e-003	0.1973	0.0553	4.9800e-003	0.0603		817.4577	817.4577	0.0469		818.6304
Worker	0.1606	0.1065	1.4864	4.4100e-003	0.4471	3.5000e-003	0.4506	0.1186	3.2200e-003	0.1218		439.4849	439.4849	0.0121		439.7882
Total	0.2477	2.9240	2.2188	0.0122	0.6435	8.8500e-003	0.6524	0.1750	8.3300e-003	0.1834		1,272.9440	1,272.9440	0.0601		1,274.4470

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889	0.0000	2,969.2890	2,969.2890	0.6616		2,985.8290
Total	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889	0.0000	2,969.2890	2,969.2890	0.6616		2,985.8290

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

3.2 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5200e-003	0.0477	0.0119	1.5000e-004	4.3400e-003	1.4000e-004	4.4800e-003	1.1600e-003	1.3000e-004	1.2900e-003		16.0014	16.0014	1.0800e-003		16.0284
Vendor	0.0856	2.7699	0.7205	7.6400e-003	0.1921	5.2100e-003	0.1973	0.0553	4.9800e-003	0.0603		817.4577	817.4577	0.0469		818.6304
Worker	0.1606	0.1065	1.4864	4.4100e-003	0.4471	3.5000e-003	0.4506	0.1186	3.2200e-003	0.1218		439.4849	439.4849	0.0121		439.7882
Total	0.2477	2.9240	2.2188	0.0122	0.6435	8.8500e-003	0.6524	0.1750	8.3300e-003	0.1834		1,272.9440	1,272.9440	0.0601		1,274.4470

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	0	0.00	0	0	0.00	Diesel

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Heraeus CEQA IS MND - Los Angeles-South Coast County, Summer

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

Heraeus CEQA IS MND
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	181.40	1000sqft	6.15	181,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics -

Land Use - 6.15 is the lot acerage, 4.15 building acerage.

Construction Phase -

Off-road Equipment - Assuming CalEEMod Defaults, except for additional welders.

Trips and VMT - Assuming 40 one-way trips for workers per day. Assuming 44 total hauling trips for all equipment.

Vehicle Trips - No operational emissions quantified.

Operational Off-Road Equipment - No operational emissions quantified.

Fleet Mix - No operational emissions quantified.

Road Dust - No operational emissions quantified.

Consumer Products - No operational emissions quantified.

Area Coating - No operational emissions quantified.

Landscape Equipment - No operational emissions quantified.

Energy Use - No operational emissions quantified.

Water And Wastewater - No operational emissions quantified.

Solid Waste - No operational emissions quantified.

Area Mitigation - No operational emissions quantified.

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	0
tblAreaCoating	Area_EF_Nonresidential_Interior	100	0
tblAreaCoating	Area_EF_Parking	100	0
tblAreaCoating	Area_EF_Residential_Exterior	50	0
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblAreaCoating	ReapplicationRatePercent	10	0

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tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintParkingValue	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	50	0
tblEnergyUse	LightingElect	3.10	0.00
tblEnergyUse	NT24E	5.75	0.00
tblEnergyUse	NT24NG	4.45	0.00
tblEnergyUse	T24E	2.25	0.00
tblEnergyUse	T24NG	13.65	0.00
tblFleetMix	HHD	0.03	0.00
tblFleetMix	LDA	0.55	1.00
tblFleetMix	LDT1	0.05	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.0250e-003	0.00
tblFleetMix	MCY	4.9150e-003	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	9.2500e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	OBUS	2.3910e-003	0.00
tblFleetMix	SBUS	6.7200e-004	0.00
tblFleetMix	UBUS	2.4690e-003	0.00
tblLandUse	LotAcreage	4.16	6.15
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	0.00

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tblOperationalOffRoadEquipment	OperHorsePower	89.00	0.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	0.00
tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.00
tblRoadDust	MaterialMoistureContent	0.5	0
tblRoadDust	MaterialSiltContent	4.3	0
tblRoadDust	MeanVehicleSpeed	40	0
tblRoadDust	MobileAverageVehicleWeight	2.4	0
tblRoadDust	RoadSiltLoading	0.1	0
tblSolidWaste	SolidWasteGenerationRate	224.94	0.00
tblTripsAndVMT	HaulingTripNumber	0.00	44.00
tblTripsAndVMT	WorkerTripNumber	76.00	40.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00
tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	9,727.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00
tblWater	IndoorWaterUseRate	41,948,750.00	0.00

2.0 Emissions Summary

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	1.7300e-003	1.7000e-004	0.0186	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004	0.0000	0.0423

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	1.7300e-003	1.7000e-004	0.0186	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004	0.0000	0.0423

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	10/4/2021	8/19/2022	5	230	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	40.00	30.00	44.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495		2,968.3194	2,968.3194	0.6701		2,985.0705
Total	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495		2,968.3194	2,968.3194	0.6701		2,985.0705

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

3.2 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6300e-003	0.0519	0.0128	1.5000e-004	9.7700e-003	1.6000e-004	9.9300e-003	2.4900e-003	1.5000e-004	2.6500e-003		15.9124	15.9124	1.1400e-003		15.9408
Vendor	0.0957	2.9067	0.8423	7.5100e-003	0.1921	6.1500e-003	0.1982	0.0553	5.8800e-003	0.0612		802.0366	802.0366	0.0518		803.3310
Worker	0.1907	0.1305	1.4730	4.3000e-003	0.4471	3.6100e-003	0.4507	0.1186	3.3300e-003	0.1219		428.9004	428.9004	0.0126		429.2160
Total	0.2881	3.0891	2.3281	0.0120	0.6489	9.9200e-003	0.6589	0.1764	9.3600e-003	0.1857		1,246.8494	1,246.8494	0.0655		1,248.4878

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495	0.0000	2,968.3194	2,968.3194	0.6701		2,985.0705
Total	2.5062	20.4499	20.0128	0.0320		1.1068	1.1068		1.0495	1.0495	0.0000	2,968.3194	2,968.3194	0.6701		2,985.0705

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

3.2 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6300e-003	0.0519	0.0128	1.5000e-004	9.7700e-003	1.6000e-004	9.9300e-003	2.4900e-003	1.5000e-004	2.6500e-003		15.9124	15.9124	1.1400e-003		15.9408
Vendor	0.0957	2.9067	0.8423	7.5100e-003	0.1921	6.1500e-003	0.1982	0.0553	5.8800e-003	0.0612		802.0366	802.0366	0.0518		803.3310
Worker	0.1907	0.1305	1.4730	4.3000e-003	0.4471	3.6100e-003	0.4507	0.1186	3.3300e-003	0.1219		428.9004	428.9004	0.0126		429.2160
Total	0.2881	3.0891	2.3281	0.0120	0.6489	9.9200e-003	0.6589	0.1764	9.3600e-003	0.1857		1,246.8494	1,246.8494	0.0655		1,248.4878

3.2 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889		2,969.2890	2,969.2890	0.6616		2,985.8290
Total	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889		2,969.2890	2,969.2890	0.6616		2,985.8290

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

3.2 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5500e-003	0.0482	0.0126	1.4000e-004	4.3400e-003	1.4000e-004	4.4800e-003	1.1600e-003	1.3000e-004	1.2900e-003		15.7217	15.7217	1.1200e-003		15.7497
Vendor	0.0899	2.7624	0.7973	7.4300e-003	0.1921	5.3800e-003	0.1975	0.0553	5.1400e-003	0.0604		794.9108	794.9108	0.0500		796.1598
Worker	0.1791	0.1178	1.3567	4.1500e-003	0.4471	3.5000e-003	0.4506	0.1186	3.2200e-003	0.1218		413.8278	413.8278	0.0114		414.1127
Total	0.2706	2.9284	2.1666	0.0117	0.6435	9.0200e-003	0.6525	0.1750	8.4900e-003	0.1835		1,224.4603	1,224.4603	0.0625		1,226.0221

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889	0.0000	2,969.2890	2,969.2890	0.6616		2,985.8290
Total	2.2597	18.5414	19.7551	0.0320		0.9368	0.9368		0.8889	0.8889	0.0000	2,969.2890	2,969.2890	0.6616		2,985.8290

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

3.2 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5500e-003	0.0482	0.0126	1.4000e-004	4.3400e-003	1.4000e-004	4.4800e-003	1.1600e-003	1.3000e-004	1.2900e-003		15.7217	15.7217	1.1200e-003		15.7497
Vendor	0.0899	2.7624	0.7973	7.4300e-003	0.1921	5.3800e-003	0.1975	0.0553	5.1400e-003	0.0604		794.9108	794.9108	0.0500		796.1598
Worker	0.1791	0.1178	1.3567	4.1500e-003	0.4471	3.5000e-003	0.4506	0.1186	3.2200e-003	0.1218		413.8278	413.8278	0.0114		414.1127
Total	0.2706	2.9284	2.1666	0.0117	0.6435	9.0200e-003	0.6525	0.1750	8.4900e-003	0.1835		1,224.4603	1,224.4603	0.0625		1,226.0221

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

Heraeus CEQA IS MND - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	1.7300e-003	1.7000e-004	0.0186	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	0	0.00	0	0	0.00	Diesel

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	181.40	1000sqft	6.15	181,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics -

Land Use - 6.15 is the lot acerage, 4.15 building acerage.

Construction Phase -

Off-road Equipment - Assuming CalEEMod Defaults, except for additional welders.

Trips and VMT - Assuming 40 one-way trips for workers per day. Assuming 44 total hauling trips for all equipment.

Vehicle Trips - No operational emissions quantified.

Operational Off-Road Equipment - No operational emissions quantified.

Fleet Mix - No operational emissions quantified.

Road Dust - No operational emissions quantified.

Consumer Products - No operational emissions quantified.

Area Coating - No operational emissions quantified.

Landscape Equipment - No operational emissions quantified.

Energy Use - No operational emissions quantified.

Water And Wastewater - No operational emissions quantified.

Solid Waste - No operational emissions quantified.

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	0
tblAreaCoating	Area_EF_Nonresidential_Interior	100	0
tblAreaCoating	Area_EF_Parking	100	0
tblAreaCoating	Area_EF_Residential_Exterior	50	0
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblAreaCoating	ReapplicationRatePercent	10	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	100	0

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tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintParkingValue	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	50	0
tblEnergyUse	LightingElect	3.10	0.00
tblEnergyUse	NT24E	5.75	0.00
tblEnergyUse	NT24NG	4.45	0.00
tblEnergyUse	T24E	2.25	0.00
tblEnergyUse	T24NG	13.65	0.00
tblFleetMix	HHD	0.03	0.00
tblFleetMix	LDA	0.55	1.00
tblFleetMix	LDT1	0.05	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.0250e-003	0.00
tblFleetMix	MCY	4.9150e-003	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	9.2500e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	OBUS	2.3910e-003	0.00
tblFleetMix	SBUS	6.7200e-004	0.00
tblFleetMix	UBUS	2.4690e-003	0.00
tblLandUse	LotAcreage	4.16	6.15
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	0.00
tblOperationalOffRoadEquipment	OperHorsePower	89.00	0.00

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tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	0.00
tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.00
tblRoadDust	MaterialMoistureContent	0.5	0
tblRoadDust	MaterialSiltContent	4.3	0
tblRoadDust	MeanVehicleSpeed	40	0
tblRoadDust	MobileAverageVehicleWeight	2.4	0
tblRoadDust	RoadSiltLoading	0.1	0
tblSolidWaste	SolidWasteGenerationRate	224.94	0.00
tblTripsAndVMT	HaulingTripNumber	0.00	44.00
tblTripsAndVMT	WorkerTripNumber	76.00	40.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00
tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	9,727.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00
tblWater	IndoorWaterUseRate	41,948,750.00	0.00

2.0 Emissions Summary

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	10/4/2021	8/19/2022	5	230	

Acres of Grading (Site Preparation Phase): 0

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Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	40.00	30.00	44.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0815	0.6646	0.6504	1.0400e-003		0.0360	0.0360		0.0341	0.0341	0.0000	87.5165	87.5165	0.0198	0.0000	88.0103
Total	0.0815	0.6646	0.6504	1.0400e-003		0.0360	0.0360		0.0341	0.0341	0.0000	87.5165	87.5165	0.0198	0.0000	88.0103

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	1.7200e-003	4.0000e-004	0.0000	3.1000e-004	1.0000e-005	3.2000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.4740	0.4740	3.0000e-005	0.0000	0.4748
Vendor	3.0300e-003	0.0962	0.0261	2.5000e-004	6.1400e-003	2.0000e-004	6.3400e-003	1.7700e-003	1.9000e-004	1.9600e-003	0.0000	24.0334	24.0334	1.4700e-003	0.0000	24.0703
Worker	5.5900e-003	4.3500e-003	0.0492	1.4000e-004	0.0143	1.2000e-004	0.0144	3.7800e-003	1.1000e-004	3.8900e-003	0.0000	12.8559	12.8559	3.8000e-004	0.0000	12.8654
Total	8.6700e-003	0.1023	0.0757	3.9000e-004	0.0207	3.3000e-004	0.0210	5.6300e-003	3.0000e-004	5.9300e-003	0.0000	37.3633	37.3633	1.8800e-003	0.0000	37.4104

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3.2 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0815	0.6646	0.6504	1.0400e-003		0.0360	0.0360		0.0341	0.0341	0.0000	87.5164	87.5164	0.0198	0.0000	88.0102
Total	0.0815	0.6646	0.6504	1.0400e-003		0.0360	0.0360		0.0341	0.0341	0.0000	87.5164	87.5164	0.0198	0.0000	88.0102

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	1.7200e-003	4.0000e-004	0.0000	3.1000e-004	1.0000e-005	3.2000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.4740	0.4740	3.0000e-005	0.0000	0.4748
Vendor	3.0300e-003	0.0962	0.0261	2.5000e-004	6.1400e-003	2.0000e-004	6.3400e-003	1.7700e-003	1.9000e-004	1.9600e-003	0.0000	24.0334	24.0334	1.4700e-003	0.0000	24.0703
Worker	5.5900e-003	4.3500e-003	0.0492	1.4000e-004	0.0143	1.2000e-004	0.0144	3.7800e-003	1.1000e-004	3.8900e-003	0.0000	12.8559	12.8559	3.8000e-004	0.0000	12.8654
Total	8.6700e-003	0.1023	0.0757	3.9000e-004	0.0207	3.3000e-004	0.0210	5.6300e-003	3.0000e-004	5.9300e-003	0.0000	37.3633	37.3633	1.8800e-003	0.0000	37.4104

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3.2 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1864	1.5297	1.6298	2.6400e-003		0.0773	0.0773		0.0733	0.0733	0.0000	222.2297	222.2297	0.0495	0.0000	223.4676
Total	0.1864	1.5297	1.6298	2.6400e-003		0.0773	0.0773		0.0733	0.0733	0.0000	222.2297	222.2297	0.0495	0.0000	223.4676

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3000e-004	4.0600e-003	1.0100e-003	1.0000e-005	3.5000e-004	1.0000e-005	3.6000e-004	9.0000e-005	1.0000e-005	1.1000e-004	0.0000	1.1888	1.1888	8.0000e-005	0.0000	1.1909
Vendor	7.2100e-003	0.2321	0.0627	6.2000e-004	0.0156	4.4000e-004	0.0160	4.5000e-003	4.2000e-004	4.9200e-003	0.0000	60.4721	60.4721	3.6100e-003	0.0000	60.5624
Worker	0.0133	9.9800e-003	0.1150	3.5000e-004	0.0362	2.9000e-004	0.0365	9.6000e-003	2.7000e-004	9.8700e-003	0.0000	31.4871	31.4871	8.7000e-004	0.0000	31.5088
Total	0.0207	0.2461	0.1787	9.8000e-004	0.0521	7.4000e-004	0.0528	0.0142	7.0000e-004	0.0149	0.0000	93.1480	93.1480	4.5600e-003	0.0000	93.2620

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3.2 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1864	1.5297	1.6298	2.6400e-003		0.0773	0.0773		0.0733	0.0733	0.0000	222.2295	222.2295	0.0495	0.0000	223.4674
Total	0.1864	1.5297	1.6298	2.6400e-003		0.0773	0.0773		0.0733	0.0733	0.0000	222.2295	222.2295	0.0495	0.0000	223.4674

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3000e-004	4.0600e-003	1.0100e-003	1.0000e-005	3.5000e-004	1.0000e-005	3.6000e-004	9.0000e-005	1.0000e-005	1.1000e-004	0.0000	1.1888	1.1888	8.0000e-005	0.0000	1.1909
Vendor	7.2100e-003	0.2321	0.0627	6.2000e-004	0.0156	4.4000e-004	0.0160	4.5000e-003	4.2000e-004	4.9200e-003	0.0000	60.4721	60.4721	3.6100e-003	0.0000	60.5624
Worker	0.0133	9.9800e-003	0.1150	3.5000e-004	0.0362	2.9000e-004	0.0365	9.6000e-003	2.7000e-004	9.8700e-003	0.0000	31.4871	31.4871	8.7000e-004	0.0000	31.5088
Total	0.0207	0.2461	0.1787	9.8000e-004	0.0521	7.4000e-004	0.0528	0.0142	7.0000e-004	0.0149	0.0000	93.1480	93.1480	4.5600e-003	0.0000	93.2620

4.0 Operational Detail - Mobile

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000					0.0000	0.0000		0.0000							

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

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7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

8.1 Mitigation Measures Waste

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

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8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	0	0.00	0	0	0.00	Diesel

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

APPENDIX B – OPERATING EMISSIONS

Heraeus Precious Metal North America
Rhodium Pricess Line Initial Study
Air Emissions



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Table 1: Process Throughput

Table 1: Raw Material Delivery

Material	Liters	Gallons	Annual Number of Drums	Annual Truckloads	Notes
HCl (32% wt)	1195342	316228	---	79	
HNO ₃ (50% wt)	250425	66250	---	17	
NaClO ₃	1800	476	9	4	1
NaOH (50%) solution	16579	4386	80	12	2
DETA solution	70200	18571	338	12	2
<i>Total Annual Truckloads</i>				124	
<i>Maximum Daily Truckloads</i>				3	3

Data and Parameters

Daily Operating Hours	16	hours/day
Operating Days per year	260	day/year
Conversion		3.78 l/gal
Truck Capacity		4,000 gallons

Notes:

1. Assume one truck per quarter
2. Assume one truck per month
3. Assume a maximum of three trucks per day

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Table 2: Onroad Mobile Sources - Vehicle Information

Table 2a: Vehicle Information and Mileage Calculation

Vehicle Type	Vehicle Use	Vehicle Weight (lb)			Days	Veh/day	One-way Trips per Vehicle per Day	One-way Trips per Year	One-way Onsite Trip Mileage ¹	One-way Offsite Trip Mileage ²	Total One-way Trip Mileage	Onsite Total VMT/yr	Offsite Total VMT/yr	Total VMT/yr
		Gross	Empty	Average										
LDT1	Full-Time Employees	6,250	6,250	6,250	260	12	2	6,240	0.125	30	30.13	780	187,200	187,980
LHD2	Shipping of Finished Rh	15,006	8,200	11,603	12	1	2	24	0.125	50	50.13	3	1,200	1,203
T7 Tractor	Ship Chems to Facility	60,000	40,000	50,000	124	3	2	744	0.125	30	30.13	93	22,320	22,413

Table 2b: Onsite/Offsite Vehicle Usage Information

Vehicle Type	Fuel	# Veh	Trips per Year	Onsite Total VMT/yr	Offsite Total VMT/yr	Total VMT/yr	Peak Day Trips	Peak Day VMT
LDT1	gasoline	12	6,240	780	187,200	187,980	24	723
LHD2	diesel	1	24	3	1,200	1,203	2	100
T7 Tractor	diesel	3	744	93	22,320	22,413	6	181

Notes:

1. Conservative estimate.
2. Conservative estimate.

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Table 3: Onroad Mobile Sources - Exhaust Emissions

Table 3a: Onroad Mobile Sources - Criteria Pollutant Exhaust Emissions

Pollutant	Vehicle Type	Running Exhaust EF (g/mile)	Idle EF (g/trip)	Start EF (g/trip)	Total Running Exhaust (lb/yr)	Total Idle (lb/yr)	Total Start (lb/yr)	Total Emissions (lb/yr)	Onsite Emissions (lb/yr)	Offsite Emissions (lb/yr)	Peak Day Emissions (lb/day)
NOx	LDT1	0.078	0.00000	0.208	32.31	0.00	2.86	35.17	0.15	35.02	0.14
	LHD2	0.914	0.13513	0.000	2.42	0.01	0.00	2.43	0.01	2.42	0.20
	T7 Tractor	2.346	1.74894	1.860	115.82	2.87	3.05	121.74	0.51	121.23	0.98
ROG	LDT1	0.021	0.00000	0.264	8.70	0.00	3.63	12.34	0.05	12.28	0.05
	LHD2	0.058	0.00873	0.000	0.15	0.00	0.00	0.15	0.00	0.15	0.01
	T7 Tractor	0.018	0.14800	0.000	0.90	0.24	0.00	1.14	0.00	1.13	0.01
CO	LDT1	1.040	0.00000	2.053	430.66	0.00	28.22	458.88	1.90	456.97	1.76
	LHD2	0.298	0.07232	0.000	0.79	0.00	0.00	0.79	0.00	0.79	0.07
	T7 Tractor	0.191	2.18687	0.000	9.45	3.58	0.00	13.03	0.05	12.98	0.11
SOx	LDT1	0.003	0.00000	0.001	1.20	0.00	0.01	1.21	0.01	1.21	0.00
	LHD2	0.005	0.00015	0.000	0.01	0.00	0.00	0.01	0.00	0.01	0.00
	T7 Tractor	0.012	0.00340	0.000	0.58	0.01	0.00	0.59	0.00	0.59	0.00
PM10	LDT1	0.002	0.00000	0.002	0.83	0.00	0.03	0.86	0.00	0.86	0.00
	LHD2	0.014	0.00223	0.000	0.04	0.00	0.00	0.04	0.00	0.04	0.00
	T7 Tractor	0.021	0.00063	0.000	1.06	0.00	0.00	1.06	0.00	1.05	0.01
PM2.5	LDT1	0.002	0.00000	0.002	0.77	0.00	0.03	0.79	0.00	0.79	0.00
	LHD2	0.014	0.00213	0.000	0.04	0.00	0.00	0.04	0.00	0.04	0.00
	T7 Tractor	0.021	0.00060	0.000	1.01	0.00	0.00	1.01	0.00	1.01	0.01

Table 3b: Onroad Mobile Sources - Fugitive ROG Emissions

Pollutant	Vehicle Type	Hot Soak (g/trip)	Running Loss (g/trip)	Resting Loss (g/trip)	Diurnal (g/trip)	Total Hot Soak (lb/yr)	Total Running Loss (lb/yr)	Total Resting Loss (lb/yr)	Total Diurnal (lb/yr)	Total Emissions (lb/yr)	Onsite Emissions (lb/yr)	Offsite Emissions (lb/yr)	Peak Day Emissions (lb/day)
VOC	LDT1	0.16	0.57	0.09	0.11	2.2	7.9	1.2	1.5	12.85	0.05	12.79	0.05
	LHD2	-	-	-	-	-	-	-	-	-	-	-	-
	T7 Tractor	-	-	-	-	-	-	-	-	-	-	-	-

Table 3c: Onroad Mobile Sources - Fugitive PM Emissions

Pollutant	Vehicle Type	Tire Wear (g/mile)	Break Wear (g/mile)	Total Tire Wear (lb/yr)	Total Break Wear (lb/yr)	Total Emissions (lb/yr)	Onsite Emissions (lb/yr)	Offsite Emissions (lb/yr)	Peak Day Emissions (lb/day)
PM10	LDT1	0.0080	0.0368	3.31	15.22	18.53	0.08	18.45	0.071
	LHD2	0.0120	0.0892	0.03	0.24	0.27	0.00	0.27	0.022
	T7 Tractor	0.0360	0.0617	1.78	3.05	4.83	0.02	4.81	0.039
PM2.5	LDT1	0.0020	0.0158	0.83	6.52	7.35	0.03	7.32	0.028
	LHD2	0.0030	0.0382	0.01	0.10	0.11	0.00	0.11	0.009
	T7 Tractor	0.0090	0.0265	0.44	1.31	1.75	0.01	1.74	0.014

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Table 3d: Summary of Criteria Pollutant Emissions from Onroad Operations Vehicles

Type	NO _x (lb/yr)	VOC (lb/yr)	CO (lb/yr)	SO _x (lb/yr)	PM ₁₀ (lb/yr)	PM _{2.5} (lb/yr)	NO _x (lb/day)	VOC (lb/day)	CO (lb/day)	SO _x (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Exhaust	159.34	13.63	472.70	1.81	1.96	1.84	1.32	0.07	1.94	0.01	0.02	0.01
Fugitive	---	12.85	---	---	23.62	9.21	---	0.05	---	---	0.13	0.05
Total (Lb/Yr or Lb/day)	159.34	26.47	472.70	1.81	25.58	11.05	1.32	0.12	1.94	0.01	0.15	0.07
Total (TPY)	0.08	0.01	0.24	0.00	0.01	0.01	---	---	---	---	---	---

Table 3e: Onroad Mobile Sources - Greenhouse Gas Exhaust Emissions

Pollutant	Vehicle Type	Running Exhaust EF (g/mile)	Idle EF (g/trip)	Start EF (g/trip)	Total Running Exhaust (MT/yr)	Total Idle (MT/yr)	Total Start (MT/yr)	Total Emissions (MT/yr)
CO2	LDT1	293.486	0.000	59.016	55.2	0.000	0.4	56
	LHD2	494.500	16.253	0.000	0.6	0.000	0.0	1
	T7 Tractor	1253.674	360.055	0.000	28.1	0.268	0.0	28
CH4	LDT1	0.005	0.000	0.055	0.0	0.000	0.00	0.00
	LHD2	0.003	0.000	0.000	0.0	0.000	0.00	0.00
	T7 Tractor	0.001	0.007	0.000	0.0	0.000	0.00	0.00
N2O	LDT1	0.006	0.000	0.025	0.00	0.000	0.00	0.00
	LHD2	0.078	0.003	0.000	0.00	0.000	0.00	0.00
	T7 Tractor	0.197	0.057	0.000	0.00	0.000	0.00	0.00
CO2e	LDT1							56
	LHD2							1
	T7 Tractor							30
	Total							86

Table 3f: GHG Emissions from Onroad Mobile Source Activity

CO ₂ (MT/Yr)	CH ₄ (Kg/Yr)	N ₂ O (Kg/Yr)	Total CO ₂ e (MT/Yr)
84	1.29	5.92	86

Table 3g: Global Warming Potential

Pollutant	GWP
CO2	1
CH4	25
N2O	298

Notes:

1. EMFAC Idle EF is reported as g/vehicle/day. It is converted to g/trip by dividing by the EMFAC value by trip/vehicle/day.
2. EMFAC Resting Loss and Diurnal EFs are reported as g/vehicle/day. They are converted to g/trip by dividing by the EMFAC value by trip/vehicle/day.

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Table 4: Onroad Mobile Sources - Paved Road Dust

Table 4a: Paved Road PM Emission Factors¹

Vehicle	Average Vehicle Weight (ton)	Silt Loading sL (g/m ²) ²	Pollutant	Daily (lb/VMT)	Annual (lb/VMT)
Fleet Average	2.40	0.03	PM10	2.21E-04	2.17E-04
			PM2.5	5.53E-05	5.42E-05

$$E = k (sL)^{0.91} \times (W)^{1.02} \times C_f \text{ [Annual Only]}$$

Variable	Value	UOM
k (PM10)	1.00	g/VMT
k(PM2.5)	0.25	g/VMT
Rain Days ³	30	day/yr
C _f	0.979	

Table 4b: Summary of Onroad VMT by Phase and Road Type

EMFAC Vehicle Type	Activity	Unit of Measure	Offsite	Onsite	Total
LDT1	Full-Time Employees	VMT/day	720	3	723
		VMT/Yr	187,200	780	187,980
LDT1	Shipping of Finished Rh	VMT/day	100	0	100
		VMT/Yr	1,200	3	1,203
T7 Tractor	Ship Chems to Facility	VMT/day	180	1	181
		VMT/Yr	22,320	93	22,413

Table 4c: Entrained Road Dust Emissions from Travel on Paved Roads

EMFAC Vehicle Type	Activity	Pollutant	Offsite (lb/day)	Onsite (lb/day)	Total (lb/day)	Offsite (lb/yr)	Onsite (lb/yr)	Total (lb/yr)
LDT1	Full-Time Employees	PM10	1.59E-01	6.64E-04	1.60E-01	4.06E+01	1.69E-01	4.07E+01
		PM2.5	3.98E-02	1.66E-04	4.00E-02	1.01E+01	4.23E-02	1.02E+01
LHD2	Shipping of Finished Rh	PM10	2.21E-02	5.53E-05	2.22E-02	2.60E-01	6.50E-04	2.61E-01
		PM2.5	5.53E-03	1.38E-05	5.55E-03	6.50E-02	1.63E-04	6.52E-02
T7 Tractor	Ship Chems to Facility	PM10	3.98E-02	1.66E-04	4.00E-02	4.84E+00	2.02E-02	4.86E+00
		PM2.5	9.96E-03	4.15E-05	1.00E-02	1.21E+00	5.04E-03	1.21E+00
Total	All	PM10	0.22	0.00	0.22	45.67	0.19	45.86
		PM2.5	0.06	0.00	0.06	11.42	0.05	11.46

Notes:

- Methodology per AP-42, 13.2.1 Paved Roads
- AP-42, Table 13.2.1-2 ; Ubiquitous baseline ; >10,000 ADT
- CalEEMod, Appendix D, Table 1.1. Riverside County = 28 days ; San Bernardino County = 32 days. Average = 30 days.
<http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/appendix-d2020-4-0-full-merge.pdf?sfvrsn=6>

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Table 5: Boiler Emissions

Table 5a: Boiler Criteria Pollutant Emission Estimates

Pollutant	Controlled Emission Factor ¹ (lb/mmcf)	AHU (lb/hr)	AHC (lb/hr)	MHU (lb/hr)	MHC (lb/hr)	MDU (lb/day)	MDC (lb/day)	AA ³ (lb/yr)	30DA ⁴ (lb/day)	TPY
VOC	5.5	0.017	0.017	0.017	0.017	0.40	0.40	147.63	0.40	0.07
NOx	11.2	0.034	0.034	0.034	0.034	0.82	0.82	300.64	0.82	0.15
SOx	0.6	0.002	0.002	0.002	0.002	0.04	0.04	16.11	0.04	0.01
CO	38	0.116	0.116	0.116	0.116	2.79	2.79	1020.01	2.79	0.51
PM10	7.6	0.023	0.023	0.023	0.023	0.56	0.56	204.00	0.56	0.10

Table 5b: Boiler TAC Emission Estimates

Pollutant	Emission Factor <10MMBtu/hr (lb/mmcf)	MHC (lb/hr)	MAC ³ (lb/yr)
Benzene ⁵	0.008	2.45E-05	0.21
Formaldehyde ⁵	0.017	5.21E-05	0.46
PAHs ⁵	0.0004	1.23E-06	0.01
Ammonia ⁵	3.2	9.81E-03	85.90
Naphthalene ⁶	0.0003	9.19E-07	0.01
Acetaldehyde ⁶	0.0043	1.32E-05	0.12
Acrolein ⁶	0.0027	8.27E-06	0.07
Propylene ⁶	0.731	2.24E-03	19.62
Toluene ⁶	0.0366	1.12E-04	0.98
Xylenes ⁶	0.0272	8.33E-05	0.73
Ethyl benzene ⁶	0.0095	2.91E-05	0.26
Hexane ⁶	0.0063	1.93E-05	0.17

Notes, Data and Parameters

1. Default emission factors presented in 2018 AER Help and Support, except:
 NOx emission factor adjusted to 9 ppm: 0.011 lb/MMBtu
 CO emission factor adjusted to 50 ppm: 0.037 lb/MMBtu
2. HMPN operates two existing 12.6 MMBtu/hr boilers. It is assumed that the Rh process line will require heat at a rate of 25% capacity of one boiler, or 3.15 MMBtu/hr.
 Heat input 3.15 MMBtu/hr adjusted to MMCF using 1028 MMBtu/MMCF:
 0.003 MMCF/hr
3. Maximum operating hours per year: 8760 hr/yr
4. 30 day average: 1
5. Default emission factors presented in 2018 AER Help and Support
6. Ventura County AB2588 Combustion Emission Factors

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Table 6: Indirect Emissions

Table 6a: Electricity Usage

Equipment Category	Equipment Ratings (hp)	Equipment Ratings (kW)	Annual Energy Consumption (kWh)	Intensity Emission Factor ⁴ (lb/MWh)	CO2e Emissions (MT/yr)
NOx Scrubber Blower	20	14.9	62,067.20	393	11.06
HCl Scrubber Blower	15	11.2	46,550.40	393	8.30
Electrolytic Cells ¹	---	30	124,800.00	393	22.25
Ovens ²	---	28.8	119,808.00	393	21.36
Evaporators ³	---	19.2	79,872.00	393	14.24
			433,097.60	Total	77.21

Notes:

1. Assume 2000 amps and 15 volts for electrolytic cells
2. Assume 480 volt, 20 amp load, three ovens
3. Assume 480 volt, 20 amp load, two evaporators
4. CalEEMod, Appendix D, Table 1.2. Southern California Edison.
<http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/appendix-d2020-4-0-full-merge.pdf?sfvrsn=6>

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Table 7: Summary of Emissions

Table 7a: Summary of Daily Criteria Pollutant Emissions

Activity	NOx (lb/day)	VOC (lb/day)	CO (lb/day)	SOx (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Onroad Vehicle Exhaust	1.32	0.12	1.94	0.01	0.15	0.07
Onroad Vehicle Paved Road Dust	--	--	--	--	0.22	0.06
Boiler	0.82	0.40	2.79	0.04	0.56	0.56
Indirect Emissions	--	--	--	--	--	--
Total	1.32	0.12	1.94	0.01	0.37	0.12

Table 7b: Summary of Annual Criteria Pollutant Emissions

Activity	NOx (lb/yr)	VOC (lb/yr)	CO (lb/yr)	SOx (lb/yr)	PM10 (lb/yr)	PM2.5 (lb/yr)
Onroad Vehicle Exhaust	159.34	26.47	472.70	1.81	25.58	11.05
Onroad Vehicle Paved Road Dust	--	--	--	--	45.86	11.46
Boiler	300.64	147.63	1,020.01	16.11	204.00	204.00
Indirect Emissions	--	--	--	--	--	--
Total	459.97	174.11	1,492.71	17.92	275.45	226.52
Total (TPY)	0.23	0.09	0.75	0.01	0.14	0.11

Table 7c: Summary of Annual GHG Emissions

Activity	CO2 (MT/yr)	CH4 (MT/yr)	N2O (MT/yr)	CO2e (MT/yr)
Onroad Vehicle Exhaust	84.50	0.00	0.01	86.30
Onroad Vehicle Paved Road Dust	--	--	--	--
Boiler	1463.03	0.03	0.00	1464.47
Indirect Emissions	--	--	--	77.21
Total	1547.53	0.03	0.01	1627.97

GHG Threshold	--	--	--	10,000
Emissions > Threshold?	--	--	--	No

Note:

1. Emissions from burner usage are the higher of the emissions from natural gas or propane.

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Table 8: Summary of Emissions

Table 8a: Summary of HCl Emissions

Process Step	Emission Mechanism	MHU (lb/hr)	MHC (lb/hr)	MAC (lb/yr)
2a	Loading	1.81E-01	9.03E-05	1.58E-02
3b	Loading	4.78E+00	2.39E-03	4.18E-01
5	Loading	9.05E-02	4.53E-05	7.92E-03
8a	Loading	1.81E-01	9.03E-05	1.58E-02
9b	Loading	4.78E+00	2.39E-03	4.18E-01
11	Loading	9.05E-02	4.53E-05	7.92E-03
14a	Loading	1.81E-01	9.03E-05	1.58E-02
15b	Loading	4.78E+00	2.39E-03	4.18E-01
18	Loading	1.25E-02	6.25E-06	1.09E-03
19	Loading	5.14E-02	2.57E-05	4.49E-03
20	Loading	5.22E-02	2.61E-05	4.57E-03
22	Loading	5.50E-03	2.75E-06	4.81E-04
22	Loading	3.06E-05	1.53E-08	2.68E-06
3a	Process Loss	224.42	0.11	98.19
3c	Process Loss	52.63	0.03	23.03
9a	Process Loss	224.42	0.11	98.19
9c	Process Loss	52.63	0.03	23.03
15a	Process Loss	224.42	0.11	98.19
15c	Process Loss	52.63	0.03	23.03
22	Surface Evap	3.00E-05	1.50E-08	6.30E-05
22	Surface Evap	3.00E-05	1.50E-08	6.30E-05
22	Surface Evap	3.00E-05	1.50E-08	6.30E-05
22	Surface Evap	3.00E-05	1.50E-08	6.30E-05
22	Mist	4.33E-04	2.16E-07	9.09E-04
22	Mist	4.33E-04	2.16E-07	9.09E-04
22	Mist	4.33E-04	2.16E-07	9.09E-04
22	Mist	4.33E-04	2.16E-07	9.09E-04
Total	All	846.37	0.42	364.97

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Table 8b: Summary of Criteria Pollutant Emissions

Pollutant	MHU (lb/hr)	MHC (lb/hr)	MDU (lb/day)	MDC (lb/day)	AA (lb/yr)	30-DA (lb/day)
NOx	113.73	0.57	1532.23	7.66	1340.70	7.66
VOC	6.11E-03	3.06E-06	6.11E-03	3.06E-06	5.35E-04	3.06E-06
PM10 ¹	846.71	0.42	4171.58	0.83	365.28	0.83

Table 8c: Summary of TAC Emissions

Pollutant	MHU (lb/hr)	MHC (lb/hr)	MAC (lb/yr)	Annual Average for Chronic HRA (lb/hr)
HCl	846.37	0.42	364.97	0.0417
HNO ₃	3.39E-01	1.70E-03	2.97E-01	3.39E-05
Cl ₂	151.78	0.08	66.41	0.0076

Notes:

1. Consistent with SCAQMD AB2588 AER guidance, PM10 emissions include acids.

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Table 9: Summary of Emissions

Tble 9a: Summary of Daily Criteria Pollutant Emissions

Activity	NOx (lb/day)	VOC (lb/day)	CO (lb/day)	SOx (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Onroad Vehicle Exhaust	1.32	0.12	1.94	0.01	0.15	0.07
Onroad Vehicle Paved Road Dust	--	--	--	--	0.22	0.06
Boiler	0.82	0.40	2.79	0.04	0.56	0.56
Rhodium Process Line	7.66	0.00	--	--	0.83	0.83
Total Project Emissions	9.80	0.52	4.73	0.05	1.76	1.51
CEQA Significance Thresholds (lb/day)	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

Table 9b: Summary of Daily Construction Emissions

Activity	NOx (lb/day)	VOC (lb/day)	CO (lb/day)	SOx (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Summer	23.53	2.77	22.40	0.04	1.77	1.24
Winter	23.54	2.79	22.34	0.04	1.77	1.06
Maximum	23.54	2.79	22.40	0.04	1.77	1.24
CEQA Significance Thresholds (lb/day)	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

Table 9c: Construction LST Interpolation

Distance (m)	NOx (lb/day)	CO (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
50	81	735	13	4
100	94	1088	30	8
80	88.8	946.8	23.2	6.4

Table 9d: Construction LST Evaluation

Project Element	NOx (lb/day)	CO (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Total Emissions	23.54	22.40	1.77	1.24
SCAQMD Localized Screening Threshold (adjusted for 1 acre and 80 meters)	88.8	946.8	23.2	6.4
Exceed SCAQMD Threshold?	No	No	No	No

**Heraeus Precious Metal North America
Rhodium Process Line Initial Study**

Air Emissions

Table 9e: Operations LST Interpolation

Distance (m)	NOx (lb/day)	CO (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
50	81	735	3	1
100	94	1088	8	2
80	88.8	946.8	6	1.6

Table 9f: Operations LST Evaluation

Project Element	NOx (lb/day)	CO (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Mobile Sources (On-Site)	1.32	1.94	0.37	0.12
Operations	8.48	2.79	2.60	1.39
Total Emissions	9.80	4.73	2.97	1.51
SCAQMD Localized Screening Threshold (adjusted for 1 acre and 80 meters)	88.8	946.8	6	1.6
Exceed SCAQMD Threshold?	No	No	No	No

Table 9g: Construction GHG

	CO2 (MT/yr)	CH4 (MT/yr)	N2O (MT/yr)	CO2e (MT/yr)
Total	315.38	0.05	0.00	316.73
Amortized over 30 years	10.51	0.00	0.00	10.56

Table 9h: Summary of Annual GHG Emissions

Activity	CO2 (MT/yr)	CH4 (MT/yr)	N2O (MT/yr)	CO2e (MT/yr)
Construction	10.51	0.00	0.00	10.56
Onroad Vehicle Exhaust	84.50	0.00	0.01	86.30
Onroad Vehicle Paved Road Dust	--	--	--	--
Boiler	1463.03	0.03	0.00	1464.47
Indirect Emissions	--	--	--	77.21
Rhodium Process Line	--	--	--	--
Total	1547.53	0.03	0.01	1627.97
GHG Threshold	--	--	--	10,000
Emissions > Threshold?	--	--	--	No

**Heraeus Precious Metal North America
Rhodium Pricess Line Initial Study
Air Emissions**



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Table 10: Diesel and Gasoline Vehicle TAC Emissions

Table 10a: DPM Emissions

Vehicle	Onsite Exhaust		
	PM10 Emissions (lb/hr)	PM10 Emissions (lb/day)	PM10 Emissions (lb/yr)
LHD2	2.28E-08	3.65E-07	9.50E-05
T7 Tractor	1.06E-06	1.69E-05	4.40E-03
Total PM10 = DPM	1.08E-06	1.73E-05	4.49E-03

Table 10b: Gasoline Vehicle Mileage and Fuel Consumption

Parameter	Onsite
VMT/Hr	0.19
Fuel Consumption (gal/hr)	0.01
VMT/Year	780
Fuel Consumption (gal/yr)	48.15

Average Fuel Economy Light Truck³ 16.2 MPG

Table 10c: TAC Emissions from Onroad Gasoline Vehicles

TAC	CAS#	Emission Factor ² (lb/mgal)	Onsite (lb/hr)	Onsite (lb/yr)
1,2,4-Trimethylbenzene	95636	5.89E-01	6.817E-06	2.836E-02
1,3-Butadiene	106990	3.24E-01	3.750E-06	1.560E-02
Acetaldehyde	75070	1.47E-01	1.701E-06	7.078E-03
Acrolein	107028	8.25E-02	9.549E-07	3.972E-03
Benzene	71432	1.57E+00	1.817E-05	7.559E-02
Chlorine	7782505	4.55E-01	5.266E-06	2.191E-02
Copper	7440508	3.30E-03	3.819E-08	1.589E-04
Ethyl benzene	100414	6.42E-01	7.431E-06	3.091E-02
Formaldehyde	50000	1.01E+00	1.169E-05	4.863E-02
Hexane	110543	9.42E-01	1.090E-05	4.536E-02
Manganese	7439965	3.30E-03	3.819E-08	1.589E-04
Methanol	67561	2.42E-01	2.801E-06	1.165E-02
Methyl ethyl ketone {2-Butanone}	78933	1.18E-02	1.366E-07	5.681E-04
Methyl tert-butyl ether	1634044	1.15E+00	1.331E-05	5.537E-02
m-Xylene	108383	2.17E+00	2.512E-05	1.045E-01
Naphthalene	91203	2.95E-02	3.414E-07	1.420E-03
Nickel	7440020	3.30E-03	3.819E-08	1.589E-04
o-Xylene	95476	7.54E-01	8.727E-06	3.630E-02
Styrene	100425	7.07E-02	8.183E-07	3.404E-03
Toluene	108883	3.50E+00	4.051E-05	1.685E-01

Notes:

- Average fuel economy from: https://en.wikipedia.org/wiki/Fuel_efficiency
- SJVAPCD, AB 2588 "Hot Spots" Air Toxics Profiles, March 27, 2017, District Toxic Profile ID 176, Gasoline-Fired Portable Catalyst ICE <https://www.valleyair.org/busind/pto/AB-2588-Toxics-Profiles.docx>

**Heraeus Precious Metal North America
Rhodium Pricess Line Initial Study
Air Emissions**



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Table 11: TAC from Paved Road Dust

Table 11a: Criteria Pollutant Information

Pollutant	Onsite (lb/hr)	Onsite (lb/day)	Onsite (lb/yr)
PM10	5.53E-05	8.85E-04	1.90E-01

Table 11b: TAC from Paved Road Dust

TAC	Wt. Fraction ¹	TAC Emissions	
		lb/hr	lb/yr
Arsenic	0.000013	7.19E-10	2.47E-06
Cadmium	0.000003	1.66E-10	5.70E-07
Chromium ³	0.00000085	4.70E-11	1.61E-07
Cobalt	0.000023	1.27E-09	4.37E-06
Copper	0.000148	8.19E-09	2.81E-05
Lead	0.000124	6.86E-09	2.35E-05
Manganese	0.0008	4.43E-08	1.52E-04
Nickel	0.000012	6.64E-10	2.28E-06
Mercury	0.000009	4.98E-10	1.71E-06
Selenium	0.000002	1.11E-10	3.80E-07
Vanadium (Fume Or Dust)	0.000071	3.93E-09	1.35E-05

Notes:

1. CARB speciation profile for Paved Roads (#471), accessed: <https://ww2.arb.ca.gov/speciation-profiles-used-carb-modeling>
2. Hexavalent chromium is assumed to be 5% of total chromium per SJVAPCD guidance.

APPENDIX C – HEALTH RISK ASSESSMENT

TIER 1/TIER 2 SCREENING RISK ASSESSMENT DATA INPUT

(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.103

Application Deemed Complete Date 08/20/21
 A/N ACUTE
 Facility Name Heraeus Metal Processing Inc

1. Stack Data

	Input	Units
Hours/Day	24	hrs/day
Days/Week	7	days/wk
Weeks/Year	52	wks/yr
Control Efficiency	0.000	
Does source have T-BACT?	YES	
Source type (Point or Volume)	P	P or V
Stack Height or Building Height	35	feet
Building Area	5000	m ²
Distance-Residential	438	meters
Distance-Commercial	80	meters
Meteorological Station	Pico Rivera	
Project Duration (Short term options: 2, 5, or 9 years; Else 30 years)	30	years

Conversion Units (select unit)

From
 feet
 To
 meter

Source Type	Other
Screening Mode (NO = Tier 1 or Tier 2; YES = Tier 3)	NO

FOR SOURCE TYPE OTHER THAN BOILER, CREMATORY, ICE, PRESSURE WASHER, OR SPRAY BOOTH, FILL IN THE USER DEFINED TABLE BELOW

Fac Name: Heraeus Metal Processing Inc A/N: ACUTE

TAC Code	Compound	Emission Rate (lbs/hr)	Molecular Weight	R1 - Uncontrolled (lbs/hr)	Efficiency Factor (Fraction range 0-1)	R2-Controlled (lbs/hr)
H9	Hydrochloric Acid (Hydrogen Chloride)	4.23E-01	36.46	4.23E-01	0.00000	0.423183039
N21	Nitric Acid	1.70E-03	63.02	1.70E-03	0.00000	0.001695586
C7	Chlorine	7.59E-02	70.906	7.59E-02	0.00000	0.075892183

EMISSIONS ARE ENTERED ON THE EMISSIONS WORKSHEET OR ON ONE OF EQUIPMENT WORKSHEETS
 INPUT PARAMETERS ENTERED ON THE EMISSIONS SHEET ARE USED FOR TIERS 1 AND TIER 2 ANALYSES

TIER 2 SCREENING RISK ASSESSMENT REPORT
(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.103

A/N: ACUTE

Fac: Heraeus Metal Processing Inc

Application deemed complete date: 8/20/2021

1. Stack Data

Equipment Type Other

Combustion Eff 0.0
With T-BACT

Operation Schedule 24 hrs/day
7 days/week
52 weeks/year

Stack Height 35 ft

Distance to Residential 438 m

Distance to Commercial 80 m

Meteorological Station Pico Rivera

2. Tier 2 Data

Dispersion Factors tables	Point Source
For Chronic X/Q	Table 6
For Acute X/Q max	Table 6.4

Dilution Factors

Receptor	X/Q ($\mu\text{g}/\text{m}^3$)/(tons/yr)	X/Qmax ($\mu\text{g}/\text{m}^3$)/(lbs/hr)
Residential	0.23	11.45
Commercial - Worker	4.53	124.16

Intake and Adjustment Factors

	Residential	Worker
Year of Exposure	30	
Combined Exposure Factor (CEF) - Table 4	677.40	55.86
Worker Adjustment Factor (WAF) - Table 5	1	1.00

5a. MICR

MICR Resident = CP (mg/(kg-day))⁻¹ * Q (ton/yr) * (X/Q) Resident * CEF Resident * MP Resident * 1e-6 * MWF

MICR Worker = CP (mg/(kg-day))⁻¹ * Q (ton/yr) * (X/Q) Worker * CEF Worker * MP Worker * WAF Worker * 1e-6 * MWF

Compound	Residential	Commercial
Hydrochloric Acid (Hydrogen Chloride)		
Nitric Acid		
Chlorine		
Total	No Cancer Risk	No Cancer Risk

5b. Is Cancer Burden Calculation Needed (MICR > 1E-6)?

NO

New X/Q at which MICR_{70yr} is one-in-a-million [(µg/m³)/(tons/yr)]:

New Distance, interpolated from X/Q table using New X/Q (meter):

Zone Impact Area (km²):

Zone of Impact Population (7000 person/km²):

Cancer Burden:

6. Hazard Index Summary

A/N: ACUTE

Application deemed complete date: 08/20/21

HIA = [Q(lb/hr) * (X/Q)max * MWAF] / Acute REL

HIC = [Q(ton/yr) * (X/Q) * MP * MWAF] / Chronic REL

HIC 8-hr= [Q(ton/yr) * (X/Q) * WAF * MWAF] / 8-hr Chronic REL

Target Organs	Acute	Chronic	8-hr Chronic	Acute Pass/Fail	Chronic Pass/Fail	8-hr Chronic Pass/Fail
Alimentary system (liver) - AL				Pass	Pass	Pass
Bones and teeth - BN				Pass	Pass	Pass
Cardiovascular system - CV				Pass	Pass	Pass
Developmental - DEV				Pass	Pass	Pass
Endocrine system - END				Pass	Pass	Pass
Eye	6.99E-02			Pass	Pass	Pass
Hematopoietic system - HEM				Pass	Pass	Pass
Immune system - IMM				Pass	Pass	Pass
Kidney - KID				Pass	Pass	Pass
Nervous system - NS				Pass	Pass	Pass
Reproductive system - REP				Pass	Pass	Pass
Respiratory system - RESP	7.23E-02	8.44E+00		Pass	Fail	Pass
Skin				Pass	Pass	Pass

A/N: ACUTE

Application deemed complete date: 08/20/21

6a. Hazard Index Acute - Resident

HIA = [Q(lb/hr) * (X/Q)max resident * MWAF] / Acute REL

Compound	HIA - Residential									
	AL	CV	DEV	EYE	HEM	IMM	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)				2.31E-03					2.31E-03	
Nitric Acid									2.26E-04	
Chlorine				4.14E-03					4.14E-03	
Total				6.45E-03					6.67E-03	

6a. Hazard Index Acute - Worker

A/N: ACUTE

Application deemed complete date: 08/20/21

$HIA = [Q(\text{lb/hr}) * (X/Q)_{\text{max Worker}} * MWF] / \text{Acute REL}$

Compound	HIA - Commercial									
	AL	CV	DEV	EYE	HEM	IMM	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)				2.50E-02					2.50E-02	
Nitric Acid									2.45E-03	
Chlorine				4.49E-02					4.49E-02	
Total				6.99E-02					7.23E-02	

A/N: ACUTE

Application deemed complete date: 08/20/21

6b. Hazard Index Chronic - Resident

HIC = [Q(ton/yr) * (X/Q) Resident * MP Chronic Resident * MWAF] / Chronic REL

Compound	HIC - Residential											RESP	SKIN	
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP			
Hydrochloric Acid (Hydrogen Chloride)													4.67E-02	
Nitric Acid													3.77E-01	
Chlorine														
Total													4.24E-01	

A/N: ACUTE

Application deemed complete date: 08/20/21

6b. Hazard Index Chronic - Worker

HIC = [Q(ton/yr) * (X/Q) * MP Chronic Worker * MWF] / Chronic REL

Compound	HIC - Commercial												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)												9.30E-01	
Nitric Acid												7.51E+00	
Chlorine													
Total												8.44E+00	

6c. 8-hour Hazard Index Chronic - Resident

A/N: ACUTE

Application deemed complete date: 08/20/21

HIC 8-hr = [Q(ton/yr) * (X/Q) Resident * WAF Resident * MWAFF] / 8-hr Chronic REL

Compound	HIC - Residential												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)													
Nitric Acid													
Chlorine													
Total													

A/N: ACUTE

Application deemed complete date: 08/20/21

6c. 8-hour Hazard Index Chronic - Worker

HIC 8-hr = [Q(ton/yr) * (X/Q) Worker * WAF Worker * MWAF] / 8-hr Chronic REL

Compound	HIC - Commercial													
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN	
Hydrochloric Acid (Hydrogen Chloride)														
Nitric Acid														
Chlorine														
Total														

TIER 1/TIER 2 SCREENING RISK ASSESSMENT DATA INPUT

(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.103

Application Deemed Complete Date 08/20/21
 A/N CHRONIC
 Facility Name Heraeus Metal Processing Inc

1. Stack Data

	Input	Units
Hours/Day	24	hrs/day
Days/Week	7	days/wk
Weeks/Year	52	wks/yr
Control Efficiency	0.000	
Does source have T-BACT?	YES	
Source type (Point or Volume)	P	P or V
Stack Height or Building Height	35	feet
Building Area	5000	ft ²
Distance-Residential	438	meters
Distance-Commercial	80	meters
Meteorological Station	Pico Rivera	
Project Duration (Short term options: 2, 5, or 9 years; Else 30 years)	30	years

Conversion Units (select unit)

From feet
 To meter

Source Type	Other
Screening Mode (NO = Tier 1 or Tier 2; YES = Tier 3)	NO

FOR SOURCE TYPE OTHER THAN BOILER, CREMATORY, ICE, PRESSURE WASHER, OR SPRAY BOOTH, FILL IN THE USER DEFINED TABLE BELOW

Fac Name: Heraeus Metal Processing Inc A/N: CHRONIC

TAC Code	Compound	Emission Rate (lbs/hr)	Molecular Weight	R1 - Uncontrolled (lbs/hr)	Efficiency Factor (Fraction range 0-1)	R2-Controlled (lbs/hr)
H9	Hydrochloric Acid (Hydrogen Chloride)	4.17E-02	36.46	4.17E-02	0.00000	0.041663397
N21	Nitric Acid	3.39E-05	63.02	3.39E-05	0.00000	3.3873E-05
C7	Chlorine	7.58E-03	70.906	7.58E-03	0.00000	0.007580555

TIER 2 SCREENING RISK ASSESSMENT REPORT
(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.103

A/N: CHRONIC

Fac: Heraeus Metal Processing Inc

Application deemed complete date: 8/20/2021

1. Stack Data

Equipment Type Other

Combustion Eff 0.0
With T-BACT

Operation Schedule 24 hrs/day
7 days/week
52 weeks/year

Stack Height 35 ft

Distance to Residential 438 m

Distance to Commercial 80 m

Meteorological Station Pico Rivera

2. Tier 2 Data

Dispersion Factors tables	Point Source
For Chronic X/Q	Table 6
For Acute X/Q max	Table 6.4

Dilution Factors

Receptor	X/Q ($\mu\text{g}/\text{m}^3$)/(tons/yr)	X/Qmax ($\mu\text{g}/\text{m}^3$)/(lbs/hr)
Residential	0.23	11.45
Commercial - Worker	4.53	124.16

Intake and Adjustment Factors

	Residential	Worker
Year of Exposure	30	
Combined Exposure Factor (CEF) - Table 4	677.40	55.86
Worker Adjustment Factor (WAF) - Table 5	1	1.00

5a. MICR

MICR Resident = CP (mg/(kg-day))⁻¹ * Q (ton/yr) * (X/Q) Resident * CEF Resident * MP Resident * 1e-6 * MWF

MICR Worker = CP (mg/(kg-day))⁻¹ * Q (ton/yr) * (X/Q) Worker * CEF Worker * MP Worker * WAF Worker * 1e-6 * MWF

Compound	Residential	Commercial
Hydrochloric Acid (Hydrogen Chloride)		
Nitric Acid		
Chlorine		
Total	No Cancer Risk	No Cancer Risk

5b. Is Cancer Burden Calculation Needed (MICR > 1E-6)?

NO

New X/Q at which MICR_{70yr} is one-in-a-million [(µg/m³)/(tons/yr)]:

New Distance, interpolated from X/Q table using New X/Q (meter):

Zone Impact Area (km²):

Zone of Impact Population (7000 person/km²):

Cancer Burden:

6. Hazard Index Summary

A/N: CHRONIC

Application deemed complete date: 08/20/21

HIA = [Q(lb/hr) * (X/Q)max * MWAF] / Acute REL

HIC = [Q(ton/yr) * (X/Q) * MP * MWAF] / Chronic REL

HIC 8-hr= [Q(ton/yr) * (X/Q) * WAF * MWAF] / 8-hr Chronic REL

Target Organs	Acute	Chronic	8-hr Chronic	Acute Pass/Fail	Chronic Pass/Fail	8-hr Chronic Pass/Fail
Alimentary system (liver) - AL				Pass	Pass	Pass
Bones and teeth - BN				Pass	Pass	Pass
Cardiovascular system - CV				Pass	Pass	Pass
Developmental - DEV				Pass	Pass	Pass
Endocrine system - END				Pass	Pass	Pass
Eye	6.95E-03			Pass	Pass	Pass
Hematopoietic system - HEM				Pass	Pass	Pass
Immune system - IMM				Pass	Pass	Pass
Kidney - KID				Pass	Pass	Pass
Nervous system - NS				Pass	Pass	Pass
Reproductive system - REP				Pass	Pass	Pass
Respiratory system - RESP	6.99E-03	8.42E-01		Pass	Pass	Pass
Skin				Pass	Pass	Pass

A/N: CHRONIC

Application deemed complete date: 08/20/21

6a. Hazard Index Acute - Resident

HIA = [Q(lb/hr) * (X/Q)max resident * MWAF] / Acute REL

Compound	HIA - Residential									
	AL	CV	DEV	EYE	HEM	IMM	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)				2.27E-04					2.27E-04	
Nitric Acid									4.51E-06	
Chlorine				4.13E-04					4.13E-04	
Total				6.41E-04					6.45E-04	

6a. Hazard Index Acute - Worker

A/N: CHRONIC

Application deemed complete date: 08/20/21

HIA = [Q(lb/hr) * (X/Q)max Worker * MWAF] / Acute REL

Compound	HIA - Commercial									
	AL	CV	DEV	EYE	HEM	IMM	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)				2.46E-03					2.46E-03	
Nitric Acid									4.89E-05	
Chlorine				4.48E-03					4.48E-03	
Total				6.95E-03					6.99E-03	

A/N: CHRONIC

Application deemed complete date: 08/20/21

6b. Hazard Index Chronic - Resident

HIC = [Q(ton/yr) * (X/Q) Resident * MP Chronic Resident * MWAF] / Chronic REL

Compound	HIC - Residential												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)												4.60E-03	
Nitric Acid												3.77E-02	
Chlorine													
Total												4.23E-02	

A/N: CHRONIC

Application deemed complete date: 08/20/21

6b. Hazard Index Chronic - Worker

HIC = [Q(ton/yr) * (X/Q) * MP Chronic Worker * MAAF] / Chronic REL

Compound	HIC - Commercial												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)												9.16E-02	
Nitric Acid												7.50E-01	
Chlorine													
Total												8.42E-01	

6c. 8-hour Hazard Index Chronic - Resident

A/N: CHRONIC

Application deemed complete date: 08/20/21

HIC 8-hr = [Q(ton/yr) * (X/Q) Resident * WAF Resident * MWAFF] / 8-hr Chronic REL

Compound	HIC - Residential												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)													
Nitric Acid													
Chlorine													
Total													

A/N: CHRONIC

Application deemed complete date: 08/20/21

6c. 8-hour Hazard Index Chronic - Worker

HIC 8-hr = [Q(ton/yr) * (X/Q) Worker * WAF Worker * MWAF] / 8-hr Chronic REL

Compound	HIC - Commercial												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Hydrochloric Acid (Hydrogen Chloride)													
Nitric Acid													
Chlorine													
Total													

TIER 1/TIER 2 SCREENING RISK ASSESSMENT DATA INPUT

(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.103

Application Deemed Complete Date	08/20/21
A/N	Cancer/DPM
Facility Name	HPMN

1. Stack Data	Input	Units
Hours/Day	24	hrs/day
Days/Week	7	days/wk
Weeks/Year	52	wks/yr
Control Efficiency	0.000	
Does source have T-BACT?	YES	
Source type (Point or Volume)	P	P or V
Stack Height or Building Height	35	feet
Building Area	5000	m ²
Distance-Residential	438	meters
Distance-Commercial	80	meters
Meteorological Station	Pico Rivera	
Project Duration (Short term options: 2, 5, or 9 years; Else 30 years)	30	years

Conversion Units (select unit)

From	1	feet
To	0.3048	meter

Source Type	Other
Screening Mode (NO = Tier 1 or Tier 2; YES = Tier 3)	NO

FOR SOURCE TYPE OTHER THAN BOILER, CREMATORY, ICE, PRESSURE WASHER, OR SPRAY BOOTH, FILL IN THE USER DEFINED TABLE BELOW

Fac Name: HPMN A/N: Cancer/DPM

TAC Code	Compound	Emission Rate (lbs/hr)	Molecular Weight	R1 - Uncontrolled (lbs/hr)	Efficiency Factor (Fraction range 0-1)	R2-Controlled (lbs/hr)
P1	Particulate Emissions from Diesel-Fueled Engines	1.08E-06	350	1.08E-06	0.00000	1.07941E-06

EMISSIONS ARE ENTERED ON THE EMISSIONS WORKSHEET OR ON ONE OF EQUIPMENT WORKSHEETS
 INPUT PARAMETERS ENTERED ON THE EMISSIONS SHEET ARE USED FOR TIERS 1 AND TIER 2 ANALYSES

TIER 2 SCREENING RISK ASSESSMENT REPORT
(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.103

A/N: Cancer/DPM

Fac: HPMN

Application deemed complete date: 8/20/2021

1. Stack Data

Equipment Type Other

Combustion Eff 0.0
With T-BACT

Operation Schedule 24 hrs/day
7 days/week
52 weeks/year

Stack Height 35 ft

Distance to Residential 438 m

Distance to Commercial 80 m

Meteorological Station Pico Rivera

2. Tier 2 Data

Dispersion Factors tables	Point Source
For Chronic X/Q	Table 6
For Acute X/Q max	Table 6.4

Dilution Factors

Receptor	X/Q ($\mu\text{g}/\text{m}^3$)/(tons/yr)	X/Qmax ($\mu\text{g}/\text{m}^3$)/(lbs/hr)
Residential	0.23	11.45
Commercial - Worker	4.53	124.16

Intake and Adjustment Factors

	Residential	Worker
Year of Exposure	30	
Combined Exposure Factor (CEF) - Table 4	677.40	55.86
Worker Adjustment Factor (WAF) - Table 5	1	1.00

5a. MICR

MICR Resident = CP (mg/(kg-day))⁻¹ * Q (ton/yr) * (X/Q) Resident * CEF Resident * MP Resident * 1e-6 * MWF

MICR Worker = CP (mg/(kg-day))⁻¹ * Q (ton/yr) * (X/Q) Worker * CEF Worker * MP Worker * WAF Worker * 1e-6 * MWF

Compound	Residential	Commercial
Particulate Emissions from Diesel-Fueled En	7.99E-10	1.31E-09
Total	7.99E-10	1.31E-09
	PASS	PASS

5b. Is Cancer Burden Calculation Needed (MICR >1E-6)?

NO

New X/Q at which MICR_{70yr} is one-in-a-million [(µg/m³)/(tons/yr)]:

New Distance, interpolated from X/Q table using New X/Q (meter):

Zone Impact Area (km²):

Zone of Impact Population (7000 person/km²):

Cancer Burden:

6. Hazard Index Summary

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

HIA = [Q(lb/hr) * (X/Q)max * MWAF] / Acute REL

HIC = [Q(ton/yr) * (X/Q) * MP * MWAF] / Chronic REL

HIC 8-hr= [Q(ton/yr) * (X/Q) * WAF * MWAF] / 8-hr Chronic REL

Target Organs	Acute	Chronic	8-hr Chronic	Acute Pass/Fail	Chronic Pass/Fail	8-hr Chronic Pass/Fail
Alimentary system (liver) - AL				Pass	Pass	Pass
Bones and teeth - BN				Pass	Pass	Pass
Cardiovascular system - CV				Pass	Pass	Pass
Developmental - DEV				Pass	Pass	Pass
Endocrine system - END				Pass	Pass	Pass
Eye				Pass	Pass	Pass
Hematopoietic system - HEM				Pass	Pass	Pass
Immune system - IMM				Pass	Pass	Pass
Kidney - KID				Pass	Pass	Pass
Nervous system - NS				Pass	Pass	Pass
Reproductive system - REP				Pass	Pass	Pass
Respiratory system - RESP		4.27E-06		Pass	Pass	Pass
Skin				Pass	Pass	Pass

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

6a. Hazard Index Acute - Resident

$HIA = [Q(\text{lb/hr}) * (X/Q)\text{max resident} * M\text{WAF}] / \text{Acute REL}$

Compound	HIA - Residential									
	AL	CV	DEV	EYE	HEM	IMM	NS	REP	RESP	SKIN
Particulate Emissions from Diesel-Fueled En										
Total										

6a. Hazard Index Acute - Worker

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

$HIA = [Q(\text{lb/hr}) * (X/Q)_{\text{max Worker}} * M\text{WAF}] / \text{Acute REL}$

Compound	HIA - Commercial									
	AL	CV	DEV	EYE	HEM	IMM	NS	REP	RESP	SKIN
Particulate Emissions from Diesel-Fueled En										
Total										

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

6b. Hazard Index Chronic - Resident

HIC = [Q(ton/yr) * (X/Q) Resident * MP Chronic Resident * MWAF] / Chronic REL

Compound	HIC - Residential												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Particulate Emissions from Diesel-Fueled En												2.15E-07	
Total												2.15E-07	

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

6b. Hazard Index Chronic - Worker

HIC = [Q(ton/yr) * (X/Q) * MP Chronic Worker * MAAF] / Chronic REL

Compound	HIC - Commercial												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Particulate Emissions from Diesel-Fueled En												4.27E-06	
Total												4.27E-06	

6c. 8-hour Hazard Index Chronic - Resident

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

HIC 8-hr = [Q(ton/yr) * (X/Q) Resident * WAF Resident * MWAF] / 8-hr Chronic REL

Compound	HIC - Residential												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Particulate Emissions from Diesel-Fueled En													
Total													

A/N: Cancer/DPM

Application deemed complete date: 08/20/21

6c. 8-hour Hazard Index Chronic - Worker

HIC 8-hr = [Q(ton/yr) * (X/Q) Worker * WAF Worker * MWAF] / 8-hr Chronic REL

Compound	HIC - Commercial												
	AL	BN	CV	DEV	END	EYE	HEM	IMM	KID	NS	REP	RESP	SKIN
Particulate Emissions from Diesel-Fueled En													
Total													

**Attachment 9: Resolution 199-2021
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 199-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 497**

WHEREAS, a request to amend the existing Conditional Use Permit (CUP 497) and allow the construction and operation of a rhodium purification line within the existing building located at 15611 Resin Place (Heraeus Precious Metals North America, LLC); and

WHEREAS, the subject property is located on the northeast corner of Carmenita Road and Alondra Boulevard, with Accessor's Parcel Number of 7005-014-070, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Heraeus Metal Processing, Inc., 15524 Carmenita Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed amendment to Conditional Use Permit Case No. 497 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 significant effects on the environment; therefore, the City caused to be prepared and proposed to adopt an Initial Study/Negative Declaration (IS/ND) for the proposed project; and

WHEREAS, on October 28, 2021, the City of Santa Fe Springs Planning and Development Department 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 October 27, 2021 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 materials, 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 8, 2021 concerning the Amendment to Conditional Use Permit Case No. 497.

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 amendment to the existing CUP 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 effects to the environment, therefore, the City required the preparation and adoption of a Negative Declaration (ND) for the proposed Project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, Yorke Engineering, LLC.

The Initial Study determined that the proposed project is not expected to have any significant environmental effects. 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 City.
- The proposed project will not have environmental effects that will adversely affect humans, either directly or indirectly.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City's Zoning Ordinance, 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 also has a General Plan land use designation of Industrial. The existing site is currently occupied by the applicant for their precious metal reclamation and product manufacturing use. HPMNA has operated at the subject site for 21 years. Moreover, rhodium purification was once a process during the original Conditional Use Permit approval in 1991, then operated by PGP Industries, Inc. The rhodium purification line was shut down in 2005 to install a new ion exchange system. Rhodium intermediates were segregated after the platinum purification and then sent to Heraeus Germany for rhodium purification. Heraeus Germany had enough rhodium purification capacity and used a more sophisticated process technology, similar to what is being proposed through the current amendment.

The project site is also surrounded by various industrial uses. In addition, the proposed rhodium purification use will occur within the interior of the existing building (Building 5). Although the applicant is proposing five (5) exterior tanks on the east side of the building, the equipment will be located approximately 75 feet behind an existing 17-foot high screened fence along Resin Place and approximately 310 feet behind an existing 17-foot high screened fence along Carmenita Road. As a result, the proposed use and the proposed equipment will have no visual impact to persons or property in the immediate vicinity. Furthermore, the applicant will be required to obtain additional approvals from SCAQMD, California DTSC, the City's Building Division, and the City's Fire Department to ensure that the proposed equipment is installed and operating in strict compliance with all applicable standards from the various agencies having responsibilities to review and approve the project.

For the reason mentioned, the Planning Commission finds the proposed rhodium purification use to be compatible with the existing land uses in the immediate vicinity. Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed rhodium purification use 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.

- 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 applicant currently occupies the approximately 7.37-acre site which is currently improved with a total of ten (10) buildings (some of which are inter-connected). The existing facility also has a fenced yard that is accessed along Resin Place. As stated previously, the proposed rhodium purification use will occur within the interior of the existing building (Building 5). The applicant is proposing five (5) exterior tanks on the east side of the building; however, the equipment will be located approximately 75 feet behind an existing 17-foot high screened fence along Resin Place. As a result, the proposed use and the proposed equipment will have no visual impact to persons or property in the immediate vicinity.

The Planning Commission, therefore, finds that since the site characteristics will remain practically unchanged, the proposed rhodium purification activities will continue to preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 199-2021 to approve the Amendment to Conditional Use Permit Case No. 497, a request to amend the existing Conditional Use Permit (CUP 497) and allow the construction and operation of a rhodium purification line within the existing building located at 15611 Resin Place, subject to

conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of November, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Vice Chair Jimenez

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
DPA Case No. 985 & CUP Case No. 822
(13225 Telegraph Road, Santa Fe Springs, CA 90670)

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

STREETS

1. That the applicant shall pay a flat fee of **\$18,384** to reconstruct/resurface the existing street frontage to centerline for Telegraph Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City Standard Plan R-12, and dedicate an easement along the Telegraph 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.
3. That applicant shall remove and replace the easterly most driveway approach and curb & gutter with standard sidewalk and full height curb & gutter per City standard plan R-7 and R-12 on Telegraph Road. The applicant shall remove and replace driveway approach and curb & gutter with standard sidewalk and full height curb & gutter per City standard plan R-2 and R-7 on Los Nietos Road. All new drive approaches to be per City Standard Plan No. R-6.4C.
4. That the applicant shall prepare street improvements plans for the modification and construction of the median island located at Telegraph Road, east of Painter Avenue. Modification shall include the removal of existing east bound left-turn pocket, the extension of west bound left-turn pocket, installation/modification of new median flare per S.P.P.W.C. Standard Plan No. 141-2, and traffic striping installation/modification. Modification will also include the relocation of existing Street Light. Said plans shall be reviewed and approved by the City Engineer. Construction shall be paid for by the applicant/developer.
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 **\$600** to install (3) new signs.
6. That the applicant shall pay to the City **\$15,000**, the entire cost of design, engineering, installation and inspection for the relocation of (1) median street light(s) on Telegraph Road. The City will design and cause construction of said street light(s).

7. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Los Nietos Road. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
11. All buildings shall be connected to the sanitary sewers.
12. 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.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. 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

15. That any future proposed modifications to the points of access to the development shall be reviewed and approved by the City Engineer. Left turns may continue to be prohibited as designated by the City Engineer.

FEES

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

MISCELLANEOUS

18. That a Grading plan and Hydrology Study shall be submitted for drainage approval to the City Engineer. The applicant shall pay Drainage Review fees in conjunction with this submittal. Package to be prepared by a professional civil engineer registered in the State of California.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.
20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION) **(Contact: Chad Van Meeteren 562.868-0511 x3811)**

21. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
22. 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.
23. 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.

24. 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.
25. 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.
26. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

27. That That prior to issuance of building permits, the applicant shall comply with the applicable conditions below:
 - a. The applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD along with the authorized oversight agency with a copy of the AAI investigation report. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with all applicable laws and regulations with respect to any required remediation.
28. 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.
29. 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.
30. 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.

31. 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x3335)

32. 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.
33. That the applicant shall provide an emergency phone number and a contact 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.
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 all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
36. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

37. 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.
38. All activities, with the exception of deliveries, site maintenance activities, outdoor dining, drive-thru operations, and required monitoring by attendance call, be conducted inside at all times. 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 or otherwise in compliance with applicable city laws. Items and/or merchandise delivered to the location shall not be left outdoors.
39. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. Trucks making deliveries to the subject location shall be encouraged to enter through Painter Avenue.
40. That signs shall be installed notifying visitors that loitering is prohibited and that parking is only permitted for store customers.
41. That off-street parking areas shall not be reduced or encroached upon at any time.
42. That "STOP" signs shall be posted and maintained at all drive-thru exits.
43. That if the drive-thru queue line backs onto the street, employees are to instruct drivers to queue up against the curb and not allow Painter Avenue to be blocked in any manner or at any time.
44. 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.

45. That the property owner and/or lease agent shall notify any potential tenants that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
46. That all parking stalls and/or designated parking areas shall be constantly available to employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing on-site utilities.
47. That trees with potential of growing onto an adjacent property shall not be of a species that frequently drop leaves or flowers and/or shall be trimmed on a regular bases to prevent them from overgrowing onto any adjacent property.
48. That “dead-areas” and or inaccessible landscaped planter areas shall be maintained free of trash and debris on a regular basis.
49. That trash receptacle shall be placed throughout the property and accessible to visitors at all times.
50. That the tenant and/or property owner shall make themselves aware that the neighboring school occupants have the tenancy to access the school grounds using the subject property and therefore, shall put into place a plan to address ways to prevent “short-cut” access.
51. That the store management shall be made aware that any other signage and/or advertisements displayed is required to be reviewed and approved by the City; portable signs are strictly prohibited at all times.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x7451)

55. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
56. Since it has been deemed that the subject property is located within the "Methane Zone", the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
57. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
58. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
59. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
60. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed

specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

1. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - a. A roof plan showing the location of all roof-mounted equipment;
 - b. Elevations of all existing and proposed mechanical equipment; and
 - c. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
61. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
62. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the Director of Public Works;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site; Keep disturbed/loose soil moist at all times;
 - f. Suspend all grading activities when wind speeds exceed 25 miles per hour
63. 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).*

64. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
65. Any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
66. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
67. All activities, (except for outdoor dining, drive-thru operations and required monitoring by attendants), 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.
68. The proposed outdoor seating/furniture shall be maintained in a neat, clean, orderly and healthful condition.
69. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking on public roadways or adjacent properties without prior written permission from adjacent property owners and in full compliance with all applicable zoning laws is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles entering or exiting the property shall not obstruct or impede any traffic.
70. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
71. 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.

72. 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*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
73. The subject restaurant 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 applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
74. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area, or to backup onto the street from the subject property.
75. The restaurant operator shall not allow for customers to queue on Telegraph Road or Los Nietos Road.
76. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
77. Approved 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.
78. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the

property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

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

to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

81. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
82. Applicant shall not subdivide the proposed development without prior approval from the City pursuant to the Subdivision Map Act and the city's subdivision ordinance.
83. 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.
84. 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.
85. 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.
86. 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.
87. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
88. This approval shall allow the applicant, Chick Fil A, to establish, operate, and maintain a drive-thru use/facility within the proposed 4,723 sq. ft. commercial building (DPA 985) located at 13225 Telegraph Road.
89. The subject drive-thru restaurant use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.

90. 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 to or within two (2) days of Planning Commission approval.
91. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
92. An attendant shall monitor the drive-thru lane when more than sixteen (28) vehicles are stacked in the drive-thru lane to endeavor to facilitate the safe and efficient movement of traffic within the parking lot area.
93. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.
94. That the applicant understands and agrees that the subject site must have a written and executed lot tie agreement between the two parcels (8011-006-017 & 8011-006-018), or otherwise consolidate the two parcels into one, thereby removing the potential for one of the parcels to be individually sold or leased.
95. That the applicant shall endeavor to have deliveries occur outside of peak traffic hours. Deliver trucks shall not to back-in from the street or block traffic at any time; drivers are subject to citations for such violations in accordance with applicable laws. Delivery trucks shall also not block any driveway or aisles at any time.
96. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such

action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

97. Conditional Use Permit Case No. 822 shall be subject to a compliance review in one year, on or before November 8, 2022.
98. That unless otherwise specified in the action granting a conditional use permit (CUP), said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date (Approval Date), shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
99. That unless otherwise specified in the action granting development plan approval (DPA), said approval which has not been utilized within a period of 12 consecutive months from the effective date or where some form of construction pursuant to the issuance of a building permit has not commenced within one (1) year from approval, shall become null and void. Also the abandonment or nonuse of a development plate 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. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
100. That the applicant understands and agrees that this approval is subject to applicable provisions in the modification or revocation as set forth in the Santa Fe Springs Municipal Code governing modification or revocation of conditional use permit. Grounds for modification or revocation shall be include, but are not limited to, (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; and (d) that the use for which approval was granted has ceased to exist or has been suspended for one year or more. If there is substantial evidence in the record. Any proceedings to that these conditions of approval have not been fulfilled or

the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the drive-thru restaurant use back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit Case No. 822 pursuant to this COA shall be subject to applicable laws and regulations governing procedures, due process, and vested rights.

101. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
102. That 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. Please note that certain changes may also require approval from other departments.
103. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

Attachment 10: Full Set of Plans

Extension of RH Purification/Lift Station at Heraeus Facility 15536 Carmenita Road Santa Fe Springs, CA 90670

PLANNING INFORMATION

PROPERTY LOCATION: 15536 CARMENITA ROAD
SANTA FE SPRINGS, CA 90670

PROPERTY OWNER: HERAEUS METALS
15536 CARMENITA ROAD
SANTA FE SPRINGS, CA 90670

GOVERNING CODES

PLANS TO COMPLY WITH TITLE 24 AND THE FOLLOWING CODES:

BUILDING: 2020 COUNTY OF LOS ANGELES BUILDING CODE (LACBC)

LEGAL INFORMATION

APN 7005-014-070
PARCEL MAP NO. P M 356-36 LOT 1

SHEET INDEX

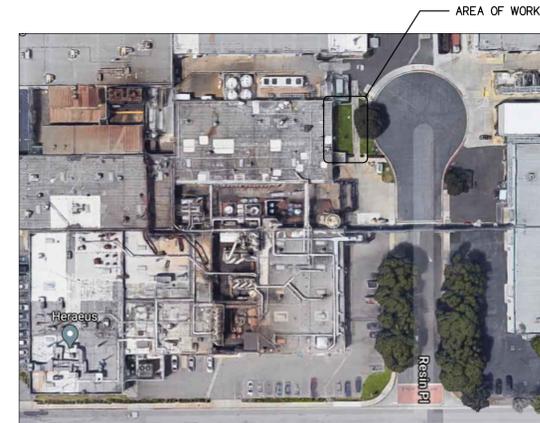
CS	COVER SHEET
A2.0	SITE PLAN
A2.1	ENLARGED PLAN
A3.1	SECTIONAL ELEVATIONS

SCOPE OF WORK

INSTALL THE FOLLOWING NEW EQUIPMENT WITH FOUNDATION:

- 1-STAGE SCRUBBER K-16031
- 3-STAGE SCRUBBER K-16010, K-16011 AND K-16012
- PS-305 TANK (4,000 GALLONS)
- PROVIDE SCREEN FOR THE EQUIPMENT ABOVE

AERIAL MAP



VICINITY MAP



ABBREVIATIONS

A.B. ANCHOR BOLT
ABV. ABOVE
ACI AMERICAN CONCRETE INSTITUTE
ADD. ADDITIONAL
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI AMERICAN IRON AND STEEL INSTITUTE
AITC AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALT. ALTERNATE
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX. APPROXIMATELY
ARCH. ARCHITECT
ARCH'L ARCHITECTURAL
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS

AWS AMERICAN WELDING SOCIETY
@ AT
BLDG. BUILDING
BLK. BLOCK
BLKG. BLOCKING
BLW. BELOW
BM. BEAM
BOT. OR (B) BOTTOM
BRCG. BRACING
BRG. BEARING
B.S. BOTH SIDES
BTWN. BETWEEN
C CHANNEL OR CAMBER
CANT. CANTILEVER
C.B. CARRIAGE BOLT
CBC CALIFORNIA BUILDING CODE
C.C. OR C/C CENTER TO CENTER
CL CENTER LINE
CLG. CEILING
CLS. CLOSURE
CLR. CLEAR
CMU CONCRETE MASONRY UNIT
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
CONT. CONTINUOUS
CONTR. CONTRACTOR
C.R. COLD ROLLED
CTR. CENTER
CU. FT. CUBIC FEET
CU. IN. CUBIC INCH
CU. YD. CUBIC YARD
DBL. DOUBLE

ABBREVIATIONS, CONT'D

DET. DETAIL
DIA. OR Ø DIAMETER
DIAG. DIAPHRAGM
DIM. DIMENSION
DIR. DIRECTION
DKG. DECKING
D.L. DEAD LOAD
DN. DOWN
DO. DITTO
DWG. DRAWING
DWL. DOWEL
DBL. DOUBLE
DET. DETAIL
EA. EACH
E.E. EACH END
E.F. EACH FACE
E.J. EXPANSION JOINT
ELECT'L ELECTRICAL
ELEV. ELEVATION OR ELEVATOR

E.O.S. EDGE OF SLAB
EQ. EQUAL
EQUIP. EQUIPMENT
E.S. EACH SIDE
E.W. EACH WAY
EXIST. OR (E) EXISTING
EXP. EXPANSION
EXT. EXTERIOR
F.F. FINISH FLOOR
F.G. FINISH GRADE
F.H. FULL HEIGHT
FIN. FINISH
FLG. FLANGE
FLR. FLOOR
F.O.C. FACE OF CONCRETE
F.O.M. FACE OF MASONRY
F.O.S. FACE OF STUD
F.P. FULL PENETRATION
FRMG. FRAMING
FRP FIBER-REINFORCED POLYMER
F.S. FAR SIDE
FT. FEET OR FOOT
GA. GAUGE
GALV. GALVANIZE
GR. GRADE
GYP. BD. GYPSUM BOARD
(H) HIGH
HDR. HEADER
HGR. HANGER
HORIZ. HORIZONTAL
H.S.B. HIGH STRENGTH BOLT
HSS STRUCTURAL STEEL
HT. HEIGHT

F.S. FAR SIDE
FT. FEET OR FOOT
GA. GAUGE
GALV. GALVANIZE
GR. GRADE
GYP. BD. GYPSUM BOARD
(H) HIGH
HDR. HEADER
HGR. HANGER
HORIZ. HORIZONTAL
H.S.B. HIGH STRENGTH BOLT
HSS STRUCTURAL STEEL
HT. HEIGHT

ABBREVIATIONS, CONT'D

ICC INTERNATIONAL CODE COUNCIL
I.D. INSIDE DIAMETER
I.F. INSIDE FACE
IN. INCH OR INCHES
INFO. INFORMATION
INSUL. INSULATION
INT. INTERIOR
INV. INVERTED/INVERT
JST. JOIST
JT. JOINT
K KIP (1000 LBS.)
KSI KIPS PER SQUARE INCH
(L) LOW
LB. OR # POUND
LG. LENGTH OR LONG
L.L. LIVE LOAD
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LONGIT. LONGITUDINAL
L.S. LAG SCREW
LT. LIGHT
LT. WT. LIGHT WEIGHT
LVL. LEVEL
MFR. MANUFACTURER
MAS. MASONRY
MAT'L MATERIAL
MAX. MAXIMUM
M.B. MACHINE BOLT
MC MISCELLANEOUS CHANNEL
MECH'L MECHANICAL
MN. MINIMUM
MSC. MISCELLANEOUS METAL
MTL. METAL
(N) NEW
N.I.C. NOT IN CONTRACT
NOM. NOMINAL
N.S. NEAR SIDE
N.S.F.C. NOT SHOWN FOR CLARITY
N.T.S. NOT TO SCALE
NO. OR # NUMBER
O/ OVER
O.C. OR O/C ON CENTER
O.D. OUTSIDE DIAMETER
O.F. OPPOSITE FACE OR OPPOSITE HAND
O.H. OPPOSITE SIDE
O.S. OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD
OSHA PARALLEL
PARL. OR // PARALLEL
P.C. PRECAST
PL. OR PLATE OR PROPERTY LINE

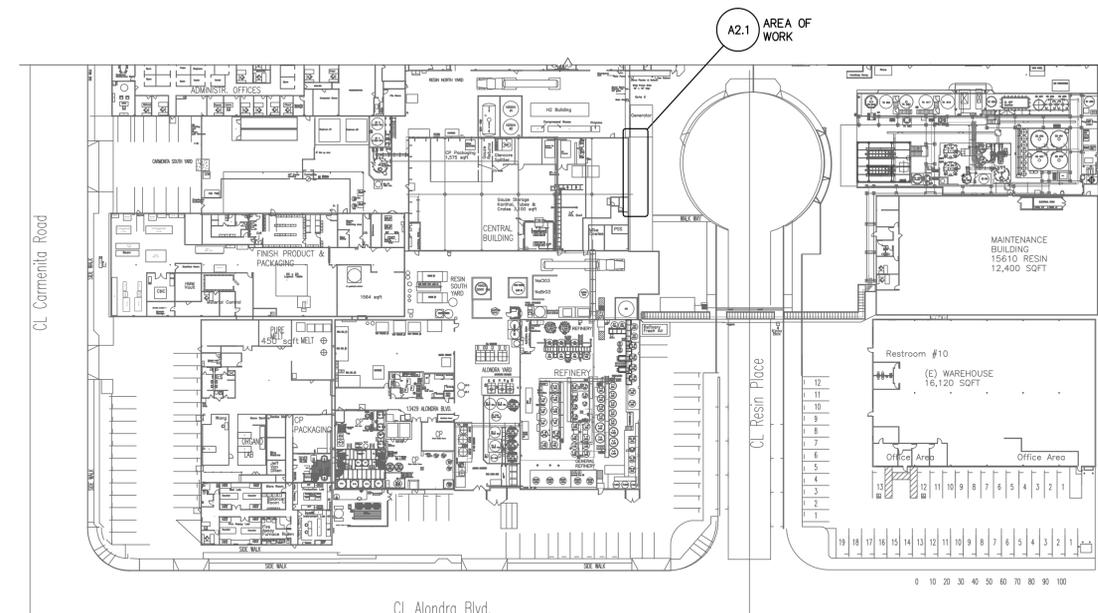
LLV LONG LEG VERTICAL
LONGIT. LONGITUDINAL
L.S. LAG SCREW
LT. LIGHT
LT. WT. LIGHT WEIGHT
LVL. LEVEL
MFR. MANUFACTURER
MAS. MASONRY
MAT'L MATERIAL
MAX. MAXIMUM
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MC MISCELLANEOUS CHANNEL
MECH'L MECHANICAL
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OSHA PARALLEL
PARL. OR // PARALLEL
P.C. PRECAST
PL. OR PLATE OR PROPERTY LINE

ABBREVIATIONS, CONT'D

P.J. POUR JOINT
P.P. PARTIAL PENETRATION
P.S.F. POUNDS PER SQUARE FOOT
P.S.I. POUNDS PER SQUARE INCH
PT. POINT
RAD. RADIUS
RAFT. RAFTER
R.D. ROOF DRAIN
REINF. REINFORCEMENT
RM. ROOM
S.D.S.T.S. SELF-DRILLING, SELF-TAPPING SCREWS
SECT. SECTION
SHT. SHEET
SHTG. SHEATHING
SIM. SIMILAR
S.M.S. SHEET METAL SCREW
SPCG. SPACING
SPEC. SPECIFICATION
S.O.G. SLAB ON GRADE
SQ. SQUARE
S.S. STAINLESS STEEL OR SELECT STRUCTURAL LEVEL
STAGG. STAGGERED
STD. STANDARD
STIFF. STIFFENER
STL. STEEL
STRUCT'L STRUCTURAL
SUSP. SUSPENDED
SYMM. SYMMETRICAL
(T) TOP
T & B TOP AND BOTTOM
T & G TONGUE AND GROOVE
THK. THICK
TJ TRUS JOIST
T.O.C. TOP OF CONCRETE
T.O.F. TOP OF FOOTING
T.O.S. TOP OF STEEL
TRANS. TRANSVERSE
T.S.G. TAPERED STEEL GIRDER
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
VERT. VERTICAL
W/ W/O WITH WITHOUT
W.P. WORK POINT
W.P.J. WEAKENED PLANE JOINT
W.P.M. WATERPROOF MEMBRANE
WT. WEIGHT
W.W.F. WELDED WIRE FABRIC
X-STR. EXTRA STRONG
XX-STR. DOUBLE EXTRA STRONG
Z ZEE SECTION

STAGG. STAGGERED
STD. STANDARD
STIFF. STIFFENER
STL. STEEL
STRUCT'L STRUCTURAL
SUSP. SUSPENDED
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X-STR. EXTRA STRONG
XX-STR. DOUBLE EXTRA STRONG
Z ZEE SECTION



SITE PLAN NOTES

SCALE: 1"=50'-0"



REVISIONS	BY
PROGRESS SET 09-20-2021	



**Professional Engineering Center
Structural Engineering Center, Inc**

338 N. Puente Street, Unit G, Brea, CA 92621
Tel: 714-441-2880; Fax: 800-707-7541
www.structuralcenter.com

**EXTENSION OF RH
PURIFICATION/LIFT STATION
AT HERAEUS FACILITY**

15536 CARMENITA ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

COVER SHEET
DRAWN AAS
CHECKED NAS
DATE 9/20/2021
SCALE AS-SHOWN
JOB NO. 21-N035
SHEET

CS

REVISIONS	BY
PROGRESS SET 09-20-2021	

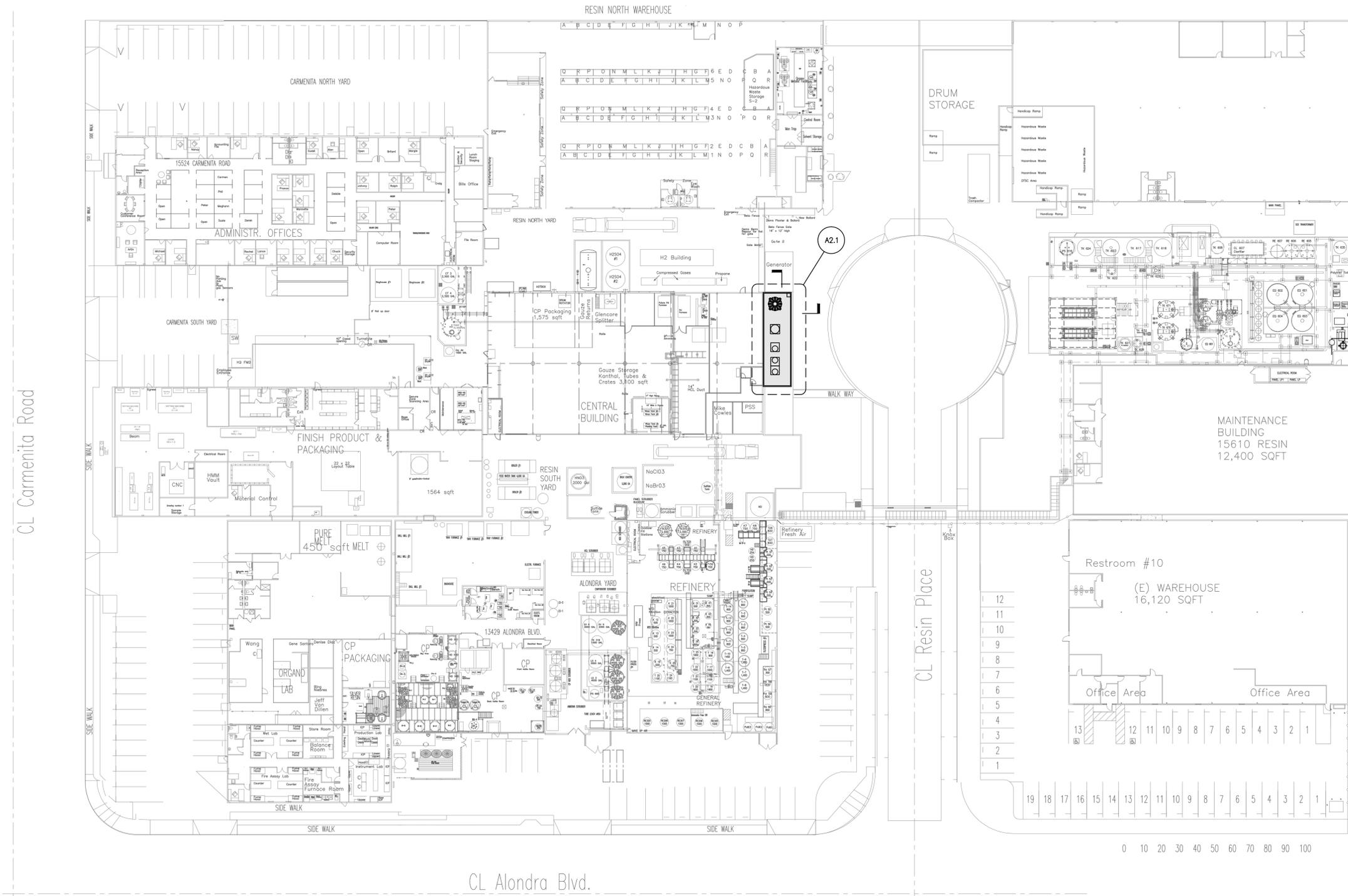


**Professional Engineering Center
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 www.structuralce.com

**EXTENSION OF RH
PURIFICATION/LIFT STATION
AT HERAEUS FACILITY**
 15536 CARMENITA ROAD
 SANTA FE SPRINGS, CALIFORNIA 90670

SITE PLAN
DRAWN AAS
CHECKED NAS
DATE 9/20/2021
SCALE AS-SHOWN
JOB NO. 21-N035
SHEET

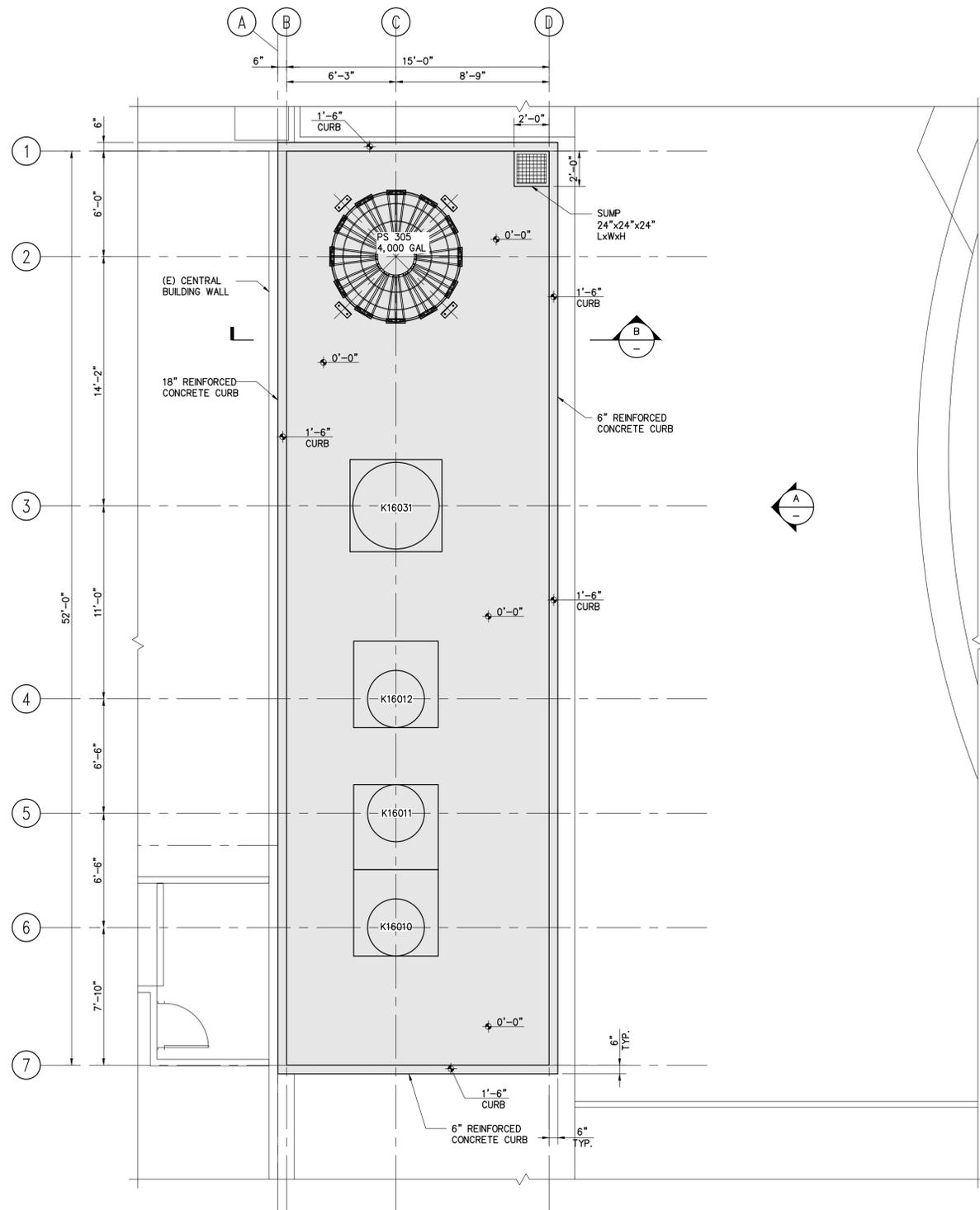
A2.0



SITE PLAN NOTES

SCALE: 1"=50'-0"





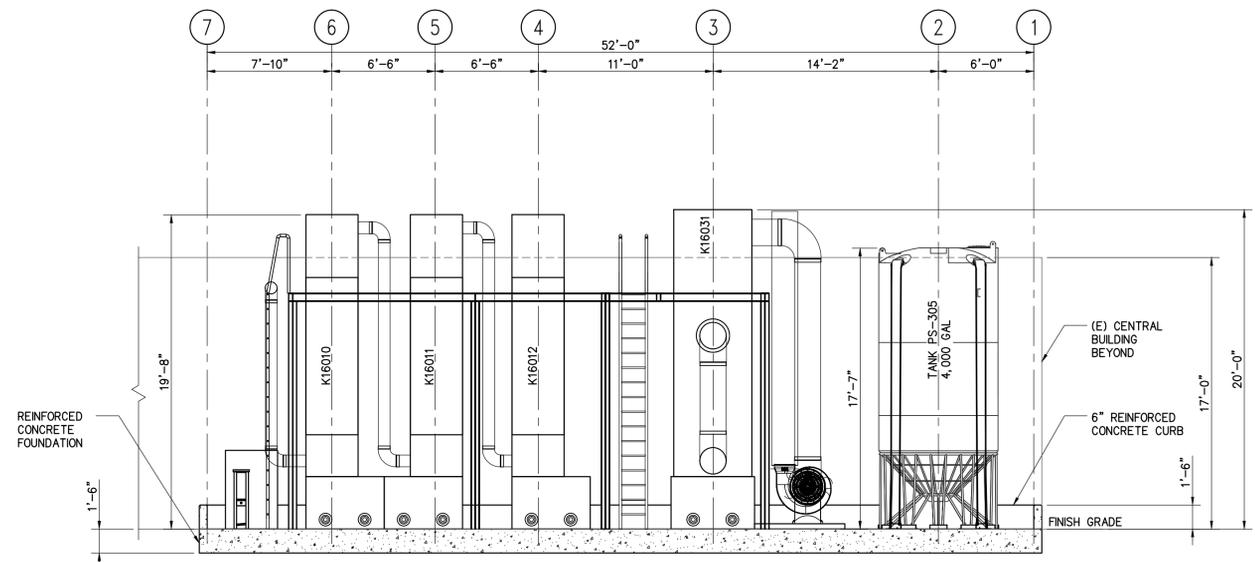
ENLARGED PLAN NOTES



REFERENCE NORTH

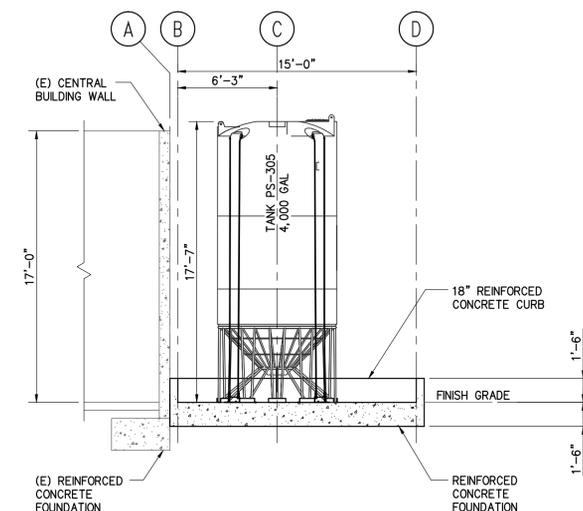
SCALE: 1/4"=1'-0"

1. ELEVATION TOP OF CONCRETE SLAB SHALL BE +00.00', UNLESS NOTED OTHERWISE.
2. VERIFY ALL DIMENSIONS BEFORE START OF WORK.
3. INDICATES NEW CONCRETE FOUNDATION, WALL AND CURB.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF THE EXISTING STRUCTURES, TANKS, EXISTING REINFORCED CONCRETE FOUNDATION, EXISTING CONCRETE CURB/BERM, PROPOSED CONCRETE FOUNDATION AND EXISTING UNDERGROUND PIPELINES. FOR ANY DISCREPANCIES, ENGINEER OF RECORD SHALL BE NOTIFIED.



SECTIONAL ELEVATION

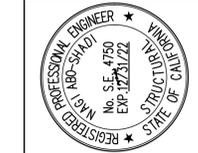
3/16"=1'-0" **A**



SECTIONAL ELEVATION

3/16"=1'-0" **B**

REVISIONS	BY
PROGRESS SET	
09-20-2021	



**Professional Engineering Center
Structural Engineering Center, Inc**
335 N. Puente Street, Upland, CA, Brea, CA 92521
Tel. 714-441-2830; Fax 909-707-7541
www.structurals.com

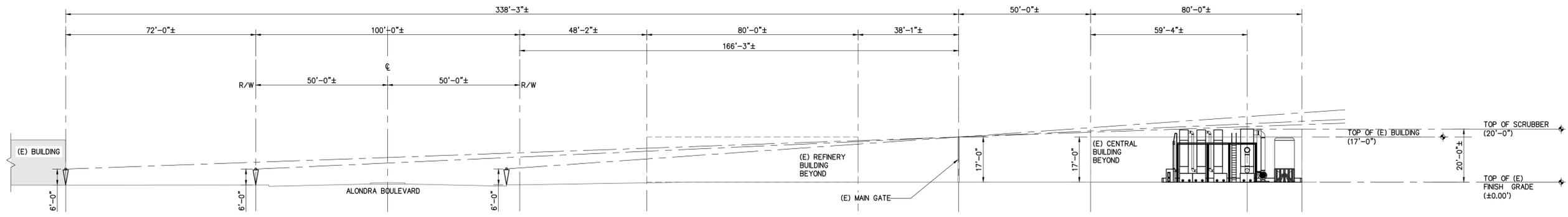


**EXTENSION OF RH
PURIFICATION/LIFT STATION
AT HERAEUS FACILITY**
15536 CARMENITA ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

**ENLARGED
PLAN**

DRAWN	AAS
CHECKED	NAS
DATE	9/20/2021
SCALE	AS-SHOWN
JOB NO.	21-N035
SHEET	

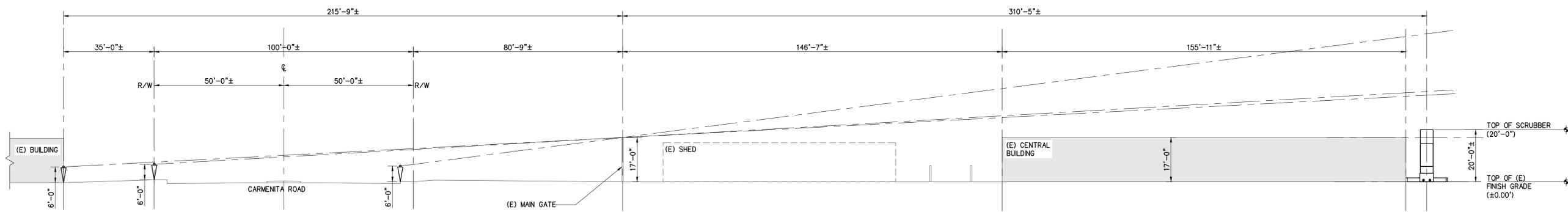
A2.1



SECTIONAL ELEVATION

1"=20'-0"

A



SECTIONAL ELEVATION

1"=20'-0"

B

REVISIONS	BY
PROGRESS SET 09-20-2021	



Professional Engineering Center
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EXTENSION OF RH
PURIFICATION/LIFT STATION
AT HERAEUS FACILITY

15536 CARMENITA ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

SECTIONAL
ELEVATION

DRAWN	AAS
CHECKED	NAS
DATE	9/20/2021
SCALE	AS-SHOWN
JOB NO.	21-N035
SHEET	

A3.0

CODE NOTES

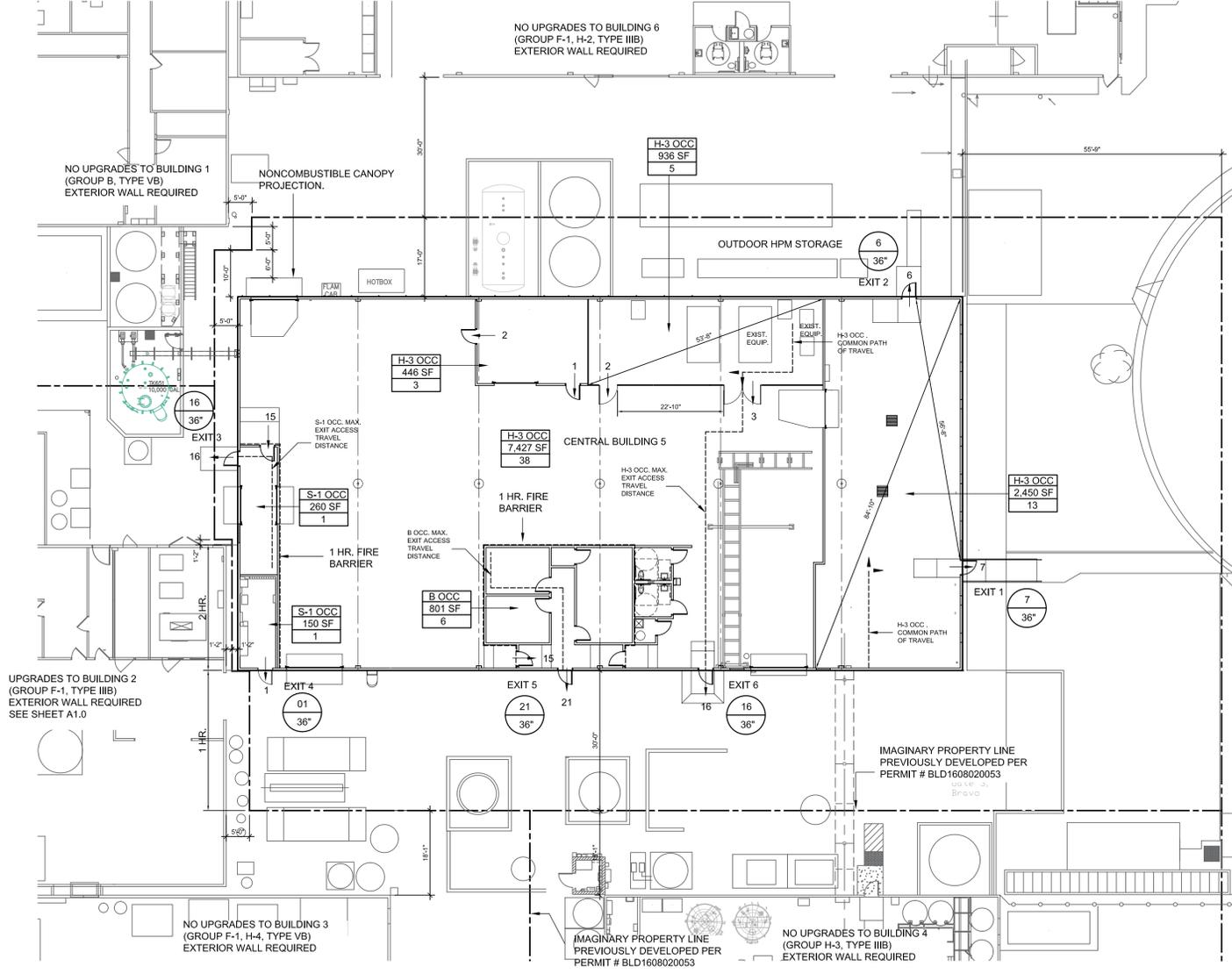
- CN1. STRUCTURAL ELEMENTS, FIXTURES, OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY FROM EITHER SIDE MORE THAN 4" OVER ANY WALKING SURFACE BETWEEN THE HEIGHTS OF 27" AND 80" ABOVE THE WALKING SURFACE. EXCEPTION: HANDRAILS SERVING STAIRS AND RAMPS ARE PERMITTED TO PROTRUDE 4-1/2" FROM THE WALL. CBC SECTIONS 1003.3 & 11B-307.
- CN2. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS IN THE BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF CBC SECTION 1013.1 AND AS NOTED BELOW:
 - a. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
 - b. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
 - c. NO POINT IN A CORRIDOR SHALL BE MORE THAN 100' OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- CN3. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CHAPTER 27. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE GRAPHICS AND AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDELS. CBC SECTIONS 1013.5 & 1013.6.
- CN4. CONTRACTOR SHALL VERIFY THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS: AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMPS, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN TABLE 1006.2.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- CN5. CONTRACTOR SHALL VERIFY THE EMERGENCY POWER SYSTEM SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HOUR IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CBC CHAPTER 27.
- CN6. CONTRACTOR SHALL VERIFY EXISTING EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- CN7. ILLUMINATION NOTE (CBC SEC 1006): ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE AT THE WALKING SURFACE LEVEL.

CODE INFORMATION

PROJECT TITLE	CENTRAL BUILDING MODIFICATIONS, BUILDING 7		
PROJECT ADDRESS	HERAEUS 15611 RESIN PLACE SANTA FE SPRINGS, CALIFORNIA		
APPLICABLE CODES	2020 COUNTY OF LOS ANGELES BUILDING CODE Based on 2019 California Building Code, with the exception of Chapters 94, 95, and 96 therein. 2020 COUNTY OF LOS ANGELES PLUMBING CODE Based on 2019 California Plumbing Code 2020 COUNTY OF LOS ANGELES MECHANICAL CODE Based on 2019 California Mechanical Code 2020 COUNTY OF LOS ANGELES ELECTRICAL CODE Based on 2019 California Electrical Code 2019 CALIFORNIA BUILDING GREEN CODE 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS		
OCCUPANCY Chapter 3	BUILDING OCCUPANCY TO BE CHANGED FROM F-1 (PREVIOUS OCCUPANCY) TO H-3, S-1, AND B. SEE ATTACHED HMIS INFORMATION		
CONSTRUCTION TYPE Section 602.3	EXISTING: V-B SPRINKLERED TO BE CHANGED TO TYPE III FULLY SPRINKLERED		
BUILDING HEIGHT Table 504.3, Table 504.4	OCCUPANCY/CONSTRUCTION TYPE	ALLOWABLE	ACTUAL PROJECT CONDITION
	GROUP H-3, S-1, B, TYPE IIIB	2 STORY, 55'	1 STORY, 16'
BUILDING AREA Table 506.2	OCCUPANCY/CONSTRUCTION TYPE	ALLOWABLE	ACTUAL PROJECT CONDITION
	GROUP H-3, TYPE IIIB	13,000 S.F. (TABLE)	11,259 S.F.
	GROUP S-1, TYPE IIIB	70,000 S.F. (TABLE)	410 S.F.
	GROUP B, TYPE IIIB	76,000 S.F. (TABLE)	801 S.F.
			12,470 S.F.
	MIXED OCCUPANCY RATIO		
	H3 ACT. / H3 ALLOW. + S-1 ACT. / S-1 ALLOW. + B ACT. / B ALLOW. ≤ 1 11,259 / 13,000 + 410 / 70,000 + 801 / 76,000 = 0.881 < 1		
CONSTRUCTION TYPE CBC Table 601	TYPE IIIB BUILDING ELEMENT	FIRE RESISTIVE RATING	ACTUAL PROJECT CONDITION
	PRIMARY STRUCTURAL FRAME	0	
	BEARING WALLS (EXTERIOR)	2 HOURS	5 3/4" CONCRETE WALL PANEL
	BEARING WALLS (INTERIOR)	0	
	NON-BEARING WALLS (EXTERIOR)	PER TABLE 602	5 3/4" CONCRETE WALL PANEL
	NON-BEARING WALLS (INTERIOR)	0	
	FLOOR CONSTRUCTION	0	
	ROOF CONSTRUCTION	0	
EXTERIOR WALL PROTECTION FIRE SEPARATION DISTANCE CBC Table 602	DISTANCE	OCCUPANCY/CONSTRUCTION TYPE	
		F-1	H-3
		TYPE VB	TYPE IIIB
	X < 5'	2 HR.	2 HR.
	5' < X < 10'	1 HR.	1 HR.
	10' < X < 30'	1 HR.	1 HR.
	X ≥ 30'	0 HR.	0 HR.
EXTERIOR WALL PROTECTION	EXTERIOR WALL	REQUIRED	ACTUAL PROJECT CONDITION
BUILDING 5	NORTH WALL	2 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
	EAST WALL	2 HOUR (TABLE 601)	5 3/4" CONCRETE WALL PANEL
	SOUTH WALL	2 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
	WEST WALL	2 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
BUILDING 2	EAST WALL (5' FROM PL)	1 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
	EAST WALL (1'-2" FROM PL)	2 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
BUILDING 1	SOUTH WALL (10' FROM PL)	1 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
	EAST WALL (5' FROM PL)	1 HOUR (TABLE 601 & 602)	5 3/4" CONCRETE WALL PANEL
EXTERIOR OPENING PROTECTION Table 705.8	WALL AREA	ALLOWABLE PROTECTED OPENING	ACTUAL PROTECTED OPENING
BUILDING 5	NORTH (18'-0" TO PL)	2,446 SF x 75% = 1,834 SF	210 SF
	NORTH (5'-0" TO PL)	48 SF x 25% = 12 SF	NO OPENING
	SOUTH (0'-1" TO PL)	42 SF x NP = 0 SF	NO OPENING
	SOUTH (18'-0" TO PL)	964 SF x 75% = 723 SF	189 SF
	SOUTH (30'-0" TO PL)	1,488 SF x NL = NO LIMIT	165 SF
	EAST (55'-9" TO PL)	1,280 SF x NL = NO LIMIT	21 SF
	WEST (1'-2" TO PL)	450 SF x NP = 0 SF	NO OPENING
	WEST (5'-0" TO PL)	830 SF x 25% = 207 SF	117 SF
BUILDING 2	EAST (1'-2" TO PL)	429 SF x NP = 0 SF	NO OPENING
	EAST (5'-0" TOP PL)	480 SF x 25% = 120 SF	120 SF *(UNPROTECTED)
JOINT PROTECTION Section 715 Section 715.1, Exception 7	UPGRADED AS PART OF THE CHANGE OF CONSTRUCTION TYPE TO III-B. FIRE RESISTIVE JOINT PROTECTION IS NOT REQUIRED WHERE WALLS ARE PERMITTED TO HAVE UNPROTECTED OPENINGS.		
BUILDING 5	2 HR. FIRE RESISTIVE RATING FOR ALL BUILDING JOINTS.		
BUILDING 2	2 HR. FIRE RESISTIVE RATING FOR JOINTS 1'-2" FROM PL.		
EXTERIOR WALL PROJECTIONS Section 705.2.2 Table 705.2	NONCOMBUSTIBLE CONSTRUCTION		
	DISTANCE TO FSD LINE	MIN. DISTANCE FROM FSD LINE TO PROJECTION	ACTUAL DISTANCE FROM FSD LINE TO PROJECTION
	10'	40'	72"

GENERAL REQUIREMENTS

- GR1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
- GR2. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE AT THE WALKING SURFACE LEVEL.

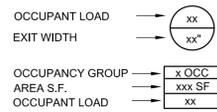


1 CODE COMPLIANCE PLAN

EXITING REQUIREMENTS

OCCUPANT LOAD Table 1004.5	MANUFACTURING STORAGE OFFICE TOTAL	11,259 S.F. / 200 = 56.2 = 57 410 S.F. / 300 = 01.3 = 02 801 S.F. / 150 = 05.3 = 06 65
NUMBER OF EXITS Section 1006.1.2	AREA MANUFACTURING STORAGE OFFICE	REQUIRED 2 1 1 5 2 1
EXIT CAPACITY Section 1005.3.2	AREA MANUFACTURING STORAGE OFFICE SEE CODE COMPLIANCE PLAN FOR INDIVIDUAL BREAKDOWN	REQUIRED 61 X 0.2' = 12.2' 2 X 0.2' = 0.4' 5 X 0.2' = 1.0' 180" 72" 36"
EXIT CONFIGURATION Section 1007.1.1, Exception 2	EXIT SEPARATION EXCEEDS 1/3 OVERALL DIAGONAL OF SPACE. SEE CODE COMPLIANCE PLAN	
COMMON PATH OF TRAVEL Table 1006.2.1	OCCUPANCY H-3 S-1 B	MAX. PERMITTED 25' 100' 100'
EXIT ACCESS TRAVEL DISTANCE Table 1017.2	OCCUPANCY H-3 S-1 B	MAX. PERMITTED 150' *100' *100'

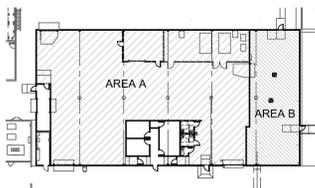
EXITING KEY



PLUMBING FIXTURE CALCULATION

MINIMUM NUMBER OF PLUMBING FIXTURES Table 2902.1						
OCCUPANT LOAD	MEN 33		WOMEN 33			
	WC	LAV	WC	LAV	SERVICE SINK	DRINKING FOUNTAIN
MINIMUM FIXTURES REQUIRED	1	1	1	1	1	1
FIXTURE PROVIDED	1	1	1	1	1	1

CONTAINMENT KEY



CONTAINMENT CALCULATIONS

OPEN AREA MINUS EQUIPMENT AND RAMP DISPLACEMENT	TOTAL SPRINKLER WATER TO BE CONTAINED PER NFPA 13	VOLUME OF LARGEST TANK AND SPRINKLER WATER DIVIDED BY AREA SF	CURB HEIGHT PROVIDED
AREA A 8,515 SF-412 SF=8,103 SF	0.17 GPM/SF X 20 MIN. X 3,000 SF = 10,200 GA.	10,200 GA / 7.48 / 8,103 SF = 2.02"	2 1/2" CURB
AREA B 2,329 SF-95 SF=2,234 SF	0.17 GPM/SF X 20 MIN. X 2,234 SF = 7,919 GA	7,919 GA / 7.48 / 2,234 SF = 5.69"	6" CURB

- SEE SHEET A1.0 FOR LOCATION AND HEIGHT OF CONTAINMENT CURBS/BARRIERS.
- CONTAINMENT CURB RAMPS AT EXIT DOORS LESS THAN 6" IN HEIGHT DO NOT REQUIRE RAILINGS. RAMPS 6" AND OVER REQUIRE RAILINGS PER CBC SECTION 11B-505.

PROJECT NO. 15611-RESIN-PL-01221-CO1.0.dwg Sep 14, 2021 11:08am

DESIGNED BY
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APPR. BY
CLIENT APPR.

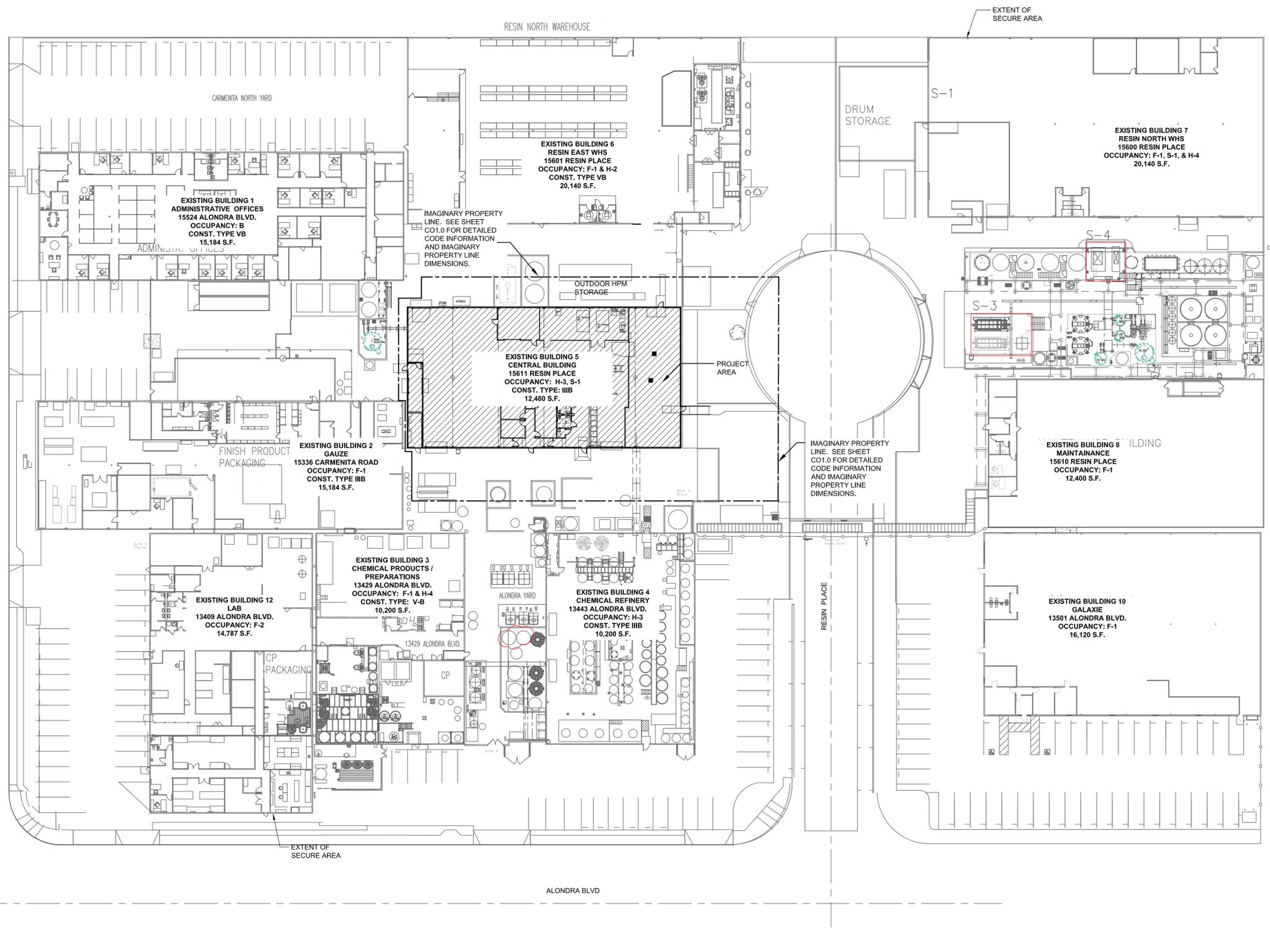
dieterich architectural group, inc
7373 N. SCOTTSDALE RD. - SUITE 8900 SCOTTSDALE, ARIZONA 85253
T 480 / 948 9911 F 480 / 948 3501

Piping Systems Engineering PSE
1905 S. LINDEY ROAD MESA, ARIZONA, 85204
PHONE: (480) 346-0252 FAX: (480) 491-0485
PSE Job Number: 14080

SHEET TITLE
15611 RESIN PLACE
SANTA FE SPRINGS, CA
CENTRAL BUILDING UPGRADE
CODE INFORMATION

Heraeus
Precious Metals North America, LLC
15524 CARMENITA ROAD
SANTA FE SPRINGS, CA 90770

JOB NO. 01221
REV. NO.
FILENAME 01221-CO1.0
SCALE AS SHOWN
DWC. NO. CO1.0



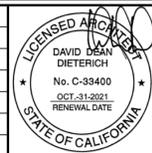
1 SITE PLAN

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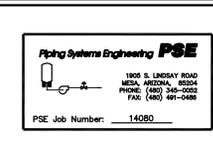
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NO	DATE	REVISION	BY	CHK.	APPR.

DESIGNED BY	DAVID DEAN DIETERICH
CHECKED BY	
APPR. BY	
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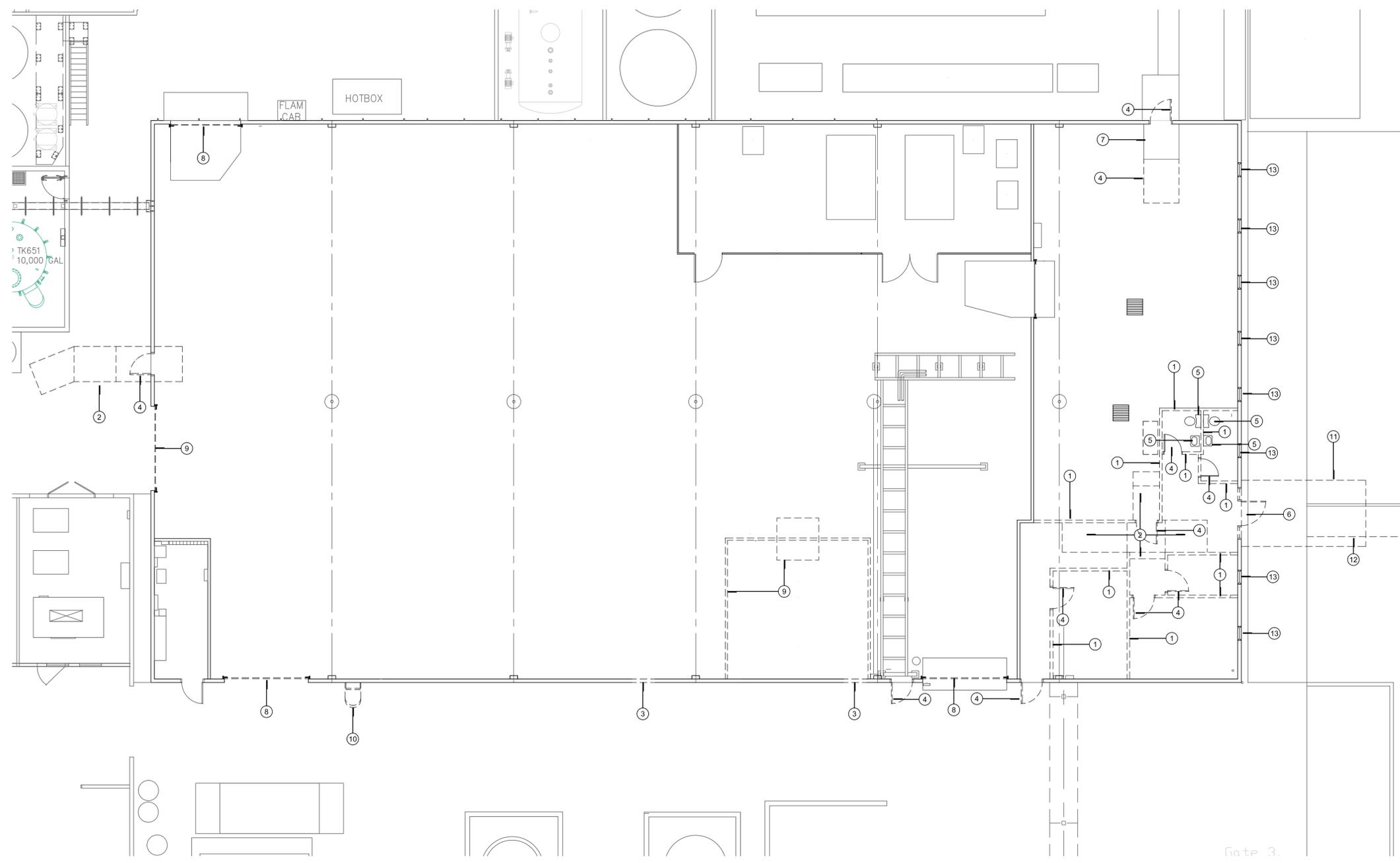


SHEET TITLE
 15611 RESIN PLACE
 SANTA FE SPRINGS, CA
 CENTRAL BUILDING UPGRADES
 SITE PLAN

Heraeus
 Precious Metals North America, LLC
 15524 CARMENITA ROAD
 SANTA FE SPRINGS, CA 90670

JOB NO.	01221	REV. NO.	
FILENAME	01221-SP1.0	DWG. NO.	
SCALE	AS SHOWN		
			SP1.0

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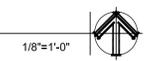
GENERAL DEMOLITION NOTES

- DG1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED DURING DEMOLITION UNTIL FINAL CONSTRUCTION IS IN PLACE.
- DG2. CONTRACTOR SHALL PROTECT, TO THE EXTENT FEASIBLE, ALL EXISTING CONSTRUCTION AND FINISHES DURING DEMOLITION AND CONSTRUCTION.
- DG3. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND DEACTIVATE ALL UTILITIES RELATED TO WORK BEFORE COMMENCING DEMOLITION.
- DG4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL EXISTING UTILITY LINES WITHIN THE PROPOSED BUILDING MODIFICATION AREAS. NOTIFY OWNER OF ALL CONFLICTS. CONTRACTOR TO RECEIVE WRITTEN APPROVAL FROM OWNER BEFORE COMMENCING ANY WORK.
- DG5. CONTRACTOR TO PATCH AND REPAIR ANY DAMAGE DONE DURING ARCHITECTURAL, MECHANICAL, AND PLUMBING STRIP OUT.
- DG6. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY UPON DISCOVERY OF ASBESTOS DURING DEMOLITION AND/OR CONSTRUCTION. OWNER SHALL DETERMINE AND CONDUCT ABATEMENT PROCEDURES BEFORE PROCEEDING WITH CONSTRUCTION OR DEMOLITION.
- DG7. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY UPON DISCOVERY OF MOLD OR MILDEW DURING DEMOLITION AND/OR CONSTRUCTION. OWNER SHALL DETERMINE AND CONDUCT ABATEMENT PROCEDURES BEFORE PROCEEDING WITH CONSTRUCTION OR DEMOLITION.
- DG8. CONTRACTOR SHALL REVIEW AND ADHERE TO ALL OWNER AND SITE SAFETY STANDARDS AND REQUIREMENTS BEFORE COMMENCING WORK. CONTRACTOR SHALL COORDINATE SAFETY PLAN WITH OWNER'S EHS MANAGER AND RECIEVE APPROVAL FROM OWNER BEFORE COMMENCING WORK.

KEYNOTES

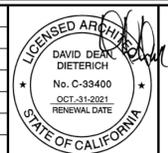
- ① REMOVE EXISTING PARTITION.
- ② REMOVE EXISTING CONCRETE RAMPS.
- ③ REMOVE EXISTING WALL AS REQUIRED FOR NEW DOOR.
- ④ REMOVE EXISTING DOOR, FRAME AND HARDWARE.
- ⑤ REMOVE EXISTING PLUMBING FIXTURES AND RESTROOM ACCESSORIES.
- ⑥ REMOVE EXISTING DOOR, HARDWARE AND STOREFRONT SYSTEM.
- ⑦ EXISTING CONCRETE LANDING TO REMAIN.
- ⑧ REMOVE EXISTING ROLL UP DOOR.
- ⑨ REMOVE EXISTING CURBS AND RAMP.
- ⑩ REMOVE AND REPLACE EXISTING ROOF ACCESS LADDER.
- ⑪ REMOVE EXISTING CANOPY, COLUMNS AND FOUNDATION.
- ⑫ REMOVE EXISTING CONCRETE WALK AS REQUIRED FOR NEW RAMP CONSTRUCTION.
- ⑬ REMOVE EXISTING WINDOW AND FRAME. PREP OPENING FOR INFILL. SEE FLOOR PLAN SHEET A1.0

1 DEMOLITION PLAN

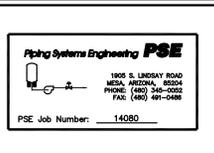


NO	DATE	REVISION	BY	CHK	APPR

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APPR. BY	
CLIENT APPR.	



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 7373 N. SCOTTSDALE RD. - SUITE 8900 SCOTTSDALE, ARIZONA 85253
 T 480 / 948 8911 F 480 / 948 3501

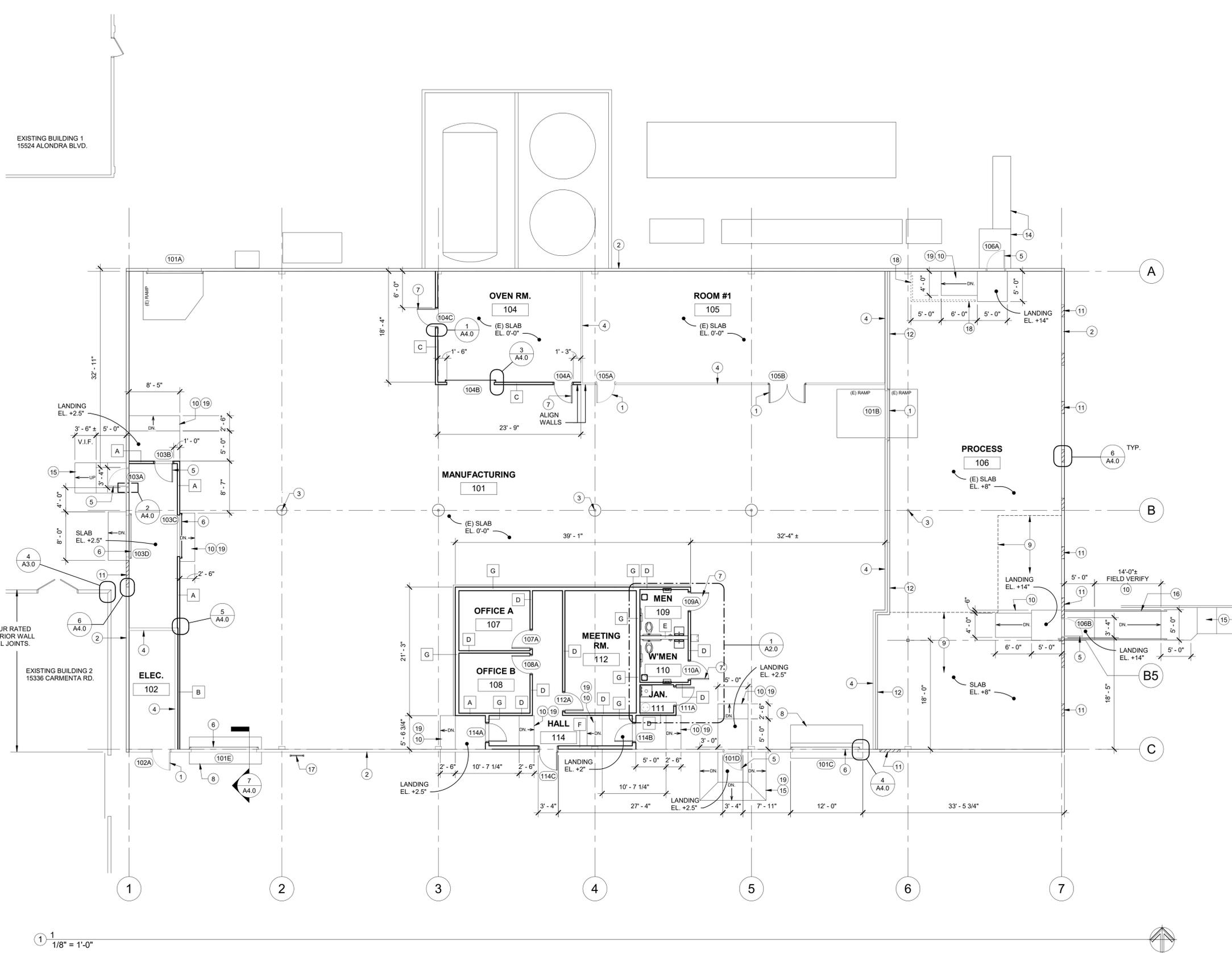


SHEET TITLE
 15611 RESIN PLACE
 SANTA FE SPRINGS, CA
CENTRAL BUILDING UPGRADES
 DEMOLITION PLAN



JOB NO.	01221	REV. NO.	
FILENAME	01221-AD1.0	SCALE	AS SHOWN
DWG. NO.	AD1.0		

PROJECT NO. - 01221 M:\Projects\2021\Projects\01221 Heraeus Central Bldg Occupancy Change\dwg\Revit\01221 Heraeus Model.rvt



1
1/8" = 1'-0"

KEYNOTES

- 1 EXISTING DOOR AND FRAME ASSEMBLY TO REMAIN.
- 2 EXISTING EXTERIOR PRECAST CONCRETE WALL.
- 3 EXISTING STEEL COLUMN BUILDING STRUCTURE.
- 4 EXISTING INTERIOR PARTITION TO REMAIN. PATCH AND REPAIR AS REQUIRED EXISTING DAMAGES, EMPTY PENETRATIONS, AND ETC.
- 5 NEW 1-HOUR RATED DOOR, FRAME AND HARDWARE ASSEMBLY. HOLLOW METAL DOOR SHALL BE 14 GAUGE 847 SERIES WITH 16 GAUGE WELDED HOLLOW METAL FRAME AS MANUFACTURED BY CURRIES.
- 6 NEW 1-HOUR MANUALLY OPERATED FACE OF WALL MOUNTED ROLL-UP DOOR ASSEMBLY WITH FUSIBLE LINK ON INTERIOR SIDE. COLOR AS SELECTED FROM STANDARD COLOR SELECTIONS. ROLL-UP DOOR SHALL BE MODEL ERD10 AS MANUFACTURED BY COOKSON DOORS
- 7 NEW DOOR, FRAME AND HARDWARE ASSEMBLY. HOLLOW METAL DOOR SHALL BE 16 GAUGE 757 SERIES WITH 18 GAUGE HOLLOW METAL FRAME AS MANUFACTURED BY CURRIES.
- 8 EXISTING CONCRETE RAMP AT ROLL-UP DOOR. CONTRACTOR SHALL FIELD VERIFY HEIGHT OF EXISTING CONTAINMENT RAMP AND CONFIRM EXISTING HEIGHT IS AT LEAST 2.5' ABOVE INTERIOR FINISH FLOOR. SEE CONTAINMENT CALCULATIONS ON SHEET M...
- 9 NEW CONCRETE SLAB IN-FILL. SEE STRUCTURAL DRAWINGS.
- 10 NEW CONCRETE RAMP. SLOPE AT MAXIMUM 1" PER FOOT.
- 11 IN-FILL EXISTING OPENING WITH GYPSUM WALLBOARD AND EXTERIOR INSULATION FINISHING SYSTEM.
- 12 EXISTING 5" HIGH CONCRETE CURB.
- 13 EXISTING CONCRETE SIDEWALK. SAW-CUT, REMOVE, PATCH AND REPAIR AS REQUIRED FOR NEW CONSTRUCTION.
- 14 EXISTING CONCRETE LANDING AND RAMP.
- 15 NEW EXTERIOR CONCRETE RAMP. SLOPE AT MAXIMUM 1" PER FOOT. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADE ELEVATIONS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR RAMP LENGTH TO MAINTAIN MAXIMUM SLOPE OF 1" PER FOOT.
- 16 NEW PAINTED 1-1/2" DIAMETER STEEL PIPE RAILING. ANCHOR POST TO EXISTING CONCRETE SLAB. RAILING ANCHOR SHALL RESIST A LINEAR LOAD OF 20 LBS (CBC SECTION 1607.8.1, EXCEPTION 2 AND A CONCENTRATED LOAD OF 200 LBS (CBC SECTION 1607.8.1.1). MOUNT TOP OF RAILING AT 34" ABOVE SLAB WITH 1-1/2" DIAMETER STEEL PIPE POST AT 4'-0" ON-CENTER MAXIMUM. WELD AND GRIND SMOOTH. PAINT RAILING SAFETY YELLOW. SEE DETAIL 2, SHEET A2.0.
- 17 NEW 2'-0" WIDE FULLY WELDED CARBON STEEL FIXED VERTICAL LADDER AND SAFETY CAGE WITH WALK THRU HANDRAILS AND 1" x 2" STEEL CHANNEL RUNGS WITH EPOXY COATING. MODEL FC AS MANUFACTURED BY MP INDUSTRIES, INC.
- 18 NEW 3" WIDE, 35 MIL WEAR RESISTANT RIGID PVC SAFETY YELLOW FLOOR TAPE TO IDENTIFY CIRCULATION, NON-EQUIPMENT & STORAGE AREAS.
- 19 NEW ENGINEERED CONCRETE RAMP MORTAR. ADREX ERM OR EQUAL. PREPARE EXISTING SURFACE PER MANUFACTURERS WRITTEN INSTRUCTIONS. FINISH WITH COLORED EPOXY COATING. COLOR SAFETY YELLOW WITH NON-SLIP SURFACE.

WALL TYPES

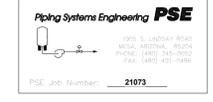
- A 1-HOUR RATED WALL ASSEMBLY. PER UL DESIGN No. U465. 1-LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE OF 20 GAUGE METAL STUDS AT 16" ON-CENTER WITH R-13 BATT INSULATION. FULL HEIGHT INTERIOR PARTITION. SEE DETAIL A, SHEET A3.0.
- B 1-HOUR RATED SHAFT WALL ASSEMBLY. PER UL DESIGN No. U469. 1-LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE OF 20 GAUGE C-H METAL STUDS AT 24" ON-CENTER WITH 1" THICK GYPSUM SHAFT LINER BOARD WITH R-13 BATT INSULATION. FULL HEIGHT INTERIOR PARTITION. SEE DETAIL B, SHEET A3.0.
- C NON-RATED FULL HEIGHT INTERIOR PARTITION. 1-LAYER 5/8" GYPSUM WALL BOARD EACH SIDE OF 20 GAUGE METAL STUDS AT 16" ON-CENTER WITH R-19 BATT INSULATION.
- D NON-RATED 10' HIGH INTERIOR PARTITION. 1-LAYER 5/8" GYPSUM WALL BOARD EACH SIDE OF 20 GAUGE METAL STUDS AT 16" ON-CENTER WITH R-19 BATT INSULATION.
- E NON-RATED 9' HIGH PLUMBING CHASE. 1-LAYER 5/8" GYPSUM WALL BOARD EACH SIDE OF 6". 20 GAUGE METAL STUDS AT 16" ON-CENTER WITH R-19 BATT INSULATION.
- F NON-RATED FULL HEIGHT INTERIOR FURRED WALL. 1-LAYER 5/8" GYPSUM WALL BOARD ONE SIDE OF 6". 20 GAUGE METAL STUDS AT 24" ON-CENTER WITH FULL HEIGHT R-19 BATT INSULATION.
- G 1-HOUR RATED WALL ASSEMBLY. PER UL DESIGN No. U465. 1-LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE OF 20 GAUGE 6" METAL STUDS AT 16" ON-CENTER WITH R-19 BATT INSULATION. FULL HEIGHT INTERIOR PARTITION. SEE DETAIL A, SHEET A3.0.

DESIGNED BY CB
 CHECKED BY DDD
 APPR. BY
 CLIENT APPR.

DAVID DEHN
 DIETERICH
 No. C-33400
 OCT. 31, 2021
 RENEWAL DATE

STATE OF CALIFORNIA

dieterich architectural group, inc
 7373 N. SCOTTSDALE RD. - SUITE B160 SCOTTSDALE, ARIZONA 85253
 T 480 / 948 8911 F 480 / 948 3501



SHEET TITLE
CENTRAL BUILDING UPGRADE
FLOOR PLAN

Heraeus
 13429 Alondra Boulevard
 SANTA FE SPRINGS, CA 90670

JOB NO.	01221	REV. NO.	
FILENAME			
SCALE	1/8" = 1'-0"	DWG. NO.	A1.0

NO	DATE	REVISION	BY	CK.	APPR

PROJECT NO. - 01221 M:\Projects\2021\Projects\01221 Heraeus Central Bldg Occupancy Change\dwg\Revit\01221 Heraeus Model.rvt

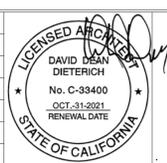


- KEYNOTES**
- 1 NEW METAL SUSPENDED CEILING SYSTEM WITH 2' x 4' LAY-IN ACOUSTICAL TILES. CEILING HEIGHT AT 10'-0" ABOVE FINISH FLOOR.
 - 2 NEW WATER RESISTANT GYPSUM WALLBOARD CEILING WITH METAL C-JOIST FRAMING. CEILING AT 8'-0" ABOVE FINISH FLOOR.
 - 3 EPOXY PAINT UNDERSIDE OF ROOF DECK AND ROOF STRUCTURE FRAMING MEMBERS - TYPICAL THROUGH OUT.
 - 4 HVAC SUPPLY OR RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
 - 5 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
 - 6 OPEN TO ROOF STRUCTURE.

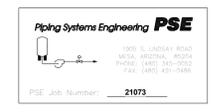
- SUSPENDED CEILING NOTES**
- SCN1. SUSPENDED CEILING SYSTEM SHALL COMPLY WITH THE PRESCRIPTIVE PROVISION AS LISTED BELOW WHEN NOT PART OF A FIRE-RESISTIVE RATED ASSEMBLY
- A. REQUIREMENTS:**
1. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED AS DEFINED IN ASTM C 635.
 2. THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE 2-INCH MINIMUM WIDE. IN EACH ORTHOGONAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE AND THE OTHER.
 3. CEILING AREAS EXCEEDING 144 SQUARE FEET SHALL HAVE HORIZONTAL AND VERTICAL RESTRAINTS OF THE CEILING TO THE STRUCTURAL SYSTEM.
 4. CEILING AREAS EXCEEDING 2,500 SQUARE FEET SHALL HAVE FULL HEIGHT PARTITIONS THAT BREAK THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SQUARE FEET.
 5. SPRINKLER HEAD AND OTHER PENETRATIONS SHALL HAVE A 2-INCH OVERSIDE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1-INCH IN ALL HORIZONTAL DIRECTIONS.
 6. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING. LUMINAIRES, SPEAKERS, DUCTS AND GRILLES, CABLES, CABLE TRAYS, ELECTRICAL BOXES, AND CONDUIT SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- IN FIRE-RATED ASSEMBLIES, WHERE INDEPENDENT SUPPORT WIRES ARE USED, THEY SHALL BE DISTINGUISHABLE BY COLOR, TAGGING, OR OTHER EFFECTIVE MEANS FROM THOSE THAT ARE PART OF THE FIRE-RATED DESIGN.
- B. TYPICAL SUSPENDED CEILING VERTICAL AND LATERAL SUPPORT/ SEE DETAIL 4, SHEET A4.0**

1 REFLECTED CEILING PLAN
1/8" = 1'-0"

DESIGNED BY	Designer				
CHECKED BY	Checker				
APPR. BY	Approver				
CLIENT APPR.					
NO	DATE	REVISION	BY	CK.	APPR.



dieterich architectural group, inc
7373 N. SCOTTSDALE RD. - SUITE B160 SCOTTSDALE, ARIZONA 85253
T 480 / 948 8911 F 480 / 948 3501



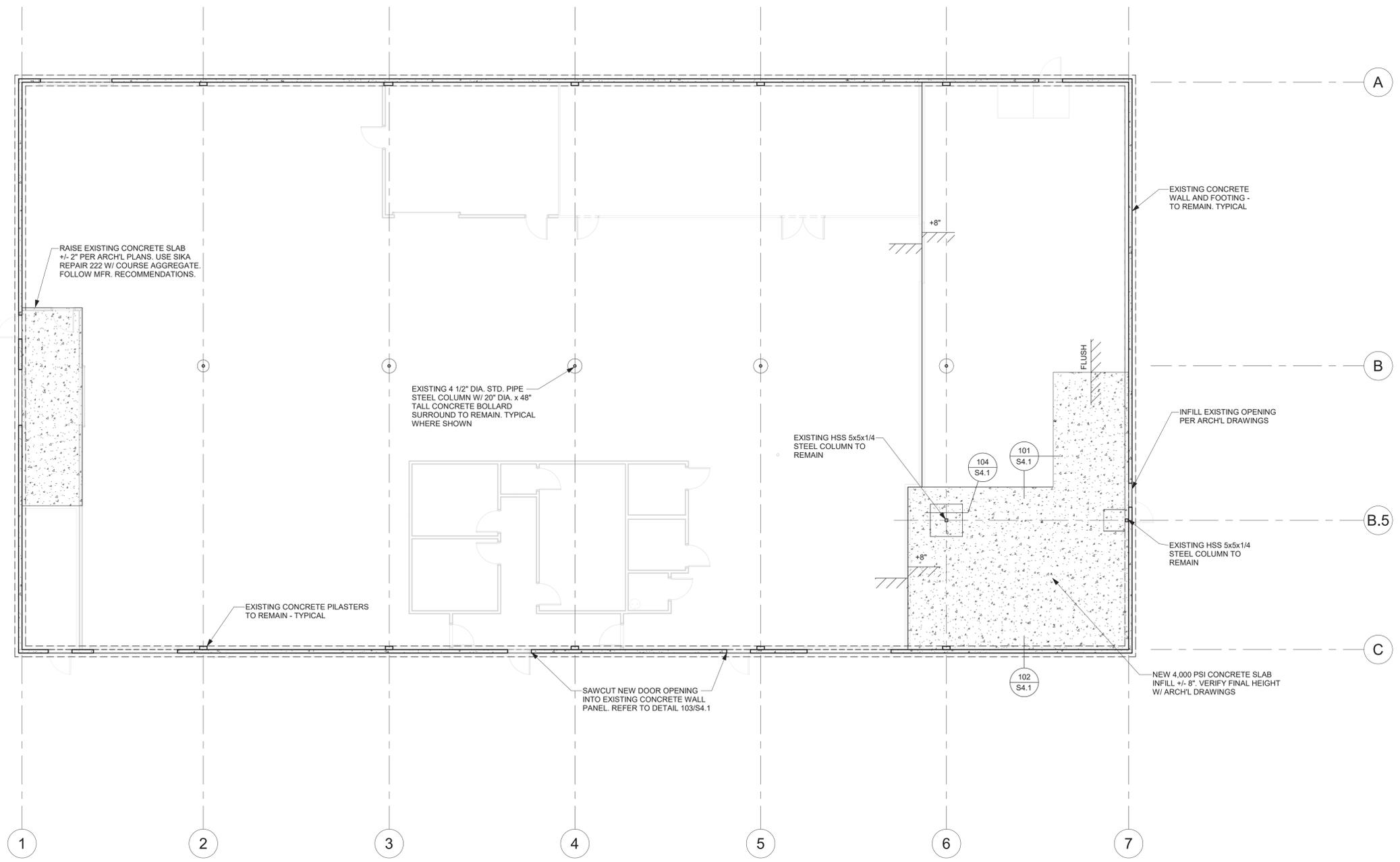
SHEET TITLE
CENTRAL BUILDING UPGRADE
REFLECTED CEILING PLAN

Heraeus
13429 Alondra Boulevard
SANTA FE SPRINGS, CA 90670

JOB NO.	01221	REV. NO.	
FILENAME			
SCALE	1/8" = 1'-0"	DWG. NO.	A1.1

PROJECT 21-196 YA 2021 JOBS/PIPING SYSTEMS/HERAEUS - CENTRAL BLD (21-196)_PERMIT SET/PLAN/HERAEUS-Structural_V20.0044.rvt

DEMOLITION NOTES:
 1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
 PRIOR TO CONSTRUCTION. NOTIFY OWNER OF ANY AND ALL DISCREPANCIES.



① FOUNDATION PLAN
 1/8" = 1'-0"

DESIGNED BY FJN
 CHECKED BY FJN
 APPR. BY CDB
 CLIENT APPR.



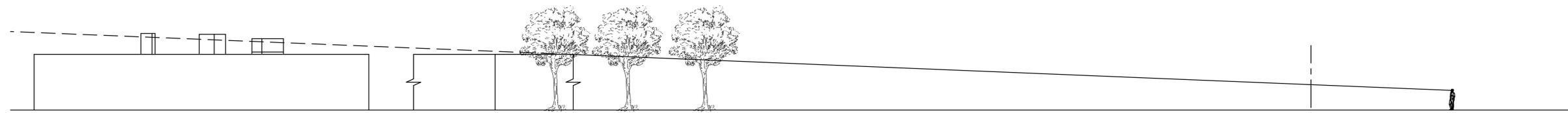
SHEET TITLE
 15611 RESIN PLACE
 SANTA FE SPRINGS, CA
CENTRAL BUILDING UPGRADE
FOUNDATION PLAN

Heraeus
 Precious Metals North America, LLC
 15524 CARMENTA ROAD
 SANTA FE SPRINGS, CA

JOB NO. 21-196	REV. NO.
FILENAME 08/09/21	DWG. NO. S2.1
SCALE 1/8" = 1'-0"	

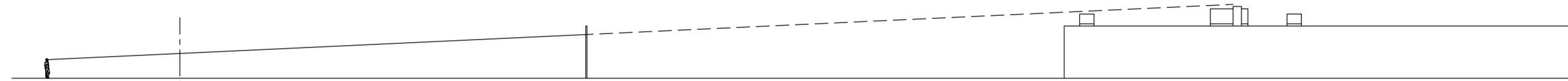
[bn]
 bakkum noelke
 consulting
 structural engineers
 2525 E. Arizona Bliviere Ct.
 Suite D240
 Phoenix, AZ 85016
 Phone 602.955.9200
 Fax 602.955.9201
 Email cadd@bakkumnoelke.com
 BN JOB No. 21-196

S:\PSE_CAD\Current Projects\21073_Heraeus - Central Building Upgrade\21073g4.1.dwg Sep 22, 2021 - 2:50pm



LINE OF SITE FROM ALONDRA BLVD.
SCALE: 1/16"=1'-0"

☉ OF ALONDRA BLVD.

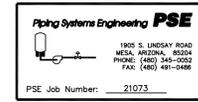
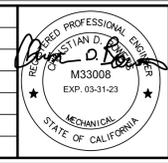


☉ OF CARMENITA RD.

LINE OF SITE FROM CARMENITA RD.
SCALE: 1/16"=1'-0"

NO.	DATE	REVISION	BY	CK.	APPR.
0					

DESIGNED BY **CDB**
CHECKED BY **CDB**
APPR. BY **CDB**
CLIENT APPR.



SHEET TITLE
**15611 RESIN PLACE
SANTA FE SPRINGS, CA
CENTRAL BUILDING UPGRADE
LINE OF SIGHT**

Heraeus
Precious Metals North America, LLC
15611 RESIN PLACE
SANTA FE SPRINGS, CA 90670

JOB NO. **21073**
FILENAME **21073g4.1.dwg**
SCALE **AS SHOWN**
REV. NO.
DWG. NO. **G4.1**



PUBLIC HEARING

CEQA – Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)
Development Plan Approval (DPA) Case No. 985
Conditional Use Permit (CUP) Case No. 822

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property.

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

The subject property is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (4G Development)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find and determine that pursuant to Section 15302, Class 2 (b) (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, subject to the conditions of approval as contained within Resolution No. 200-2021; and
- Adopt Resolution No. 200-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: 4G Development
Ed Hale
2153 Oak Hill Dr.
Escondido, CA 92027
- B. Property Owner(s): Abbas Kazemi,
Trustee of Kazemi Family Trust
1 Arbella,
Newport Coast, CA 92657
- C. Existing Zone: C-4 (Community Commercial)
- E. General Plan: Commercial
- F. CEQA Status: Section 15302, Class 2 (b) Exemption
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The subject property, 13225 Telegraph Road, is located between Telegraph Road and Los Nietos Road, and the east side of Painter Avenue. The subject property is comprised of two parcels (APN: 8011-006-017 & 8011-006-018), measuring approximately 0.83-acre. The property is currently zoned C-4 (Community Commercial) and developed with a single commercial building (approximately 10,897 sq. ft.) that was constructed in 1973. The subject building was previously operating as a restaurant and bar (S & P Restaurant and Bar).

The applicant, Ed Hale representing 4G Development, is proposing to clear the site and thereafter develop a new drive-thru restaurant.

Chick-fil-A

Chick-fil-A is one of the largest American fast food restaurant chains and the largest fast-food chains that specialize in chicken sandwiches. The company operates more than 2,600 restaurants, primarily in the United States, with locations in 47 states and the District of Columbia. Chick-fil-A currently serves breakfast before 10:30 AM and transitions to lunch and dinner for the rest of their operating hours. In addition, Chick-fil-A also offers customers catered selection from its menu for special events.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements on the subject property; and

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation, and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C4, Community Commercial, Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 985

Site Plan

The approximately 0.83-acre property is currently developed with an existing building measuring 10,897 sq. ft. The applicant, 4G Development, is proposing to demolish the existing structure and thereafter construct a new 4,723 drive-thru restaurant and appurtenant improvement on the subject property. Additionally, the proposed development will consist of two (2) canopies, measuring 1,386 sq. ft. and 1,781 sq. ft., along the drive-thru aisle.

As required by the City's Zoning Ordinance, the proposed building will have a minimum 20 ft. setback along the two street-facing property lines (Telegraph Road and Los Nietos Road). The overhang of the proposed drive-thru canopy cover along Los Nietos Road will only be set back a minimum of 17 ft., per City's Zoning Ordinance, Section 155.455 (6), canopy covers are permitted to encroach 4 ft. into the required setback area. The proposed canopy, therefore, meets the City's setback requirements. It should also be noted that a proposed trash enclosure of 378 sq. ft. is located on the west side of the property and a transformer is proposed within the northeast corner of the parking area.

Floor Plan

The proposed restaurant will consist of 1,620 sq. ft. of public area and 3,103 sq. ft. of non-public area. The proposed public area will include 28 tables, 86 seats, an order area, and two (2) restrooms. The non-public area will include an office, kitchen, dishwashing area, walk-in freezer/cooler, electrical room, and drive-thru serving area. The proposed development will also include a patio area along the west side of the proposed building. The proposed patio area will include four (4) tables with umbrellas and 16 seats.

Elevations

The proposed building architecture is contemporary in style with simple lines, height variation, pop-out, and the use of modern building materials such as steel, wood, and

glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering.

The proposed building will have a maximum height of 22 ft. and the proposed drive-thru canopies will have a maximum height of 9 ft.-8 in.

Parking Requirements

A total of 56 parking stalls will be provided for the proposed development: three (3) accessible parking stalls, one (1) electric vehicle parking stall, 14 compact parking stalls, and 38 standard parking stalls. As proposed, the project is required to provide a total of 56 parking stalls.

- 1 parking stall per 35 sq. ft. of public area, plus 1 per 2 employees of the highest shift
- $1,620 \text{ sq. ft.} / 35 \text{ sq. ft.} + 20 \text{ employees} / 2 \text{ employees} = 56.28$

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

Driveway/Access

From Los Nietos Road, access is via a new 24-foot wide driveway. From Telegraph Road, access is via a new 26-foot wide driveway. A proposed 2-lane drive-thru will be located along the north side of the restaurant. The proposed drive-thru can accommodate a total of 28 vehicles. Access to the drive-thru will be available from both driveways. It should be noted that conditions were included as part of the attached resolution to ensure the drive-thru queuing is continually managed to ensure that it does not spill onto the street.

Landscaping

Most of the landscaping will be distributed along Telegraph Road and Los Nietos Road street frontages. Additional landscaping will also be distributed throughout the site. A minimum 15-foot wide landscaping strip will be provided along both Telegraph Road and Los Nietos Road. The total landscape area required per code is 10,518.8 sq. ft. The total landscape area provided is 13,143 sq. ft., therefore, the proposed project exceeds the minimum landscape area requirements set forth by the City's Zoning Ordinance.

CONDITIONAL USE PERMIT CASE NO. 822

As mentioned previously, the applicant is requesting approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C4, Community Commercial, Zone.

Pursuant to §155.153 of the Zoning Ordinance, the following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

- (K) Drive-in restaurants, ice cream, and refreshment stand with limited or no indoor customer seating area.

Drive-Thru Lanes

The proposed Chick-fil-A restaurant will incorporate a 2-lane drive-thru design that starts from the entrance of the drive-thru, which begins along the rear portion of the site and continues to the pickup window along the north side of the proposed building. The 2-lane drive-thru design will have the queuing space up to 28 vehicles, which will give the operator the flexibility to use the second drive-thru lane as they see fit, especially during peak demand. It should be noted that customers at the outer drive-thru lane will not receive their order through the drive-thru pick-up window. Instead, a staff member from Chick-fil-A will hand-deliver their orders to them.

During peak hours of operation, Chick-fil-A provides a drive-thru management program where team members utilize iPads to take customers' orders in the drive-thru. This ordering system allows team members to converse directly with guests, process payment, and manage circulation within the drive-thru. Based on past data, this system increases the speed of service by 30% when compare with the standard speaker box.

Menu Board

The proposed menu boards with speaker boxes in the drive-thru lanes will be installed with Automatic Volume Control (AVC), which automatically adjusts the volume level with the outdoor noise-ambient levels. The AVC will monitor the ambient sound level and adjust the speaker's volume level accordingly.

Deliveries

Nighttime deliveries are proposed as this minimizes the impact of on-site circulation and disruption during business hours. According to the applicant's business plan, deliveries to the restaurant occur 2-3 times per week and typically take 30-45 minutes per delivery. It should be noted that the operator shall not allow commercial vehicles, trucks to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area or back up onto the street from the subject property.

Hour of Operation

The proposed Chick-fil-A is anticipated to be open Monday through Saturday from 6:00 AM to 11:00 PM and close on Sunday.

STREETS AND HIGHWAYS

The subject site is located on the north side of Telegraph Road and the south side of

Los Nietos Road. Telegraph Road is designated as a “Major Arterial”, within the Circulation Element of the City’s General Plan. This portion of the Los Nietos Road is designated as a “Local Street”, within the Circulation Element of the City’s General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned C-4 (Community Commercial). The property has a General Plan Land Use designation of Commercial. The zoning, General Plan designation and land use of the surrounding properties are as follow:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	School (Unincorporated Area)	School	<u>Lake Marie Elementary School</u> (10001 Carmenita Rd, Whittier)
South	C-4, Community Commercial, Zone	Commercial	<u>Aldi Supermarket</u> (13210 Telegraph Road)
East	C-4, Community Commercial, Zone	Commercial	<u>M & R Good Year Service</u> (13245 Telegraph Road)
West	C-4, Community Commercial, Zone	Commercial	<u>7-Eleven Convenience Store</u> (13203 Telegraph Road)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City’s Municipal Code. Legal notice of the Public Hearing for the proposed 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 October 27, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City’s Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on October 27, 2021, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15302, Class 2 (b) (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

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

- (A) That the proposed development is in conformance with the overall objectives of this chapter.
- (B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- (D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

COMMISSION'S CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the Zoning Ordinance, 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.

(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.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 200-2021, staff finds that Development Plan Approval Case No. 985 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements. Staff also finds that Conditional Use Permit Case No. 822 meets and satisfies the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit to allow for the establishment, operation and maintenance of a drive-thru restaurant.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval:

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

Conditional Use Permit:

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, 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 Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed conditional use based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised plan.

CONDITIONS OF APPROVAL

Conditions of approval for the proposed project is attached to Resolution 200-2021 as Exhibit A.

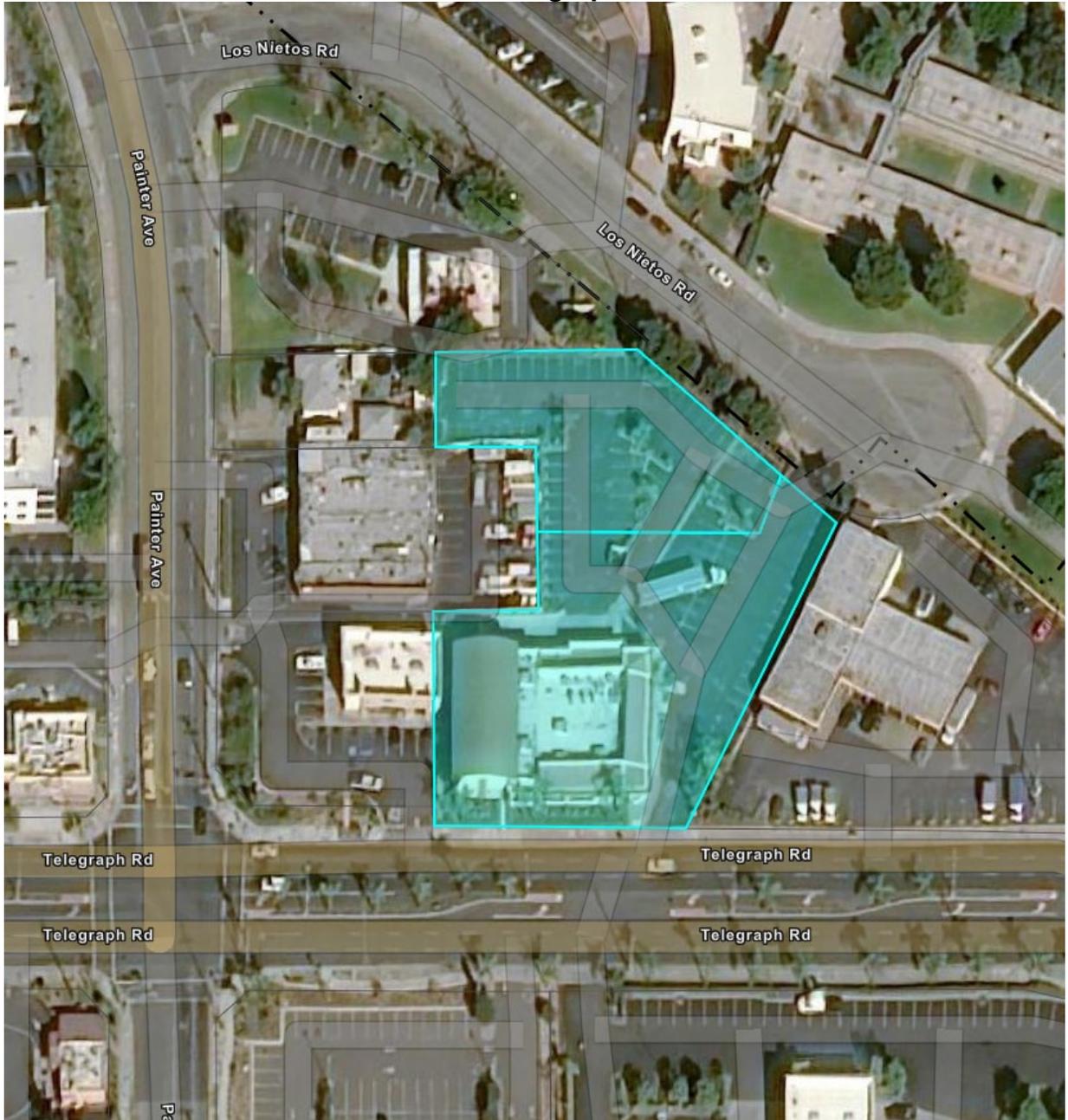


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Full Set of Plan
3. Business Plan
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Resolution 200-2021
 - a. Exhibit A – Conditions of Approval

**Attachment 1
Aerial Photograph**



**13225 Telegraph Road
(APNs: 8011-006-017 & 8011-006-018)**

**Attachment 2
Full Set of Plan**

CODE INFORMATION

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE
GAS CODE:	2019 CALIFORNIA PLUMBING CODE

BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	56,797 s.f.
BUILDING AREA:	4,723 s.f.
OMD/OP CANOPY AREA:	1,386 + 1,781 = 3,167 S.F.
BUILDING FOOTPRINT COVERAGE:	.083 (8.3%)
LANDSCAPE AREA:	11,635 s.f.
LANDS. SITE COVERAGE:	.205 (20.5%)
ZONING:	C-4 (COMMERCIAL)
PARCEL ID:	8011-006-017 & 8011-006-018

PARKING

PARKING REQUIREMENT:	1 SPACE PER 35 PUBLIC AREA, PLUS 1 PER 2 EMPLOYEES SHIFT 1620/35 + 20/2 = 56
	TOTAL 56 PARKING STALLS REQUIRED
SPACES PROVIDED:	56 SPACES PROVIDED
AREA OF TRASH ENCLOSURE:	384 S.F.
BIKE RACKS PROVIDED:	4 (8 SPACES)

Architect:

CRHO ARCHITECTS
1833 17TH STREET; SUITE 301
SANTA ANA, CA. 92705
PHONE: (714) 832-1834
FAX: (714) 832-1910
CONTACT: russell hatfield
E-MAIL: russell@CRHO.COM

Landscape Architect:

HOURIAN ASSOCIATES, INC.
107 AVENIDA MIRAMAR, SUITE "D"
SAN CLEMENTE, CA 92672
PHONE: (949) 489-5623
FAX: (949) 489-5632
CONTACT: JOHN HOURIAN
E-MAIL: team@hourianassociates.com

Civil Engineer:

TRUXAW AND ASSOCIATES
1915 W. ORANGEWOOD AVENUE
SUITE 101
ORANGE, CA. 92868
PHONE: (714) 935-0265
CONTACT: STEVE HAGER
E-MAIL: stevehager@truxaw.com



5200 Buffington Road
Atlanta, Georgia 30349-2998
Phone: (404) 765-8000
Fax: (404) 684-8550

13225 TELEGRAPH RD.
SANTA FE SPRINGS, CA 90670



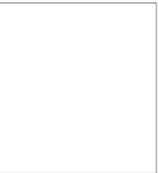
1 VICINITY MAP
NOT TO SCALE

DRAWING INDEX

G-000	TITLE SHEET
SP-1	SITE PLAN
1 OF 6	CIVIL TITLE SHEET
2 OF 6	CIVIL CONCEPTUAL DEMOLITION PLAN
3 OF 6	CIVIL CONCEPTUAL GRADING PLAN
4 OF 6	CIVIL CONCEPTUAL GRADING PLAN
5 OF 6	CIVIL CONSTRUCTION NOTES
6 OF 6	CIVIL CONCEPTUAL UTILITY PLAN
1 OF 3	ALTA TITLE SHEET
2 OF 3	ALTA (BOUNDARY)
3 OF 3	ALTA (TOPO)
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	PRELIMINARY IRRIGATION PLAN
L1.2	PRELIMINARY WATER CONSERVATION PLAN & NOTES
A-110	FLOOR PLAN
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
PH-1	PHOTOMETRIC SITE PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
TELEGRAPH & PAINTER
13225 TELEGRAPH RD.,
SANTA FE SPRINGS, CA

FSR# 04897

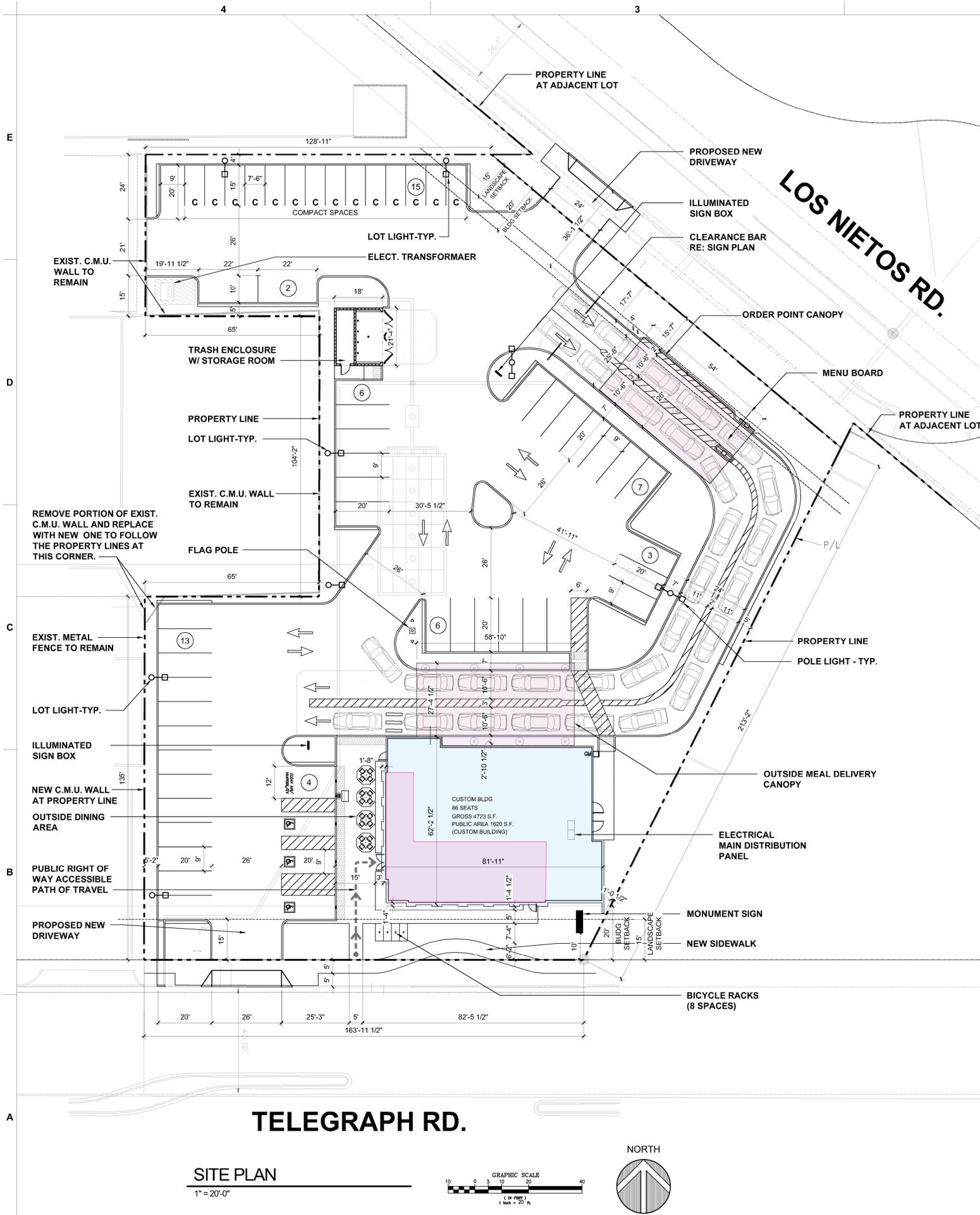
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
06-24-21		CUP SUBMITTAL
09-16-21		CUP RESUBMITTAL

ARCHITECT'S PROJECT #	20-143
PRINTED FOR	CUP RESUBMITTAL
DATE	09-16-21
DRAWN BY	SL

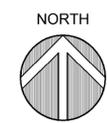
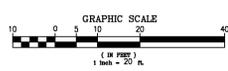
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SHEET	
TITLE SHEET	
SHEET NUMBER	

G-000



SITE PLAN
1" = 20'-0"



BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLER:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	56,797 S.F.
BUILDING AREA:	4,723 SF
PERCENT OF LOT COVERAGE:	8%
ZONING:	C-4 (COMMERCIAL)
APN:	8011-066-017 & 8011-006-018

LEGEND

NEW CONC. SIDEWALK:	
PROPERTY LINE:	
EXIST. LOW WALL:	
PROPOSED CANOPY AREA:	
NEW CONC. CURB:	
NUMBER OF PARKING SPACES:	
PROPOSED BUILDING AREA:	
PROPOSED PUBLIC AREA:	

SITE STATISTICS

56 SPACES TOTAL
 PROPOSED PARCEL AREA: 56,797 S.F.
 28 CAR STACK
 ORDER POINT: 11TH CAR AT INNER LANE

PARKING

PARKING REQUIREMENT:	1 PER 35 SF OF PUBLIC AREA, PLUS 1 PER 2 EMPLOYEES SHIFT
BUILDING AREA:	4,723 S.F.
PUBLIC AREA:	1620 S.F.
SPACES REQUIRED:	1620/ 35 + 20/2 = 56 SPACES REQUIRED
SPACES PROVIDED:	56 SPACES PROVIDED
AREA OF LANDSCAPE:	11,635 S.F.
AREA OF TRASH ENCLOSURE:	384 S.F.
BIKE RACKS PROVIDED:	4 (8 SPACES)

SITE INFORMATION

SIR:	YES	DATE: 02-08-21
SURVEY:	YES/ NO	DATE: XX-XX-XX
BUILDING SETBACK:	N: 20' LOS NIETOS S: 20' TELEGRAPH E: 0' N/A W: 0' N/A	
LANDSCAPE SETBACK:	N: 15' LOS NIETOS S: 15' TELEGRAPH E: 0' N/A W: 0' N/A	
#OF PARKING STALLS REQUIRED:	1/35 SF PUBLIC AREA, PLUS 1 PER 2 EMPLOYEES MAX SHIFT (1,611/ 35) + (17/ 2) = 56 SPACES REQUIRED	
DO PATIO SEATS COUNT TOWARD PARKING?	NO	
D/T STACKING:	NOT CODIFIED - SUBJECTIVE SITE PLAN APPROVAL	
STANDARD 90° STALL SIZE:	9' W X 20' L	
COMPACT STALL SIZE:	7.5' W X 15' L	
DRIVE AISLE WIDTH:	26' - 90°	
OVERHANG ALLOWED?	NO	
BIKE REQUIREMENT:	1 BICYCLE/ 50,000 SF	
NEW CURB CUT?	IF NEEDED	
LOADING ZONING:	YES, 250 SF LOADING ZONE REQUIRED	
TE FRONT OR SIDE LOADING:	NOT CODIFIED, PER WASTE HAULER ANY ORIENTATION SUITABLE	
LANDSCAPE ISLAND:	1 TREE PER 40' O.C. ALONG ALL PARKING BANKS, MIN. 3' PLANTER WIDTH, 3' HEDGE/ BERM SHIELDING PARKING FROM ROW	
OTHER:	MIN LANDSCAPE AREA = 25 SF/ LINEAL STREET FRONTAGE PLUS 6% OF PARKING AND DRIVE AISLE AREA. 20 SF MUST BE ON PRIVATE PROPERTY, 15' MIN WIDTH, BEHIND ROW LINE.	

EASEMENT NOTES

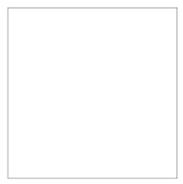
- 13 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 17, 1938 AS BOOK 15451, PAGE 370 OF OFFICIAL RECORDS.
- 14 AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSE IN THE DOCUMENT RECORDED DECEMBER 15, 1955 AS BOOK 49781, PAGE 406 OF OFFICIAL RECORDS.
- 15 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 27, 1955 AS BOOK 49888, PAGE 443 OF OFFICIAL RECORDS
- 16 AN EASEMENT FOR POLE LINES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 27, 1956 AS BOOK 50429, PAGE 266 OF OFFICIAL RECORDS.
- 18 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSE IN THE DOCUMENT RECORDED JUNE 28, 1967 AS BOOK D-3686, PAGE 766, INSTRUMENT NO. 3189 OF OFFICIAL RECORDS.



Chick-fil-A

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 3rd Floor - Suite 301
 Santa Ana, CA 92705
 Phone 714.832.1834



CHICK-FIL-A
 TELEGRAPH & PAINTER
 13225 TELEGRAPH RD.,
 SANTA FE SPRINGS, CA

FSR# 04897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
06-24-21		CUP SUBMITTAL
09-16-21		CUP RESUBMITTAL

ARCHITECT'S PROJECT #	20-143
PRINTED FOR	CUP RESUBMITTAL
DATE	09-16-21
DRAWN BY	SL

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 SHEET
 PRELIMINARY SITE PLAN
 SHEET NUMBER

SP-1

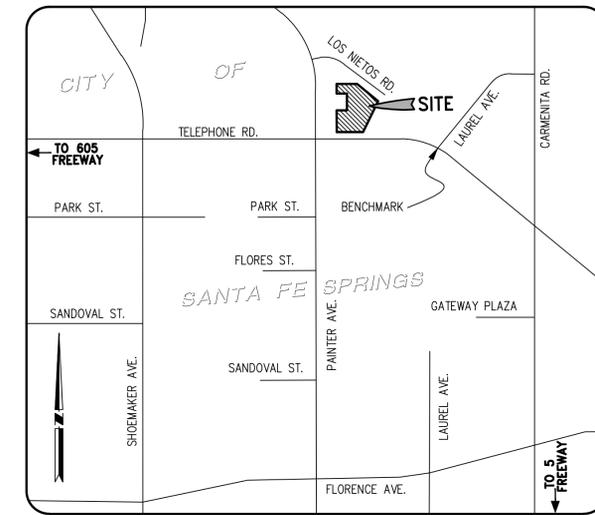
CONCEPTUAL GRADING AND UTILITY PLANS

FOR

CHICK-FIL-A RESTAURANT NO. 4897

13225 TELEGRAPH ROAD

SANTA FE SPRINGS, CA



VICINITY MAP
NOT TO SCALE

SHEET #	TITLE
C-1	TITLE SHEET
C-2	CONCEPTUAL DEMOLITION PLAN
C-3	CONCEPTUAL GRADING PLAN
C-4	CONCEPTUAL GRADING PLAN
C-5	CONCEPTUAL CONSTRUCTION NOTES
C-6	CONCEPTUAL UTILITY PLAN

- * 1 — ALTA SURVEY (TITLE SHEET)
 - * 2 — ALTA SURVEY (BOUNDARY)
 - * 3 — ALTA SURVEY (TOPO)
- * FOR REFERENCE ONLY

LEGEND

AB = AGGREGATE BASE	TRW = TOP OF RETAINING WALL
AC = ASPHALT CONCRETE	TW = TOP OF WALL
BLK = CONCRETE BLOCK	UG = UNDERGROUND
BS = BACK OF SIDEWALK	UP = UTILITY POLE
CB = CATCH BASIN	VAR = VARIABLE
CF = CURB FACE	W = WASHER
CL = CENTERLINE	WDF = WOOD FENCE
CLF = CHAIN LINK FENCE	WM = WATER METER
CO = CLEANOUT	WV = WATER VALVE
DCV = DETECTOR CHECK VALVE	
DS = ROOF DOWNSPOUT	N. = NORTH
EG = EDGE OF GUTTER	S. = SOUTH
EP = EDGE OF PAVEMENT	E. = EAST
FD = FOUND	W. = WEST
FDC = FIRE DEPT. CONNECTION	N'LY = NORTHERLY
FF = FINISHED FLOOR	S'LY = SOUTHERLY
FG = FINISHED GRADE	E'LY = EASTERLY
FH = FIRE HYDRANT	W'LY = WESTERLY
FL = FLOW LINE	N/O = NORTH OF
FS = FINISHED SURFACE	S/O = SOUTH OF
GB = GRADE BREAK	E/O = EAST OF
GM = GAS METER	W/O = WEST OF
GR = TOP OF GRATE	P = PROPERTY LINE
GV = GAS VALVE	C = CENTERLINE
HP = HIGH POINT	R/W = RIGHT OF WAY
HT = HEIGHT	Δ = DELTA
ICV = IRRIGATION CONTROL VALVE	R = RADIUS
INV = INVERT	L = LENGTH
IP = IRON PIPE	T = TANGENT
LS = LIGHT STANDARD	M = MEASURED DATA
L&T = LEAD & TAG	C = CALCULATED DATA
MH = MANHOLE	(RAD) = RADIAL BEARING
NG = NATURAL GROUND	PRO = PROPORTIONATE MEASUREMENT
N&T = NAIL & TAG	(210.00' R) = RECORD DATA
OHW = OVERHEAD WIRE	210.00' M. = MEASURED DATA
PB = PULL BOX	210.00' PRO. = PRORATED DATA
PCC = CONCRETE	210.00' C. = CALCULATED DATA
PIV = POST INDICATOR VALVE	(427.00) TC = EXISTING ELEVATION
PL = PROPERTY LINE	427.00 TC = DESIGN ELEVATION
RD = ROOF DRAIN	CATV = CABLE TV LINE
RWH = REDWOOD HEADER	E = ELECTRICAL LINE
SCB = SIGNAL CONTROL BOX	FW = FIRE WATER LINE
SMH = SEWER MANHOLE	G = GAS LINE
SPK = SPIKE	GB-GB = GRADE BREAK LINE
SW = SIDEWALK	R-R = RIDGE LINE
TC = TOP OF CURB	S = SEWER LINE
TE = TRASH ENCLOSURE	SD = STORM DRAIN LINE
TP = TELEPHONE POLE	T = TELEPHONE LINE
TRAN = TRANSITION	W = WATER LINE
TRANS = TRANSFORMER	

SYMBOLS

⊙	FIRE HYDRANT
□	STREET LIGHT
⊗	TRAFFIC SIGNAL
⊗	TRAFFIC SIGNAL ARM & POLE
☆	LIGHT STANDARD
⊕	UTILITY POLE
⊕	GUY WIRE & ANCHOR
⊕	WATER METER
⊕	GAS METER
⊕	WATER VALVE
⊕	GAS VALVE
⊕	PULL BOX
⊕	GRATE INLET
⊕	SIGN
⊕	VENT
⊕	SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	TELEPHONE MANHOLE
⊕	MANHOLE
⊕	SEWER CLEANOUT
⊕	MONITORING WELL
⊕	HANDICAP PARKING STALL
⊕	LANDSCAPED AREA
⊕	PROTECT IN PLACE
⊕	REMOVE AND DISPOSE OFFSITE
⊕	RELOCATE
⊕	PLOTTABLE EASEMENT ITEM
⊕	No. PER TITLE REPORT
—(427.0)—	EXIST. CONTOUR
—427.0—	DESIGN CONTOUR

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE

Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be void. For your Dig Alert I.D. Number call Underground Service Alert (CALL 811) Two working days before you dig.

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, BUILDING SETBACKS, CONCRETE COLORS AND FINISHES, STRUCTURAL DETAILS, WALKWAYS, EXPANSION JOINT LOCATIONS, UTILITIES, ETC.
- ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH CURRENT CITY OF SANTA FE SPRINGS AND SPWC STANDARDS. WORK SHALL ALSO CONFORM TO APPLICABLE BUILDING CODES (CA BUILDING CODE, CA PLUMBING CODE, ETC.) AS INTERPRETED BY THE CITY OF SANTA FE SPRINGS.
- ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
- EXISTING UNDERGROUND UTILITY LINE LOCATIONS WERE TAKEN FROM AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT ARE NOT PLOTTED HEREON.
- EXISTING UNDERGROUND UTILITIES ARE TO BE RELOCATED AS REQUIRED TO AVOID CONFLICT WITH PROPOSED STRUCTURES.
- EXISTING PUBLIC UTILITY EASEMENTS IN CONFLICT WITH PROPOSED STRUCTURES ARE TO BE QUITCLAIMED WITH THE APPROVAL OF THE UTILITY COMPANY. NEW EASEMENTS ARE TO BE GRANTED AT PROPOSED UTILITY LOCATIONS.
- CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND LOCATIONS 48 HOURS BEFORE YOU DIG. 811
- THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED.
- THE CONTRACTOR SHALL COMPLY WITH THE SOILS REPORT (AND ADDENDA) FOR THIS PROJECT AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEER.
- ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ALTA/ACSM TITLE SURVEY DATED MARCH 13, 2021 BY TRUXAW AND ASSOCIATES, INC.
- ALL STORM DRAIN AND SEWER PIPE SHALL BE PLACED BEGINNING AT THE DOWNSTREAM POINT OF CONNECTION AND CONTINUING TO THE UPSTREAM TERMINUS. PIPE PLACEMENT SHALL BE CONTINUOUS. DEVIATIONS FROM THIS SEQUENCE WILL NOT BE PERMITTED. POTHOLING INFORMATION, WHERE REQUIRED, SHALL BE OBTAINED AND PROVIDED TO TRUXAW AND ASSOCIATES PRIOR TO CONSTRUCTION.
- ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- THESE PLANS ARE BASED ON THE SITE PLAN PROVIDED TO TRUXAW AND ASSOCIATES, DATED MAY 25, 2021. THE SITE PLAN PROVIDED WAS NOT AN AGENCY APPROVED SITE PLAN.

**** BASIS OF BEARINGS**

THE BEARING NORTH 89°41'30" EAST FOR THE CENTERLINE OF TELEGRAPH ROAD AS SHOWN ON PARCEL MAP NO. 1841, FILED IN BOOK 29, PAGE 14 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**** RECORD DATA**

- (R) = RECORD DATA PER PARCEL MAP NO. 1841, BOOK 29, PAGE 14
- (R1) = RECORD OF SURVEY, BOOK 84, PAGE 68
- (R2) = RECORD DATA PER PARCEL MAP NO. 26522, BOOK 346, PAGE 51-53
- (R3) = RECORD DATA PER PARCEL MAP NO. 73846, BOOK 389, PAGE 68-70

**** BENCHMARK**

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 0Y11862
ELEVATION = 161.060 FEET (2013 QUAD YEAR)
L&DPW TAG IN N CB 1FT W/O ECR @ NW COR.
TELEGRAPH RD. & LAUREL AVE.

**** FLOOD_ZONE**

COMMUNITY NUMBER: 060158, PANEL NUMBER 1835F, EFFECTIVE DATE: 9/26/2008
ZONE X₁ (UNSHADED); PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 3/5/2021

**** SITE AREA**

THE SUBJECT SITE, PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY:
PARCEL A = 54,686 SQ. FT. OR 1.255 ACRES

SITE PLANNING DATA

DISCLAIMER: INFORMATION PROVIDED BY 4G DEVELOPMENT AND CONSULTING, INC IN THE SITE INVESTIGATION REPORT DATED 2/8/2021.

**INFORMATION FROM THE SITE INVESTIGATION REPORT INDICATES A FRONT (SOUTH) BUILDING SETBACK OF 30 FEET; FROM THE CITY OF SANTA FE SPRINGS CODE, A FRONT (SOUTH) BUILDING SETBACK OF 20 FEET IS INDICATED.

ZONING: C-4 (COMMERCIAL)

MAXIMUM BUILDING HEIGHT: 75 FEET

**** SETBACKS (BUILDING AND LANDSCAPE)**

- NORTH = LOS NIETOS / 20 FEET
- WEST = N/A / 0 FEET
- EAST = N/A / 0 FEET
- SOUTH = TELEGRAPH / 20 FEET

UTILITY PROVIDERS

SEWER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, MIKE NASRAT (562)868-0511 X7366
WATER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
ELECTRIC.....SO CAL EDISON, 9901 GEARY AVE., SANTA FE SPRINGS, CA, RAY MORENO (562) 903-3175
GAS.....SO CAL GAS, SOUTHEAST REGION, LELA PAZ (949) 562-8941, Lpoz@socalgas.com
TELEPHONE.....AT&T, CATHY HURTADO, MA2797@att.com
CABLE.....AT&T, CATHY HURTADO, MA2797@att.com
STORM DRAIN.....CITY SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
TRAFFIC.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548

+ AGENCY RECORD INFORMATION NOT AVAILABLE AT THE TIME OF THIS SURVEY.

SOURCE OF BOUNDARY, TOPOGRAPHIC & EASEMENT INFORMATION.**	
THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE PLAN REFERENCED BELOW.	
DATE OF SURVEY:	MARCH 13TH, 2021
ALTA SURVEY BY:	TRUXAW AND ASSOCIATES, INC. 1915 W. ORANGEWOOD AVE., SUITE 101 ORANGE, CA 92868 (714) 935-0265 JOB # CFA21010

DEVELOPER
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349

ARCHITECT
CRHO ARCHITECTS
1833 E. 17TH ST.; SUITE 301
SANTA ANA, CA 92705
(714) 832-1834 FAX (714) 832-1910

**** TITLE REPORT**

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(858) 410-2151
COMMITMENT NUMBER: NCS-1047786-SD
COMMITMENT DATE: JANUARY 04, 2021
TITLE OFFICER: TRIXY BROWN / JANICE TREANOR

**** LEGAL DESCRIPTION**

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

PARCEL A:

PARCELS 1 AND 2 OF PARCEL MAP NO. 1841, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 29 PAGE 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

AN EASEMENT AND RIGHT OF WAY OVER THE SOUTHERLY 10 FEET OF THE WESTERLY 205.00 FEET OF THAT PORTION OF LOT 6 OF BANNISTER'S ADDITION TO SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 23, PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE SOUTHERLY LINE AND ITS PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO SEVILLE MONTENEGRO AND WIFE, RECORDED ON APRIL 26, 1948 AS INSTRUMENT NO. 157 IN BOOK 27023 PAGE 208, OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE AND BOUNDED SOUTHERLY BY THE SOUTHERLY LINE OF THE NORTHERLY 10.00 FEET, AND ITS EASTERLY AND WESTERLY PROLONGATION, OF THE LAND DESCRIBED IN THE DEED OF TRUST, EXECUTED BY HERMAN R. TRIPLETT RECORDED ON SEPTEMBER 22, 1955 AS INSTRUMENT NO. 9, IN BOOK 49020 PAGE 315, OFFICIAL RECORDS.

EXCEPT THAT PORTION OF SAID LAND WITHIN THE LINES OF PAINTER AVENUE.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTHERLY 10 FEET OF THOSE PORTIONS OF LOTS 6 AND 8 OF BANNISTER'S ADDITION TO SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 23 PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THE UNNAMED STREET (VACATED) SHOWN ON SAID MAP AS LYING BETWEEN SAID LOTS 6 AND 8 WHICH ARE INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF TELEGRAPH ROAD 60 FEET WIDE, WITH THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF PAINTER AVENUE, FORMERLY CARLTON ROAD, 60 FEET WIDE, AS SAID ROADS ARE SHOWN ON MAP OF BELL AND CARLTON'S SANTA GERTRUDIS ACRES, RECORDED IN BOOK 10 PAGE 73 OF MAPS, RECORDS OF SAID COUNTY, THENCE ALONG SAID CENTER LINE, SOUTH 89°41' EAST 200 FEET, THENCE PARALLEL WITH SAID PROLONGATION NORTH 00°24' EAST 185 FEET, THENCE PARALLEL WITH SAID CENTER LINE NORTH 89°41' WEST 200 FEET TO SAID PROLONGATION, THENCE ALONG SAID PROLONGATION, SOUTH 00°24' WEST 185 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND WITHIN PUBLIC ROADS.

FOR CONVEYANCE PURPOSES ONLY: APN 8011-006-017 (AFFECTS PARCEL 1 OF PARCEL A) AND 8011-006-018 (AFFECTS PARCEL 2 OF PARCEL A)

**** EASEMENT NOTES :**

13 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 17, 1938 AS BOOK 15451, PAGE 370 OF OFFICIAL RECORDS.

AFFECTS PARCELS A & C

14 AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 15, 1955 AS BOOK 49781, PAGE 406 OF OFFICIAL RECORDS.

NOTE: SEWER RUNS THROUGH THE SITE AND APPEARS TO SERVICE THE WESTERLY ADJOINING PROPERTY.

AFFECTS PARCELS A & C

15 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 27, 1955 AS BOOK 49888, PAGE 443 OF OFFICIAL RECORDS.

AFFECTS PARCELS A & C

16 AN EASEMENT FOR POLE LINES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 27, 1956 AS BOOK 50429, PAGE 266 OF OFFICIAL RECORDS.

AFFECTS PARCEL A

18 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 28, 1967 AS BOOK D-3686, PAGE 766, INSTRUMENT NO. 3189 OF OFFICIAL RECORDS.

NOTE: AN IRON FENCE, BLOCK WALLS, TRANSFORMER AND TRESS PROHIBIT RECIPROCAL ACCESS FROM THE SUBJECT SITE AND THE WESTERLY ADJOINING PROPERTY.

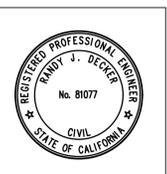
AFFECTS PARCELS A & C



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



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CHICK-FIL-A
TELEGRAPH & PAINTER FSU
13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

FSR# 04897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT # CFA21010
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SHEET TITLE SHEET

SHEET NUMBER

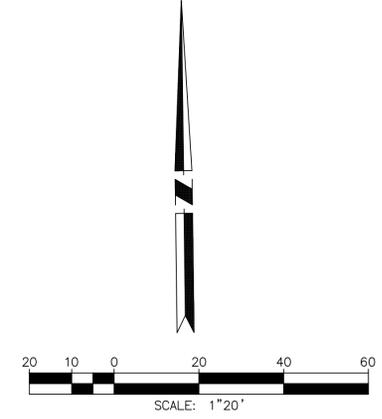
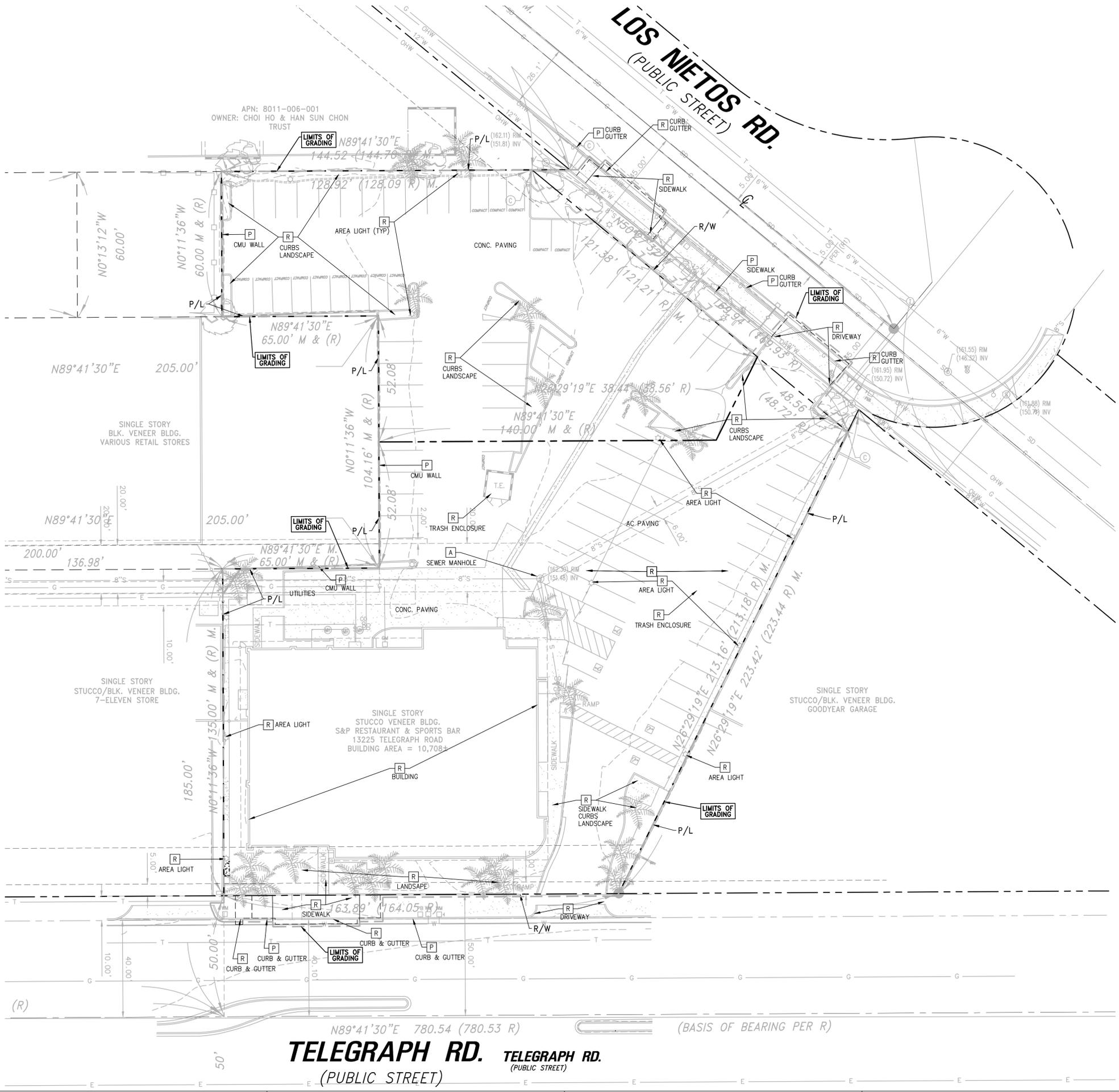
C-1
OF 6

LOS NIETOS RD. (PUBLIC STREET)

DEMOLITION NOTES
 [R] REMOVE
 [RE] RELOCATE
 [P] PROTECT
 [A] ADJUST TO GRADE

DISPOSITION TABLE

ITEM	ACTION
BUILDING	REMOVE 1
GAS METER	REMOVE 1
ELECTRICAL SB. & TANSF.	REMOVE 1
SITE LIGHTS	REMOVE 2
GRATE INLET	REMOVE 6, PROTECT 2
TREES	REMOVE 21



TELEGRAPH RD. TELEGRAPH RD. (PUBLIC STREET)

NOTICE TO CONTRACTOR
 THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
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**THIS PLAN IS:
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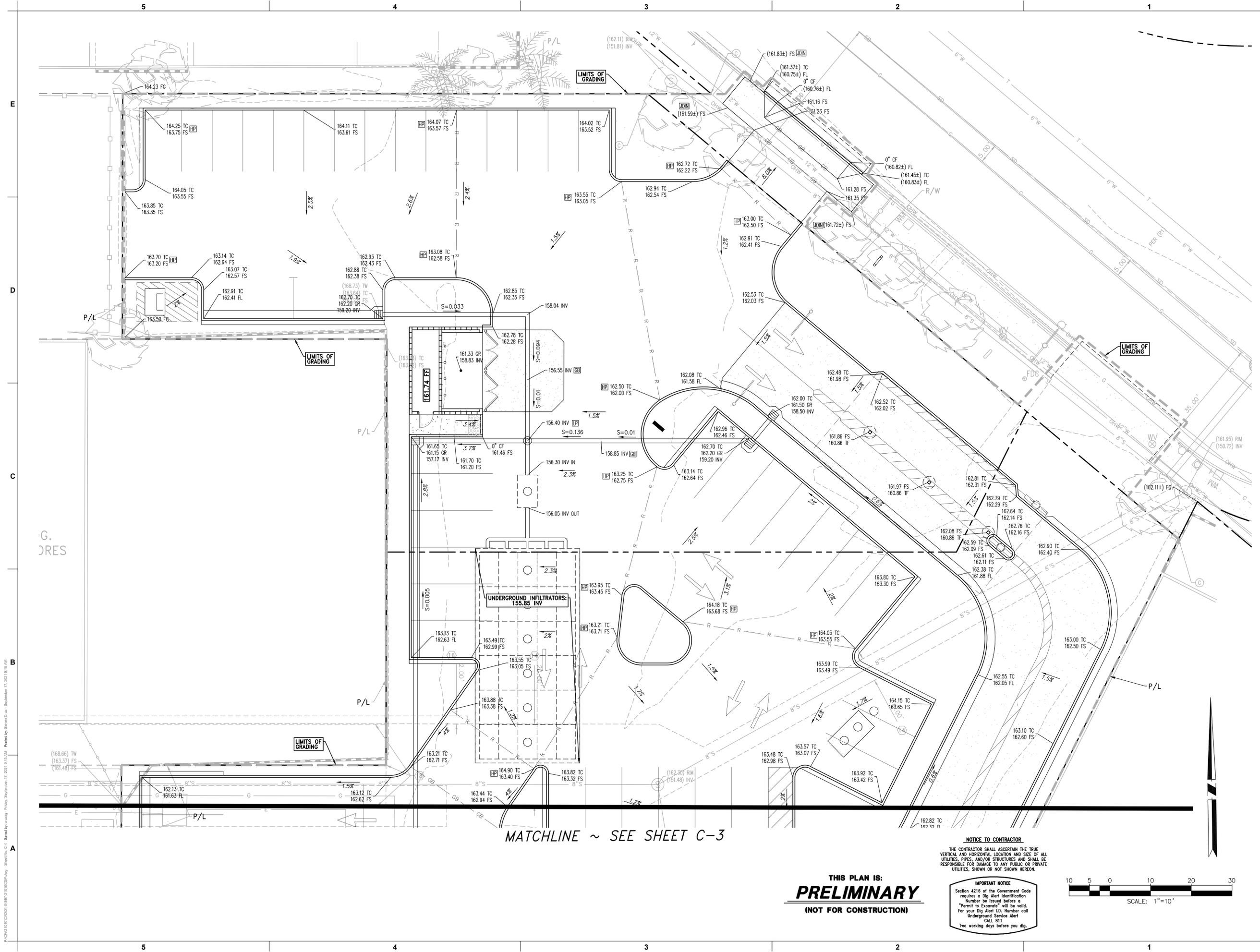
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SHEET CONCEPTUAL DEMOLITION PLAN

SHEET NUMBER
C-2
 OF 6

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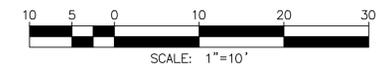


MATCHLINE ~ SEE SHEET C-3

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TELEGRAPH & PAINTER FSU
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SHEET CONCEPTUAL GRADING PLAN

SHEET NUMBER
C-4
 OF 6

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LOS NIETOS RD.
(PUBLIC STREET)

CONSTRUCTION NOTES

- ① CONSTRUCT CURB; CF=6" UNLESS OTHERWISE SHOWN ON PLANS.
 - ② CONSTRUCT 6" CURB & 18" GUTTER PER DETAIL HEREON.
 - ③ CONSTRUCT 6" CURB WITH 12" CONCRETE STEP-OFF
 - ④ CONSTRUCT CONCRETE HANDICAP ACCESS RAMP IN ACCORDANCE WITH CA TITLE 24 REQUIREMENTS, ADA GUIDELINES, CITY STANDARDS AND ARCHITECTURAL DETAILS.
 - ⑤ PLACE TRUNCATED DOMES PER ADA REQUIREMENTS.
 - ⑥ CONSTRUCT CONCRETE SIDEWALK/HARDSCAPE.
 - ⑦ CANOPY PER SEPARATE CANOPY PLANS.
 - ⑧ MENU BOARD & HEIGHT BAR.
 - ** ⑨ PAVE WITH 6-INCHES PCC OVER 4-INCHES AB OVER COMPACTED SUBGRADE.
 - ⑩ BUILDING PER ARCHITECTURAL PLANS.
 - ⑪ CONSTRUCT 24" X 24" GRATED INLET.
 - ⑫ PAVE WITH 3 -IN CUT AC PAVEMENT OVER 6 -IN AB OVER COMPACTED SUBGRADE (DRIVE AISLES).
 - ⑬ INSTALL 'NO DUMPING' GRAPHIC.
 - ⑭ ADA PARKING STRIPING & SIGNAGE PER CITY REQUIREMENTS.
 - ⑮ CONSTRUCT NEW DRIVEWAY PER CITY REQUIREMENTS.
 - ⑯ CONSTRUCT CMU TRASH ENCLOSURE. (UNDER SEPERATE PLAN CHECK AND PERMIT)
 - ⑰ INSTALL UNDERGROUND INFILTRATION SYSTEM.
 - ⑱ PAVE WITH 3 -IN CUT AC PAVEMENT OVER 4 -IN AB OVER COMPACTED SUBGRADE (PARKING).
 - L LANDSCAPE AREA PER SEPARATE LANDSCAPE PLANS.
- ** PAVEMENT SECTIONS SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.



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13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

FSR# 04897

REVISION SCHEDULE

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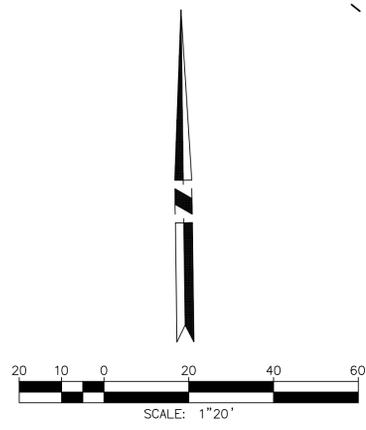
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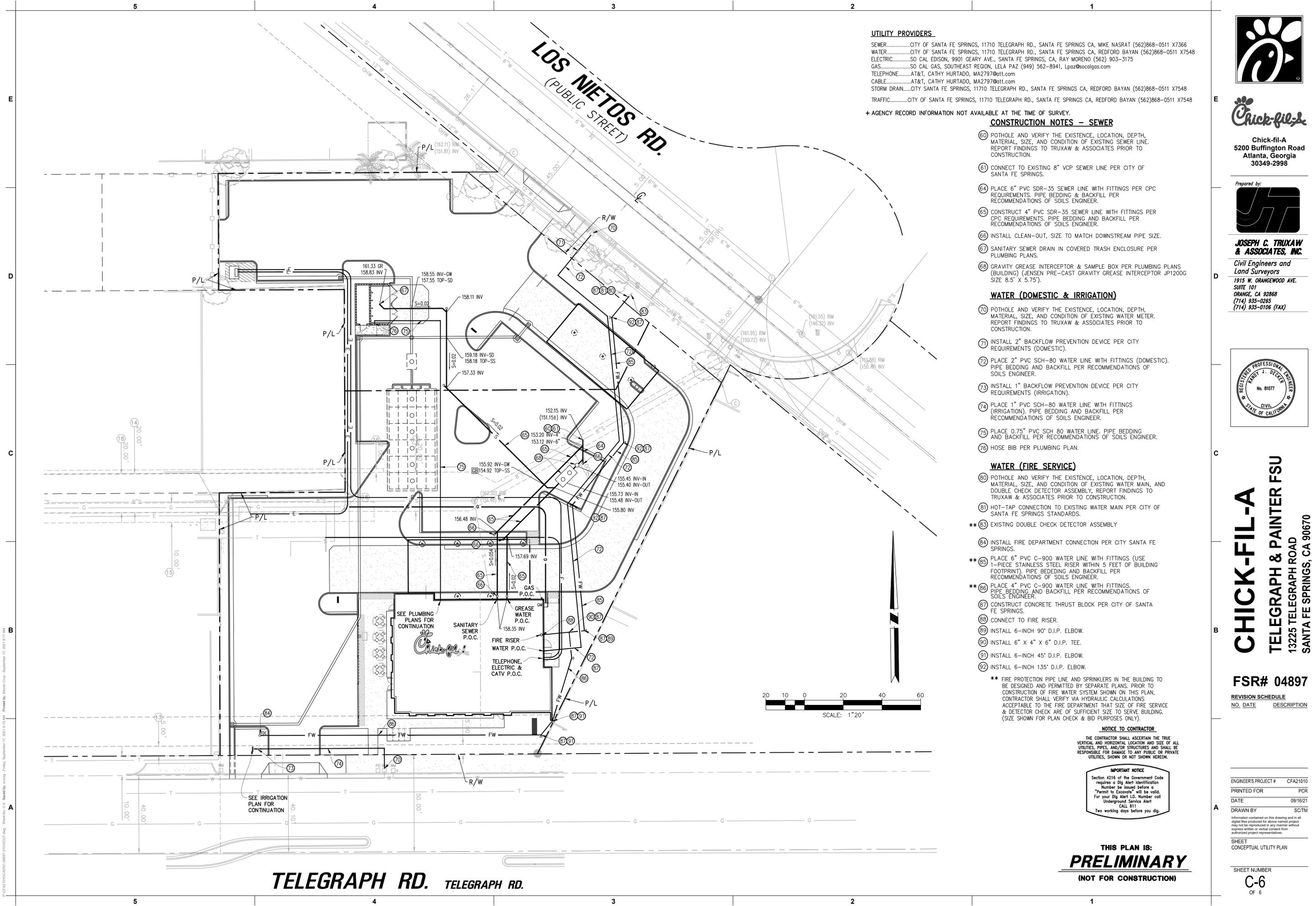
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SHEET CONCEPTUAL CONSTRUCTION NOTES
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OF 6

TELEGRAPH RD.
(PUBLIC STREET)



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UTILITY PROVIDERS

SEWER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, MIKE NASRAT (562)868-0511 X7366
 WATER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
 ELECTRIC.....SO CAL EDISON, 9901 GEARY AVE., SANTA FE SPRINGS, CA, RAY MORENO (562) 903-3175
 GAS.....SO CAL GAS, SOUTHEAST REGION, LELA PAZ (949) 562-8941, Lpoz@socialgas.com
 TELEPHONE.....AT&T, CATHY HURTADO, MA2797@att.com
 CABLE.....AT&T, CATHY HURTADO, MA2797@att.com
 STORM DRAIN.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
 TRAFFIC.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548

+ AGENCY RECORD INFORMATION NOT AVAILABLE AT THE TIME OF SURVEY.

CONSTRUCTION NOTES – SEWER

- 60 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING SEWER LINE. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- 61 CONNECT TO EXISTING 8" VCP SEWER LINE PER CITY OF SANTA FE SPRINGS.
- 64 PLACE 6" PVC SDR-35 SEWER LINE WITH FITTINGS PER CPC REQUIREMENTS. PIPE BEDDING & BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 65 CONSTRUCT 4" PVC SDR-35 SEWER LINE WITH FITTINGS PER CPC REQUIREMENTS. PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 66 INSTALL CLEAN-OUT, SIZE TO MATCH DOWNSTREAM PIPE SIZE.
- 67 SANITARY SEWER DRAIN IN COVERED TRASH ENCLOSURE PER PLUMBING PLANS.
- 68 GRAVITY GREASE INTERCEPTOR & SAMPLE BOX PER PLUMBING PLANS (BUILDING) (JENSEN PRE-CAST GRAVITY GREASE INTERCEPTOR JP12000 SIZE 8.5' X 5.75').

WATER (DOMESTIC & IRRIGATION)

- 70 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING WATER METER. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- 71 INSTALL 2" BACKFLOW PREVENTION DEVICE PER CITY REQUIREMENTS (DOMESTIC).
- 72 PLACE 2" PVC SCH-80 WATER LINE WITH FITTINGS (DOMESTIC). PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 73 INSTALL 1" BACKFLOW PREVENTION DEVICE PER CITY REQUIREMENTS (IRRIGATION).
- 74 PLACE 1" PVC SCH-80 WATER LINE WITH FITTINGS (IRRIGATION). PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 75 PLACE 0.75" PVC SCH 80 WATER LINE. PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 76 HOSE BIB PER PLUMBING PLAN.

WATER (FIRE SERVICE)

- 80 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING WATER MAIN, AND DOUBLE CHECK DETECTOR ASSEMBLY. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- 81 HOT-TAP CONNECTION TO EXISTING WATER MAIN PER CITY OF SANTA FE SPRINGS STANDARDS.
- ** 83 EXISTING DOUBLE CHECK DETECTOR ASSEMBLY
- 84 INSTALL FIRE DEPARTMENT CONNECTION PER CITY SANTA FE SPRINGS.
- ** 85 PLACE 6" PVC C-900 WATER LINE WITH FITTINGS (USE 1-PIECE STAINLESS STEEL RISER WITHIN 5 FEET OF BUILDING FOOTPRINT). PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- ** 86 PLACE 4" PVC C-900 WATER LINE WITH FITTINGS. PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 87 CONSTRUCT CONCRETE THRUST BLOCK PER CITY OF SANTA FE SPRINGS.
- 88 CONNECT TO FIRE RISER.
- 89 INSTALL 6-INCH 90° D.I.P. ELBOW.
- 90 INSTALL 6" X 4" X 6" D.I.P. TEE.
- 91 INSTALL 6-INCH 45° D.I.P. ELBOW.
- 92 INSTALL 6-INCH 135° D.I.P. ELBOW.

** FIRE PROTECTION PIPE LINE AND SPRINKLERS IN THE BUILDING TO BE DESIGNED AND PERMITTED BY SEPARATE PLANS. PRIOR TO CONSTRUCTION OF FIRE WATER SYSTEM SHOWN ON THIS PLAN, CONTRACTOR SHALL VERIFY VIA HYDRAULIC CALCULATIONS ACCEPTABLE TO THE FIRE DEPARTMENT THAT SIZE OF FIRE SERVICE & DETECTOR CHECK ARE OF SUFFICIENT SIZE TO SERVE BUILDING. (SIZE SHOWN FOR PLAN CHECK & BID PURPOSES ONLY).

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FSR# 04897

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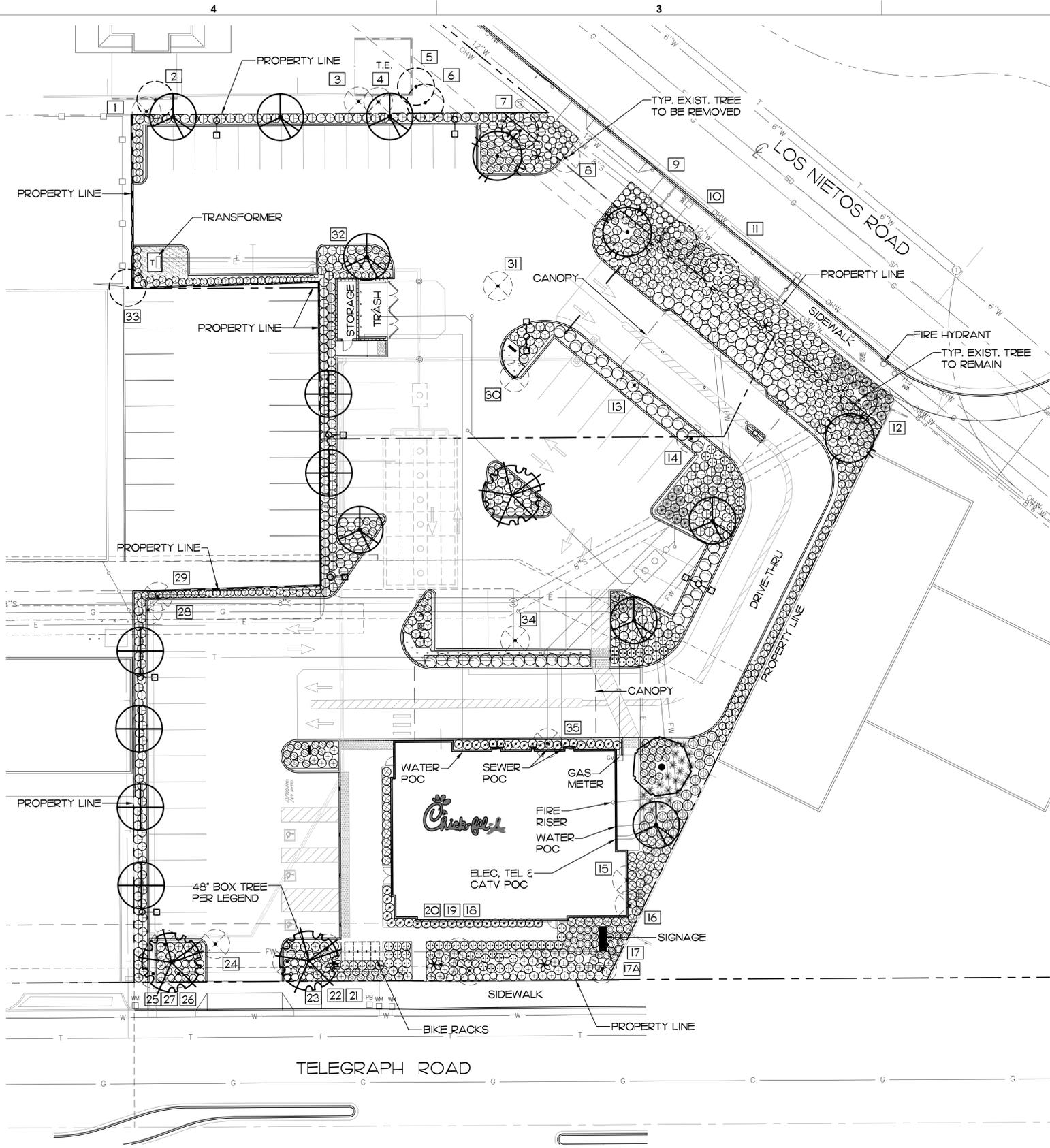
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SHEET CONCEPTUAL UTILITY PLAN

SHEET NUMBER
C-6
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PLANTING LEGEND

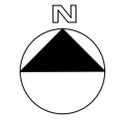
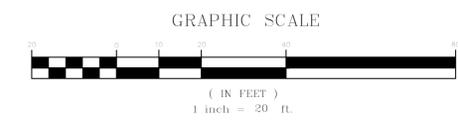
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 3
TREES						
	CERCIS OCCIDENTALIS	WESTERN REDBLD	24' BOX	8	STANDARD	L
	LAGERSTROEMIA INDICA 'NATCHEZ'	GRAPE MYRTLE	24' BOX	3	STANDARD	M
	LAURUS NOBILIS	SWEET BAY	24' BOX	6	STANDARD	L
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24' BOX 48' BOX	2 1	STANDARD	M
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24' BOX	1	STANDARD	L
	TYP. EXISTING TREE TO REMAIN (8 TOTAL) - REFER TO SEPARATE LISTING, THIS SHEET.					
	TYP. EXISTING TREE TO BE REMOVED (28 TOTAL) - REFER TO SEPARATE LISTING, THIS SHEET.					

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 3
SHRUBS						
	AGAVE AMERICANA	CENTURY PLANT	5 GAL.	5	AS SHOWN	L
	AGAVE 'BLUE FLAME'	NCN	5 GAL.	36	AS SHOWN	L
	AGAVE 'BLUE GLOW'	NCN	5 GAL.	23	AS SHOWN	L
	ALOE 'BLUE ELF'	NCN	5 GAL.	181	2'-0" O.C.	L
	ALOE STRIATA	CORAL ALOE	5 GAL.	66	2'-0" O.C.	L
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL.	128	2'-6" O.C.	M
	DIANELLA HYB. 'CLARITY BLUE'	CLARITY BLUE DIANELLA	5 GAL.	42	3'-0" O.C.	L
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL.	103	3'-0" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	5 GAL.	97	3'-0" O.C.	L
	LOMANDRA CONFERTIFOLIA SSP PALLIDA 'POM POM'	SHORTY MAT RUSH	5 GAL.	29	2'-6" O.C.	L
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	5 GAL.	124	3'-0" O.C.	L
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	5 GAL.	47	3'-0" O.C.	M
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	24	3'-6" O.C.	M
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	228	3'-0" O.C.	L
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL.	43	4'-0" O.C.	L
	PENNISETUM SETACEUM	GREEN FOUNTAIN GRASS	5 GAL.	44	4'-0" O.C.	L
	SALVIA MICROPHYLLA 'HOT LIPS'	NCN	5 GAL.	81	3'-0" O.C.	L
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.	200 S.F.	24" O.C.	L

I PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"

CFA SHRUB/TREE AREA:	12,983 S.F.
TURF AREA:	0 S.F.
NON-IRRIGATED D.G.	160 S.F.
TOTAL LANDSCAPE AREA:	13,143 S.F.

REFER TO SHEET L2.1 FOR EXISTING TREE LEGEND AND PLANTING NOTES



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SANTA FE SPRINGS, CA

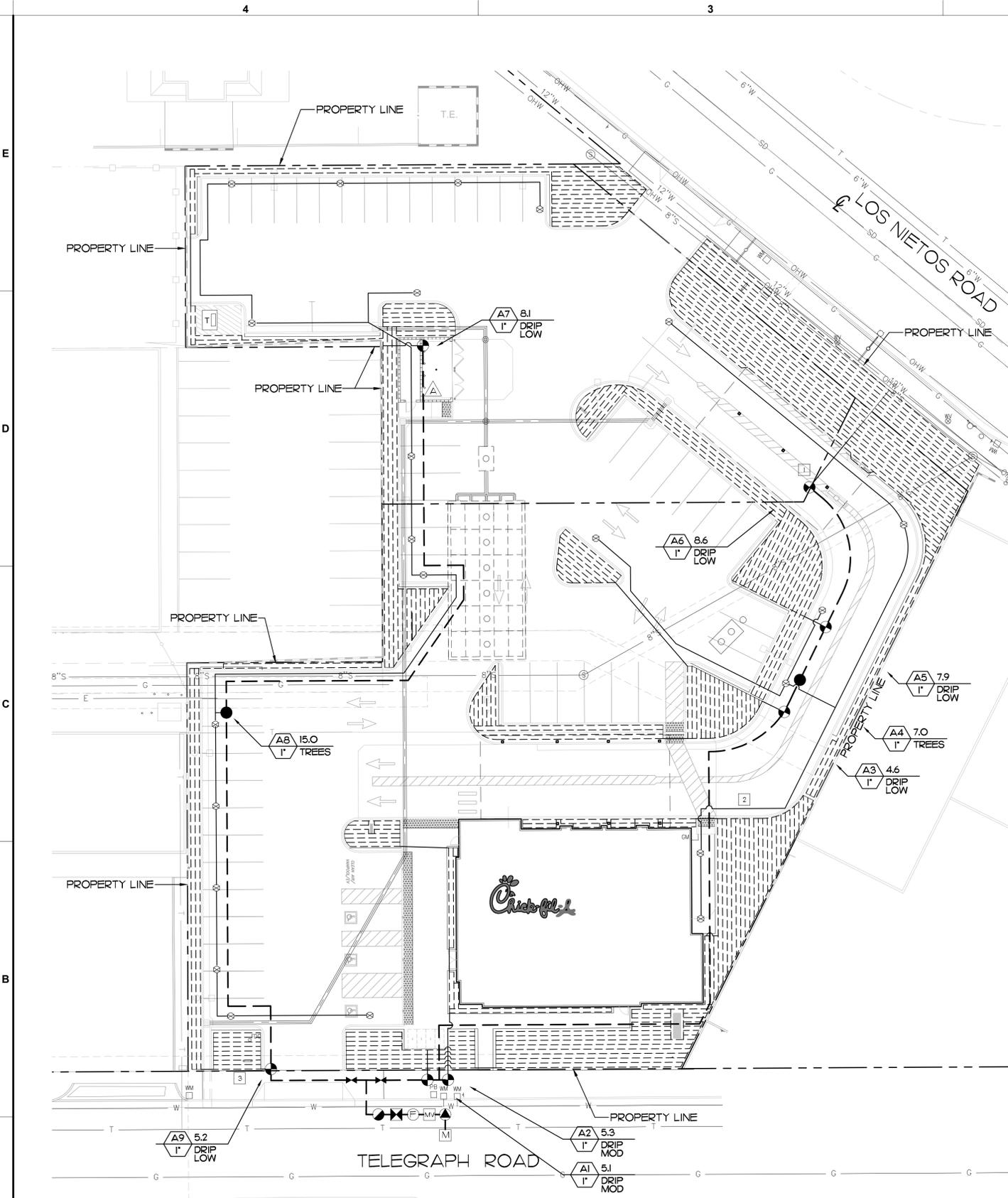
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SHEET
PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER

L1.0



IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
⊗	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SERIES (2) PER TREE	30	0.50	--	FLOOD
●	RAIN BIRD	100-PEB 1" IRRIGATION REMOTE CONTROL VALVE				
⊙	RAIN BIRD	XCZ-100-PRB-COM CONTROL ZONE KIT (FOR DRIP IRRIGATION) WITH 1" PESB VALVE AND 1" PRESSURE REGULATING (40PSI) FILTER.				
⊕	RAIN BIRD	33-DLRC QUICK COUPLER VALVE AND KEY, 3/4" VALVE WITH 1" PVC CONNECTION TO MAIN.				
⊗	NIBCO	T-580-A LINE SIZED BALL VALVE.				
⊗	EZ FLOW	HC-10 FERTIGATION SYSTEM - 10 GALLON CAPACITY.				
⊙	RAIN BIRD	MJ100B FLOW SENSOR - 1" SIZE COMPATIBLE WITH CONTROLLER LISTED BELOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CONDUIT FROM SENSOR TO CONTROLLER.				
⊗	GRISWOLD	#2230 PRESSURE REGULATING MASTER VALVE. SET AT 65 PSI.				
⊕	FEBCO	825 Y A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - 1" INSTALL WITH WEATHER INSULATION BLANKET PER MANUF. SPECS.				
⊗	BY OTHERS	3/4" DOMESTIC WATER METER (PER UTILITY PLANS BY OTHERS).				
⊕	RAIN BIRD	ESP4ME3-WESPMS6-LNK-WIFI-W2-MJ100B 4 STATION OUTDOOR WALL MOUNT AUTOMATIC IRRIGATION CONTROLLER WITH (1) 6 STATION EXPANSION MODULE (FOR A TOTAL OF 10 STATIONS) - MOUNT IN INSIDE OF TRASH ENCLOSURE 48" MIN. ABOVE FINISH SURFACE. INCLUDES LNK-WIFI MODULE AND WR2-RFC WIRELESS RAIN SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE FLOW SENSOR INFORMATION ABOVE.				
⊕	RAIN BIRD	SMART-Y SOIL MOISTURE SENSOR KIT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLAN FOR LOCATIONS. SENSOR #1: PLACE IN PLANTER WHERE SHOWN AND CONNECT TO VALVE A6. SENSOR #2: PLACE IN PLANTER WHERE SHOWN AND CONNECT TO VALVE A2. SENSOR #3: PLACE IN PLANTER WHERE SHOWN AND CONNECT TO VALVE A9.				
1	NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN			
2	NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM			
3	NO SYMBOL	RAIN BIRD	XFS-06-H2 SUB-SURFACE DRIPLINE (0.60 GPH EMITTERS SPACED AT 12" O.C.), LATERALS SPACED AT 18". BURY 3" DEEP (PRIOR TO MULCH).			
---	NO SYMBOL	RAIN BIRD	XQF SERIES DRIPLINE HEADER - BARBS AT 18" O.C.			
---	NO SYMBOL	AS APPROVED	PRESSURE MAINLINE PVC SCH 40 1-1/2", SOLVENT WELD, BURY MIN. 24" BELOW GRADE.			
---	NO SYMBOL	AS APPROVED	NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 18". SIZE AS INDICATED ON PLANS.			
---	NO SYMBOL	AS APPROVED	PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE - TYPICAL).			
---	NO SYMBOL	AS APPROVED	WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MINIMUM 12" BELOW GRADE.			
⊕			VALVE SEQUENCE NUMBER			
⊕			FLOW IN GPM			
⊕			HYDROZONE			
⊕			VALVE SIZE			

IRRIGATION NOTES

- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SUB-URB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE.

PRESSURE LOSS CALCULATIONS

	VALVE #A8	15.0 GPM
WATER METER		2.60
BACKFLOW PREVENTER		11.00
MISCELLANEOUS		5.00
MAINLINE (220')		1.40
LATERALS		4.00
FITTINGS		0.60
REMOTE CONTROL VALVE		2.70
PRESSURE REQUIRED AT HEAD		30.00
ELEVATION LOSS		0.00
TOTAL PRESSURE LOSS		57.30
EXISTING STATIC WATER PRESSURE		70.00
RESIDUAL WATER PRESSURE		12.70

CONSTRUCTION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

CONTROLLER LOCATION:

120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. LOCATE CONTROLLER IN TRASH ENCLOSURE (REFER TO ARCHITECT'S PLANS) 48" MIN. ABOVE FINISH SURFACE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES.

POINT OF CONNECTION:

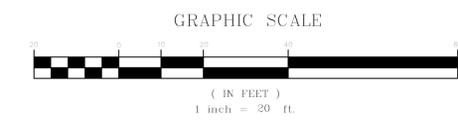
CONNECT INTO 3/4" DOMESTIC WATER METER (VERIFY EXACT LOCATION IN FIELD). PROVIDE NEW 1" REDUCED PRESSURE BACKFLOW PREVENTER, 1" PRESSURE REGULATING MASTER VALVE, FLOW SENSOR, AND FERTIGATION SYSTEM. SET PRESSURE REGULATOR TO 65 PSI.

STATIC WATER PRESSURE..... 70 PSI
 HIGHEST FLOW (GPM)..... 14.0 GPM
 DESIGN PRESSURE..... 55.0 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT & MASTER ASSOCIATION REPRESENTATIVE OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 20'-0"



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REVISION SCHEDULE

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SHEET
 PRELIMINARY
 IRRIGATION PLAN

SHEET NUMBER

L2.0

EXISTING TREE LEGEND

BOTANICAL NAME	COMMON NAME	HGT./BT.	ACTION	REMARKS
1 PITTOSPORUM TOBIRA	TOBIRA	40'	REMOVE	ON PL.
2 PITTOSPORUM TOBIRA	TOBIRA	40'	REMAIN	OFFSITE
3 WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	30'	REMOVE	ON PL.
4 PITTOSPORUM TOBIRA	TOBIRA	25'	REMOVE	ON PL.
5 WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	6'	REMAIN	OFFSITE
6 WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	6'	REMAIN	OFFSITE
7 PINUS CANARIENSIS	CANARY ISLAND PINE	40'	REMAIN	AS STREET TREE
8 PINUS CANARIENSIS	CANARY ISLAND PINE	40'	REMOVE	
9 PINUS CANARIENSIS	CANARY ISLAND PINE	40'	REMOVE	
10 PINUS CANARIENSIS	CANARY ISLAND PINE	40'	REMAIN	AS STREET TREE
11 PINUS CANARIENSIS	CANARY ISLAND PINE	40'	REMAIN	AS STREET TREE
12 PINUS CANARIENSIS	CANARY ISLAND PINE	40'	REMAIN	AS STREET TREE
13 SYAGRUS ROMANZOFFIANA	QUEEN PALM	9'	REMOVE	
14 SYAGRUS ROMANZOFFIANA	QUEEN PALM	9'	REMOVE	
15 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
16 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
17 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
17A SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
18 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
19 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
20 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
21 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
22 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
23 SYAGRUS ROMANZOFFIANA	QUEEN PALM	20'	REMOVE	
24 STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15'	REMOVE	
25 SYAGRUS ROMANZOFFIANA	QUEEN PALM	16'	REMOVE	
26 SYAGRUS ROMANZOFFIANA	QUEEN PALM	16'	REMOVE	
27 STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	6'	REMOVE	
28 STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	6'	REMOVE	
29 STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	6'	REMOVE	
30 SYAGRUS ROMANZOFFIANA	QUEEN PALM	7'	REMOVE	
31 SYAGRUS ROMANZOFFIANA	QUEEN PALM	7'	REMOVE	
32 SYAGRUS ROMANZOFFIANA	QUEEN PALM	9'	REMOVE	
33 KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	35'	REMAIN	OFFSITE
34 SYAGRUS ROMANZOFFIANA	QUEEN PALM	11'	REMOVE	
35 SYAGRUS ROMANZOFFIANA	QUEEN PALM	10'	REMOVE	

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- PERIMETER OF ALL RAISED PLANTERS TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIFLINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
- ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW,

- ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT, DATA FROM WUCOLS 5 HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
- PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
- THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
- IRRIGATION SECTIONS: HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
- THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
- THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
- THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

IRRIGATION SYSTEMS:

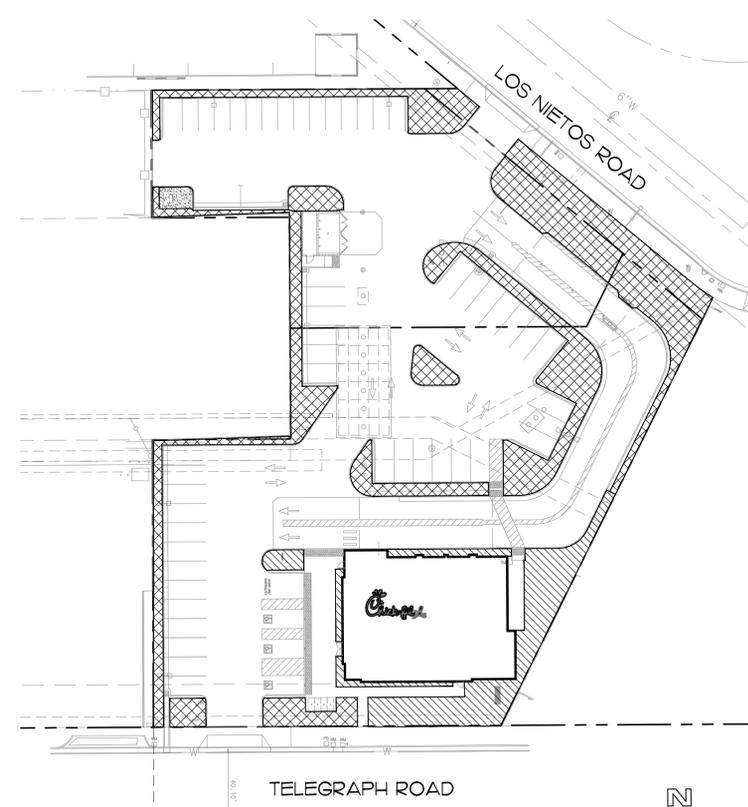
- AUTOMATIC CONTROLLER TO BE CHECKED MONTHLY BY LANDSCAPE MAINTENANCE FOREMAN AND CHECKED WEEKLY BY MAINTENANCE CREW LEADER, TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. (IF SMART CONTROLLER IS IN USE, CHECK ELECTRICAL POWER ONLY).
- LANDSCAPE MAINTENANCE CONTRACTOR TO CHECK ALL SYSTEMS ONCE PER MONTH BY TURNING ON EACH SYSTEM MANUALLY.
- LANDSCAPE MAINTENANCE CONTRACTOR TO VISUALLY CHECK ALL SYSTEMS EVERY WEEK DURING MAINTENANCE OF LANDSCAPE.
- ALL IRRIGATION FILTERS AT THE WYE STRAINER (AT THE BACKFLOW DEVICE) AND ALL FILTERS AT THE DRIP IRRIGATION VALVES TO BE CLEANED MONTHLY OR AS NEEDED.
- CHECK RAIN SHUT OFF DEVICE AT THE BEGINNING OF THE RAINY SEASON AND RE-CALIBRATE AS NEEDED. MAKE SURE DEVICE IS CLEAN, FREE OF ANY DEBRIS, AND IN GOOD WORKING ORDER.
- BACKFLOW DEVICE TO BE VISUALLY CHECKED ON A MONTHLY BASIS. TEST AND RE-CERTIFY ANNUALLY AS PER ALL CODES AND ORDINANCES.
- SCHEDULE ALL SPRAY SYSTEMS TO RUN ONLY BETWEEN THE HOURS OF 2:00 AM AND 9:00 AM.
- ON A MONTHLY BASIS, FLUSH ALL DRIP SYSTEM LINES AND CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY. CLEAN OUT ANY DEBRIS, MUD OR PLANT GROWTH ANNUALLY.
- TWICE A YEAR CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS AS NECESSARY. REPLACE PEA GRAVEL IN VALVE BOXES AS NEEDED.
- COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
- OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.

HYDROZONE MAP

SYMBOL	DESCRIPTION	AREA
[Cross-hatched]	LOW WATER USE PLANTING	9,873 S.F.
[Diagonal lines]	MODERATE WATER USE PLANTING	3,110 S.F.
[Dotted]	NON-IRRIGATED AREA (D.G.)	160 S.F.

LANDSCAPE CALCULATIONS

CFA SHRUB/TREE AREA:	12,983 S.F.
TURF AREA:	0 S.F.
NON-IRRIGATED D.G.	160 S.F.
TOTAL LANDSCAPE AREA:	13,143 S.F.



1 HYDROZONE PLAN
SCALE: 1" = 40'-0"

Appendix B - Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscaping Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
LOW SHRUBS	0.30	DRIP	0.81	0.37	9,368	3,469.6	107,774
MOD SHRUBS	0.50	DRIP	0.81	0.62	3,295	2,034.0	63,179
MOD TREES	0.50	BUBB	0.75	0.66	320	213.3	6,627
D.G.	0.00	NON-IRR	0.00	0.00	160	0.0	0
					Totals (A)	(B)	
					13,143	5,716.9	
Special Landscape Areas							
					1	0	0
					1	0	0
					1	13,143	5,716.9
					Totals (C)	(D)	
							ETWU Total
							177,580
							Maximum Allowed Water Allowance (MAWA)†
							187,712

*Hydrozone #/Planting Description
E.g. 1) front lawn
2) low water use plantings
3) medium water use planting

†ETAF Calculations
Regular Landscape Areas
Total ETAF x Area (B) 5,716.9
Total Area (A) 13,143
Average ETAF B ÷ A 0.435
All Landscape Areas
Total ETAF x Area (B+D) 5,716.9
Total Area (A+C) 13,143
Sitewide ETAF (B+D) ÷ (A+C) 0.435

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



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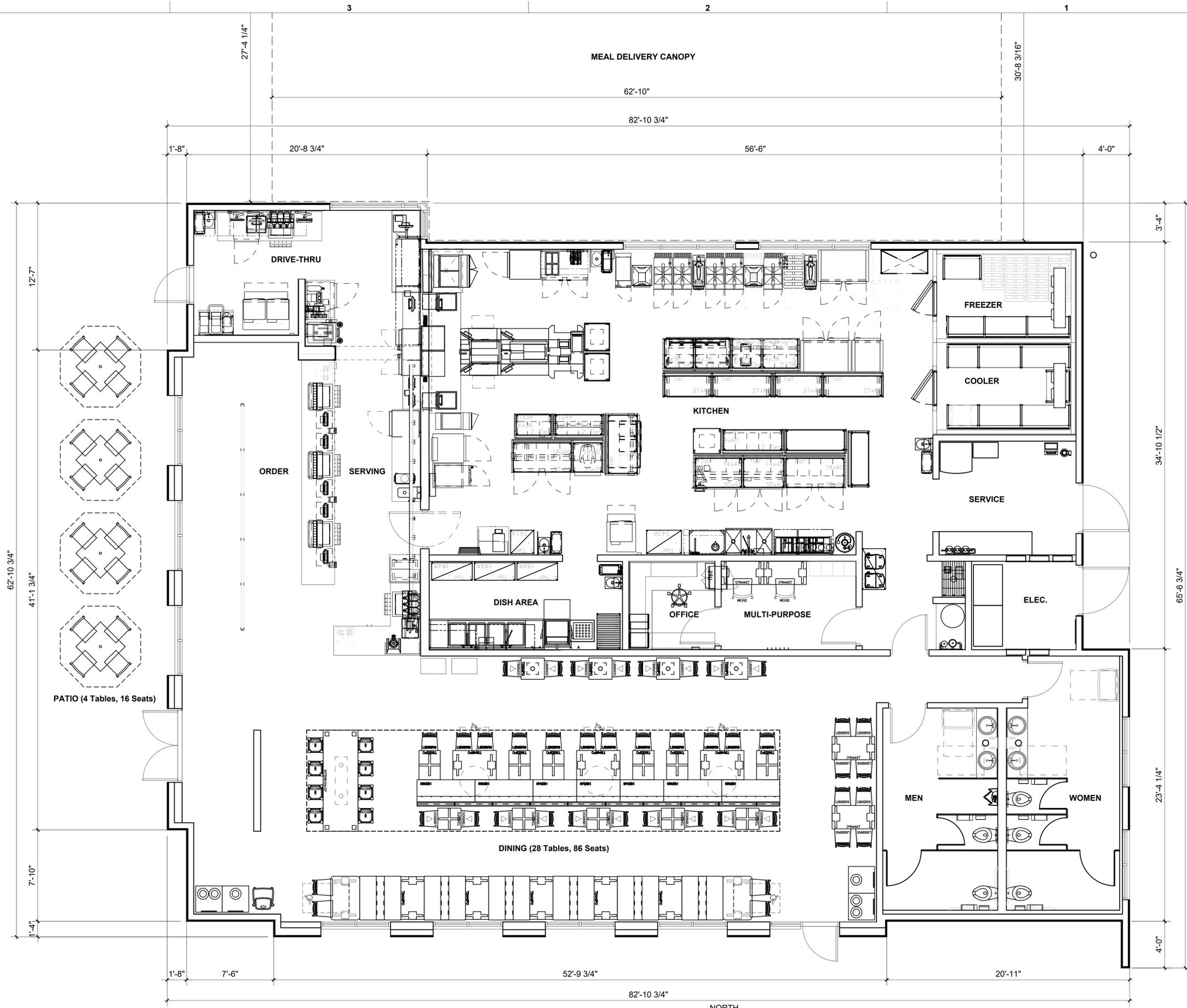
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SHEET PRELIMINARY WATER CONSERVATION PLAN & NOTES
SHEET NUMBER

L2.1



1 PRELIMINARY FLOOR PLAN
1/4" = 1'-0"



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09-16-21		CUP RESUBMITTAL

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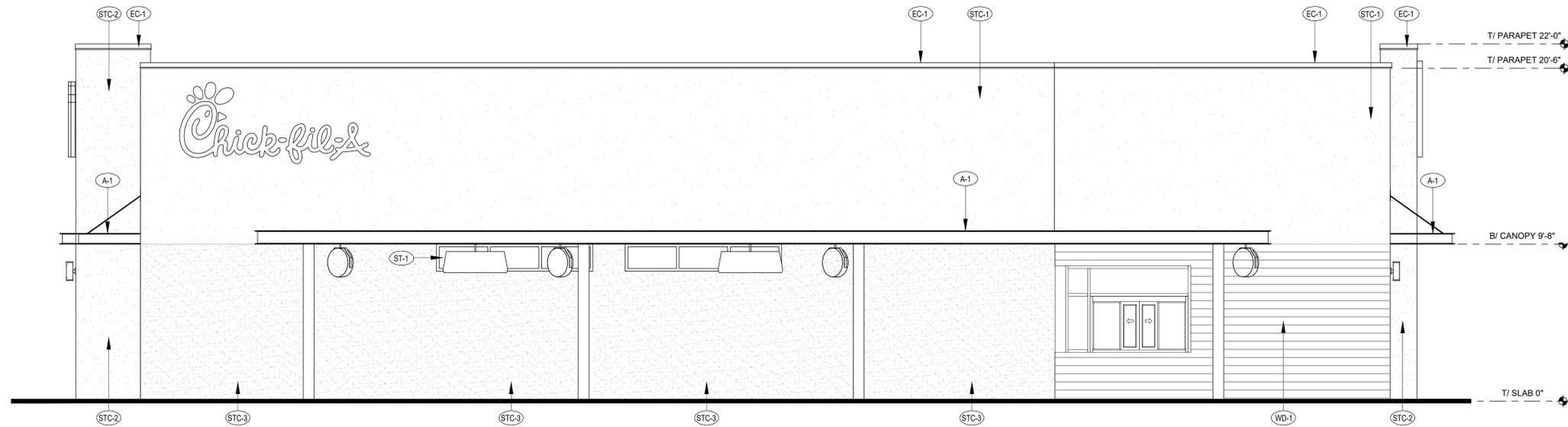
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PRELIMINARY FLOOR PLAN

SHEET NUMBER

A-110

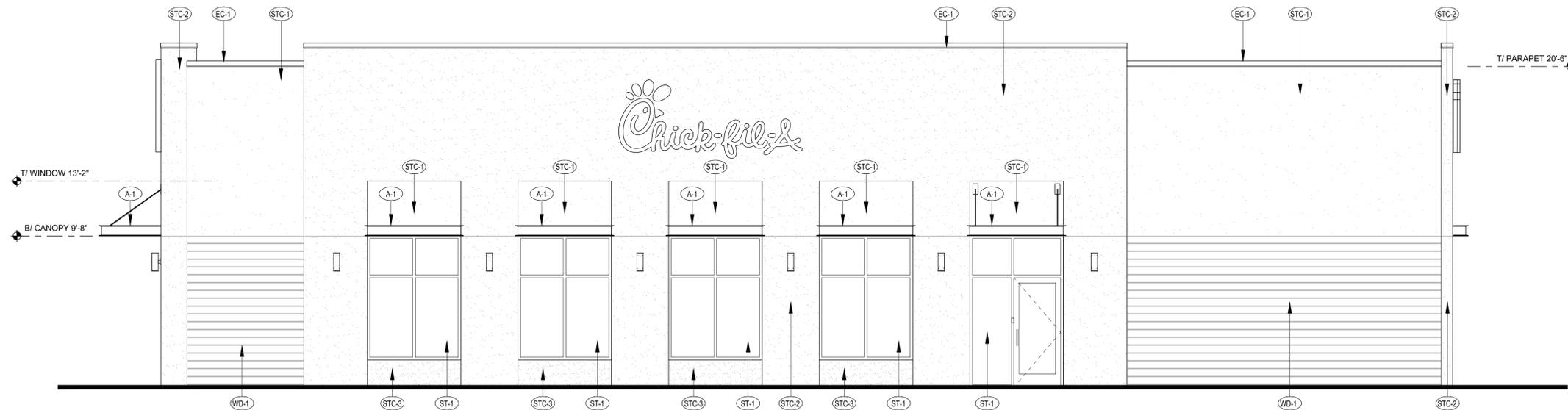
FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	NOTE
EXTERIOR					
A1	ALUMINUM AWINING			DARK BRONZE	
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS		PAINT TO MATCH ADJACENT SURFACE	
ST-1	STOREFRONT	YKK	YES 45	DARK BRONZE (MATTE)	
STC-1	STUCCO	STO		PAINT SHERWIN WILLIAMS SW7566 "WESTHIGHLAND WHITE"	FINISH: SMOOTH TROWEL FINISH
STC-2	STUCCO	STO		PAINT SHERWIN WILLIAMS SW6172 "HARDWARE"	FINISH: SMOOTH TROWEL FINISH
STC-3	STUCCO	STO		PAINT TO MATCH SHERWIN WILLIAMS CFA CUSTOM "URBAN NIGHT"	FINISH: SMOOTH TROWEL FINISH
WD-1	HIGH PERFORMANCE LAMINATE	TRESPA	PURA	ROMANTIC WALNUT PU08	FINISH: MATTE



1 NORTH ELEVATION
1/4" = 1'-0"

NOTE:
1. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET WALLS
2. SIGNAGE WILL BE SUBMITTED UNDER SEPARATE SUBMITTAL

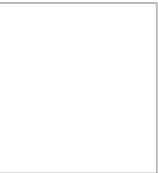


2 SOUTH ELEVATION
1/4" = 1'-0"



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SHEET EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

CUP RESUBMITTAL

4

3

2

1

E

D

C

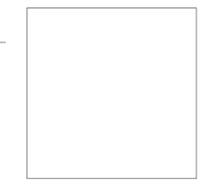
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	CUP RESUBMITTAL

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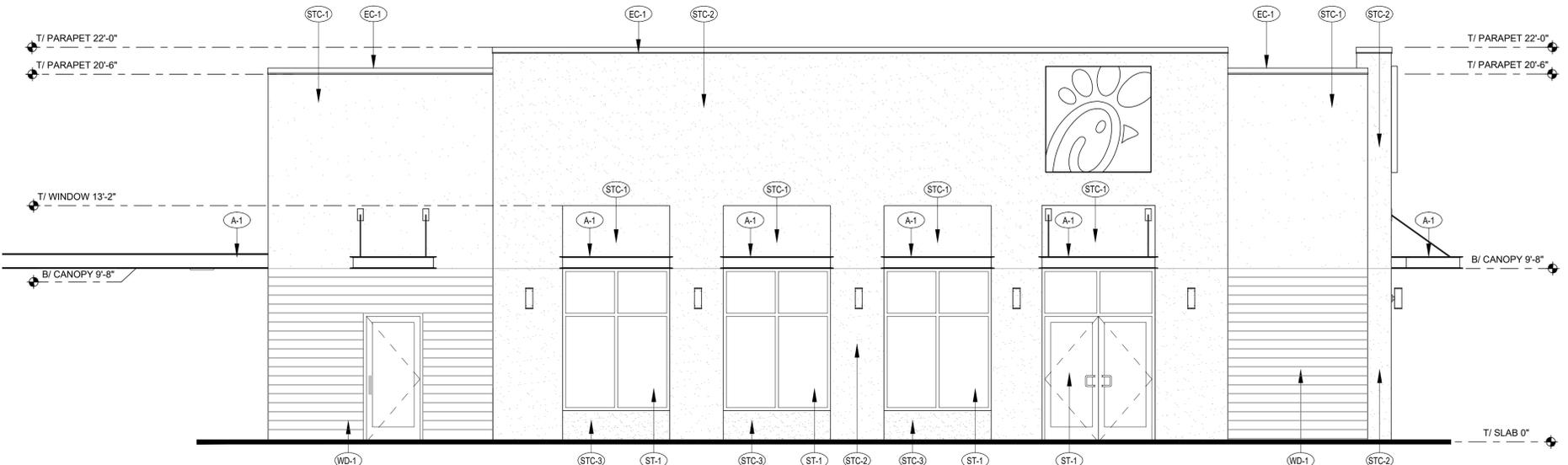
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SHEET EXTERIOR ELEVATIONS
 SHEET NUMBER

A-302

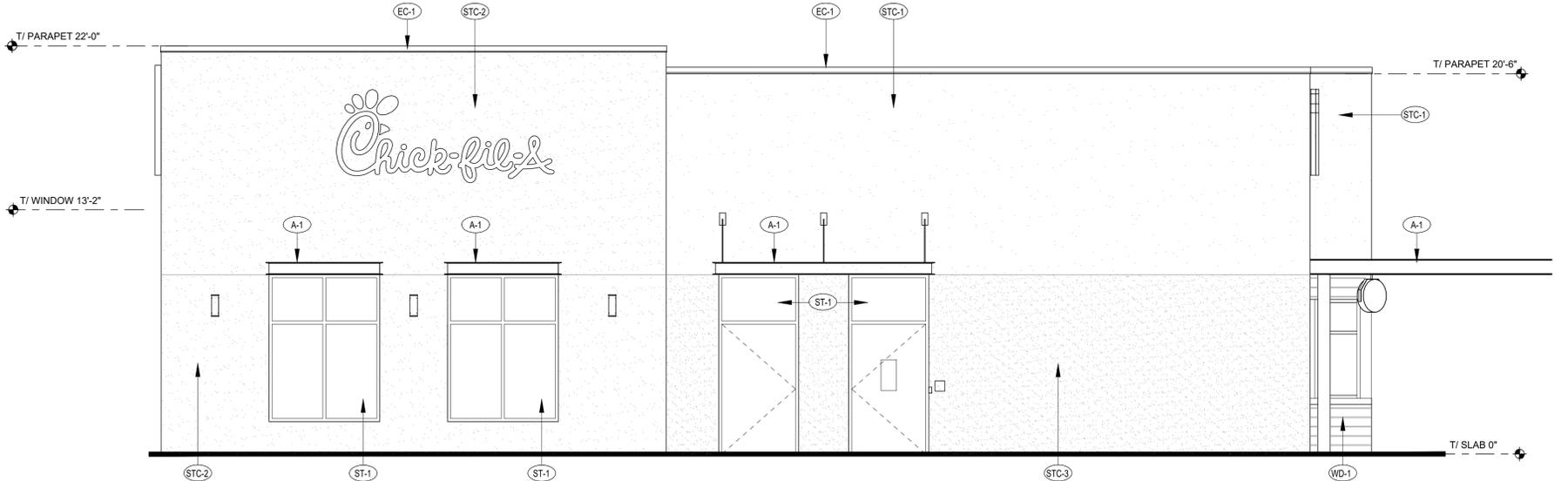
FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	NOTE
EXTERIOR					
A1	ALUMINUM AWINING			DARK BRONZE	
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS		PAINT TO MATCH ADJACENT SURFACE	
ST-1	STOREFRONT	YKK	YES 45	DARK BRONZE (MATTE)	
STC-1	STUCCO	STO		PAINT SHERWIN WILLIAMS SW7566 "WESTHIGHLAND WHITE"	FINISH: SMOOTH TROWEL FINISH
STC-2	STUCCO	STO		PAINT SHERWIN WILLIAMS SW6172 "HARDWARE"	FINISH: SMOOTH TROWEL FINISH
STC-3	STUCCO	STO		PAINT TO MATCH SHERWIN WILLIAMS CFA CUSTOM "URBAN NIGHT"	FINISH: SMOOTH TROWEL FINISH
WD-1	HIGH PERFORMANCE LAMINATE	TRESPA	PURA	ROMANTIC WALNUT PU08	FINISH: MATTE



1 WEST ELEVATION
1/4" = 1'-0"

NOTE:
 1. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET WALLS.
 2. SIGNAGE WILL BE SUBMITTED UNDER A SEPARATE SUBMITTAL



2 EAST ELEVATION
1/4" = 1'-0"

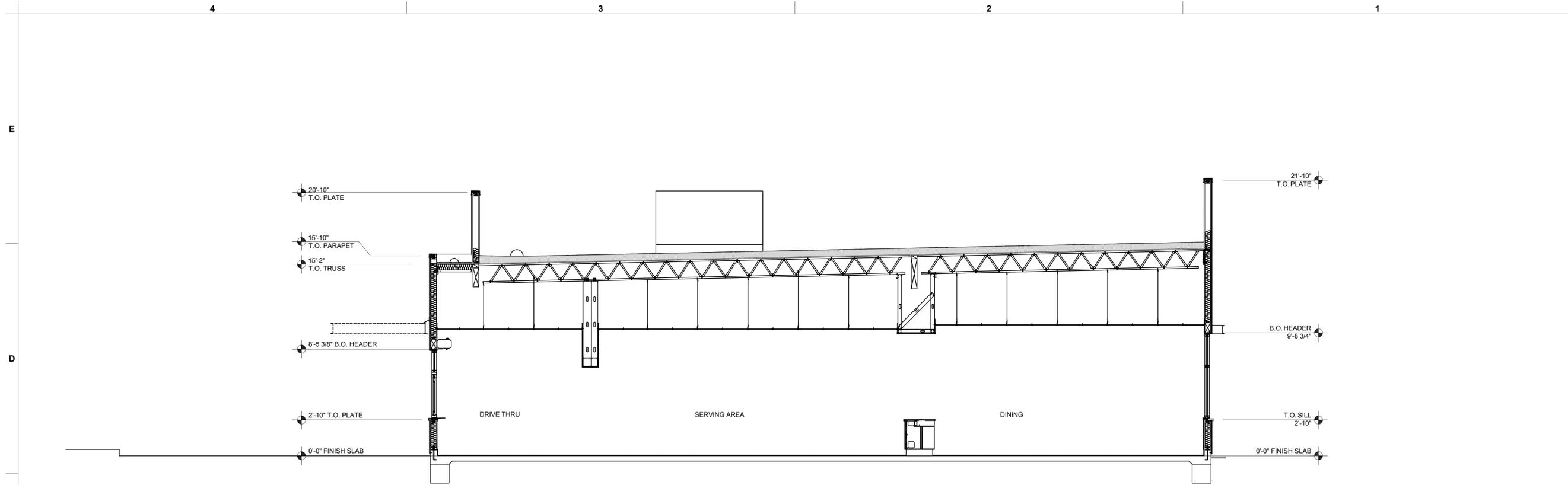
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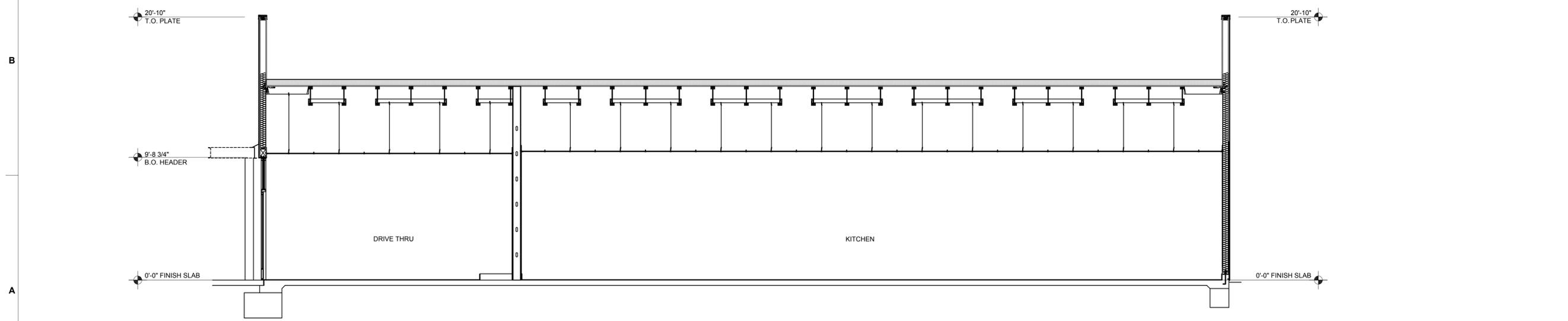
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1

CUP RESUBMITTAL



1 SECTION
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"



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architects
1833 E. 17th Street
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Santa Ana, CA 92705
Phone 714.832.1834



CHICK-FIL-A
TELEGRAPH & PAINTER
13225 TELEGRAPH RD.,
SANTA FE SPRINGS, CA

FSR# 04897

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
06-24-21		CUP SUBMITTAL
09-16-21		CUP RESUBMITTAL

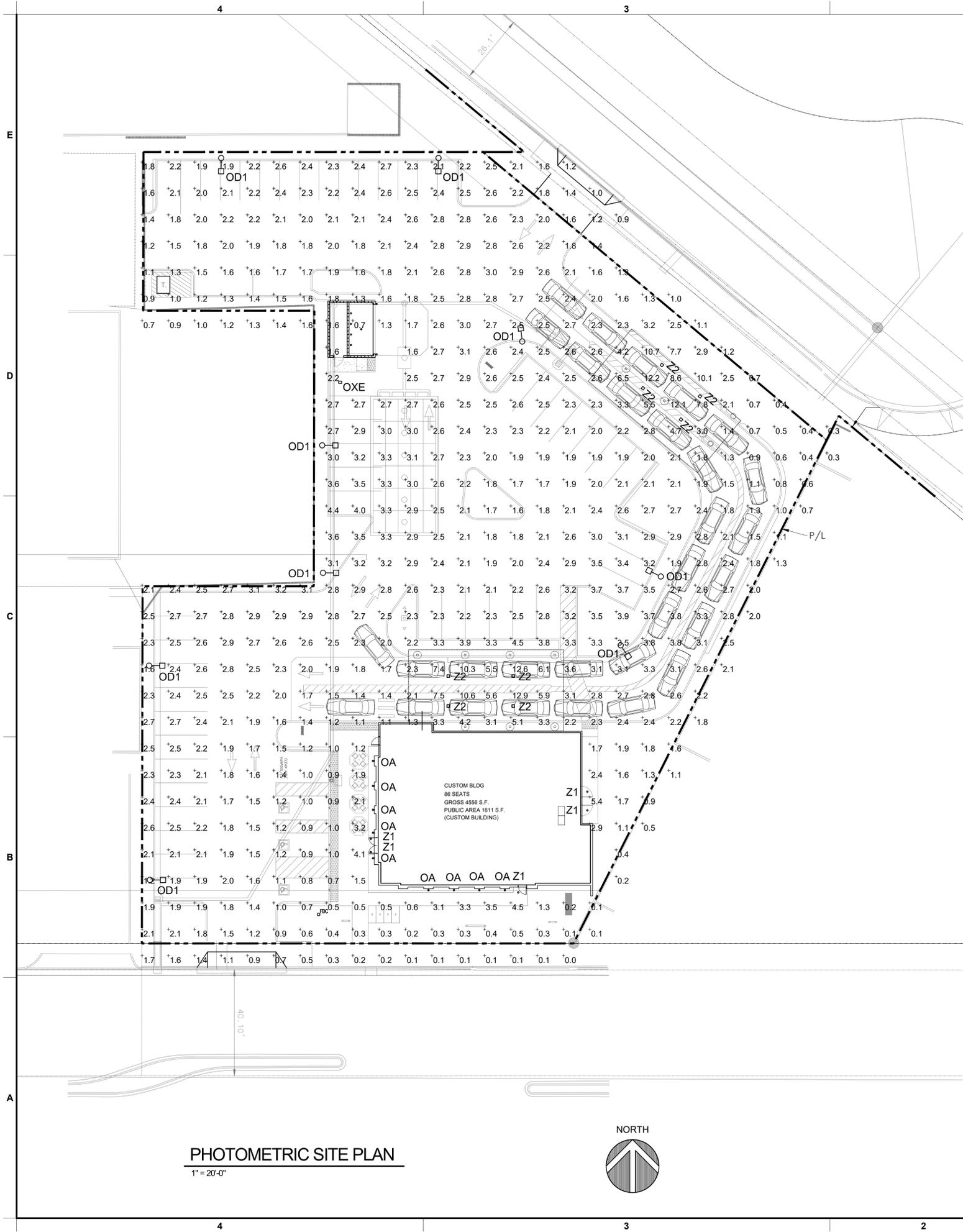
ARCHITECT'S PROJECT #	20-143
PRINTED FOR	CUP RESUBMITTAL
DATE	09-16-21
DRAWN BY	SL

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SHEET	SECTIONS
SHEET NUMBER	

A-303

CUP RESUBMITTAL



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	OD-1	9	EATON - LUMARK (FORMER COOPER LIGHTING)	PREVAL C GENERATION PRV-C90-D-UNV-14-BZ	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CR1, 4000K LEDS AND TYPE V OPTICS, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Side Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET HEIGHT: 22'-0"		2	PRV-C90-D-UNV-15-BZ.ies	10676	0.9	153
○	OA	9	PROGRESS	P5675-3030K	5' diameter up/down wall mount LED cylinder HEIGHT: 8'-0"	40-Nichia 3000K LEDs	1	P5675-3030K_1600018.ies	1616	0.9	32.9
○	Z1	5	TEXAS FLUORESCENTS		PROVIDED BY CANOPY MANUFACTURER	LED Module	1	SMC4L12W900L30K.ies	994	0.9	10
□	Z2	8	ISI INDUSTRIES, INC.	CRUS-SC-LED-LW-50	PROVIDED BY CANOPY MANUFACTURER		1	CRUS-SC-LED-LW-50.IES	10524	0.2	73.5
□	OXE	1	BEGA Converted by LUMCat V 14.02.2017 / H.R.			LED 26 6W HEIGHT: 8'-0"	1	33378.ies	3676	0.9	32

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	12.9 fc	0.0 fc	N/A	N/A



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

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 1833 E. 17th Street
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 Santa Ana, CA 92705
 Phone 714.832.1834

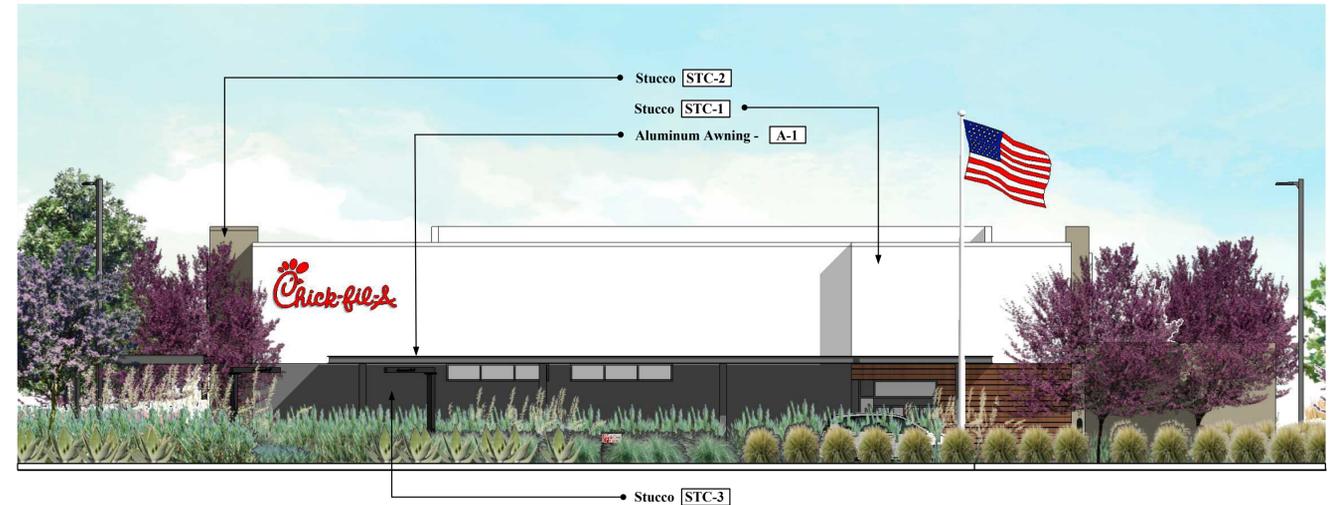
CHICK-FIL-A
 TELEGRAPH & PAINTER
 13225 TELEGRAPH RD.,
 SANTA FE SPRINGS, CA

FSR# 04897
 REVISION SCHEDULE
 NO. DATE DESCRIPTION
 06-24-21 CUP SUBMITTAL

ARCHITECTS PROJECT # 20-143
 PRINTED FOR CUP SUBMITTAL
 DATE 8-13-21
 DRAWN BY SL
 SHEET PHOTOMETRIC SITE PLAN
 SHEET NUMBER
PH-1



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS
Santa Fe Springs, CA

Note:

All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- STC-1 Stucco - Paint Sherwin Williams #SW7566 "Westhighland White"
- STC-2 Stucco - Paint Sherwin Williams #SW6172 "Hardware"
- STC-3 Stucco - Paint Sherwin Williams CFA Custom "Urban Night"
- WD-1 Trespa PURA NFC - Romantic Walnut PU08
- EC-1 Parapet Wall Coping - Durolast/Exceptional Metals - Color: "Dark Bronze"
- A-1 Aluminum Awning - Color: "Dark Bronze"
- ST-1 YKK Storefront System - Color: "Dark Bronze"





NORTHWEST



PRELIMINARY RENDERINGS Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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NORTHWEST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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SOUTHEAST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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NORTHEAST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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NORTH ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021



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BIRD'S EYE VIEW (SOUTHWEST)



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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BIRD'S EYE VIEW (NORTHWEST)



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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**Attachment 3
Business Plan**



Chick-fil-A Telegraph & Painter Business Operations Plan

In partial fulfillment of Application for Conditional Use Permit, City of Santa Fe Springs, CA
Chick-fil-A #04897, 13225 Telegraph Rd

Location

The site for the proposed Chick-fil-A restaurant is currently occupied by the S & P Sports Bar and Restaurant which would be demolished and replaced by a new Chick-fil-A building in the course of the development.

Executive Summary/Objectives/Mission Statement/Company Information:

Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters is in College Park, Georgia. The company operates more than 2,600 restaurants, primarily in the United States with locations in 47 states and the District of Columbia. The restaurant serves breakfast before transitioning to its lunch and dinner menu and also offers customers catered selections from its menu for special events.

The company's official statement of corporate purpose says that the business exists "To glorify God by being a faithful steward of all that is entrusted to us. To have a positive influence on all who come in contact with Chick-fil-A."

Chick-fil-A's business strategy involves a focus on a simple menu and on good customer service. An emphasis on customer service has allowed Chick-fil-A to consistently lead the fast-food industry in customer satisfaction. These factors are seen as the reason for Chick-fil-A's growth and expansion in the United States.

Chick-fil-A selects the restaurant location and builds it. Each operator is handpicked and goes through a rigorous training program; the interviews plus training can take months and is not an easy process. Typically store operators are limited to only one store (no more than two, and then in nearby proximity to one another) so as to allow them to focus their attention on the store and be fully engaged with the community within which the store is located.

In keeping with its corporate purpose statement, Chick-fil-A endeavors to be a good neighbor and to have a positive impact on everyone who comes into contact with our store. To that end, our restaurants are exceptionally well maintained with a very high degree of grounds maintenance – including a fully enclosed trash enclosure, and elegant contemporary building designs. Chick-fil-A is committed to sustainable design and construction of their buildings and is an aggressive recycler.

Please use this link to read more about how Chick-fil-A is reducing waste:



<https://thechickenwire.chick-fil-a.com/inside-chick-fil-a/sustainable-design-changing-the-way-chick-fil-a-restaurants-are-built>

<https://www.wideopencountry.com/wont-believe-chick-fil-used-cups/#:~:text=Every%20day%2C%20Chick%2Dfil%2D,styrofoam%20cups%20to%20its%20customers.&ext=Bags%20of%20used%20cups%20are,down%20into%20a%20large%20log>.

<https://www.chron.com/news/science-environment/article/Chick-fil-A-Styrofoam-cups-recycled-benches-10989053.php>

Job Opportunities

The restaurant would employ approximately 80 area residents.

Chick-fil-A strives to offer all employees and staff a positive workplace with opportunities for leadership development and promotion to management roles. In fact, some team members even go on to become Operators. Chick-fil-A recognizes that to take care of restaurant guests, it is critical to first take care of team members. To attract and retain the best team members, highly competitive wages are offered. Furthermore, team members can apply for scholarships up to \$25,000. Finally, work-life balance is respected as everyone is guaranteed to have Sundays off.

Food/Product Cycle

Chick-fil-A provides food you can feel good about. We provide customers with fresh, good nutrition and a balanced menu that allows accommodation of individual dietary needs. Everything on the menu is made from scratch daily—fresh-squeezed lemonade, hand-chopped salads, hand-breaded chicken, and handspun milkshakes. Options are provided for all dietary needs, and the website is a great resource for people who have nutritional restrictions. Chick-fil-A wants to be considered a 'home away from home'; customers are treated like family and a clean, welcoming dining experience is provided.

Project Compliance

This project will provide revitalization of the existing site while maintaining consistency with the existing commercial structure of the area. The development fulfills these elements by incorporating several key features to comply with the Goals of the Planning Department & City Code:

The dual drive-thru lane at this site has been designed to contain all vehicles, with queuing space for more than 35 vehicles.

During peak hours of operation Chick-fil-A provides a drive-thru management program where team members utilize iPads to take customers' orders in the drive-thru. This ordering system allows team members to



converse directly with guests, process payment, and manage circulation within the drive-thru and parking lot. Based on past data, this system increases speed of service by 30% when compared with the standard speaker box and provides excellent customer service.

Along with face-to-face ordering, Chick-fil-A implemented a dual drive-thru design from the entrance of the drive-thru to the pickup window. The outer drive-thru lane will be used for full order taking and meal delivery, a dedicated mobile pick up lane, or for smaller orders. The Operator has flexibility to use the second lane as they see fit (during peak demand) throughout the day as needed. Chick-fil-A team members will take orders and deliver orders in both lanes, which is why the canopies are important to provide shade protection for the team members. Appropriate safety signage and protocols are placed throughout the drive-thru and Operators form a Drive-Thru Operations team which focuses on the drive-through and all safety measures.

While this site is not located next to any residential uses, the menu boards with speaker boxes in the drive-thru will provide standard Automatic Volume Control (AVC) which automatically adjusts the volume level with the outdoor noise ambient levels. AVC monitors the ambient sound levels and adjusts the speaker's volume level accordingly. If the ambient outside sound level increases, AVC stops adjusting and returns volume to its original level.

Licenses:

This Chick-fil-A will be constructed with construction permits by the City and County, the plans for which will be reviewed against the current building and health codes and having been prepared by licensed design professionals. The restaurant will operate with a city business license, a food service operator's permit by the county Department of Environmental Health, and fire alarm and CO2 permits, and will comply with all local and state regulations and discretionary permit conditions of approval.

The operation will be subject to periodic inspections by the health department to ensure compliance with the current State Retail Food Code.

Deliveries

Nighttime deliveries are proposed as this minimizes the impact of on-site circulation and disruption of business. Deliveries to the restaurant occur 2-3 times per week and typically take 30-45 minutes for deliveries.

Odor Control & Prevention

Chick-fil-A's chicken is cooked in a pressure cooker which does not release outside odor. As for the waffle fries, the mechanical hood system is designed to filter a much higher percentage of particulate matter than is standard for many restaurants.

Hours of Operation

The new Chick-fil-A is anticipated to be open Monday through Saturday from 6 a.m. to 11:00 p.m. Chick-fil-A is closed on Sunday.



Community Involvement

Chick-fil-A places great emphasis on community involvement and leadership. Individual restaurants are well-known for serving their local communities through volunteerism, food donations, and other partnerships with non-profit organizations.

The restaurant in West Covina will be a locally owned and operated businesses with employment and tax benefits going back to the community. Operators seek to become highly involved in their local communities, frequently working to support schools and organizations and live within their communities.

Energy Efficiency

The building is expected to feature Energy Star rated equipment, low-flow plumbing fixtures, and an HVAC system that contains no ozone depleting CFCs.

City Process

The proposed Chick-fil-A restaurant will undergo review by the City of West Covina. If approved by the city, construction of the restaurant would take approximately six months.

www.Chick-fil-A.com

**Attachment 4
Public Hearing Notice**

FILE COPY



quadrant
CORRECTION
\$000.01⁰
10/27/2021 ZIP 90670
043M3122321

US POSTAGE

11710 Telegraph Road · CA 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 985
CONDITIONAL USE PERMIT CASE NO. 822**

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

DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements on the subject property.

CONDITIONAL USE PERMIT (CUP) CASE NO. 822: A request for approval to allow for the establish, operate and maintain of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

PROJECT SITE: The project site is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone.

APPLICANT: 4G Development, Attn: Ed Hale, 2153 Oak Hill Dr., Escondido, CA 92027

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 8, 2021 at 6:00 p.m.**

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

Electronically using Zoom

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

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

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

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15302, Class 2 (b) (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

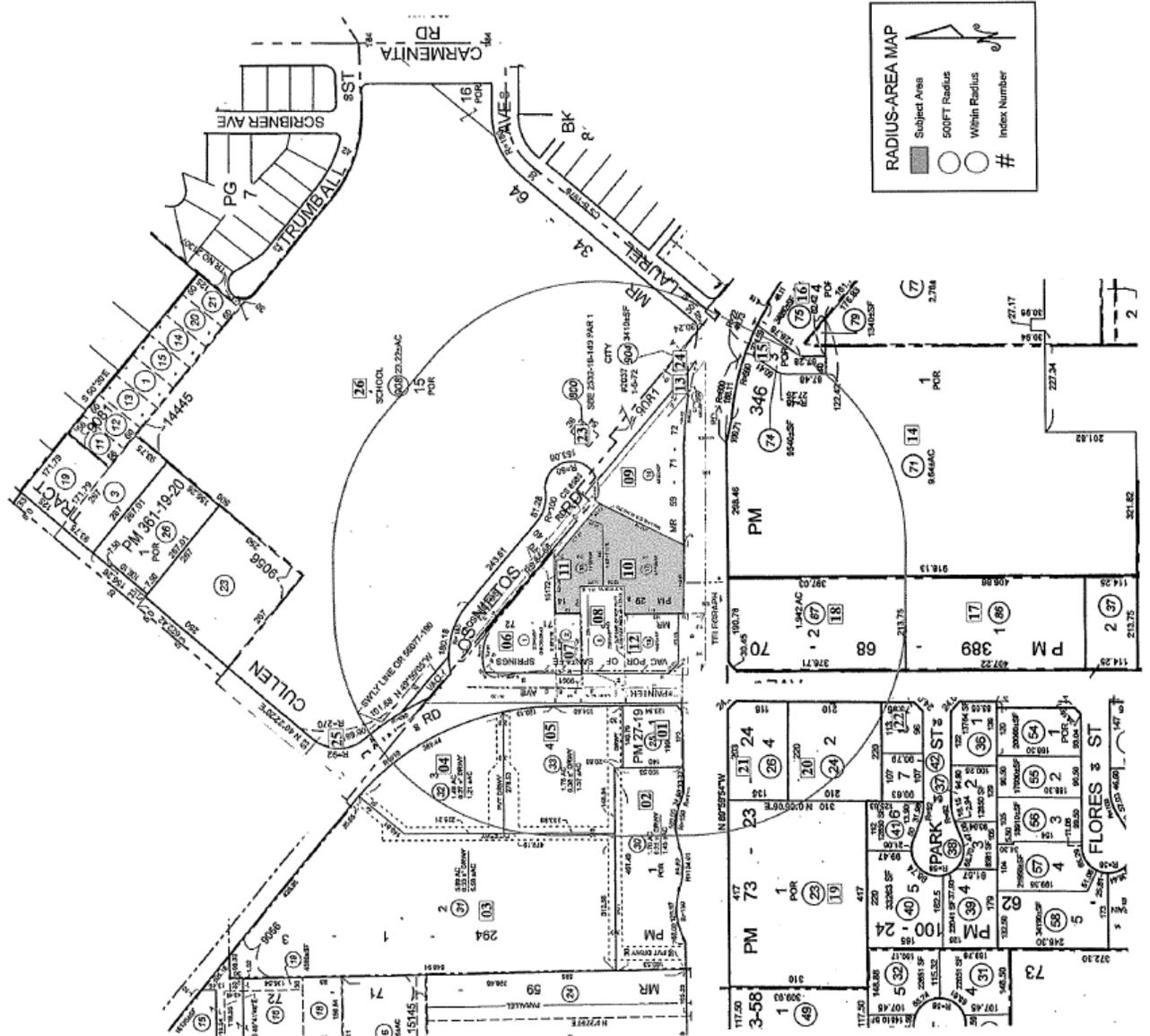
ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else 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 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

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

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

Attachment 5 Radius Map for Public Hearing Notice



**Attachment 6
Resolution 200-2021**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 200-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 985 AND
CONDITIONAL USE PERMIT (CUP) CASE NO. 822**

WHEREAS, a request was filed for Development Plan Approval Case No. 984 to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 822 to allow for the establishment, operation and maintenance of a drive-thru restaurant within the C-4, Community Commercial, Zone; and

WHEREAS, the subject property is located on the north side of Telegraph Road, at 13225 Telegraph Road, with Accessor's Parcel Numbers of 8011-006-017 & 8011-006-018, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Abbas Kazemi, Trustee of Kazemi Family Trust, 1 Arbella, Newport Coast, CA 92657; and

WHEREAS, the proposed development, which includes Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff reports, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15302-Class 2 (b); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on, October 27, 2021, 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, October 27, 2021, 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 8, 2021, concerning Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA); and as a result, the project is subject to the City's environmental review process. The project, however, is categorically exempt pursuant to Section 15302 Class 2: Replacement or Reconstruction. Section 15302 (b): replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed development involves the demolition of an existing approximately 10,750 sq. ft. sit down restaurant and thereafter construct a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvement on the subject property.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes 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 C-4, Community Commercial, Zone. Pursuant to Section 155.150 of the Zoning Regulations, "The purpose of the Community Commercial Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses."

The proposed project is consistent with the purpose of the C-4 Zone in the following manner:

1. The land is appropriate for commercial uses based on its zoning, C-4, Community Commercial, and its General Plan Land Use designation of Commercial.
2. The proposed drive-thru restaurant use is conditionally permitted in the C-4 zone.
3. The proposed overall project will result in a new commercial building, therefore, the land is being maintained for commercial uses.

4. The project involves the construction of a new end-user commercial building (Chick-fil-A) to replace the existing restaurant use that is no longer operating. Since the project involves a complete demolition and replacement of the existing building, the assessed value of the property will improve after the project is constructed, thus leading to an increase in property values for both the subject property and possibly, the neighboring properties.
5. The proposed building and overall site improvements will be a significant enhancement to the subject site. The building's architecture is a contemporary style with simple, clean lines, and the use of modern building materials such as steel, wood, and glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering.

(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.*

As mentioned previously, the previous tenant (S & P Restaurant and Bar) is no longer operating and thus the existing building is currently unoccupied. The new end-user (Chick-fil-A) is proposing to replace the existing building with a new drive-thru restaurant. The new restaurant will be contemporary in design that includes simple lines, and the use of modern building materials such as steel, wood, and glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering. The proposed building will enhance the general appearance of the area and therefore will be in harmony with the intent of this chapter.

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

The proposed building is well-designed and specifically suited for a Chick-fil-A restaurant with a drive-thru component. Most modern drive-thru restaurants have two (2) drive-thru lanes that eventually merge into one (1) lane. With Chick-fil-A, the dual drive-thru design starts from the entry of the drive-thru and continues to the pickup window. The dual drive-thru lanes will have the queuing space for up to 28 vehicles, which will give the operator the flexibility to use the second drive-thru lane as they see fit, especially during peak demand.

Additionally, the proposed canopies along the drive-thru area are also designed specifically for Chick-fil-A. During peak hours of operation, Chick-fil-A provides a drive-thru management program where team members will utilize iPads to take customers' orders in the drive-thru. The proposed canopies will provide shade to protect team members from the natural elements during peak hours.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Telegraph Road and Los Nietos Road for maximum aesthetic value. Additionally, landscaping is distributed throughout the drive-thru entry and along the length of the drive-thru aisles. The amount of landscaping provided exceeds the amount of landscaping required per Code. Additionally, the proposed landscape design will be consistent with the State's Model Water Efficiency Landscape ordinance. As a result, the Planning Commission believes that proper consideration has been given to the landscaping, and other elements of the proposed project to ensure that the project is harmonious with the objectives of the City's Zoning Ordinance.

- (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 well-designed and specifically designed for a Chick-fil-A restaurant with a drive-thru component. The new restaurant will have a contemporary architectural design that includes simple, clean lines, and the use of modern building materials such as steel, wood, and glass. The Planning Commission, therefore, finds that the style and design of the proposed building will be harmonize with the general area.

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

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 proposed, the project complies with all development standards required for properties within the C-4 Zone, including but not limited to setback, lot coverage, height, landscape, parking, etc. As a result, there are no Zone Variances associated with the proposed project. The Planning Commission therefore believes that proper attention has been given to the location, size, and design of the proposed building.

- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as

published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

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

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Ordinance, 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 C-4, Community Commercial, Zone and has a General Plan land use designation of Commercial. A restaurant use with a drive-thru, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The primary concern associated with a drive-thru development is to ensure that customers using the drive-thru do not queue their vehicle onto the adjacent streets, and in this case, Los Nietos Road or Telegraph Road. To address the concern for the potential drive-thru queuing issue, the applicant is proposing a dual drive-thru design that utilizes two drive-thru lanes instead of one. Additionally, Chick-fil-A provides a drive-thru management program where team members will utilize iPads to take customers' orders as well as process payment in the drive-thru thus increasing the speed of service compared to the traditional speak box. Based on past data, Chick-fil-A estimates that implementation of their drive-thru management program increases efficiency by approximately 30%.

In addition, to address other typical concerns related to traffic, safety, noise, and odor, conditions have been placed to help ensure the proposed drive-thru restaurant operates in full compliance with all performance standards set forth in the City's Zoning Ordinances. The Planning Commission, therefore, finds that if the applicant operates in strict compliance with the conditions of approval, the proposed drive-thru restaurant use would be harmonious with adjoining properties and surrounding land uses.

- (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.

Extensive consideration has been given to numerous elements of the proposed project. As stated previously, the proposed building is contemporary in design. The architect used simple lines and with modern building materials such as steel, wood and glass. The result is an attractive new building that is a significant

enhancement to the property and general area. The Planning Commission, therefore, finds that the proposed architectural design and enhancements throughout the site will preserve the general appearance and welfare of the community.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 200-2021 to approve Lot Development Plan Approval Case No. 985 to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements; and Conditional Use Permit (CUP) Case No. 822 to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone at 13225 Telegraph Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of November, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Vice Chair Jimenez

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
DPA Case No. 985 & CUP Case No. 822
(13225 Telegraph Road, Santa Fe Springs, CA 90670)

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

STREETS

1. That the applicant shall pay a flat fee of **\$18,384** to reconstruct/resurface the existing street frontage to centerline for Telegraph Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City Standard Plan R-12, and dedicate an easement along the Telegraph 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.
3. That applicant shall remove and replace the easterly most driveway approach and curb & gutter with standard sidewalk and full height curb & gutter per City standard plan R-7 and R-12 on Telegraph Road. The applicant shall remove and replace driveway approach and curb & gutter with standard sidewalk and full height curb & gutter per City standard plan R-2 and R-7 on Los Nietos Road. All new drive approaches to be per City Standard Plan No. R-6.4C.
4. That the applicant shall prepare street improvements plans for the modification and construction of the median island located at Telegraph Road, east of Painter Avenue. Modification shall include the removal of existing east bound left-turn pocket, the extension of west bound left-turn pocket, installation/modification of new median flare per S.P.P.W.C. Standard Plan No. 141-2, and traffic striping installation/modification. Modification will also include the relocation of existing Street Light. Said plans shall be reviewed and approved by the City Engineer. Construction shall be paid for by the applicant/developer.
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 **\$600** to install (3) new signs.
6. That the applicant shall pay to the City **\$15,000**, the entire cost of design, engineering, installation and inspection for the relocation of (1) median street light(s) on Telegraph Road. The City will design and cause construction of said street light(s).

7. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Los Nietos Road. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
11. All buildings shall be connected to the sanitary sewers.
12. 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.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. 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

15. That any future proposed modifications to the points of access to the development shall be reviewed and approved by the City Engineer. Left turns may continue to be prohibited as designated by the City Engineer.

FEES

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

MISCELLANEOUS

18. That a Grading plan and Hydrology Study shall be submitted for drainage approval to the City Engineer. The applicant shall pay Drainage Review fees in conjunction with this submittal. Package to be prepared by a professional civil engineer registered in the State of California.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.
20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION) **(Contact: Chad Van Meeteren 562.868-0511 x3811)**

21. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
22. 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.
23. 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.

24. 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.
25. 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.
26. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

27. That That prior to issuance of building permits, the applicant shall comply with the applicable conditions below:
 - a. The applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD along with the authorized oversight agency with a copy of the AAI investigation report. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with all applicable laws and regulations with respect to any required remediation.
28. 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.
29. 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.
30. 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.

31. 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x3335)

32. 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.
33. That the applicant shall provide an emergency phone number and a contact 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.
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 all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
36. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

37. 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.
38. All activities, with the exception of deliveries, site maintenance activities, outdoor dining, drive-thru operations, and required monitoring by attendance call, be conducted inside at all times. 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 or otherwise in compliance with applicable city laws. Items and/or merchandise delivered to the location shall not be left outdoors.
39. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. Trucks making deliveries to the subject location shall be encouraged to enter through Painter Avenue.
40. That signs shall be installed notifying visitors that loitering is prohibited and that parking is only permitted for store customers.
41. That off-street parking areas shall not be reduced or encroached upon at any time.
42. That "STOP" signs shall be posted and maintained at all drive-thru exits.
43. That if the drive-thru queue line backs onto the street, employees are to instruct drivers to queue up against the curb and not allow Painter Avenue to be blocked in any manner or at any time.
44. 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.

45. That the property owner and/or lease agent shall notify any potential tenants that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
46. That all parking stalls and/or designated parking areas shall be constantly available to employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing on-site utilities.
47. That trees with potential of growing onto an adjacent property shall not be of a species that frequently drop leaves or flowers and/or shall be trimmed on a regular bases to prevent them from overgrowing onto any adjacent property.
48. That “dead-areas” and or inaccessible landscaped planter areas shall be maintained free of trash and debris on a regular basis.
49. That trash receptacle shall be placed throughout the property and accessible to visitors at all times.
50. That the tenant and/or property owner shall make themselves aware that the neighboring school occupants have the tenancy to access the school grounds using the subject property and therefore, shall put into place a plan to address ways to prevent “short-cut” access.
51. That the store management shall be made aware that any other signage and/or advertisements displayed is required to be reviewed and approved by the City; portable signs are strictly prohibited at all times.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x7451)

55. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
56. Since it has been deemed that the subject property is located within the "Methane Zone", the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
57. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
58. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
59. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
60. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed

specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

1. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - a. A roof plan showing the location of all roof-mounted equipment;
 - b. Elevations of all existing and proposed mechanical equipment; and
 - c. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
61. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
62. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the Director of Public Works;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site; Keep disturbed/loose soil moist at all times;
 - f. Suspend all grading activities when wind speeds exceed 25 miles per hour
63. 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).*

64. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
65. Any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
66. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
67. All activities, (except for outdoor dining, drive-thru operations and required monitoring by attendants), 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.
68. The proposed outdoor seating/furniture shall be maintained in a neat, clean, orderly and healthful condition.
69. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking on public roadways or adjacent properties without prior written permission from adjacent property owners and in full compliance with all applicable zoning laws is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles entering or exiting the property shall not obstruct or impede any traffic.
70. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
71. 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.

72. 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*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
73. The subject restaurant 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 applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
74. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area, or to backup onto the street from the subject property.
75. The restaurant operator shall not allow for customers to queue on Telegraph Road or Los Nietos Road.
76. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
77. Approved 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.
78. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the

property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

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

to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

81. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
82. Applicant shall not subdivide the proposed development without prior approval from the City pursuant to the Subdivision Map Act and the city's subdivision ordinance.
83. 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.
84. 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.
85. 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.
86. 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.
87. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
88. This approval shall allow the applicant, Chick Fil A, to establish, operate, and maintain a drive-thru use/facility within the proposed 4,723 sq. ft. commercial building (DPA 985) located at 13225 Telegraph Road.
89. The subject drive-thru restaurant use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.

90. 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 to or within two (2) days of Planning Commission approval.
91. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
92. An attendant shall monitor the drive-thru lane when more than sixteen (28) vehicles are stacked in the drive-thru lane to endeavor to facilitate the safe and efficient movement of traffic within the parking lot area.
93. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.
94. That the applicant understands and agrees that the subject site must have a written and executed lot tie agreement between the two parcels (8011-006-017 & 8011-006-018), or otherwise consolidate the two parcels into one, thereby removing the potential for one of the parcels to be individually sold or leased.
95. That the applicant shall endeavor to have deliveries occur outside of peak traffic hours. Deliver trucks shall not to back-in from the street or block traffic at any time; drivers are subject to citations for such violations in accordance with applicable laws. Delivery trucks shall also not block any driveway or aisles at any time.
96. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such

action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

97. Conditional Use Permit Case No. 822 shall be subject to a compliance review in one year, on or before November 8, 2022.
98. That unless otherwise specified in the action granting a conditional use permit (CUP), said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date (Approval Date), shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
99. That unless otherwise specified in the action granting development plan approval (DPA), said approval which has not been utilized within a period of 12 consecutive months from the effective date or where some form of construction pursuant to the issuance of a building permit has not commenced within one (1) year from approval, shall become null and void. Also the abandonment or nonuse of a development plate 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. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
100. That the applicant understands and agrees that this approval is subject to applicable provisions in the modification or revocation as set forth in the Santa Fe Springs Municipal Code governing modification or revocation of conditional use permit. Grounds for modification or revocation shall be include, but are not limited to, (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; and (d) that the use for which approval was granted has ceased to exist or has been suspended for one year or more. If there is substantial evidence in the record. Any proceedings to that these conditions of approval have not been fulfilled or

the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the drive-thru restaurant use back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit Case No. 822 pursuant to this COA shall be subject to applicable laws and regulations governing procedures, due process, and vested rights.

101. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
102. That 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. Please note that certain changes may also require approval from other departments.
103. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.



CONSENT ITEM

Conditional Use Permit Case No. 671-4

A compliance review to allow the continued operation and maintenance of an ambulance service use located at 14325 Iseli Road, in the M-2-PD, Heavy Manufacturing-Planned Development Overlay, Zone (Medcoast Ambulance Service)

RECOMMENDATIONS

- Find that the continued operation and maintenance of an ambulance service 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 671 be subject to a compliance review in five (5) years, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND:

In according with Section 155.243 (J)(1) of City's Zoning Ordinance, ambulance service uses are required to obtain a Conditional Use Permit (CUP) prior to commencement of such activities. On July 23, 2007, the Planning Commission initially approved CUP Case No. 671, to allow the operation and maintenance of an ambulance service use at 14325 Iseli Road. Since then, a total of (3) compliance reviews have been conducted and approved by the Planning Commission.

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. Staff conducted a walk-through inspection on October 27, 2022 and found the ambulance service use was operating in full compliance with the existing conditions of approval.

Staff finds that if the ambulance service use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is therefore recommending that CUP 671-4 be subject to a compliance review in five (5) years, on or before, November 8, 2026, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL- CUP 671:**POLICE SERVICES DEPARTMENT:****(Contact: Luis Collazo 562.868-0511 x3335)**

1. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 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. **(Ongoing)**
2. That the building and all structures, including any lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Claudia L. Jimenez 562.868.0511 x7356)**

3. That no portion of the required off-street parking and loading areas shall be used for outdoor storage or the parking of inoperative vehicles at any time. **(Ongoing)**
4. That no more than seven (7) ambulance vehicles shall be parked on site at any given time. The remainder of parking spaces shall be reserved for employee and/or visitor parking. **(Ongoing)**
5. That the applicant shall not repair or service ambulance vehicles outside the building. Additionally, no washing of the vehicles shall occur on site at any time. **(Ongoing)**
6. That the Department of Planning and Development shall first review and approve all future 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, and shall comply with Section 155.515 of the City Code of Regulations and the City's Sign Guidelines. **(Ongoing)**

7. That the parking lot shall continue to be maintained in a state of good appearance at all times. **(Ongoing)**
8. That the applicant shall continue to maintain the required landscaped areas 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)**
9. That the ambulance service use shall be continually maintained in accordance with the site plan and floor plan submitted by the applicant and on file with the case. Failure to do so will result in the revocation of all privileges granted herein. **(Ongoing)**
10. That all improvements/sleeping quarters require approval by the Planning and Building Departments, any unpermitted improvements shall be demolished. **(Ongoing)**
11. That the applicant shall continually maintain a current business license for the duration of its operation. **(Ongoing)**
12. That all new fences, walls, gates and similar improvements on the subject site shall be subject to the approval of the Department of Fire Rescue and the Department of Planning and Development. **(Ongoing)**
13. That 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 continue to be complied with. **(Ongoing)**
14. That Conditional Use Permit Case No. 671-3 **4** shall be subject to a compliance review in ~~three (3)~~ **five (5) years**, on or before ~~until May 13, 2021~~ **until November 8, 2026** to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
15. That the applicant, Medcoast Ambulance Services, 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. 671-4, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
(Ongoing)

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



Wayne M. Morrell
Director of Planning

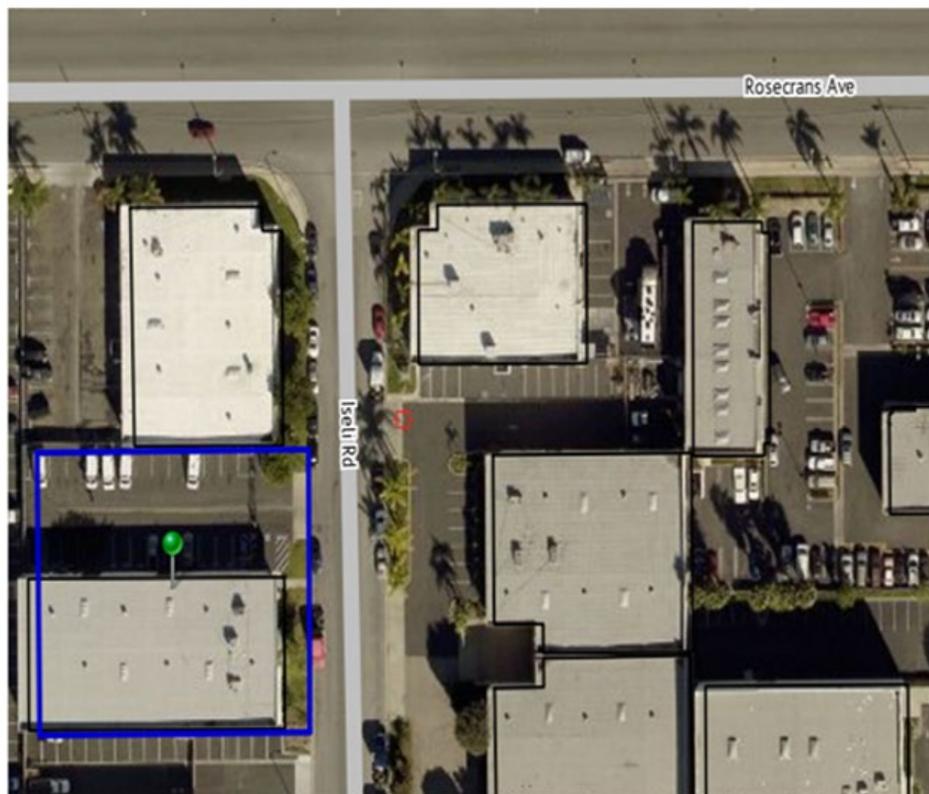
Attachments:

1. Aerial Photograph
2. Site Pictures
3. Compliance Request Letter

Attachment 1: Aerial Photograph

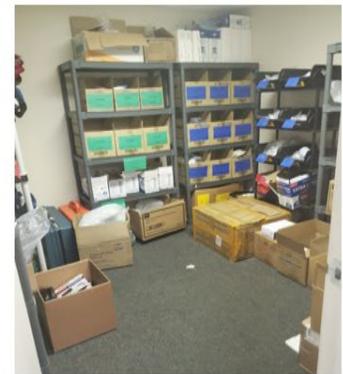
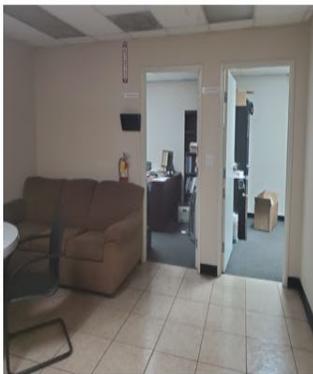
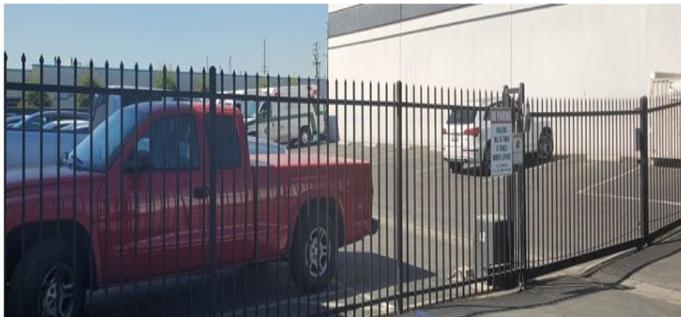


CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 671-4
14325 Iseli Road
APN: 8069-006-021
MedCoast Ambulance

Attachment 2: Site Photos



Attachment 3: Compliance Request Letter



October 6, 2021

City of Santa Fe Springs
Attn: Department of Planning and Development
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

Regarding: Conditional Use Permit Renewal

To Whom it May Concern,

Medcoast Ambulance has operated out of this location since 2007. The Facility houses two 24-hour non-emergency ambulance shifts, and five 10-hour non-emergency ambulance shifts. Additionally, the facility houses a dispatch center staffed by an average of 2 employees at any given point in a 24-hour period. The building also houses administrative staff conducting human resources and billing functions. There is a secured area inside the warehouse in which supplies for the ambulance are stored.

There have been no changes or alterations to the usage of this facility since the last review and renewal of our conditional use permit. Medcoast Ambulance respectfully requests a renewal of our permit under the same guidelines and conditions previously established and granted.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Simon Concepcion", is written over a circular watermark of the City of Santa Fe Springs seal.

Simon Concepcion, Director of Operations
Medcoast Ambulance

14325 Iseli Road • Santa Fe Springs, CA 90670 • (866) 926-9990 • (562) 926-8520 Fax
Corporate Headquarters: (562) 802-3765
www.MedCoastAmbulance.com



CONSENT ITEM

Conditional Use Permit Case No. 677-3

A compliance review to allow the continued operation and maintenance of recycling/collection facility within the westerly rear parking lot area of Gateway Plaza, located at 10541 Carmenita Road, in the C-4, Community Commercial Zone, (Artashes Balyan for Sunset Recycling.)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a recycling/collection 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 677 be subject to a compliance review in five (5) years, on or before November 8, 2026, 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 155.153 (AA) of City's Zoning Ordinance, collection stations for recycling household articles and materials such as clothing, paper, glass, aluminum cans and small articles of furniture, where such uses are fully enclosed, shall be permitted in the C-4 zone, only after a Conditional Use permit has been issued.

On April 14, 2008, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 677, a request by Tomra Pacific, Inc., to allow the establishment, operation, and maintenance of a recycling/collection facility. The extension was warranted thus an administrative extension was granted for one (1) year.

On December 13, 2011 Tomra Pacific, Inc. was acquired by rePlanet through an asset purchase agreement. Since then, a total of (2) compliance reviews have been conducted.

On August 28, 2019, Sunset Recycling acquired the recycling facility and assumed the responsibility of ensuring compliance with the conditions of approval for CUP 677 and obtaining a valid business license with the City of Santa Fe Springs. The business has continued to operate and remain as a recycling/collection facility.

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. Staff conducted the initial walk-through inspection on October 28, 2021 and found the recycling/collection facility use was operating in full compliance with the existing conditions of approval.

Staff finds that if the recycling/collection 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 therefore recommending that CUP 677 be subject to a compliance review in five (5) years, on or before, November 8, 2026, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL- CUP 677:**POLICE SERVICES DEPARTMENT:**

(Contact: Luis Collazo 562.868-0511 x3335)

1. 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)**
2. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 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. **(Ongoing)**
3. That the applicant shall maintain a current Recycling Permit through the ~~Department of Police Services~~ City of Santa Fe Springs **(Revised-Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868.0511 x7356)

4. That all recycling activities shall be limited to the area as shown on the site plan submitted by the applicant and on file with this case. Additionally, hours of operation shall be limited to 8:00 am – 6:00 pm, Tuesday – Sunday. The recycling/collection facility shall not expand its recycling activities without prior approval from the Planning Commission. **(Ongoing)**
5. That the perimeter area of the recycling/collection facility shall be regularly cleared of graffiti, shopping carts, trash, junk, litter and debris. Additionally, the owner/operator shall not allow shopping carts to accumulate within the parking lot area surrounding the recycling collection facility. **(Ongoing)**
6. That the trash containers and roll-off bins shall continue to be well maintained, neatly painted and free from graffiti, litter, vectors, stains, and other unsightly debris at all times. **(Ongoing)**
8. That the recycling use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
9. That at no time shall there be storage of recyclables outside of the recycling collection facility. **(Ongoing)**
10. That a sufficient number of approved outdoor trash receptacles shall continue to be provided for the collection of trash, junk, litter and debris. Said receptacle(s) shall be located so as not to obstruct or disrupt either automobile or pedestrian traffic to or from the site. All other trash receptacles shall be kept inside the recycling collection facility. **(Ongoing)**
11. That the trash receptacles and roll-off bins shall continue to be emptied on a regular basis. In no event shall materials be allowed to overflow the containers. **(Ongoing)**
12. That the perimeter areas of the recycling collection facility shall be continually policed daily for spillage, graffiti, grocery carts, litter, trash, junk, debris, and safety hazards. Owner/operator/attendant shall maintain an inspection log that shows the date and time of each inspection. Said log shall be made available to City Staff upon request. **(Ongoing)**
13. That the owner/operator/attendant shall continue to coordinate loading and unloading with the hours of operation and deliveries of the surrounding businesses to avoid conflicting with parking and circulation in the shopping center. **(Ongoing)**

14. That prior to the loading and unloading of the roll-off containers, the owner/operator/attendant shall reserve the adjacent parking spaces with traffic cones. The number of reserved parking spaces shall be sufficient to allow approximately 50 ft. running room for the truck. **(Ongoing)**
15. That upon termination of the recycling collection facility, the site shall be restored to its original condition, i.e. striping/restoration of four (4) parking spaces, within forty-eight (48) hours. **(Ongoing)**
16. That the owner/developer shall continue to comply with the National Pollutant Discharge Elimination System (NPDES) program and shall not discharge, or cause, facilitate or permit to be discharged non-stormwater or stormwater from the recycling/collection facility that causes or contributes to a violation of a Water Quality Standard or a Water Quality Objective, as established by state or federal law. **(Ongoing)**
17. That Reconsideration of Conditional Use Permit Case No. 677 shall be valid for a period of five (5) years, until ~~April 26, 2020~~ **November 8, 2026**. Approximately, three (3) months before ~~April 26, 2020~~ **November 8, 2026**, the applicant shall request in writing that the City review the circumstances of the case for an extension of the privileges granted. **(Revised - Ongoing)**
18. That Reconsideration of Conditional Use Permit Case No. 677 shall not be effective for any purpose until the owner/operator has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(Ongoing)**
19. That 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 continue to be complied with. **(Ongoing)**
20. That the applicant, ~~rePlanet, LLC~~ **Sunset Recycling**, 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. 677, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised - Ongoing)**

21. 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)

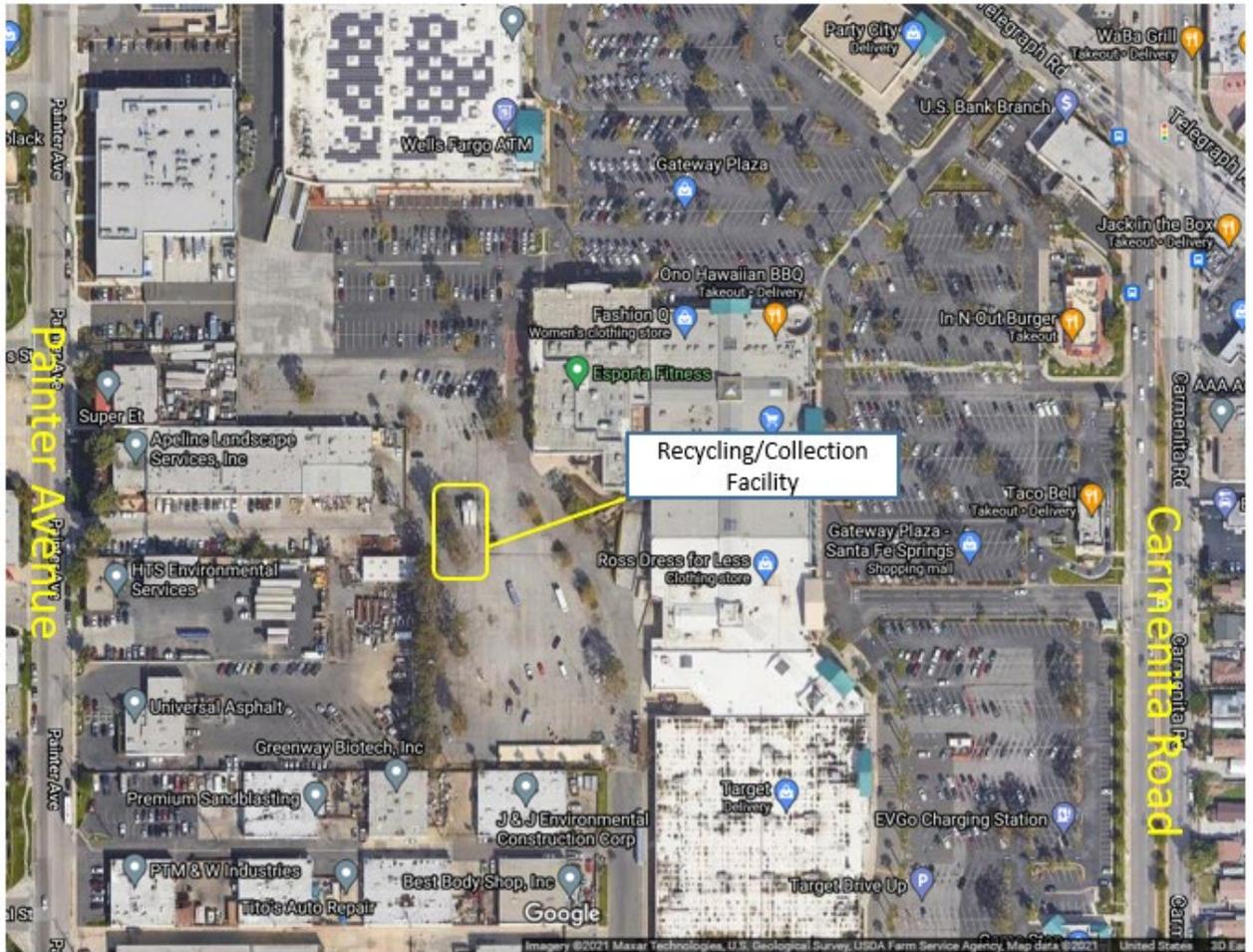


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Pictures
3. Compliance Request Letter
4. Acceptance of Conditions

Attachment 1: Aerial Photograph



**CONDITIONAL USE PERMIT CASE NO. 677-3
10541 CARMENITA ROAD
SUNSET RECYCLING/COLLECTION FACILITY**

Attachment 2: Site Photos



Attachment 3: Compliance Request Letter



City of Santa Fe Springs
11710 E, Telegraph Road
Santa Fe Springs, Ca 90670

Via Electronic Mail

RE: Sunset Recycling

Good Morning City of Santa Fe Springs. The location at 10541 Carmenita Drive, company Sunset Recycling is still operating without any change as a recycling center. We ask for a compliance review inspection to be conducted asap.

Thank you.

Sincerely,

Artashes Balyan

President of Sunset Recycling

Attachment 4: Acceptance of Conditions-Affidavit



DEPARTMENT OF PLANNING AND DEVELOPMENT
11710 Telegraph Road, Santa Fe Springs, CA 90670

ACCEPTANCE OF CONDITIONS AFFIDAVIT

I, Artashes Balyan, HEREBY STATE THAT I am the owner, or the authorized agent of the owner, of property involved in 10541 Carmentita Rd, Santa Fe Springs Ca, 90670 Case No. CUP 677-2.

I FURTHER STATE THAT I have read, understand and accept, and will comply with all of the conditions of approval established by the Planning Commission and Community Development Commission at it's meeting of January 14, 2016.

I AM ALSO AWARE THAT if any of the provisions of this approval are violated or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

[Signature]
Signature Artashes Balyan
Owner
Title (if any)
Sunset Recycling Center
Company Name (if any)
125 S Ashton Dr, Covina Ca, 91724
Mailing Address
Covina, Ca, 91724
City, State, Zip
(818)661-7387
Phone

STATE OF CALIFORNIA)
)ss
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____ by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SEE ATTACHED CERTIFICATE

Notary Public (seal)

Revised 8/08

Attachment 4: Acceptance of Conditions-Affidavit

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer(s), not Notary)

[Signature]
 Signature of Document Signer No. 1

[Signature]
 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 28th day of August, 2019,
 by Artashes Balyan
 Date Month Year

(1) Artashes Balyan
 (and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature *[Signature]*
 Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: Acceptance of conditions Affidavit Document Date: 08-28-19
 Number of Pages: 01 Signer(s) Other Than Named Above: None



CONSENT ITEM

Conditional Use Permit Case No. 762-2

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting, LLC)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a sandblasting 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 762 be subject to a compliance review in five (5) year, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND:

In according with Section 155.243 (H)(6) of City's Zoning Ordinance, sandblasting plants are required to obtain a Conditional Use Permit prior to commencement of such activities.

On February 18, 2015, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 762, to allow the operation and maintenance of a sandblasting facility use located at 10630-B Painter Avenue, for a one (1) year time period, until February 18, 2016.

On June 13, 2016, the Planning Commission approved the request for a compliance review to allow the continued operation and maintenance of a sandblasting facility for an additional five (5) years. The business continues to operate and remain as a sandblasting facility.

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. Staff conducted a walk-through inspection on October 27, 2021 and found the sandblasting facility use was operating in full compliance with the existing conditions of approval.

Staff finds that if the sandblasting facility use continues to operate in strict compliance

with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is therefore recommending that CUP 762 be subject to a compliance review in five (5) years, on or before, November 8, 2026, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL- CUP 762:

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562. 944.9713 x 3812)

1. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(Ongoing)**

DEPARTMENT OF FIRE – RESCUE (PREVENTION)

(Contact: Chad Van Meeteren 562.868.0511 x 3811)

2. Submit plans for the installation of the self-contained and enclosed sandblasting unit and obtain approval prior to installing at the site. **(Satisfied)**
3. That the applicant shall maintain strict housekeeping rules to prevent the accumulation of dusts at all times **(Satisfied)**

DEPARTMENT OF POLICE SERVICES

(Contact Luis Collazo 562.868.0511 x 3335)

4. That the applicant understands that the fenced area is still required off-street parking for the subject property and it is not to be used for outdoor storage at any time. The applicant shall provide a parking plan which will provide the sufficient number of parking spaces satisfy Section 155.481(D) of the City Code and Building Code as it pertains to handicap parking. **(Satisfied)**
5. 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 parking area serving the business. 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 for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police

- Services no later than sixty (60) days from the date of approval of this Permit by the City Council. **(Satisfied)**
6. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package. **(Satisfied)**
 7. 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. **(Satisfied)**
 8. That the property, its 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)**
 9. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409.7500 x 7569)

10. 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 x7356)

11. This approval allows the applicant, Premium Sandblasting LLC, to establish, operate and maintain a sandblasting facility inside an existing building located at 10630-B Painter Avenue (APN: 8011-013- 019). **(Ongoing)**
12. That the proposed sandblasting facility use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. Most importantly, all sandblasting activities shall occur within the interior of the sandblasting enclosure as depicted on the provided plans. **(Ongoing)**
13. That any increase or expansion in square footage of the sandblasting enclosure shall require prior approval from the Planning Department and Building and Safety Division. **(Ongoing)**
14. That proposed sandblasting facility use shall not occur during the following night time hours: 10:00 p.m. to 7:00 a.m. **(Ongoing)**
15. That all activities related to the proposed sandblasting facility use shall occur inside the building. 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 and Development, Director of Police Services and the Fire Marshall. **(Ongoing)**
16. That the proposed sandblasting facility use shall comply with Section 155.415 of the City's Zoning Ordinance regarding the prohibition of dangerous or objectionable elements. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the dangerous or objectionable element in a timely manner. **(Ongoing)**
17. That all vehicles associated with the subject businesses shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
18. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Painter Avenue or Laurel Avenue, use said street as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
19. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows

the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee. **(Ongoing)**

- 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;
 - III. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

20. That the Department of Planning and Development shall first review and approve all new 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 Ordinance and the Sign Guidelines of the City. **(Ongoing)**

21. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Claribel Catalan, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org. **(Ongoing)**

22. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**

23. That Conditional Use Permit Case No. 762 shall be subject to a compliance review after five (5) years, on or before, ~~June 13, 2021~~ **November 8, 2021**, to ensure the subject sandblasting facility use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(Revised-Ongoing)**

24. That the applicant, Premium Sandblasting, LLC 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 CUP, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
25. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
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)**
27. That the proposed sandblasting use shall comply with Section 155.424 of the City's Zoning Ordinance regarding permitted noise levels. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable noise from the operation in a timely manner. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos
3. CUP Compliance Review Request Letter

Attachment 1: Aerial Photograph



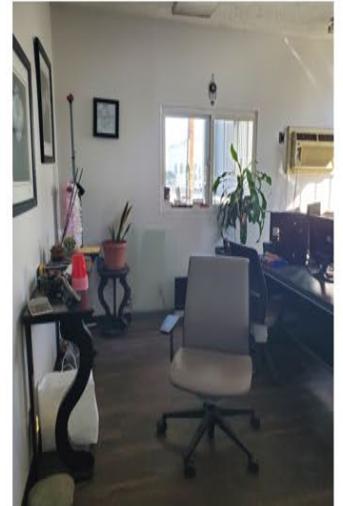
AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 762-2

10630-B Painter Avenue
(Applicant: Premium Sandblasting, LLC)

Attachment 2: Site Photos



Attachment 3: Compliance Request Letter

October 21, 2021

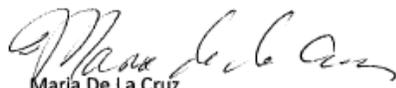
City of Santa Fe Springs
Department of Planning and Development
Att: Vince Velasco
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: CUP Case No. 762 – 10630 Painter Ave. Santa Fe Springs, CA 90606

I am writing this letter to request review for compliance of the subject permit. Our business is still doing sandblasting and no changes or alterations have been made since the last review.

Please feel free to contact me at (562) 944-2222 should you have any questions.

Kind Regards,



Maria De La Cruz
Premium Sandblasting