



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

May 8, 2023
6:00 p.m.

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

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

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJIQT09>
Zoom Meeting ID: 558 333 944 Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

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

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

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the 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.

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

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Ayala, Carbajal, Flores, Jimenez, and Mora

4. EX PARTE COMMUNICATIONS

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

5. PUBLIC COMMENT

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

6. PUBLIC HEARING

Categorical Exemption – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 836

A request for approval to establish, operate and maintain a gymnastic studio within a multi-tenant industrial building, located at 11947 Florence Avenue, Unit 4 (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone. (Chrissy Tumbling)

7. PUBLIC HEARING

Environmental Document – Categorical Exemption Section 15315, Class 15

Tentative Tract Map No. 83297

A request for approval to consolidate three (3) existing parcels (APN. 8011-011-912, 8011-011-906 and 8011-011-907) into a single parcel measuring ± 0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units on the property general located at the northeast corner of Laurel Avenue and Lakeland Road, within the within the R-3-PD, Multiple-Family-Planned Development, Zone. (Habitat For Humanity)

8. PUBLIC HEARING

Environmental Document – Initial Study/Mitigated Negative Declaration

Development Plan Approval Case No. 977

Conditional Use Permits Case No. 813

DPA Case No. 977: A request for development plan approval to allow the construction of 18 units of affordable for-sale housing; and

CUP Case No. 813: A request for approval to allow the establishment of 18 unit of affordable for-sale housing, within the R-3-PD, Multiple-Family-Planned Development, Zone.

The subject property is generally located at the northeast corner of Laurel Avenue and Lakeland Road (APN: 8011-011-906, 8011-011-907, 8011-011-912), City of Santa Fe Springs, within the R-3-PD, Multiple-Family-Planned Development, Zone. (Habitat For Humanity).

9. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10408 Gridley Road

10. CONSENT ITEM

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 78

Compliance Request Report for Alcohol Sales Conditional Use Permit Case No. 78 to allow the continued operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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, Cuong Nguyen, 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.


Cuong Nguyen
Assistant Director of Planning

May 4, 2023
Date



City of Santa Fe Springs

Planning Commission Meeting

May 8, 2023

PUBLIC HEARING

Categorical Exemption – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 836

A request for approval to establish, operate and maintain a gymnastic studio within a multi-tenant industrial building, located at 11947 Florence Avenue, Unit 4 (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone. (Chrissy Tumbling)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit Case No. 836, and thereafter, close the Public Hearing; and
- Find and determine that the proposed use 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
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 836, subject to the conditions of approval as contained within Resolution No. 232-2023; and
- Adopt Resolution No. 232-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant:

Chrissy Tumbling
Attn: Chris Figueroa
11947 Florence Ave., Unit 4
Santa Fe Springs, CA 90670

B. Property Owner:

Link Logistics
Attn: Jess Fernandez
12607 Hiddencreek Way, Ste B
Cerritos, CA 90703

C. Existing Zone:	M-2 (Heavy Manufacturing) and BP (Buffer Parking)
D. General Plan:	Industrial
E. CEQA Recommendation:	Categorically Exempt, Section 15301, Class 1 (Existing Facilities)
H. Staff Contact:	Jimmy Wong, Associate Planner Jimmywong@santafesprings.org

LOCATION/BACKGROUND

The subject site, located at 11947 Florence Ave, comprised of a single parcel (APN: 8009-025-057) measuring 90,501 square feet (2.08 acres), is located on the northwest corner of Florence Avenue and Hathaway Drive. The property is zoned M-2 (Heavy Manufacturing) and BP (Buffer Parking). Properties to the north and west are zoned M-2 and consist of various industrial uses; property to the east is zone M-2-BP and consist of various industrial use; and properties to the south are zoned R-3-PD (Multiple-Family Residential with Planned Development Overlay) and consist of multiple-family residential development.

The 90,501 square-foot site consists of one multi-tenant industrial building totaling approximately 39,128 square feet with 82 parking stalls. The building was constructed in 1989 along with seven (7) other industrial concrete tilt-up buildings along Hathaway Drive and Florence Avenue (DPA 489) and is generally occupied by various industrial uses.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (L) of the City's Zoning Ordinance, states that public, private and quasi-public uses of a recreational nature within the M-2, Heavy Manufacturing, Zone shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Uses
155.243 (L)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (L) Public, private, or quasi-public uses of an educational or recreational nature.

CONDITIONAL USE PERMIT REQUEST

Chrissy Tumbling is proposing to use unit 4 of the subject site as a gymnastic studio. It's worth noting that Spirit Gymnastics previously occupied the same unit as a gymnastic studio under Conditional Use Permit Case (CUP) No. 687. CUP 687 authorized Spirit Gymnastics to operate an indoor gymnastic school and indoor recreational use in units 1, 2, and 4. Chrissy Tumbling is proposing to take over unit 4, while Spirit Gymnastics will limit their operation to units 1 and 2. Since the original CUP was specifically granted to Spirit Gymnastics, Chrissy Tumbling needed to obtain a separate CUP for their proposed operations. It's important to mention that there will be no changes made to the interior or structural of the unit. The only exterior changes will only involve a new wall sign.

Operations: The proposed operations remain unchanged from the existing gymnastic studio (Spirit Gymnastics). Chrissy Tumbling will offer tumbling classes for all skill levels; Private coaching sessions for individuals or small groups; and special workshops for gymnastics, cheerleading, and competitive tumbling.

Floor Plan: The applicant will utilize the existing facility, which include sprung floors, trampolines, and training mats. The facility will also include a small waiting area for parents and spectators and a small retail area for tumbling apparel and accessories.

Parking: A total of fourteen (14) parking stalls will be required for the proposed gymnastics school use.

- 6,500 square feet of mat area for the gymnastic school, from unit 4, which is proposed to occupy a maximum of forty (20) people: (1) parking space for each one and one-half (1.5) students the school is designed to accommodate = 13.3 stalls

It should be noted that a Temporary Modification Permit (MOD No. 1277) was granted to the previous gymnastics school (Spirit Gymnastics) for units 1, 2, and 4. The approved MOD allows for the gymnastics studio to reserve, but not provide, the twelve (12) required on-site parking stalls. The applicant is essentially taking over the existing tumbling school and will not increase the floor area. Therefore, staff believe that the proposed use will not have any impact on existing parking and would not be detrimental to other people or properties in the area.

STREETS AND HIGHWAYS

The subject site has frontage on Florence Avenue and Hathaway Drive; Florence Avenue is designated as a "Major Highway"; while Hathaway Drive is designated as "Local Street" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	M-2, Heavy Industrial	Light Industrial	<u>10637 Hathaway Dr,</u> Richards Packaging, Inc. (Packaging Company)
South	R-3, Multiple-Family	Multiple-Family	<u>11942 Florence Ave,</u> Villa Santa Fe Apartments
East	M-2, Heavy Industrial	Light Industrial	<u>11975 Florence Ave,</u> Midway, IMPACT Company (Manufacturing)
West	M-2, Heavy Industrial	Light Industrial	<u>11901 Florence Ave,</u> Hathaway Museum

GENERAL PLAN CONSISTENCY ANALYSIS

Approval of the proposed Conditional Use Permit would promote several specific General Plan Goals or Policies as described in "Table 1" below:

Table 1

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The gymnastic studio is surrounded by a variety of industrial uses to the north and east of the subject property and residential to the south. An indoor recreational use would complement the residential uses to the south and provide a diverse range of activities. This is in line with the goal of offering diversified businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.
Economic Development	Policy ED-2.1: Business Retention/Expansion Outreach: Prepare a business retention expansion outreach program to address short-term and long-term disruptive influences in the local	Spirit Gymnastics has been a business in the City of Santa Fe Springs for over five years, with an established local clientele. As mentioned earlier, Chrissy Tumbling has chosen to take over the tumbling

	<p>and regional economy, and address general business-accommodation issues as they arise.</p>	<p>operation from Spirit Gymnastics. The approval of the Conditional Use Permit will enable the existing gymnastic studio to remain in the City. Retaining this business will help keep this valuable local commodity in the community.</p>
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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 April 26, 2023. The legal notice was also posted at City Hall and the City's Town Center kiosk on April 26, 2023. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on April 26, 2023 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 inquiry regarding the proposed use.

ENVIRONMENTAL ASSESSMENT

After staff review and analysis, staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 1, Section 15301 (Existing Facilities.). Section 15301 exempts minor alterations of existing facilities involving negligible expansion of use. As mentioned previously, the proposed gymnastic studio will occupy an existing tenant space. The applicant does not intend to make any structural changes to the tenant space. Furthermore, the project will not result in any significant noise, air quality, or water quality impacts. Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA).

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 a conditional use permit 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 if deemed necessary to preserve the general appearance and welfare of the community.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The 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) 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 (232-2023), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit. Staff is therefore recommending approval of Conditional Use Permit Case No. 836, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for CUP Case No. 836 are attached to Resolution No. 232-2023 as Exhibit A (see Attachment 5)

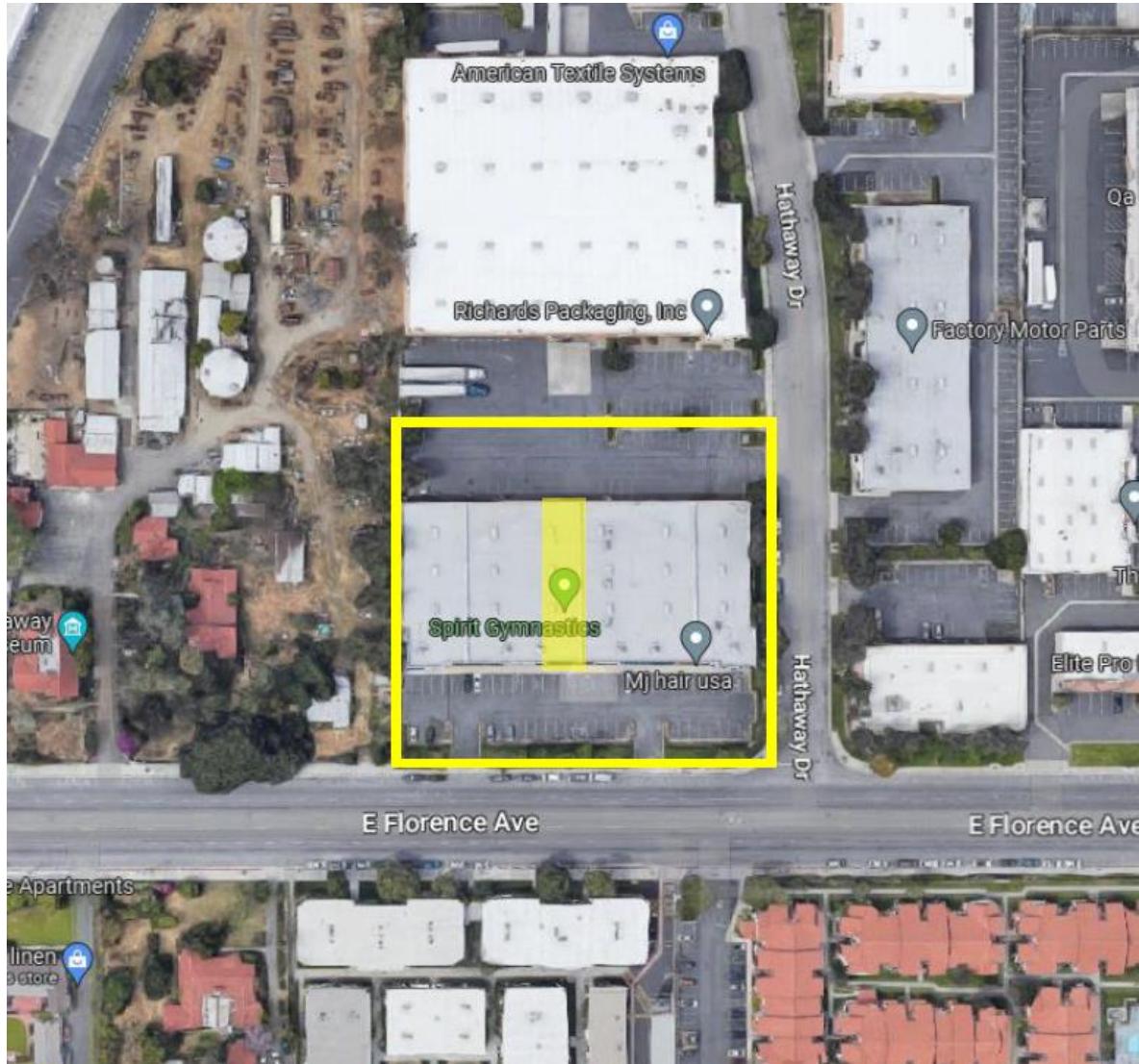


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Floor Plan
3. Public Hearing Notice
4. Radius Map for Public Hearing
5. Resolution 232-2023
 - a. Exhibit A – Conditions of Approval

**ATTACHMENT NO. 1
AERIAL PHOTOGRAPH**



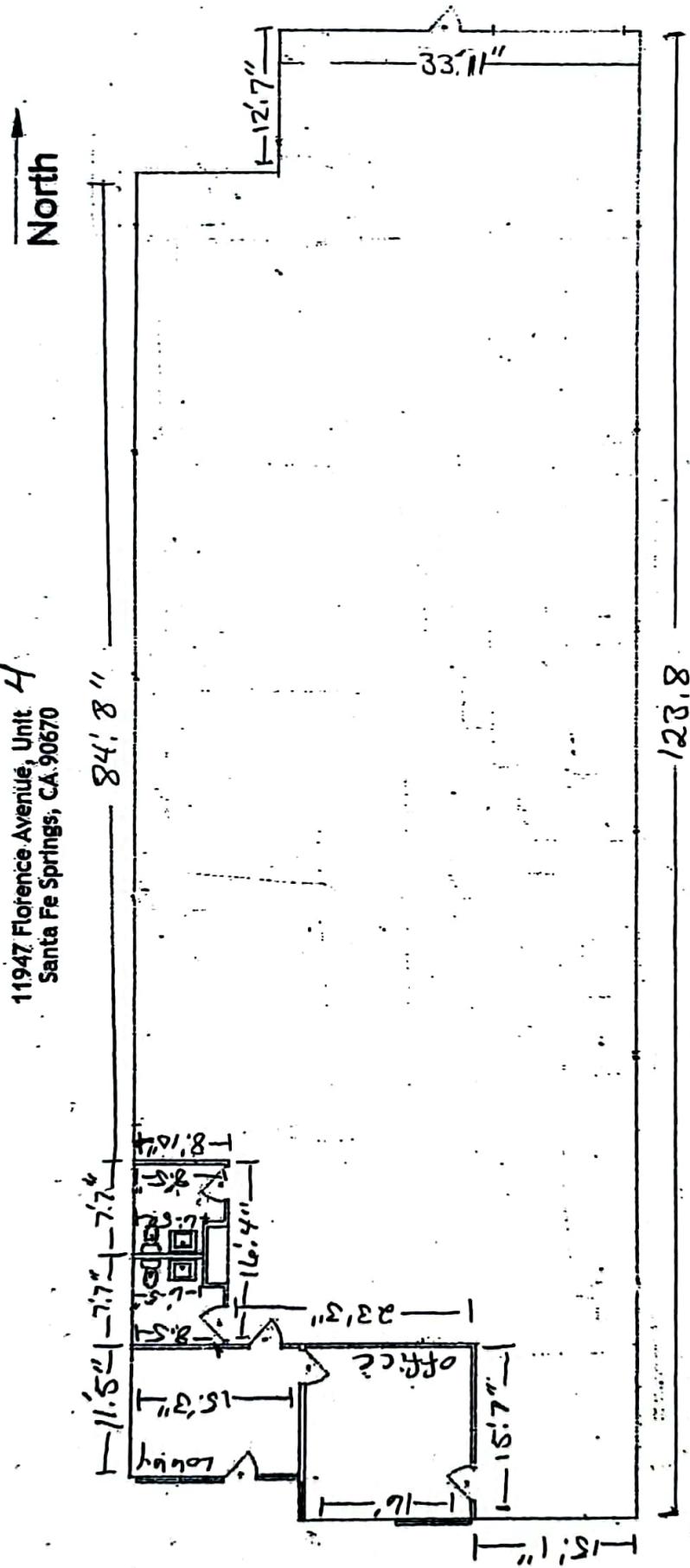
**11947 Florence Ave., Unit 4
Chrissy Tumbling**

ATTACHMENT NO. 2
FLOOR PLAN

Chrizzy Tumbling

Facility Layout

11947 Florence Avenue, Unit 4
Santa Fe Springs, CA 90670



Chrizzy Tumbling

**ATTACHMENT NO. 3
PUBLIC HEARING**

FILE COPY

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

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 836**

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

CONDITIONAL USE PERMIT CASE NO. 836: A request for approval to establish, operate and maintain a gymnastic studio within a multi-tenant industrial building, located at 11947 Florence Avenue, Unit 4 (APN: 8009-025-057), within the M-2, Heavy Manufacturing, Zone.

PROJECT LOCATION: 11947 Florence Avenue, Unit 4 (APN: 8009-025-057)

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, May 8, 2023 at 6:00 p.m.**

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

Electronically using Zoom

Go to [Zoom.us](https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09) 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

CEQA STATUS: After staff review and analysis, the Planning Department staff made a preliminary determination that the project qualifies for a categorical exemption from California Environmental Quality Act (CEQA). The specific exemption is Class 1, Section 15301 (Existing Facilities) of the CEQA Guidelines. Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission

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

agrees), finding that the proposed project is Categorically Exempt. Additionally, the proposed project will not result in any significant noise, air quality, or water quality impacts. Furthermore, 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 participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

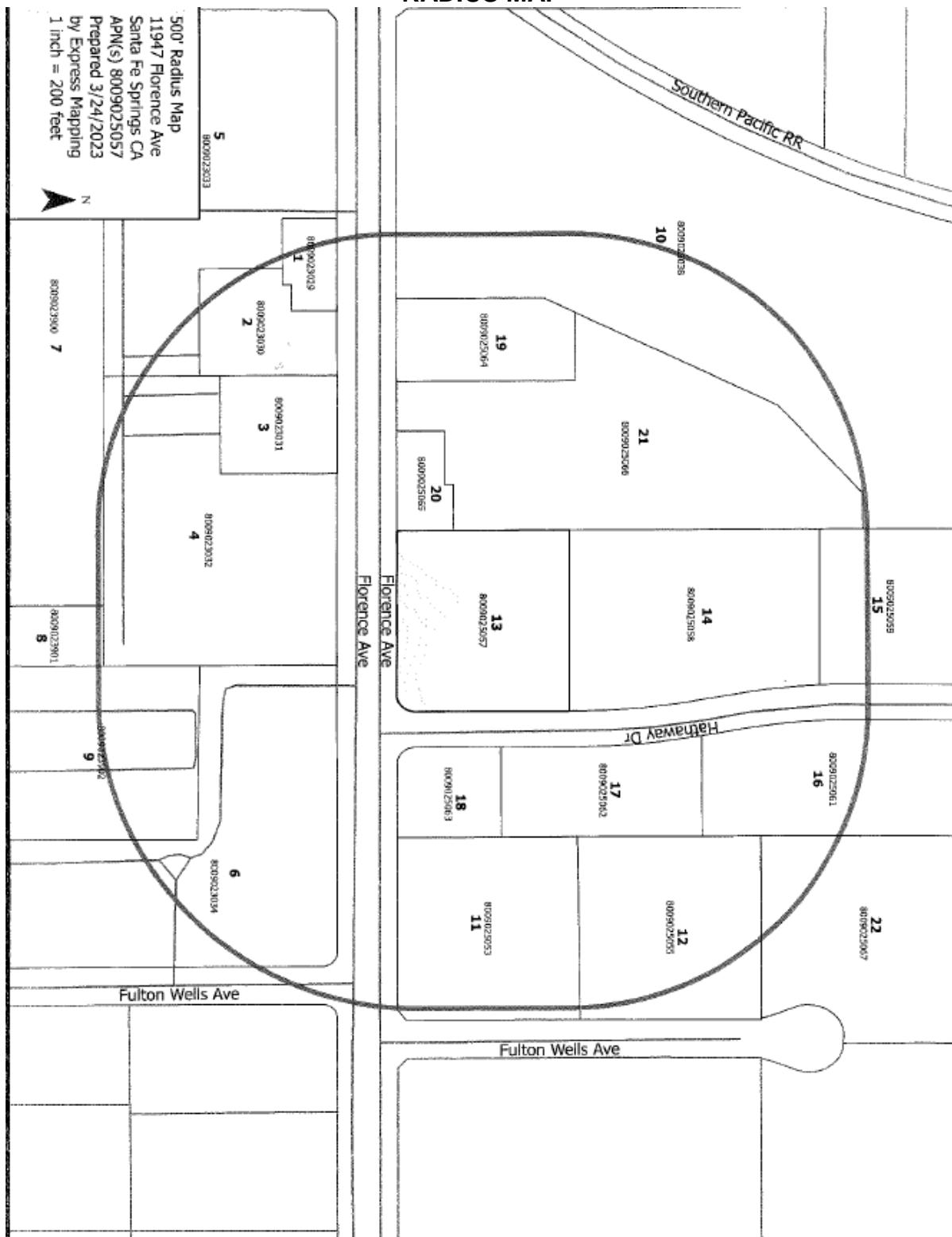
PUBLIC COMMENTS may be submitted in writing to the Planning Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Secretary, Teresa Cavallo, at: teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting.

FURTHER INFORMATION on this item may be obtained by contacting Jimmy Wong, Associate Planner, via e-mail at: jimmywong@santafesprings.org or by phone at: (562) 868-0511 ext. 7673.

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

ATTACHMENT NO. 4

RADIUS MAP



ATTACHMENT NO. 5
Resolution 232-2023

Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 232-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 836**

WHEREAS, a request was filed for Conditional Use Permit (CUP Case No. 836) to allow the establishment, operation, and maintenance of a gymnastic studio within a multi-tenant industrial building, located at 11947 Florence Avenue, Unit 4 (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone; and

WHEREAS, the Subject Site is located on the northwest corner of Florence Avenue and Hathaway Drive, with Assessor's Parcel Number of 8009-025-057, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Conditional Use Permit (CUP Case No. 836) is Chrissy Tumbling, 11947 Florence Ave., Unit 4, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is Link Logistics, 12607 Hiddencreek Way, Ste B, Cerritos, CA 90703; and

WHEREAS, the proposed use, which includes the discretionary review of CUP Case No. 836, 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 15301-Class 1 (Existing Facilities); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 26, 2023 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on April 26, 2023 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, on May 8, 2023, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning CUP Case No. 836; 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 Site, the testimony, written comments, or other materials presented at the Planning Commission Meeting on May 8, 2023 concerning CUP Case No. 836.

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 use 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 15301 Class 1: Existing Facilities.

Section 15301, Class 1: Existing Facilities consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed gymnastic studio will occupy an existing tenant space. The applicant does not intend to make any structural changes to the tenant space. Furthermore, the project will not result in any significant noise, air quality, or water quality impacts. Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Lastly, the subject site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5 and is not identified on the EPA's database (Environfacts).

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 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 Conditional Use Permit (CUP). Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

(A) *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-BP (Heavy Manufacturing and Buffer Parking) Zone and has a General Plan land use designation of Light Industrial. A gymnastic studio use, provided that a CUP is granted, would be consistent with the current zoning and land use designation. Consistency with the City's General Plan is analyzed in Table 1 below. Therefore, if conducted in strict compliance with the conditions of approval and the City's Municipal Code, staff finds that the proposed gymnastic studio 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.

Table 1: General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The proposed gymnastic studio use is surrounded by a variety of industrial uses to the north and east of the subject property and residential to the south. An indoor recreational use would complement the residential uses to the south and provide a diverse range of activities. This is in line with the goal of offering diversified businesses across a broad range of industries that provide, commercial, and experiential opportunities.
Economic Development	Policy ED-2.1: Business Retention/Expansion Outreach: Prepare a business retention expansion outreach program to address short-term and long-term disruptive influences in the local and regional economy, and address general business-accommodation issues as they arise.	Spirit Gymnastics has been a business in the City of Santa Fe Springs for over five years, with an established local clientele. As mentioned earlier, Chrissy Tumbling has chosen to take over the tumbling operation from Spirit Gymnastics. The approval of the Conditional Use Permit will enable the existing tumbling use to remain in the City. Retaining this business will help keep this valuable local commodity in the community.

(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 exterior of the existing subject site has been maintained consistent with the contemporary industrial design and is not proposed to change. Aside from the installation of a new wall sign, no further changes to the façade or appearance of the building are proposed at this time.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 232-2023 to approve Conditional Use Permit Case No. 836 to allow the establishment, operation, and maintenance a gymnastic studio; and determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1 (Existing Facilities) for the subject site located at 11947 Florence Avenue, Unit 4

(APN: 8009-025-057), within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of May, 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Francis Carbajal, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
CONDITIONS OF APPROVAL
Conditional Use Permit (CUP) Case No. 836
11947 Florence Avenue, Unit 4

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868-0511 x3811)

1. The Applicant shall provide approved exit signs above exit access doors which are readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exit signs shall meet the requirements of the currently adopted California Fire Code.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409.7569)

2. 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.
3. 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.
4. 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 x7673)

5. That Conditional Use Permit No. 836 allows for a gymnastics studio at 11972 Florence Avenue, Unit 4. Specifically, the proposed use will offer tumbling classes, gymnastics classes, open gym workout, and space rental for recreational use.
6. That all activities related to the gymnastic school and indoor recreational use shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning and the Fire Marshall or designee.

7. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
8. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each activity session.
9. That in the event noise levels outside of the subject unit are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.
10. That the applicant shall continually provide a waiting area indoors to prevent and discourage clients from waiting outside.
11. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
12. That the days and hours of operation shall be 3:00 PM to 11:00 PM, Monday to Friday, and 9:00 AM to 8:00 PM, Saturday to Sunday. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee.
13. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
14. That the indoor recreational facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
15. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
16. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).

17. That Conditional Use Permit Case No. 836 shall be subject to a compliance review in one year, on or before **May 8, 2024**. Approximately three (3) months before **May 8, 2024**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
18. That the applicant understands and agrees that any future changes to the floor plan whereby the square footage of activity area is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
19. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.
20. That the Department of Planning and Development shall first review and approve all sign proposals. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
21. 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.
22. That the applicant, Chrissy Tumbling, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit and Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
23. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

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



City of Santa Fe Springs

Planning Commission Meeting

May 8, 2023

PUBLIC HEARING

CEQA – Categorical Exemption Section 15315, Class 15

Tentative Tract Map No. 83297

A request for approval to consolidate three (3) existing parcels (APN. 8011-011-912, 8011-011-906 and 8011-011-907) into a single parcel measuring ± 0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units on the property general located at the northeast corner of Laurel Avenue and Lakeland Road, within the within the R-3-PD, Multiple-Family-Planned Development, Zone.

(Habitat For Humanity of Greater Los Angeles)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Tentative Tract Map No. 83297 and, thereafter, close the Public Hearing; and
- Find and determine that Tentative Tract Map No. 83297 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and
- Find that Tentative Tract Map No. 83297, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Tract Map No. 83297 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 83297, subject to the conditions of approval as stated in this report; and.
- Adopt Resolution No. 233-2023, which incorporate the Planning Commission's findings and action regarding this matter.

GENERAL INFORMATION

A. Applicants: Habitat For Humanity of Greater Los Angeles
8739 Artesia Boulevard
Bellflower, CA 90706
www.habitatla.org/

B. Property Owner: Housing Successor Agency
11710 Telegraph Road
Santa Fe Springs, CA 90670

C. Location of Proposal: 10934 – 10954 Laurel Avenue and

Report Submitted By: Wayne M. Morrell
Director of Planning

Date of Report: May 4, 2023
ITEM NO. 7

13309 – 13321 Lakeland Road
(APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907)

Northeast corner of Laurel Avenue and Lakeland Road, Santa Fe Springs, CA

D. Existing Zone: R-3-PD, Multiple-Family Residential-Planned Development, Zone

E. General Plan: Residential

F. CEQA Status: Previously-prepared Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

G. Staff Contact: Wayne M. Morrell, Director of Planning
waynemorrell@santafesprings.org

BACKGROUND

The Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs. The largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ± 3.93 -acre and has an address of 13241 Lakeland Road. The adjacent three (3) parcels, (APN: 8011-011-906, 8011-011-907, 8011-011-912), have a combined area of $\pm 36,342$ sq. ft., and are located at the northeast corner of Laurel Avenue and Lakeland Road. All four parcels are unimproved land with perimeter fencing.

It was always the intent of the City and Agency to develop all four parcels with affordable housing. To accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013. Those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element.

The City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element:

Prior Action by City Council:

Exclusive Negotiating Agreement:

The Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied single-family homes, respectively in that order.

Predevelopment Loan Agreement:

The Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities.

Purchase and Sales Agreement and Grant Funding Agreement:

The Housing Successor also entered into a Purchase and Sales Agreement and Grant Funding agreement with Habitat For Humanity of Greater Los Angeles on October 5, 2021.

Before the developments proposed under the Exclusive Negotiating Agreement, the Predevelopment Loan agreement, Grant Funding agreement and the Purchase and Sales agreement can occur, the parcel needs to be subdivided to create a single parcel measuring ± 0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units. As a result, the applicant is seeking approval for:

Tentative Tract Map No. 83297

A request for approval to consolidate three (3) existing parcels (APN. 8011-011-912, 8011-011-906 and 8011-011-907) into a single parcel measuring ± 0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units, on the property general located at the northeast corner of Laurel Avenue and Lakeland Road, within the within the R-3-PD, Multiple-Family-Planned Development, Zone.

The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs.	No. of APN's/Lot#	Size of Lot
8011-012-912	N/A	0	1	21,058 sq. ft.
8011-011-906	N/A	0	1	3,799 sq. ft.
8011-011-907	N/A	0	1	7,707 sq. ft.

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs.	No. of Parcels/Lot #	Size of Lot	Proposal
New APN	New Address	3	1	0.75 acres	Condominiums

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 27, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk April 27, 2023, and published in a newspaper of general circulation (Whittier Daily News) April 27, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed tentative map.

ZONING AND LAND USE

The subject property is zoned R-3-PD, Multiple-Family Residential-Planned Development Overlay, zone. The zoning, General Plan and land use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	A-1, Agricultural	Low Density Residential	10932 Laurel Avenue – Single-Family Dwelling
South	A1 (County) Light Agricultural	Public and Semi Public	13021 Meyer Road – Carmela Elementary School
East	R-3, Multiple-Family Residential	Medium Density Residential	Apartments (Lakeland Manor)
West	R-3, Multiple-Family Residential	Medium Density Residential	Vacant, unimproved land; future housing development for The Whole Child and The Richman Group

ENVIRONMENTAL DOCUMENT-Categorical Exemption Section 15315, Class 15

Tentative Tract Map 83297 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA), and is therefore, listed as a categorically exempt project. A Notice of Categorical Exemption Class 15 has been prepared for this project.

AUTHORITY OF PLANNING COMMISSION

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

CRITERIA FOR GRANTING A TENTATIVE PARCEL MAP

The Commission should note that in accordance with the State's Subdivision Map Act, before granting a Tentative Parcel Map, the Commission shall give consideration to the following:

- (A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that.
- (B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.
- (C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.
- (D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- (E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.
- (F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

STAFF REMARKS

Based on the findings set forth in the attached Resolution (233-2023), Staff believes that Tentative Tract Map No. 83297 is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 83297, subject to the conditions of approval as contained within this staff report.

CONDITIONS OF APPROVAL

Conditions of approval for Tentative Tract Map No. 83297 are attached to Resolution 233-2023 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Tract Map (TTM 083297)
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Resolution 233-2023

Exhibit A - Conditions of Approval

**Attachment 1
Aerial Photograph**



Development Plan Approval Case No. 977
Conditional Use Permits Case No. 813

Northeast corner of Laurel Avenue and Lakeland Road,
10934 – 10954 Laurel Avenue and 13309 – 13321 Lakeland Road
(APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907)

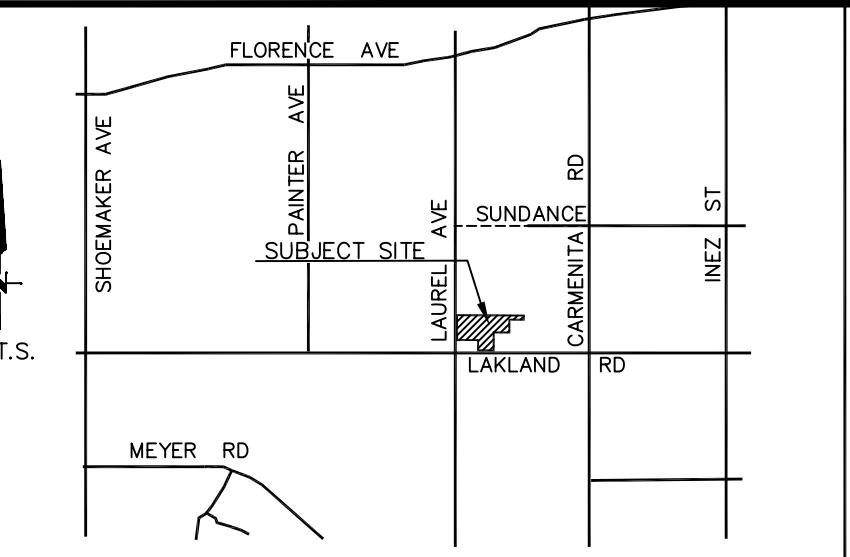
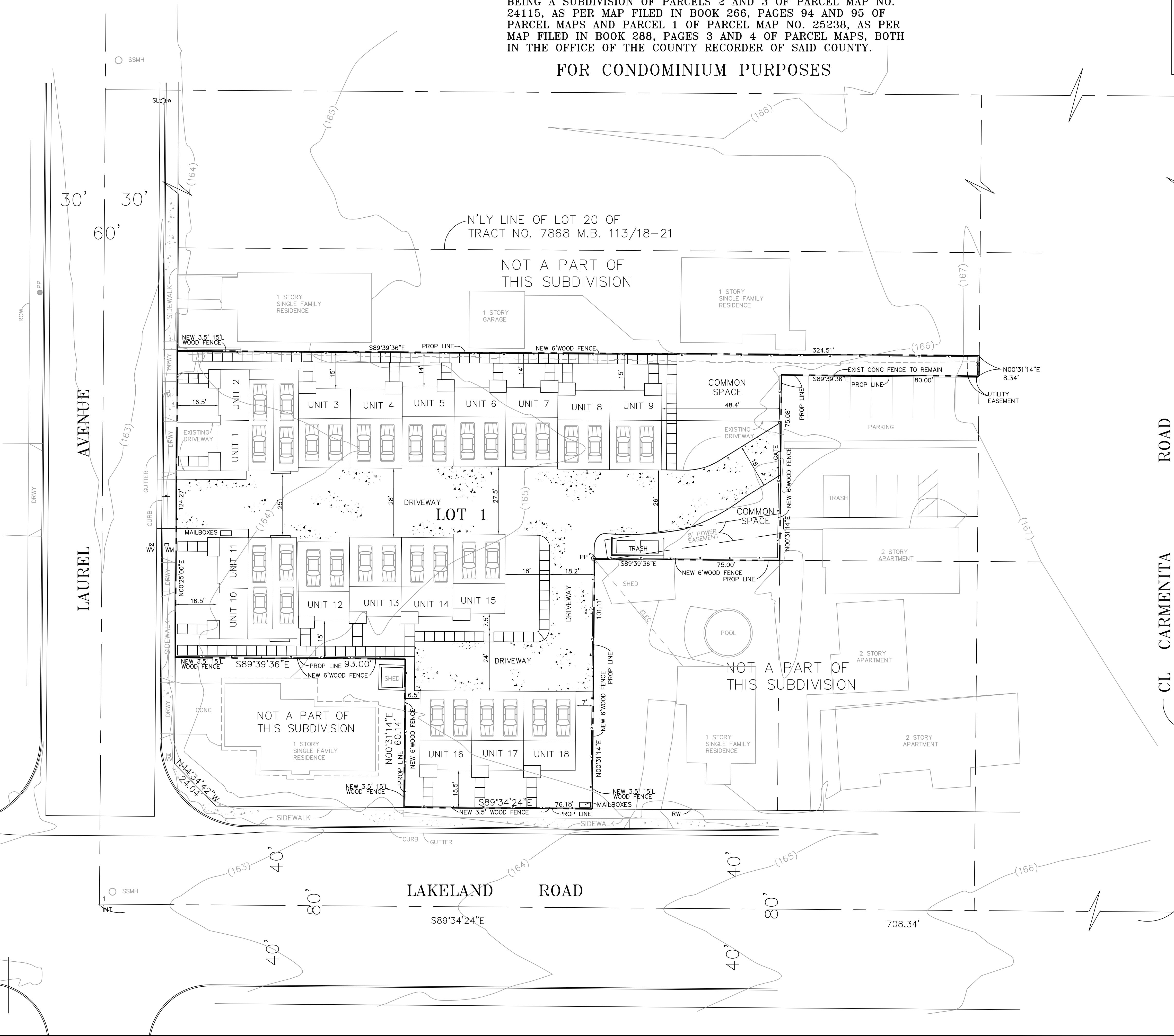
Attachment 2
Proposed Tentative Tract Map (TTM 083297)

TENTATIVE TRACT NO 83297

IN THE CITY OF SANTA FE SPRINGS, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 24115, AS PER MAP FILED IN BOOK 266, PAGES 94 AND 95 OF PARCEL MAPS AND PARCEL 1 OF PARCEL MAP NO. 25238, AS PER MAP FILED IN BOOK 288, PAGES 3 AND 4 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



VICINITY MAP

DATE	DRAWN	REVISIONS	DATE	SCALE	OF	SHEET
			10/25/20			1
				1"=20'		
					DRAWN	1
					RD	
					APPROVED	JOB NUMBER
						901



Habitat for Humanity® Greater Los Angeles

REPRESENTATIVE MAIL
LOCATION:
LAKELAND RD AND LAUREL AVE
SANTA FE SPRINGS, CALIFORNIA
8011-011-906,907 & 912

RD CIVIL ENGINEERING
505 DOBBINS DRIVE
SAN GABRIEL, CA 91775
(626) 288-7911

NOTE: ALL EXISTING TOPOGRAPHY
COMPILED FROM ALTA SURVEY BY
OTHERS DATED: JUNE 1, 2020.

L.A.CO. BENCH MARK NO. EY9672
L&T IN E CB 2' S/O BCR @ SE COR
CARMENITA RD & LAKELAND RD
QUAD YEAR 2013 ELEV. 169.663

Attachment 3: Public Hearing Notice

FILE COPY



**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 813
DEVELOPMENT PLAN APPROVAL CASE NO. 977
TENTATIVE TRACT MAP NO. 83297**

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

CONDITIONAL USE PERMIT CASE NO. 813: A request for approval to establish, operate and maintain a 18-unit affordable housing development by Habitat For Humanity of Greater Los Angeles, generally located at the northeast corner of Laurel Avenue and Lakeland Road, within the R-3-PD, Multiple-Family Residential with Planned Development Overlay, Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 977: A request for approval to allow for the construction of a new 18-unit affordable housing development, within the R-3-PD, Multiple-Family Residential with Planned Development Overlay, Zone.

The 18-unit affordable housing development is part of a larger 139-unit affordable housing development project (including the 18 units) to be constructed at the northeast and northwest corners of Laurel Avenue and Lakeland Road. The Whole Child is building 19 units of transitional/supportive housing and The Richman Group is building 121-rental unit, including 50 units of senior housing.

TENTATIVE TRACT MAP NO. 83297: A request for approval to consolidate three (3) existing parcels (8011-011-912, 906 & 907) into a single parcel measuring approximately 0.75-acre; and subdivide the air space of the newly consolidated parcel to create 18 residential condominium units.

PROJECT LOCATION: 10934 – 10954 Laurel Avenue and 13309 – 13321 Lakeland Road (APN: 8011-011-912, 906 & 907)

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, May 8, 2023 at 6:00 p.m.**

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

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

CEQA DOCUMENT: In accordance with CEQA Guidelines §15073 and §15105, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for all three housing projects. The IS/MND was released for a 30-day public review period starting October 1, 2022, and ending on October 31, 2022. A Notice of Intent (NOI) was also provided to the Los Angeles County Clerk, responsible agencies, the City's local CEQA distribution list, and other interested parties requesting a copy of the IS/MND for review and comment. The draft IS/MND was also uploaded to the State Clearinghouse, the City's website and available for public review on the City's Environmental Documents webpage (https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp) and a hard copy version of the IS/MND was made available for public review at the City's Planning Department. 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.

Because the environmental impacts of the proposed 18-unit affordable development were already analyzed within the previously-prepared IS/MND for the overall 139-unit housing development, it has been determined that no new significant effects could occur and/or no new mitigation measures or environmental document would be required.

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

PUBLIC COMMENTS may be submitted in writing to the Planning Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem

City Council

Annette Rodriguez • William K. Rounds • Joe Angel Zamora

City Manager

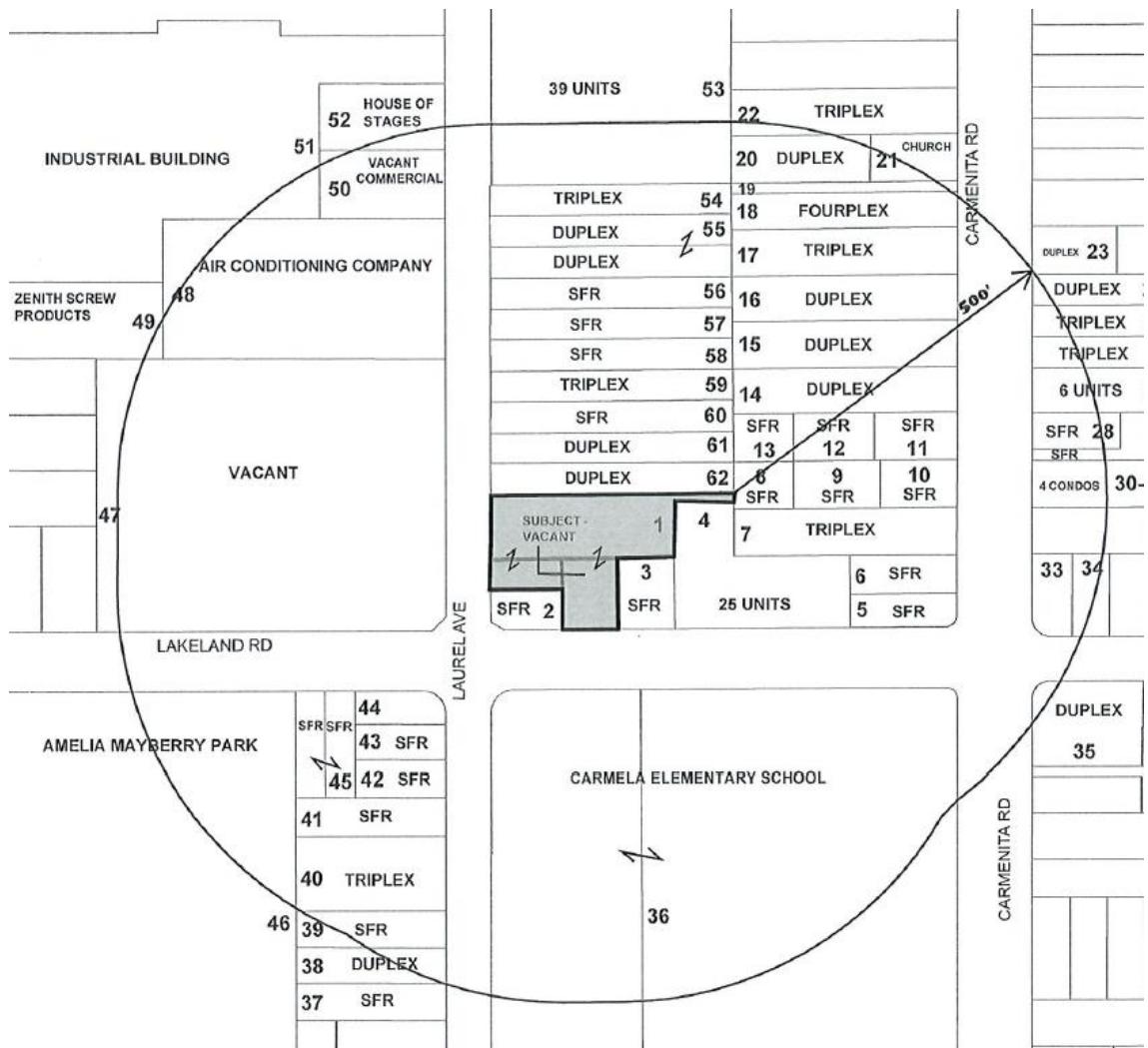
Tom Hatch, Interim City Manager

Planning Secretary, Teresa Cavallo, at: teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting.

FURTHER INFORMATION on this item may be obtained by contacting Jimmy Wong, Associate Planner, via e-mail at: jimmywong@santafesprings.org or by phone at: (562) 868-0511 ext. 7673.

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

Attachment 4: Radius Map for Public Hearing



**Attachment 5
Resolution 233-2023**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 233-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE TRACT MAP NO. 83297**

WHEREAS, the Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs City); and

WHEREAS, the largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.95 acres; and

WHEREAS, the other three (3) parcels (APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907) are generally located at the northeast corner of Laurel Avenue and Lakeland Road, consist of 0.75 acres; and

WHEREAS, it was always the intent of the City and Agency to develop all four parcels with affordable housing and to accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and

WHEREAS, those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element; and

WHEREAS, the City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element; and

WHEREAS, the Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles (Habitat), to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied single-family homes, respectively in that order, on the subject properties; and;

WHEREAS, the Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities; and

WHEREAS, the Housing Successor entered into a Purchase and Sale Agreement on March 21, 2022, with two of the three entities; and

WHEREAS, the Housing Successor entered into a Purchase and Sales Agreement and Grant Funding agreement with Habitat on October 5, 2021, to develop the 3 parcels (APN No. 8011-011-912, 8011-011-906 and 8011-011-907), of approximately 0.75 acres, generally located at the northeast corner of Laurel Avenue and Lakeland Road, with 18 units of affordable for-sale housing; and

WHEREAS, under the terms of the Purchase and Sale Agreement and Grant Funding agreement, the property has to be a separate legal conveyable parcel compliant with the California Subdivision Map Act, requiring the processing of a Tentative and Final map; and

WHEREAS, Habitat For Humanity has filed for Tentative Tract Map No. xxxxxx, a request for approval to consolidate the 3 existing parcels (APN. 8011-011-912, 8011-011-906 and 8011-011-907) into a single parcel measuring ±0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units; and

WHEREAS, the proposed tentative tract map is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 27, 2023, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on April 27, 2023, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on May 8, 2023, at which time it received public testimony concerning Tentative Tract Map No. 83297; 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, and other materials presented at the public hearing; and

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

Tentative Tract Map No. 83297 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project.

SECTION II. TENTATIVE TRACTMAP FINDINGS

Pursuant to the State's Subdivision Map Act, the Planning Commission has made the following findings:

(A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Tract Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

The City's General Plan Housing Element specifically identifies the development of affordable housing on the site, and the potential project is described as a program in the Housing Element as follows starting on page 5-14 of the 2014-2021 Housing Element:

8. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing through provision of land write-downs and regulatory incentives, and as available, financial assistance. Santa Fe Springs' Housing Successor Agency owns the three parcels that were originally purchased with Low/Mod Housing Funds and was rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay eliminates any upper density limit and allows flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.

The proposed tract map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Spring's General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

(B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

As proposed, the new development will meet or exceed all requirements of the City's Zoning Ordinance and as a result will not require any variances, other than those allow per State law. The subject site is physically suitable for the proposed development.

(C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (MND) was prepared for the proposed industrial project. According to the Initial Study/MND, the project is not expected to have any impacts on biological

resources or cause serious public health problems.

(D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As part of the review and processing of the Tentative tract Map, and in accordance with the Subdivision Map Act, the local school district, utility companies and easement holders associated with the subject property were notified of the subject request. As of the writing of this report, staff has not received any correspondence for or against the proposed project. Nevertheless, any new easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision, other than an easement for sidewalks.

(E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board.

(F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

Future passive or natural heating and cooling opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 233-2023 to approve Tentative Tract Map 83297, and to make a finding that Tentative Tract Map No. 83297 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project, subject to Conditions

of Approval attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of May 2023 BY THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Francis Carbajal, Chairperson

Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 83297
APN: 8011-011-912, 8011-011-906 and 8011-011-907

1. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the tract map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
2. Applicant understands and agrees that Tentative Tract Map No. 83297 shall expire 24 months after Planning Commission approval, on May 8, 2023, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs Public Works Department for approval. The subdivision proposed by Tentative Tract Map No. 83297 shall not be effective until such time that a final map is recorded.
3. The "Subdivider," Habitat For Humanity of Greater Los Angeles 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 the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
4. **Covenants, Conditions and Restrictions (CC&R's).** The approval of this project and all of its conditions shall be appurtenant to and run with the entire parcel or unit of development for which it is issued. A declaration of Covenants, Conditions and Restrictions ("CC&R's") shall be prepared by the property owner, at his sole cost and expense, and shall be submitted to the City for the review and approval of the Department of Planning and Development and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property(ies) to be developed, shall make the City a party thereto and shall be enforceable by the City. Prior to, or at the time building plans are submitted for plan check, a draft of the CC&R's shall be submitted to and approved by the above mentioned officials. Prior to issuance of grading and building permits, said CC&R's shall be approved and executed by the above mentioned officials. Prior to the issuance of occupancy permits,

said CC&R's shall be recorded in the Office of the Los Angeles County Recorder. The CC&R's shall contain the following provisions:

- a. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities;
- b. The CC&R's shall provide language to prohibit all outdoor storage activities, including the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages; as well as any public area within the project as outlined in CC&R's;
- c. The CC&R's shall provide that the property(ies) shall be developed, operated and maintained so as not to create a public nuisance;
- d. The CC&R's shall provide that if the property(ies) is/are not maintained in the condition required by the CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property(ies) and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property(ies) shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed. Upon the formation of the Association, the owner shall provide the name, phone number, and building address of each member comprising the Association.

5. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Tract Map submitted by the applicant and on file with the case.



City of Santa Fe Springs

Planning Commission Meeting

May 8, 2023

PUBLIC HEARING

Environmental Document - Mitigated Negative Declaration

Development Plan Approval Case No. 977

Conditional Use Permits Case No. 813

DPA Case No. 977: A request for development plan approval to allow the construction of 18 units of affordable for-sale housing; and

CUP Case No. 813: A request for approval to allow the establishment of 18 units of affordable for-sale housing, within the PD-Planned Development, Zone.

The project site is generally located at the northeast corner of Laurel Avenue and Lakeland Road, 10934 – 10954 Laurel Avenue and 13309 – 13321 Lakeland Road (APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907), within the R-3-PD, Multiple-Family Residential-Planned Development, Zone.
(Habitat For Humanity of Greater Los Angeles)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 977, Conditional Use Permit Case No. 813, 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 Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.330 of the City's Zoning Ordinance for the granting of a Conditional Use Permit within the PD-Planned Development, Zone; and;
- Find that the environmental impacts of the proposed 18-units of affordable housing were analyzed within the previously-approved Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, State Clearing House No. 2021100075, for The Richman Group Lakeland Road Housing Development, and that no new significant effects could occur and/or no new mitigation measures or additional environmental documents are required, and;

RECOMMENDATIONS (cont.):

- Approve Development Plan Approval Case No. 977 and Conditional Use Permit Case No. 813, subject to the conditions of approval as contained within the attached Resolution 231-2023; and
- Adopt Resolution No. 231-2023, which incorporate the Planning Commission's findings and action regarding this matter.

GENERAL INFORMATION

A. Applicants: Habitat For Humanity of Greater Los Angeles
8739 Artesia Boulevard
Bellflower, CA 90706
www.habitatla.org/

B. Property Owner: Housing Successor Agency
11710 Telegraph Road
Santa Fe Springs, CA 90670

D. Existing Zone: R-3-PD, Multiple-Family Residential-Planned Development, Zone

E. General Plan: Residential

F. CEQA Status: Previously-prepared Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

G. Staff Contact: Wayne M. Morrell, Director of Planning
waynemorrell@santafesprings.org

BACKGROUND

The Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs. The largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ± 3.95 -acre and has an address of 13231 Lakeland Road. The adjacent three (3) parcels, (APN: 8011-011-906, 8011-011-907, 8011-011-912), have a combined area of $\pm 36,342$ sq. ft., and are located at the northeast corner of Laurel Avenue and Lakeland Road. All four parcels are unimproved land with perimeter fencing.

It was always the intent of the City and Agency to develop all four parcels with affordable housing. To accomplish this, all four parcels were rezoned to R-3-PD,

Multiple-Family Residential-Planned Development in 2013. Those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element.

The City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element:

Prior Action by City Council:

Exclusive Negotiating Agreement:

The Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and ***Habitat for Humanity of Greater Los Angeles*** to develop transitional housing and support services, an affordable rental apartment buildings, and affordable for sale owner-occupied townhomes, respectively in that order.

Development Plan Approval Case No. 974: (The Whole Child) A request for development plan approval to allow the construction of 19 units of transitional/supportive housing and appurtenant improvements; and

Conditional Use Permit Case No. 811: (The Whole Child) A request for approval to allow the establishment of a 19-unit transitional/supportive housing use, within the PD, Planned Development Zone; and

Development Plan Approval Case No. 991: (The Richman Group) A request for development plan approval to allow the construction of a 22-unit apartment use, a 30-unit apartment use and a clubhouse use, within R-3-PD, Multiple-Family Residential-Planned Development, Zone; and

Conditional Use Permit Case No. 827: (The Richman Group) A request for approval to allow the establishment of a 22-unit apartment use, a 30 unit apartment use and a clubhouse use, within the PD, Planned Development Zone; and

Development Plan Approval Case No. 975: (The Richman Group) A request for development plan approval to allow the construction of 50 units of affordable senior apartments; and

Conditional Use Permit Case No. 812: (The Richman Group) A request for approval to allow the establishment of a 50-unit senior apartment use within the PD, Planned Development Zone;

Tentative Parcel Map No. 83238*

A request for approval to subdivide one parcel (APN: 8011-012-902) of ±3.95 acres into three parcels (Parcel 1 of 0.81 acres, Parcel 2 of 2.19 acres and Parcel 3 of 0.95 acres). The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs.	No. of APN's/Lot#	Size of Lot
8011-012-902	13321 Lakeland Road	0	1	±3.95 acres

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs.	No. of Parcels/Lot #	Size of Lot	Proposal
New APN	New Address	1	1/#1	0.81 acres	Senior Apartment
New APN	New Address	3	1/#2	2.19 acres	Lakeland Apartment #1 & 2
New APN	New Address	1	1/#3	0.95 acres	The Whole Child
Total # 3	Multiple	5	3	3.95 acres	

Predevelopment Loan Agreement:

The Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities. The summary of the loan terms is as follows:

- The loan amount is for \$200,000, paid out on a reimbursement basis, not a lump sum. The anticipated disbursement budget and schedule are attached to the Loan Agreement as Exhibit A.
- The security for the loan is the Assignment of Work Product document which transfers all of the work product generated by the Richman Group for the project to the City, should they default on constructing the project.
- The term of the loan is set forth in subsection 1.2.1 of the Agreement, with an outside maturity date of January 15, 2025, though there are other events which will cause the loan to mature sooner as set forth in the Agreement.
- Upon the Maturity Date, the Loan Term shall expire, the Loan shall mature, and the entire outstanding principal amount of the Loan, shall become immediately due and

payable.

- This is an interest free loan, so there will be no accrued interest on the amount due.
- Providing this loan interest free furthers the public purpose of increasing the supply of affordable housing in the City and does not constitute a gift of public funds.

Purchase and Sales Agreement:

The Housing Successor also entered into a Purchase and Sales Agreement on March 21, 2022, with two (The Richman Group and The Whole Child) of the three entities. The terms of the Agreement are as follows:

Primary Terms Consistent in Both Agreements

The land is being sold to both parties at a nominal cost, meaning the Agency is contributing the land to the project. For that reason, there are a number of requirements that must happen before the sale of the land closes escrow.

- The Property shall be a separate legal conveyable parcel compliant with the California Subdivision Map Act, which will require the processing of a Tentative and Final map.
- Approval by the City of all necessary project entitlements and CEQA analysis and documentation has been completed, and those approvals are final.
- Approval of funding agreements for the Agency contributions of funds must be completed.
- Approval by the Agency and Buyer of an Affordable Housing, Veterans Preference and Regulatory Plan Agreement setting forth the obligations of Buyer to make the units affordable and setting forth in detail how Buyer will comply with the legal requirements for use of Agency housing funds.
- To the fullest extent allowed by federal and state law, Buyers will take all feasible actions to implement a preference for veterans and immediate family members of veterans living in the same household.
- The property is being sold "AS-IS" and the current known hazardous clean up that is required shall be done by the buyers, and buyers release all claims against the City.
- There is an outside land closing date which gives the buyers time to secure financing, but does give the Agency a firm date to close or terminate the agreements.
- Buyers cannot assign the purchase agreement without Agency's written consent.

Additional Terms Specific to the Richman Group Agreement.

- The land closing will happen concurrently with the construction funding package, and the issuance of the building permit. At that point the Agency knows the project will be constructed, barring some highly unlikely catastrophe.
- The outside closing date will be 4 years from the date of execution of the PSA.

- The document states that the Agency will provide \$6M in funding by way of a residual receipts loan.
- If Richman defaults on the purchase agreement, the Agency will recover \$25,000 in liquidated damages.

Terms Specific to TWC Housing LLC (The Whole Child) Agreement

- The land closing will happen concurrently with the construction funding package.
- The outside closing date will be June 30, 2025.
- The document states that the Agency will provide \$1.1M in funding by way of a grant which will be documented by a Grant Funding Agreement to be executed prior to close of escrow.
- If TWC defaults on the purchase agreement, the Agency will recover \$100 in liquidated damages.
- City will have the right to repurchase the property for \$1.00 if the land closing has occurred, but TWC has failed to develop and construct the Project and obtain a Certificate of Occupancy from the City within three years from the anniversary date of the Land Closing date. (the “Repurchase Release Date”)
- Repurchase Option shall be released when the project is built and upon the issuance of a Certificate of Occupancy.

Purchase and Sales Agreement and Grant Funding Agreement:

The Housing Successor also entered into a Purchase and Sales Agreement and Grant Funding agreement with Habitat For Humanity of Greater Los Angeles on October 5, 2021. The terms of the Agreement are as follows:

The Habitat site is approximately .9 acre in size and is at the northeast corner of Lakeland and Laurel Avenue. This land is being held by the Agency for development of affordable housing, and is proposed to be sold at a nominal cost, meaning the Agency is contributing the land to the project. For that reason, there are a number of requirements that must happen before the sale of the land closes escrow.

- The Property shall be a separate legal conveyable parcel compliant with the California Subdivision Map Act, which will require the processing of a Tentative and Final map.
- Approval by the City of all necessary project entitlements and CEQA analysis and documentation has been completed, and those approvals are final.
- Approval of a grant funding agreement for the Agency contribution of \$1,300,000 of Agency affordable housing funds.
- Approval by the Agency and Buyer of an Affordable Housing Regulatory Agreement and Declaration of Restrictions setting forth the obligations of

Habitat to make the units affordable and setting forth in detail how they will comply with the legal requirements for use of Agency housing funds.

- Habitat will take all feasible actions to implement a preference for veterans and immediate family members of veterans living in the same household.
- The property is being sold "AS-IS" and Habitat releases all claims against the City.
- There is an outside land closing date which gives Habitat time to secure financing, but does give the Agency a firm date to close or terminate the agreements.
- Habitat cannot assign the purchase agreement without Agency's written consent.

With the above comprehensive list of requirements, which must be met before the closing of the agreements may occur, including approval of project design entitlements and CEQA review, the Agency is under no obligation to close on the sale of land at this time. It is anticipated that Habitat will work diligently towards completing the necessary tasks required to close the land sale over a period of six months to two years depending on availability of grant funds.

Affordable housing projects, especially those serving the needs of very low and extremely low income require significant financial assistance to be successfully constructed and operated. For that reason, the Agency will contribute the land to the project to achieve the Agency and City's affordable housing goals and obligations. The Agency acquired the land specifically for development of affordable housing by private entities, so a land sale at open market prices is not consistent with the City's General Plan or the goals of the Housing Successor Agency.

PROJECT DESCRIPTION:

Development Plan Approval Case No. 977: A request for development plan approval to allow the construction of 18 units of affordable for-sale housing; and pursuant to §155.329(A) of the Zoning Ordinance, a conditional use permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone. As a result, the applicant is concurrently applying for.

Conditional Use Permit Case No. 813: A request for approval to allow the establishment of 18 units of affordable for-sale housing, within the PD-Planned Development, Zone.

Tentative Tract Map No. 83297*: A request for approval to consolidate three (3) existing parcels (APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907) into a single parcel measuring ± 0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units.

NOTE: The tract map will be done under a separate staff report and resolution.

Development Plan Approval (DPA) Case No. 977

Sheet A-100, Site Plan: The site plans show that the development consist of eighteen (18) units: a three-unit building, a six-unit building, and a nine-unit building. The nine-unit building is located ± 18 feet from the Laurel Avenue street frontage and the distance of the building from the north, property line varies from 7.5 feet at the narrowest point to 15 feet at the broadest distance. The six-unit building is also located ± 18 feet from the Laurel Avenue street frontage. The three-unit building is located ± 18 feet from the Lakeland Road street frontage. The main entry to the site is via a new 26-foot wide driveway from Laurel Avenue. A common space is shown at the rear of the 9-unit building, between Unit 9 and the nearest easterly property line.

Middle Townhome Unit Types-Dimensioned Floor Plan (Three-Unit Building):

The plan indicates that the building consists of three stories: ground floor, second floor, and third floor. The ground floors consist of several two-car garages, patios, entries and stairways. The second story consists of a family room, dining room, kitchen area, bathroom, stairway, an area for a washer and dryer, and a balcony. The third floor contains a primary bedroom and two other bedrooms, stairway, hallway and two bathrooms.

End Townhome Unit Types-Dimensioned Floor Plan: Per the floor plan, the End Townhomes units are specific to the nine-unit building and the six-unit building. Each ground-floor unit contains a patio at each end of the building. Adjacent to each of the patios are tandem garages to accommodate two car each, and separated by a demising wall. The second floor consists of a dining room, family room, kitchen, bathroom and stairway. This same configuration is replicated at the other end of a demising wall that separates the units. The third floor contains three bedrooms: a primary and two secondary bedrooms and bathrooms.

Driveway(s)

Driveway Access: A modified 26-foot wide driveway on Lakeland Road provides access to all three buildings. Said driveway is also the sole ingress and egress for the 44-unit apartment (Lakeland Manor) building to the east.

Parking: Thirty-six parking spaces are required per Code and 36 parking spaces are provide: two-car garages per unit with the end units for the six and nine unit-buildings

being tandem parking.

Trash Enclosure: A trash enclosure measuring of 223 sq. ft. is depicted adjacent to the driveway along the southerly property line that is shared with the adjacent property at 13331 Lakeland Road.

Wall/Fences-Sheet A-100 Site Plan: Although the site plan shows a new six-foot high wooden fence along the perimeter of the property, said wooden fence shall be replaced with a six-foot high block wall, except within the front yard setback area, the height of the wall shall be limited to 3.5 feet.

Facade Materials: The materials used are plaster, fiber cement (vertical and horizontal siding and wood-grain finish) and metal roofing. With regard to paint finish, Bog Fog, Lucy Blue, Silver Dust, Ultra White, Muted Ebony, and Providence are proposed.

Perspective View- Laurel Avenue: The Laurel perspective shows the view standing on the west side of Laurel Avenue, looking east. All three buildings are depicted, but the perspective of the 9-unit building is more complete. The single-family dwelling at the northeast corner of Laurel Avenue and Lakeland Road is shown.

Perspective View-Lakeland Road: The Lakeland Road perspectives is the view seen standing south on Lakeland Road looking north. The single-family dwelling on the corner and the three-unit and six-unit buildings are visible.

Lakeland and Laurel Conceptual Planting Plan: The development is extensively landscaped, with the areas between the front property line and the exterior walls of the nine unit, six unit and 3-unit buildings extensively landscaped. Landscaping is also distributed throughout the property. Two common spaces, (as identified on the site plan): one located east of the rear unit of the nine-unit building and the other east of the trash enclosure are extensively landscaped with a combination of trees, grass, turf and grasses. The Planting Palette further identifies, by pictures, the trees, grasses, shrub, vine, ground cover, proposed for the development.

Density Bonus Ordinance: Pursuant to §155.625.1 **Residential Density Bonus/Affordable Housing Incentives:**...it is the intent of the city to encourage the development of affordable housing to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the city's housing element of the General Plan. It also...provides incentives for the production of housing for very low, lower and moderate-income households and senior citizen housing in accordance with Cal. Government Code §§ 65915 through 65917. The regulatory concessions and incentives as specified in Cal. Government Code § 65915(k) to include, but not be limited to, the reduction of site development standards or zoning code requirements, direct financial assistance, approval of mixed-use zoning in conjunction with the

housing development, and any other regulatory incentive which would result in identifiable cost avoidance or reductions that are offered in addition to a density bonus.

The developer has applied and has been granted several incentives as mandated by State law, including, but not limited to:

Building Height/Yard Setbacks/Distance between Buildings:

The building height in the R-3 Zone shall not be greater than 25 feet provided, that they comply with the front, side, and rear yard requirements, as well as, the distance between buildings. As proposed, the maximum building height for the proposed buildings is 35'-6" to top of ridge. Since the proposed maximum height is 10'-6" over the allowable height, the applicant is requesting to decrease the required front setback area along Laurel Avenue from 25 ft. to 15 ft., and along Lakeland Road from 25 feet to 12'-5" and to decrease certain portions of the required side yard setback area from 15 ft. to 7'-5".

Population Density

The population density in the R-3 Zone shall be controlled by the requirement of 2,000 square feet of lot area for each dwelling unit. The area of the three parcels is 0.75 acres or 32,670 sq. ft. Since the maximum number of dwelling units is limited to 16.3, the applicant is requesting a density bonus to increase the maximum number of dwelling units from 16.3 to 18.

Conditional Use Permit (CUP) Case No. 813:

Conditional Use Permit Requirement in PD, Planned Development Zone:

Pursuant to §155.329(A), a conditional use permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone. As a result, concurrent with Development Plan Approval Case No. 975 is **Conditional Use Permit Case No. 813:** A request for approval to allow the establishment of 18 units of affordable for-sale housing, within the PD-Planned Development, Zone.

ZONING AND LAND USE

The subject property is zoned R-3-PD, Multiple-Family Residential-Planned Development, zone. The zoning, General Plan and land use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	A-1, Agricultural	Low Density Residential	10932 Laurel Avenue – Single-Family Dwelling
South	A1 (County) Light Agricultural	Public and Semi Public	13021 Meyer Road – Carmela Elementary School
East	R-3, Multiple-Family	Medium Density	Apartments (Lakeland Manor)

	Residential	Residential	
West	R-3, Multiple-Family Residential	Medium Density Residential	Vacant, unimproved land; future housing development for The Whole Child and The Richman Group

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 27, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk April 27, 2023, and published in a newspaper of general circulation (Whittier Daily News) April 27, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS (SCH2021100076)

Initial Study/Mitigated Negative Declaration:

In accordance with CEQA Guidelines §15073 and §15105, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for all three housing projects. The IS/MND was released for a 30-day public review period on October 1, 2022, and ended on October 31, 2022. A Notice of Intent (NOI) was provided to the Los Angeles County Clerk, responsible agencies, the City's local CEQA distribution list, and other interested parties requesting a copy of the IS/MND for review and comment. The draft IS/MND was uploaded to the State Clearinghouse, the City's website and available for public review on the City's Environmental Documents webpage

(https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp).

A hard copy version of the IS/MND was made available for public review at the City's Planning Department. 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.

Because the environmental impacts of the proposed 18-unit affordable development were already analyzed within the previously-prepared IS/MND for the overall 139-unit housing development, it has been determined that no new significant effects could occur and/or no new mitigation measures or environmental document is required.

AUTHORITY OF PLANNING COMMISSION

Development Plan Approval

Pursuant to §155.735, the Planning Commission shall have the authority, subject to the procedures set forth in this subchapter, to grant development plan approval when it has been found that said approval is consistent with the requirements, intent and purpose of this chapter. 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 the submission of a revised development plan.

Conditional Use Permit (Within the Planned Development Zone)

Pursuant to §155.329 (B), the Planning Commission shall have the authority to grant, conditionally grant or deny said conditional use permit or request for development plan approval, based on its evaluation of the plans and evidence submitted and its own study and knowledge of the circumstances and the applicable provisions of this chapter. A public hearing need not be held unless the proposed development includes uses other than the principal permitted, accessory or conditional uses of the underlying zone. Before granting approval, the Planning Commission shall satisfy itself that the proposed development will meet the purposes and intent of the Planned Development Zone.

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.*

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT: PD ZONE

Pursuant to §155.330 of the City's Zoning Ordinance, in considering an application for a Conditional Use Permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

- A) *The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.*
- B) *The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.*
- C) *Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.*
- D) *The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.*

STAFF REMARKS

Based on the findings set forth in attached Resolution 231-2023, staff finds that

Development Plan Approval Case No. 977, and Conditional Use Permit Case No. 813 are consistent with the policies and goals set forth in the General Plan and California Environmental Quality Act (CEQA) requirement. Staff also finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations for the granting of Development Plan Approval, and §155.330 for the granting of a Conditional Use Permit within the PD-Planned Development, Zone. Staff, therefore, recommends that the Planning Commission adopt Resolution 231-2023, which incorporates said findings as well as the conditions of approval related the subject proposals.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 977 and CUP 813 are attached to Resolution 231-2023 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Full Set of Plan
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Resolution 231-2023
 - a. Exhibit A - Previously prepared Initial Study/Mitigate Negative Declaration
 - b. Exhibit B - Conditions of Approval

Attachment 1: Location Aerial

Development Plan Approval Case No. 977
Conditional Use Permits Case No. 813

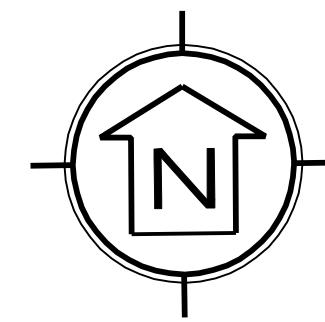
Northeast corner of Laurel Avenue and Lakeland Road,
10934 – 10954 Laurel Avenue and 13309 – 13321 Lakeland Road
(APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907)

Attachment 2: Proposed Full Set of Plans



8739 Artesia Blvd
Bellflower, CA 90706
www.habitatla.org

ROBERT DWELLE, PE
rdwelle@habitatla.org
310-821-7631



AINS
8011-011-906
8011-011-907
8011-011-912

LIGHTING
○ PATH LIGHT
○ LANDSCAPING UP LIGHT
□ WALL LIGHT
● PORCH DOWN LIGHT

PROJECT
LAUREL CROSSINGS
TOWNHOMES
18 UNIT
AFFORDABLE HOUSING
LAKELAND AND LAUREL
SANTA FE SPRINGS

CONSULTANTS

SURVEY AND MAPPING:
RD Civil Engineering
Contact: Ralph Dart
505 Dobbins Drive
San Gabriel, CA 91775
(626) 288-7911

STRUCTURAL:
TIBBA Engineering
Contact: Mark Ibrahim
3436 E Longridge Dr
Orange, CA 92867
(714) 553-2595

ENVIRONMENTAL:
Meridian Consultants
Contact: Chris Hampson
920 Hampshire Road
Suite A-5
Westlake Village, CA 91361
(805) 367-5720

MECH, ELEC, PLUMBING:
ARUP
Contact: Erin McConahey
900 Wilshire Blvd - 19th Floor
Los Angeles, CA 90017
(310) 578-4400

DATE

MARCH 7, 2023

SCALE

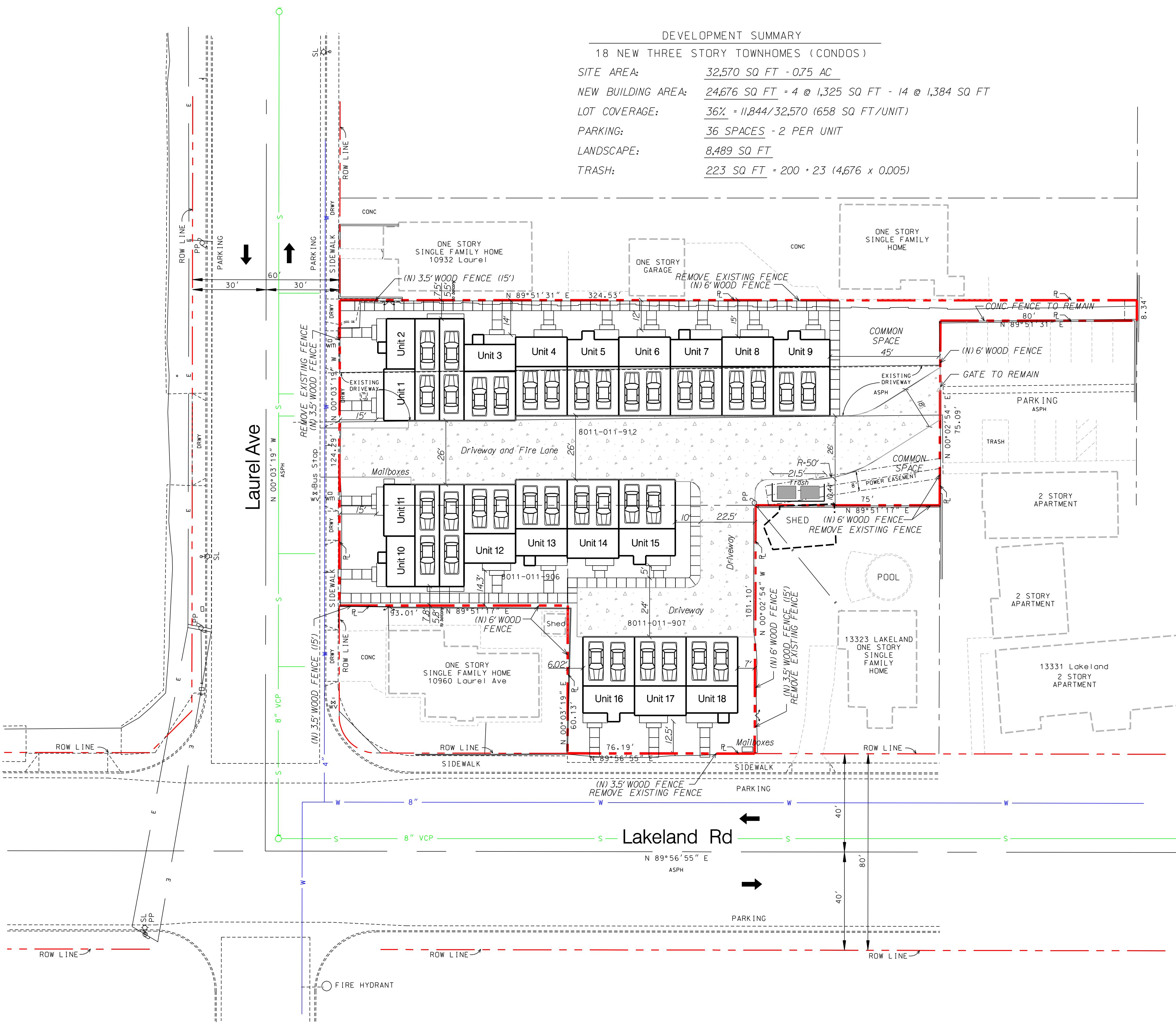
1" = 20'

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-100

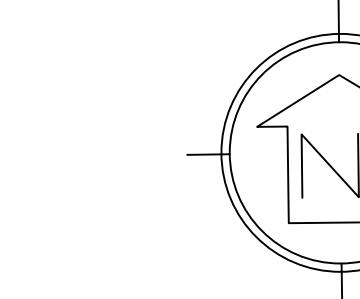








Lakeland & Laurel Conceptual Planting Plan



Design/Build by:

8739 Artesia Blvd
Bellflower, CA 90706
(310) 323-4663
www.habitatla.org

Robert Dwelle, PE
rdwelle@habitatla.org
310-821-7631

Landscape Design by:

Kai Craig, MLA
California Eco Design, Inc.
info@calecodesign.com

562-279-6713

Job:
LAUREL CROSSINGS
TOWNHOMES
18 UNIT
AFFORDABLE HOUSING

ENTERTAINING AND ENCOURAGE SANTA FE SPRINGS

PLANT SCHEDULE				ROBERT DWELLE, PE rdwelle@habitatla.org 310-821-7631		
BOTANICAL / COMMON NAME	CONT		QTY	Landscape Design by: Kai Craig, MLA California Eco Design, Inc. info@calecodesign.com 562-279-6713		
	BOTANICAL / COMMON NAME		CONT	QTY	Job: LAUREL CROSSINGS TOWNHOMES 18 UNIT AFFORDABLE HOUSING LAKE LAND AND LAUREL SANTA FE SPRINGS	
	Agonis flexuosa / Peppermint Tree	24" Box	6			
	Arbutus x 'Marina' / Arbutus Standard	24" Box	7			
	Cercis occidentalis / Western Redbud	15 gal	3			
	Pittosporum tenuifolium 'Silver Sheen' / Tawhinihi	15 gal	17			
	x Chitalpa tashkentensis 'Morning Cloud' / Morning Cloud Chitalpa	15 gal	8			
	BOTANICAL / COMMON NAME		CONT	QTY		
	Achillea millefolium / Common Yarrow	1 gal	123			
	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	22			
	Agave attenuata / Agave	5 gal	7			
	Aloe vera / Medicinal Aloe	1 gal	17			
	Chondropetalum tectorum / Cape Rush	5 gal	16			
	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal	61			
	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	15 gal	26			
BOTANICAL / COMMON NAME	Festuca mairei / Atlas Fescue	1 gal	437	Revisions:		
	Hesperaloe parviflora / Red Yucca	5 gal	34	No. Description Date		
	Leucadendron salignum 'Winter Red'	5 gal	1			
	Muhlenbergia rigens / Deer Grass	5 gal	57			
	Salvia clevelandii 'Winifred Gillman' / Cleveland Sage	1 gal	6			
	Sesleria autumnalis / Autumn Moor Grass	1 gal	40			
	Westringia fruticosa 'Blue Gem' / Coast Rosemary	5 gal	88			
	BOTANICAL / COMMON NAME		CONT	SPACING	QTY	
	Stenotaphrum secundatum / St. Augustine Grass	Sod		1,345 sf		
	BOTANICAL / COMMON NAME		CONT	SPACING	QTY	

Date:

Sheet Title:

PLANTING PLAN/ CONCEPT

Sheet No.:

L — 1

Laurel Crossings Town Homes Santa Fe Springs Plant Palette



Attachment 3: Public Hearing Notice

FILE COPY



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US POSTAGE

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 813
DEVELOPMENT PLAN APPROVAL CASE NO. 977
TENTATIVE TRACT MAP NO. 83297**

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

CONDITIONAL USE PERMIT CASE NO. 813: A request for approval to establish, operate and maintain a 18-unit affordable housing development by Habitat For Humanity of Greater Los Angeles, generally located at the northeast corner of Laurel Avenue and Lakeland Road, within the R-3-PD, Multiple-Family Residential with Planned Development Overlay, Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 977: A request for approval to allow for the construction of a new 18-unit affordable housing development, within the R-3-PD, Multiple-Family Residential with Planned Development Overlay, Zone.

The 18-unit affordable housing development is part of a larger 139-unit affordable housing development project (including the 18 units) to be constructed at the northeast and northwest corners of Laurel Avenue and Lakeland Road. The Whole Child is building 19 units of transitional/supportive housing and The Richman Group is building 121-rental unit, including 50 units of senior housing.

TENTATIVE TRACT MAP NO. 83297: A request for approval to consolidate three (3) existing parcels (8011-011-912, 906 & 907) into a single parcel measuring approximately 0.75-acre; and subdivide the air space of the newly consolidated parcel to create 18 residential condominium units.

PROJECT LOCATION: 10934 – 10954 Laurel Avenue and 13309 – 13321 Lakeland Road (APN: 8011-011-912, 906 & 907)

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, May 8, 2023 at 6:00 p.m.**

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

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

CEQA DOCUMENT: In accordance with CEQA Guidelines §15073 and §15105, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for all three housing projects. The IS/MND was released for a 30-day public review period starting October 1, 2022, and ending on October 31, 2022. A Notice of Intent (NOI) was also provided to the Los Angeles County Clerk, responsible agencies, the City's local CEQA distribution list, and other interested parties requesting a copy of the IS/MND for review and comment. The draft IS/MND was also uploaded to the State Clearinghouse, the City's website and available for public review on the City's Environmental Documents webpage (https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp) and a hard copy version of the IS/MND was made available for public review at the City's Planning Department. 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.

Because the environmental impacts of the proposed 18-unit affordable development were already analyzed within the previously-prepared IS/MND for the overall 139-unit housing development, it has been determined that no new significant effects could occur and/or no new mitigation measures or environmental document would be required.

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

PUBLIC COMMENTS may be submitted in writing to the Planning Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the

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

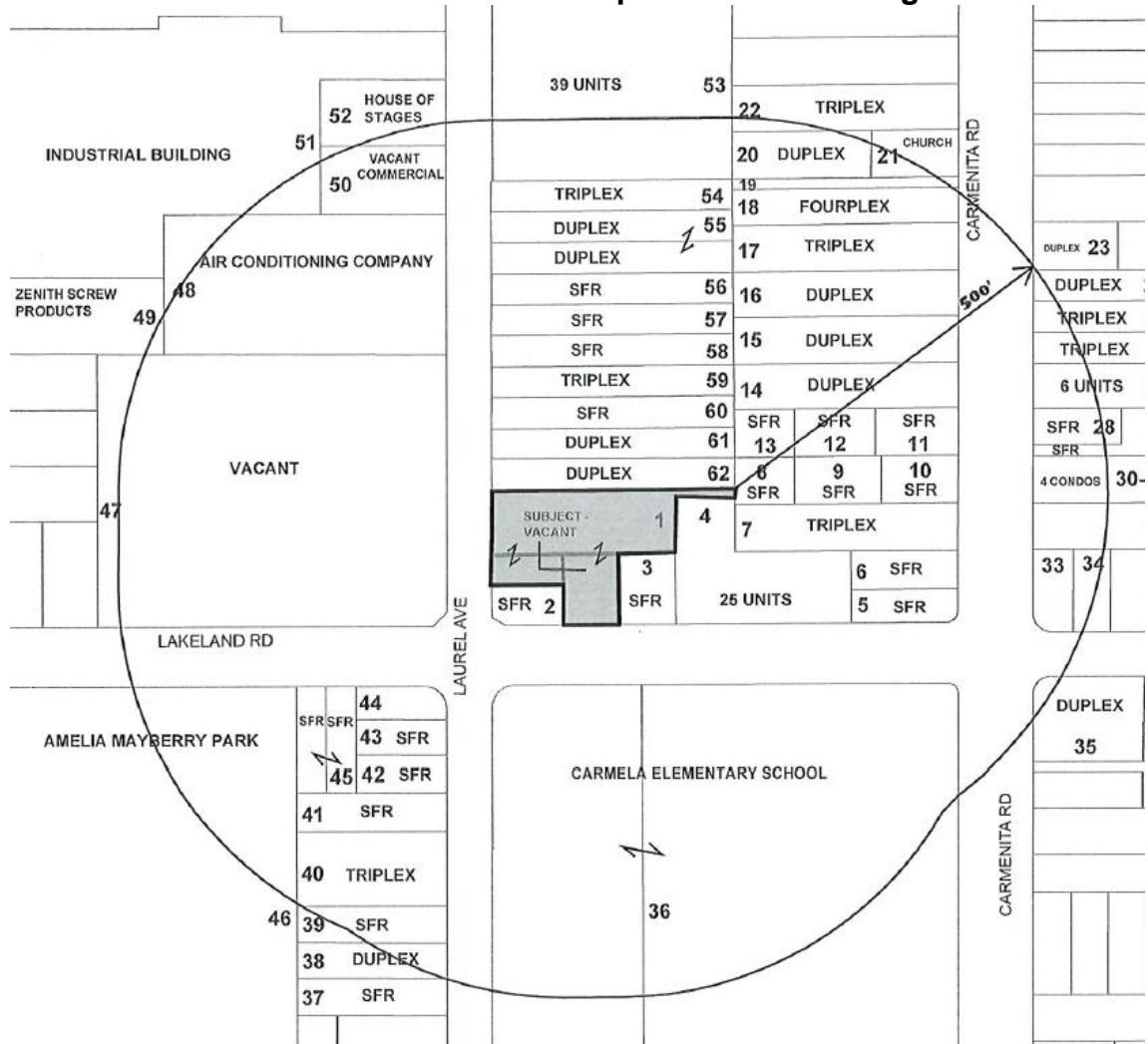
Planning Secretary, Teresa Cavallo, at: teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting.

FURTHER INFORMATION on this item may be obtained by contacting Jimmy Wong, Associate Planner, via e-mail at: jimmywong@santafesprings.org or by phone at: (562) 868-0511 ext. 7673.

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

Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Tom Hatch, Interim City Manager

Attachment 4: Radius Map for Public Hearing



Attachment 5:
Resolution 231-2023

Exhibit A - Previously prepared Initial Study/Mitigate Negative Declaration
Exhibit B – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 231-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 977 &
CONDITIONAL USE PERMIT CASE NO. 813**

WHEREAS, the Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs City); and

WHEREAS, the largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.95 acres; and

WHEREAS, the other three (3) parcels (APN Nos. 8011-011-912, 8011-011-906 and 8011-011-907) are generally located at the northeast corner of Laurel Avenue and Lakeland Road, and consist of 0.75 acres; and

WHEREAS, it was always the intent of the City and Agency to develop all four parcels with affordable housing and to accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and

WHEREAS, those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element; and

WHEREAS, the City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element; and

WHEREAS, the Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles (Habitat), to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied single-family homes, respectively in that order, on the subject properties; and;

WHEREAS, the Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities; and

WHEREAS, the Housing Successor entered into a Purchase and Sale Agreement on March 21, 2022, with two of the three entities; and

WHEREAS, the Housing Successor entered into a Purchase and Sales Agreement and Grant Funding agreement with Habitat on October 5, 2021; and

WHEREAS, Habitat is desirous of beginning development on the site and as a result, has filed a request for Development Plan Approval Case No. 977, to allow the development of 18 units of affordable for-sale townhomes units, distributed amongst three buildings (a nine unit building, a six unit building and a three unit building), on the 0.75-acre property; and

WHEREAS, because the property is in the PD-Planned Development Zone, a conditional use permit is required for the establishment of any use, structure or improvement in the Planned Development Zone; and

WHEREAS, Habitat has concurrently filed for Conditional Use Permit Case No. 813, for the establishment of 18 units of affordable, for sale housing within the PD, Planned Development, Zone; and

WHEREAS, the subject property is generally located at the northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs, with APN's of 8011-011-912, 8011-011-906 and 8011-011-907, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the City's Building Department assigned a new address to each of the proposed 18 affordable housing units, 10934 – 10954 Laurel Avenue and 13309 – 13321 Lakeland Road; and

WHEREAS, the property owner is the Housing Successor to The Community Development Commission of the City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Development Plan Approval Case No. 977 and Conditional Use Permit Case No. 813 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City, as the lead agency, prepared an Initial Study and Mitigated Negative Declaration (MND) for all three housing development projects, and circulated it for public review from October 5, 2021 to November 4, 2021; and

WHEREAS, the City prepared a Mitigation and Monitoring and Reporting Program (MMRP) to implement the mitigation measures set forth in the MND; and

WHEREAS, the City received four comment letters on the MND, and the City prepared responses to these comments and provided minor revisions to the MND which did not change any of the analysis in the MND (Comments and Responses to Comments Initial Study and Mitigated Negative Declaration); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 27, 2023, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on April 27, 2023, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on May 8, 2023, concerning Development Plan Approval Case Nos. 977 and Conditional Use Permit Case No. 813.

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 project involves the construction of 18 units of affordable for-sale townhomes units, distributed amongst three buildings (a nine unit building, a six unit building and a three unit building), on the 0.75-acre property. The construction of the proposed development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental impacts of the proposed project were analyzed within the previously-approved Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, State Clearing House No. 2021100075, for The Richman Group Lakeland Road Housing Development. The environmental analysis provided in the Initial Study determined that the proposed project is not expected to have any significant environmental impacts, after implementation of mitigation measures; therefore, the City prepared and adopted a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the proposed project. These findings were 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. As a result, no new significant effects could occur and no new mitigation measures or additional environmental documents are required with regards to the construction of the 18 units of affordable for-sale townhomes units.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the Zoning Ordinance, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

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

The proposed project will be located within the R-3-PD, Multiple Family Residential – Planned Development, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."

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

The property is a vacant lot that is devoid of any structures, and surrounded by chain-link fencing. The proposed development will be a significant improvement to the subject site. Exterior elevations for the townhomes were developed in collaboration with SVA Architects, the Architect of Record for the neighboring Whole Child development, in an effort to tie the buildings' appearance to the neighborhood context. The overall approach for the elevations is a contemporary design concept that incorporates plaster, fiber cement siding, and decorative panels with a wood grain finish that is applied to the window trim and railings. Front elevations of the Type A homes are articulated with a volumetric protruding chase and balcony parapet wall, which help to break up the building massing and shade the lower stories. Both vertical siding and horizontal lap siding will be applied with alternating colors to differentiate the individual homes with respect to one another. Roof types also alternate with every other unit (Type A) demonstrating verticality with a sloped roof, while the B units have a lower profile flat roof. Each house will be accessed from the right-of-way via a concrete path, demarcated with foliage and path lighting to beautify the front entry.

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

The proposed architecture, as described above is dynamic, inviting, and attractive. As designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to landscaping, fencing and numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The development is extensively landscaped, with the areas between the front property line and the exterior walls of the nine unit, six unit and 3-unit buildings extensively landscaped. Landscaping is also distributed throughout the property. In addition, two common spaces, (as identified on the site plan): one located east of the rear unit of the nine-unit building and the other east of the trash enclosure are extensively landscaped with a combination of trees, grass, turf and grasses. A 42-inch tall wrought iron fence separates the homes from the public way, while also allowing for visual access to the front landscaping and building elevations. The Planting Palette further identifies, by pictures, the trees, grasses, shrubs, vines, and ground cover, proposed for the development.

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 development's architecture is dynamic, inviting, and attractive. Staff did not impose any particular style or type of architecture, but did emphasize that the architecture had to be distinctive, pleasing and compliment the architecture of the other proposed affordable housing development on the larger 3.95-acre property.

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.*

The proposed project will be constructed on a site that is currently vacant, devoid of all structures and surrounded by a chain-link fence. Staff finds that the proposed project is attractive, distinctive, and thus, will be an enhancement to the overall area. Staff believes that proper attention has been given to the placement, scale, and design of the proposed buildings.

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 an extremely low income residential development; therefore, the requirements pertaining to low income units do not apply.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.330 of the Zoning Regulations, in considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

A) *The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.*

The proposed townhomes were developed in collaboration with SVA Architects, the Architect of Record for the neighboring Whole Child development, in an effort to tie the buildings' appearance to the neighborhood context. The elevations are contemporary in design and incorporates plaster, fiber cement siding, and decorative panels with a wood grain finish that is applied to the window trim and railings. The elevations of some buildings are articulated with a volumetric protruding chase and balcony parapet wall, which help to break up the building massing and shade the lower stories. Both vertical siding and horizontal lap siding are applied with alternating colors to differentiate the individual homes with respect to one another. Roof types also alternate with every other unit, demonstrating verticality with a sloped roof, while the roofs of other units have a lower profile flat roof. Each house is accessed from the right-of-way via a concrete path, demarcated with foliage and path lighting to beautify the front entry.

B) *The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.*

No signage is proposed at this time. The conceptual landscape palette that is proposed is for the entire 0.75-acre site. As a result, the landscaping will be consistent throughout the property without any line of demarcation. Since all buildings have the same architectural style, there will be conformity throughout the development. Additionally, the proposed townhomes were developed in collaboration with SVA Architects, the Architect of Record for the neighboring Whole Child development, in an effort to tie the buildings' appearance to the neighborhood context.

C) *Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.*

It project site is zoned R-3, Multiple-Family Residential and bounded on the east and west by R-3, Multiple-Family Residential. The zoning to the north is A-1, Light Agricultural and the zoning to the south, across Lakeland Road, is also A1, but is located in the unincorporated area of Los Angeles County. To reduce third story building mass and avoid shadow and privacy impacts on the adjacent single-family home, the building has been setback an average of 12 feet.

D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

The Housing Element is one element of the City's General Plan. The City's General Plan Housing Element specifically identifies the development of affordable housing on the site, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 231-2023 to approve Development Plan Approval Case No. 991, to allow the construction of 18 units of affordable, for-sale housing and appurtenant improvements, consisting of a nine unit, a six unit and a three-unit building, and Conditional Permit Case No. 813, for the establishment of 18 units of affordable, for-sale housing, within the PD, Planned Development Zone, on the 0.75-acre property (APN's of 8011-011-912, 8011-011-906 and 8011-011-907), generally located at the northwest corner of Laurel Avenue and Lakeland Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone; and to make the findings that because the environmental impacts of the proposed 18 units of affordable, for-sale housing were already analyzed within the previously approved and adopted Initial Study/Mitigated Negative Declaration, including the Comments and Responses, and the Mitigation Monitoring and Reporting Program, that was prepared for the 139-unit affordable housing development project, that no new significant effects could occur and that no new mitigation measures or additional environmental documents would be required, subject to Conditions of Approval attached hereto as Exhibit B.

ADOPTED and APPROVED this 8th day of May 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Francis Carbalal, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

Previously prepared Initial Study/Mitigate Negative Declaration

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**THE RICHMAN GROUP
LAKELAND ROAD HOUSING DEVELOPMENT
13231 LAKELAND ROAD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 92240**

AUGUST 26, 2021

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: The Richman Group Lakeland Road Housing Development

PROJECT APPLICANT: The Applicant for the proposed project is Mr. Rick Westberg, Executive Vice President, The Richman Group of California, 420 31st Street, Suite B1, Newport Beach, California, 92663.

PROJECT LOCATION: The project site's legal address is 13231 Lakeland Road, Santa Fe Springs, California 90670. The applicable parcel numbers include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4).

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

PROJECT: The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development on a site located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the construction and occupancy of 121 rental units and 18 owner-occupied townhome condominium units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed with the construction of the proposed project is 4.68 acres (203,761 square feet).

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- 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 substantial adverse effects on human beings, either directly or indirectly.

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

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THIS INITIAL STUDY

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 units would consist of one, two, and three-bedroom rental units and 18 units would be three level owner-occupied townhome units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The applicable parcel numbers included in the project development include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4). The total land area to be developed as part of the proposed project's implementation is 4.68 acres (203,761 square feet).¹

The City of Santa Fe Springs is the designated *Lead Agency* and as such, the City will be responsible for the project's environmental review. Section 21067 of California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² As part of the proposed project's environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study.³ 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, or negative declaration 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 with the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings are made as part of its preparation to fully represent the independent judgment and position of the City of Santa Fe Springs, in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and

¹ Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2018. §21067. 2019

³ California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act.* §15050. 2019

Trustee Agencies, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.⁴ This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-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.⁵ Questions and/or comments should be submitted to the following contact person:

Wayne Morrell, Community Development Director
City of Santa Fe Springs Community Development Department
11710 E. Telegraph Road
Santa Fe Springs, California 90670

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 - Introduction:* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description:* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 - Environmental Analysis:* includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 - Conclusions:* summarizes the findings of the analysis.
- *Section 5 - References:* identifies the sources used in the preparation of this Initial Study.

⁴ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act*. Chapter 2.5, §21067 and §21069. 2019.

⁵ California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act. Article 8 Time Limits*. § 15105 Public Review Period for a Draft EIR, or a Proposed Negative Declaration or Mitigated Negative Declaration. 2019.

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

This Initial Study analyzes the environmental impacts associated with the development of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 units would consist of one, two, and three-bedroom rental units and 18 units would be three level owner-occupied townhome units. The total land area that would be developed is 4.68 acres (203,761 square feet).⁶

2.2 PROJECT LOCATION

The project site is located in the east-central portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles, and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by the City of Whittier and unincorporated West Whittier; on the east by Whittier, La Mirada, and unincorporated East Whittier; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the Puente Hills Preserve (located approximately 3.5 miles northeast of the site), the North Fork of Coyote Creek (La Canada Verde Creek), which is located approximately three-quarters of a mile east of the proposed project site, and the San Gabriel River which is located approximately three miles west of the site.⁷

Regional access to the City of Santa Fe Springs and the project site is provided by two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation, and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2. The proposed development of a new 139-unit family housing complex is located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The applicable parcel numbers included in the project development are 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4). A local map is provided in Exhibit 2-3 and an aerial photograph of the project site is provided in Exhibit 2-4.

2.3 ENVIRONMENTAL SETTING

The proposed project would involve the construction and subsequent occupancy of a 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. The larger 3.93-acre site (referred to as Area 1) is a rectilinear area bounded by Lakeland Road to the south, Laurel Avenue to the east, and by industrial uses to the west and to the north. The smaller site (referred to as Area 2) includes three parcels totaling 0.75 acres in area with access to Laurel Avenue to west, Lakeland Road to the south, and surrounded by mixed residential uses. The smaller site (Area 2) is bisected by an alley that provides access to a mid-block parking lot for the Lakeland Manor Apartments that are located along Lakeland Road.

⁶ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

⁷ Google Maps. Website accessed on August 22, 2020.

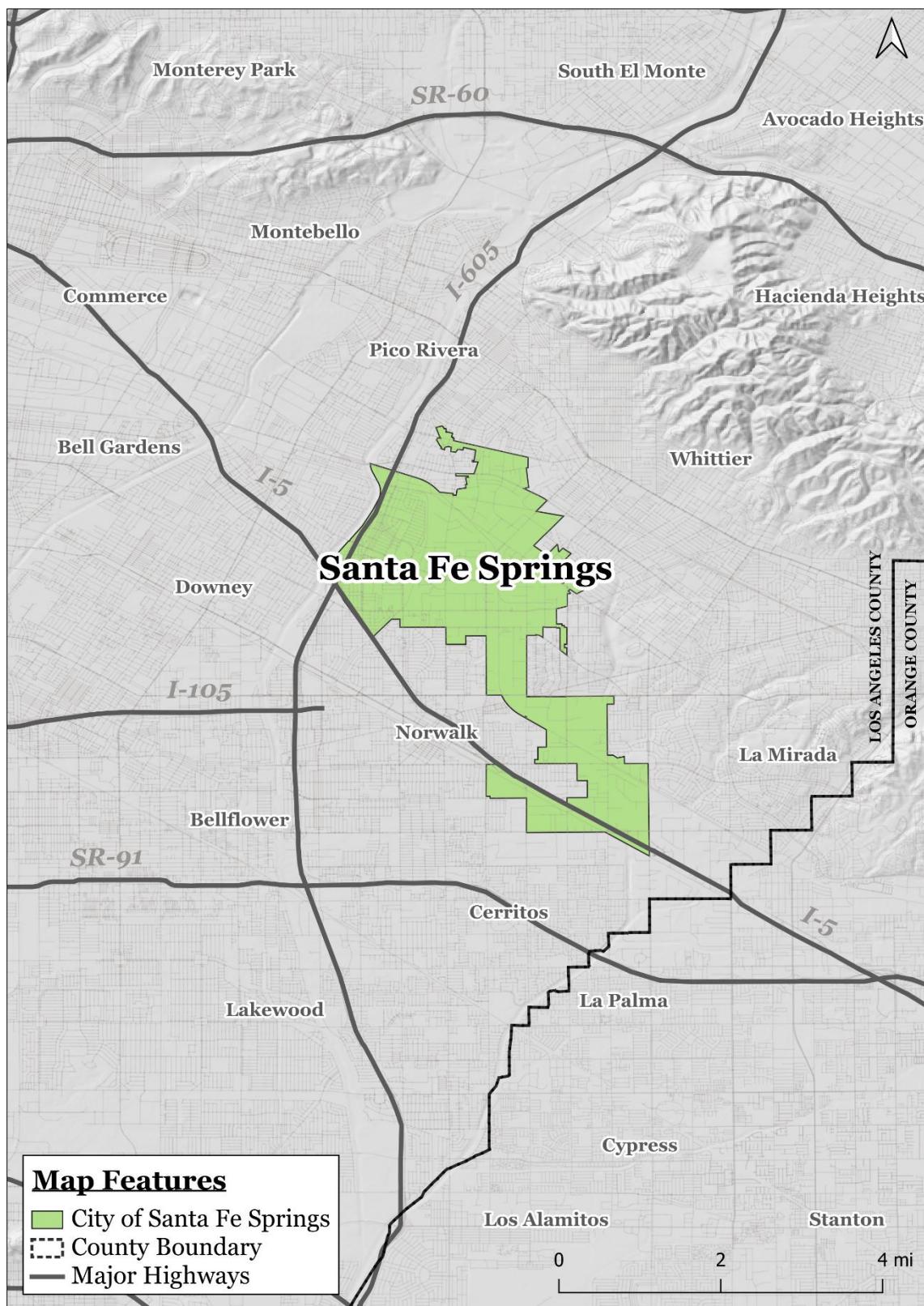


EXHIBIT 2-1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

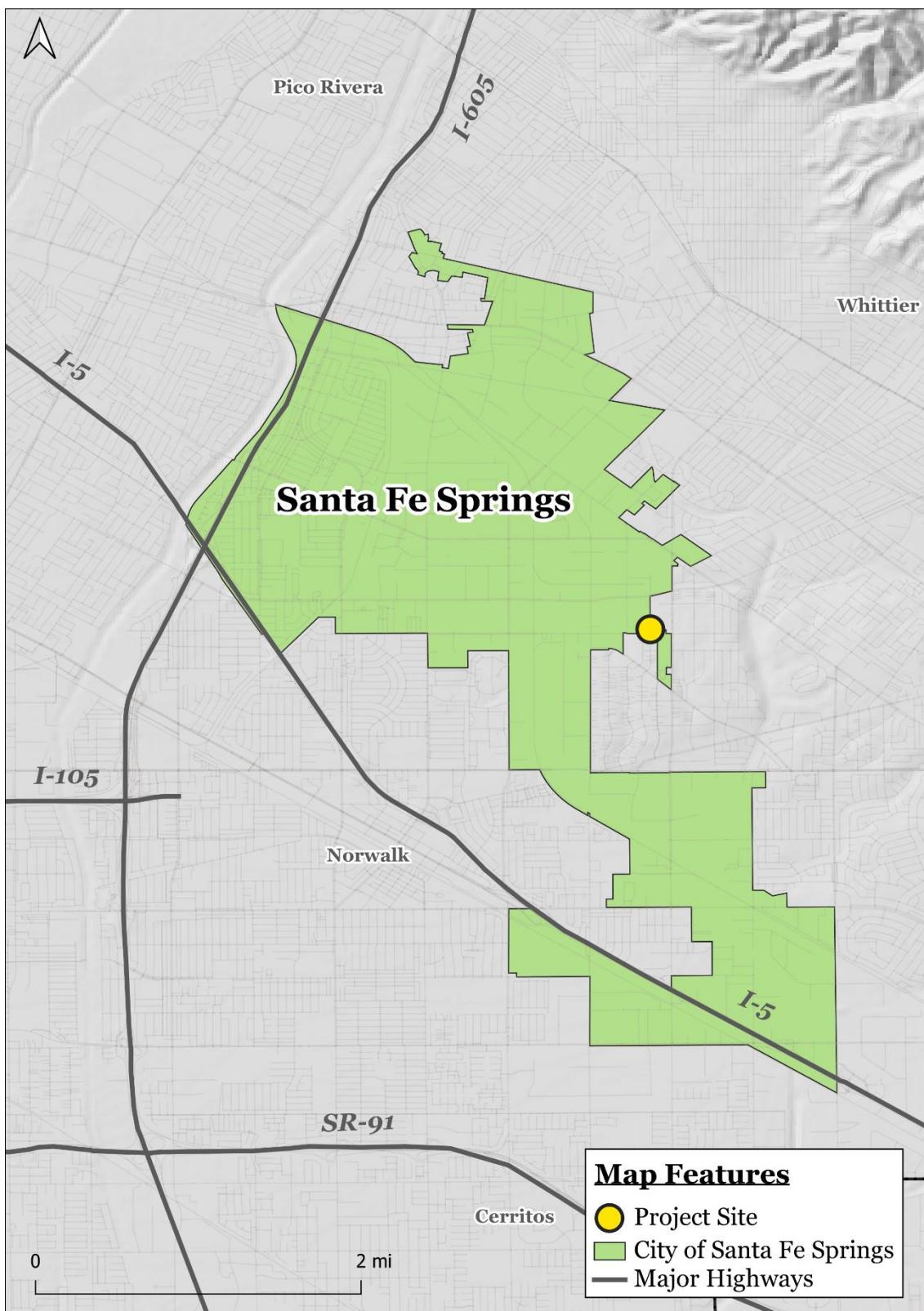


EXHIBIT 2-2 CITYWIDE MAP

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

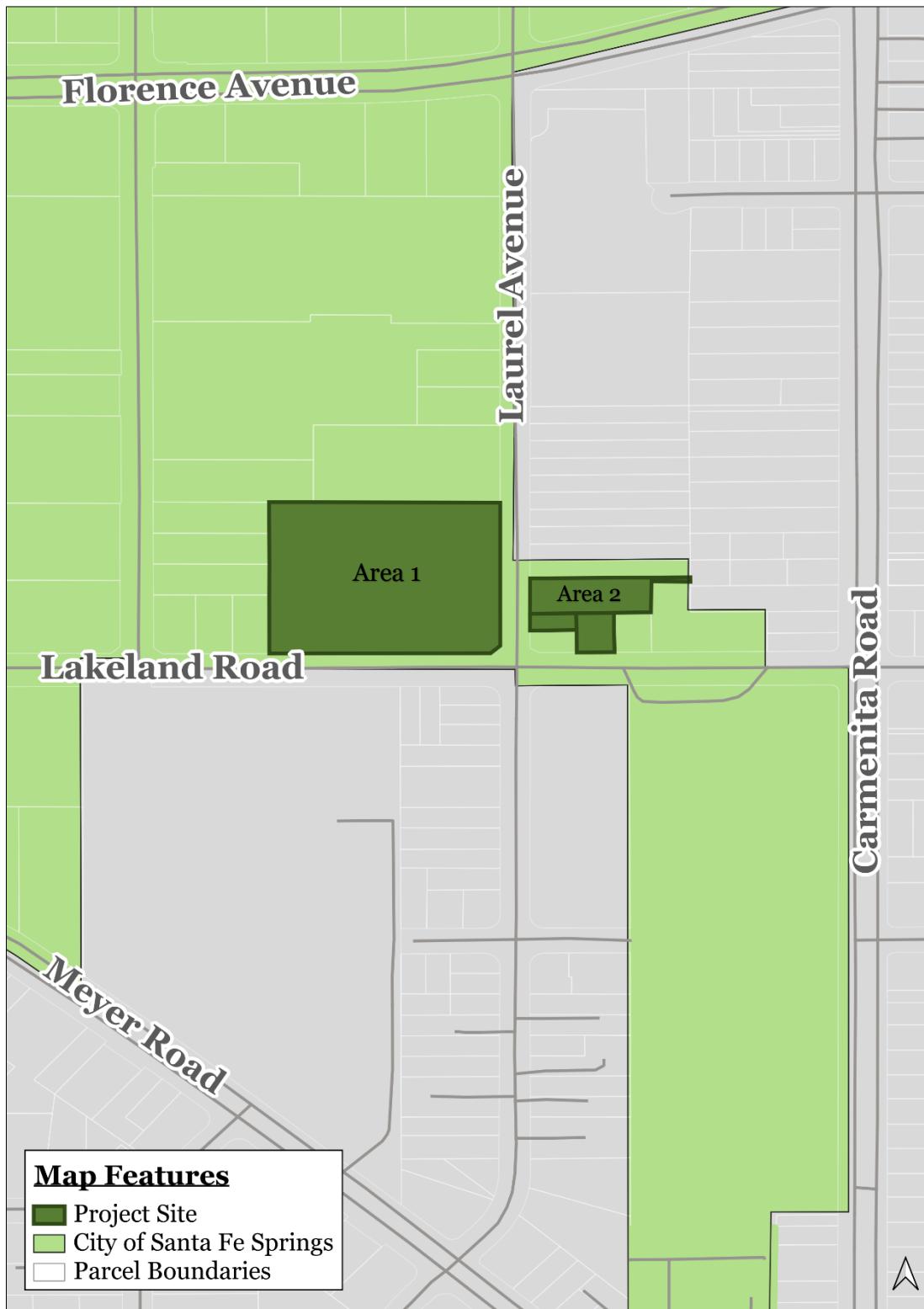


EXHIBIT 2-3 LOCAL MAP

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

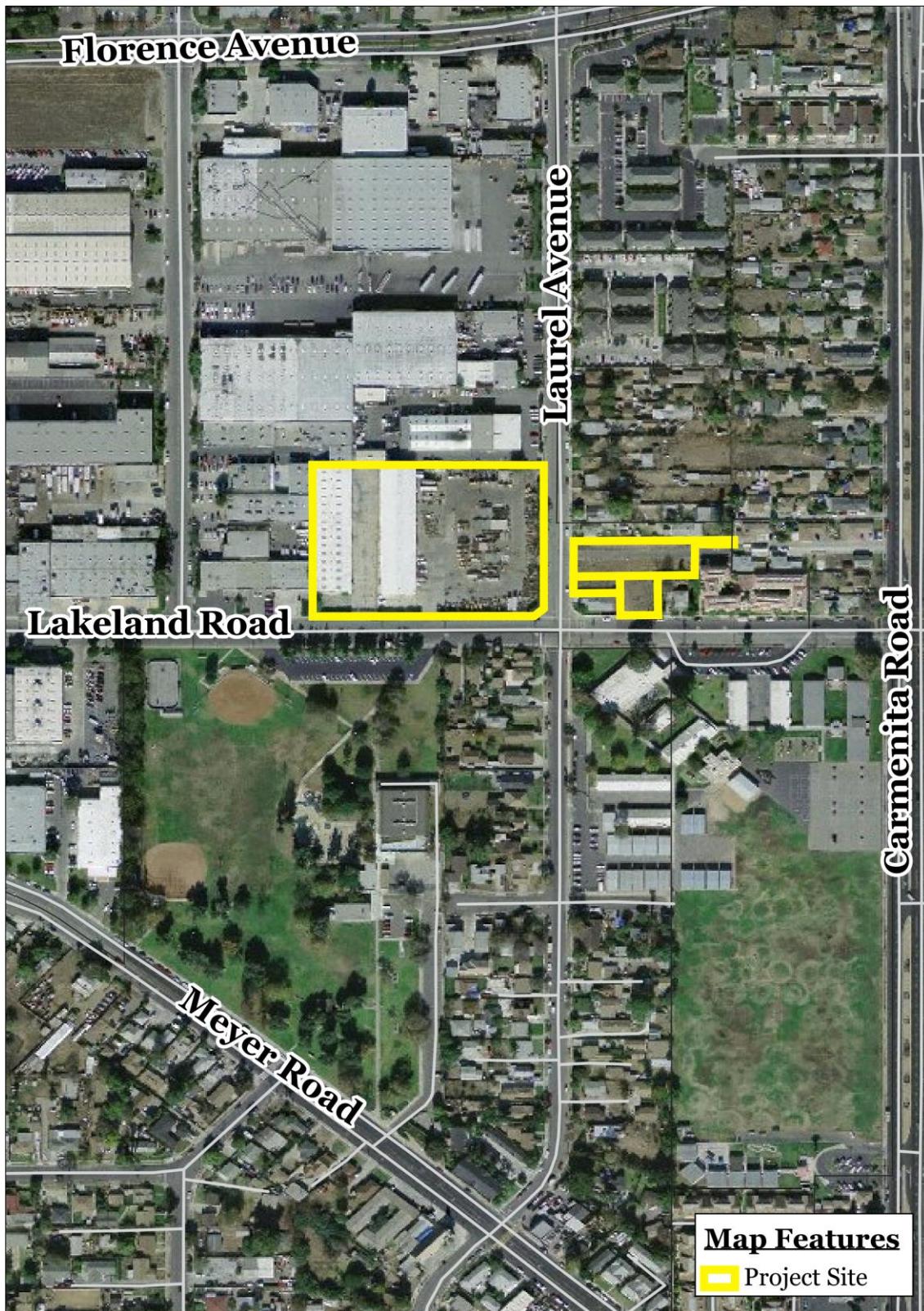


EXHIBIT 2-4
AERIAL IMAGE OF PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Surrounding land uses are zoned primarily for multiple-family residential and industrial development. The following land uses are located around and near the project site:

- *North of the project site.* North of the western portion of the proposed planned housing development (Area 1), the properties are zoned entirely for industrial and multiple residential family uses. The adjacent parcels directly north of Area 1 include an air-conditioner factory and a hardware supply warehouse. The City of Santa Fe Springs corporate boundary with the unincorporated community of South Whitter is located approximately 100 feet north of the eastern portion (Area 2) of the project site. Directly north of Area 2 are other mixed residential land uses. Public facilities in the vicinity of the project site includes a local church and a Department of Social Services community resource health center.⁸
- *East of the project site.* The City of Santa Fe Springs corporate boundary with the unincorporated community of South Whitter is located approximately 250 feet east of the project site. Land uses located to the east of the proposed project site are zoned entirely for residential development. Approximately three-quarters of a mile east of the project site, on Lakeland Avenue, is the Candlewood Country Club golf course.⁹
- *South of the project site.* Directly to the south of the project site and across Lakeland Road, are the Carmela Elementary School and Amelia Mayberry Park and the Community Sports Complex. Other land uses to the south also include public areas, residential developments, churches, and small commercial establishments located near the intersection of Laurel Avenue and Meyer Road. This latter intersection is located approximately one-quarter mile south of the project site.¹⁰
- *West of the project site.* The intersection of Lakeland Road and Shoemaker Avenue is located approximately one-quarter mile west of the project site. The area located to the west of the project site is zoned entirely for industrial development. Land uses in this area include construction, hardware, and technology supply warehouses as well as truck parking along Painter Avenue, approximately 250 feet from the project site's westernmost boundary.¹¹

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are evident. Several shipping containers were located along the western property line with a lesser amount located along the eastern property line. A third row of shipping containers was oriented north to south and located approximately 80 feet from the western property line. A mobile office and several other pallets of dry goods were stored on the north-central portion of the Area 1 site. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.¹² An aerial photograph of the project site and the surrounding area was previously provided in Exhibit 2-4. Photographs of the site and surrounding areas are provided in Exhibits 2-5 and 2-6.

⁸ Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.



Figure 1: The proposed project site is located to the north of the Lakeland Road and Laurel Avenue intersection in the central portion of the City of Santa Fe Springs. The project proposal includes two areas within parcels zoned for Multiple-Family Residential Development (R3-PD).



Figure 2: The larger 3.93-acre site of the development (Area 1) would include a two 2-story courtyard style wood-frame walk up buildings, and one 3-story wood-frame building with an elevator and interior corridor. This portion of the multiple-family housing complex west of Laurel Avenue would include 121 residential units, along with staff offices and resident amenities.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING



Figure 3: Looking east on Laurel Avenue toward the Area 2, which is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments. Directly adjacent to this existing driveway easement is a Los Angeles County Department of Public Works (LADPW) Sunshine Shuttle bus stop on the southeast corner of the easement entrance.



Figure 4: The southern portion of Area 2 includes three vacant and undeveloped parcels on the east side of Laurel Avenue that have a total land area of 0.75 acres. This area of the project development would feature 18 residential units.

EXHIBIT 2-6

PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

2.4 PROJECT DESCRIPTION

PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project involves the construction of a new 139-unit family housing development located near the intersection of Lakeland Road and Laurel Avenue within the City of Santa Fe Springs. Images of the site plan are shown in Exhibit 2-7. Key elements of the proposed project are summarized below and on the following pages.

- *Project Site.* The proposed project would include the development of four adjacent parcels. All four parcels have a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The applicable parcel numbers included within the project site boundaries include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4). The total land area of the four parcels that would be developed during the construction of the proposed project is 4.68 acres (203,761 square feet). The total building footprint for the proposed development project is 69,554 square feet, which would be divided between two development areas: Area 1 (Affordable Housing and Whole Child Residential Developments) and Area 2 (Habitat for Humanity Housing Development).¹³
- *Proposed Structures: Area 1.* The larger site to the west of Laurel Avenue (Area 1) consists of 3.93-acres and would include the construction of four new apartment buildings that would have a maximum footprint of 43,494 square feet and maximum height of 46 feet. Area 1 would include 121 residential dwelling units with a mix of one, two- and three-bedroom apartments. Area 1 would also include separate buildings housing various amenities containing a multi-purpose room, manager's offices, mailboxes, a computer center, a fitness room, and laundry facilities. The adjacent central courtyard would contain a patio and children's play areas. Other outdoor spaces would provide amenities for recreation and urban gardening.¹⁴
- *Parking: Area 1.* There are 152 residential parking spaces and 6 visitor parking spaces associated with this component, including 8 ADA-accessible stalls which meet the parking requirements (6 spaces) established in the Los Angeles County Building Code - Section 1129B.¹⁵
- *Proposed Structure: Area 2. Habitat for Humanity Residential Development.* The smaller site located to the east of Laurel Avenue consists of three parcels (totaling 0.75 acres) and would include the construction of three new residential structures with a total building footprint of 24,676 square feet and maximum height of 35 feet. Area 2 would include 18 residential units with a mix of one, two- and three-bedroom floor plans.¹⁶

¹³ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

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EXHIBIT 2-7
SITE PLAN OF THE PROPOSED PROJECT
SOURCE: SVA ARCHITECTS

- *Parking: Area 2.* Included in the proposed development would be a 2-car parking garage for each unit, for a total of 36 garage parking spaces associated with this component.¹⁷
- *Access and Circulation.* The main access and entry to the Area 1 Affordable Housing Development would be provided from Lakeland Road with a secondary emergency vehicle exit to Laurel Avenue. Driveway access to the Area 1 Whole Child Residential Development would be provided on Laurel Avenue. Driveway access to the Area 2 component of the proposed project would also be provided from Laurel Avenue. Area 2 is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments located adjacent to the proposed development to the east along Lakeland Road. Directly adjacent to this existing driveway easement is a Los Angeles County Department of Public Works (LADPW) Sunshine Shuttle bus stop located on the southeast corner of the easement entrance and Laurel Avenue.¹⁸

OCCUPANCY CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project would involve the development of a new 139-unit housing project located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 rental units would consist of transitional and supportive units for lower income households. An additional 18 units would be reserved for senior households. The owner-occupied townhome condominium units would also be reserved for first-time buyer lower income households. These 18 townhome units would be constructed by Habitat for Humanity.¹⁹

CONSTRUCTION CHARACTERISTICS

The construction for the proposed project is estimated to begin on January 1st, 2021 and would take approximately twelve months to complete. This construction schedule time frame was used in the CalEEMod computer model that was used to calculate the construction emissions. The key construction phases are outlined the paragraphs that follow.

- *Phase 1 – Demolition/Grading.* The project site would be graded and readied for the construction. The site would be graded to a depth of approximately 3 to 6 inches. Localized remediation activities would also occur during this phase. This phase would require two months to complete.
- *Phase 2 – Site Preparation.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. This phase would require two months to complete.
- *Phase 3 - Construction.* The new buildings would be constructed during this phase. This phase will take approximately six months to complete.
- *Phase 4 - Paving and Finishing.* This concluding phase would involve the paving and finishing. The completion of both phases will take approximately two months to complete.

¹⁷ Email from Mr. Rich Westberg, Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

¹⁸ Ibid.

¹⁹ Ibid.

2.5 RELATED (CUMULATIVE) PROJECTS

Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. As set forth in the *CEQA Guidelines* Section 15355,

“Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may include changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

The cumulative project list identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project would consist of a new, three-story self-storage building (Building B) that will have a total floor area of 97,503 square feet and will replace an existing single-story self-storage building. A new single-story building (Building J), consisting of 2,547 square feet, would be constructed along the site’s east side. This related project is located approximately 3,650 feet to the northwest of the project site. This related project is currently under construction.
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. The new parking lot will provide trailer parking for the nearby FedEx facility. This related project is located approximately 4,440 feet to the southwest of the project site. This related project was recently completed and is now operational.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The existing building has a total floor area of 288,000 gross square feet and is situated on a 12.93-acre site. This building also includes 30 dock high positions for 53-foot trailers to deliver and load product to and from the building and two ground level doors. This related project is located approximately 1.8 miles to the northwest of the project site. This related project was recently approved by the City and the construction activities have commenced.
- *Lakeland Apartments.* This related project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the related project site. This related project will consist of seven new apartment buildings and a community/recreation building (amenity building). This related project is located approximately 800 feet to the south of the project site. This project has been approved by the City and construction activities will be commencing in the next several months.

- *Los Nietos Industrial Development.* This related project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The proposed 4.65-acre (202,857 square-foot) project site has been previously developed for commercial industrial land uses. This new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site. This related project is undergoing review by the City.

The nearest related project to the proposed project site is the Lakeland Apartments which will be located approximately 800 feet to the south of the proposed project site. The potential for projects to have a cumulative impact depends on both their geographic location as well as the timing of development. The geographic area affected by cumulative projects will vary depending on the environmental topic. For example, construction noise impacts would be limited to areas directly affected by construction noise, whereas the area affected by a project's air emissions generally includes the local South Coast Air Basin. While the timing of the future projects is likely to fluctuate due to schedule changes or other unknown factors, this analysis assumes these projects would be implemented concurrently with construction of the proposed project.

2.6 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Santa Fe Springs) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required:

- Approval of the Mitigated Negative Declaration; and
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP).

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SECTION 3 ENVIRONMENTAL ANALYSIS

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

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

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions followed by corresponding detailed responses. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

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

This Initial Study will assist the City of Santa Fe Springs in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				✗
B. Would the project 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, 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 a 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. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✗	

THRESHOLDS OF SIGNIFICANCE

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? or,
- 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 proposed project would involve the construction and occupancy of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Of this total, 121 units would consist of rental (apartment) units and 18 units would be owner-occupied townhome units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-

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Planned Unit Development (R3-PD) designation.²⁰ The proposed project area is located within a rapidly urbanizing metropolitan neighborhood in southeastern Los Angeles County. Once complete, the proposed project will not negatively impact views of the Puente Hills (located approximately 8½ miles northeast of the project site) because current development along Laurel Avenue and other local roads restricts views of the Puente Hills from uses near the project site. Once occupied, public viewsheds of the surrounding areas would continue to be visible from the public right-of-way.²¹ The proposed project will facilitate the development of an existing vacant and blighted area with new residential development. As a result, no impacts will occur.

B. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.

According to the California Department of Transportation (Caltrans), this intersection of Lakeland Road is not within proximity to a designated State or County designated scenic highway. The closest designated scenic highway to the project site is a 7-mile segment of the Orange Freeway (SR-57), located approximately 12 miles to the east of the project site.²² Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The proposed parcels for development are vacant and with no trees, significant rock outcroppings or existing structures. The project sites do not contain any buildings listed in the State or National registrar. As a result, no impacts will occur.

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 a 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 eastern site is currently vacant and undeveloped, and the western portion is covered over by an asphalt parking area and is currently used as a storage container facility.²³ Both areas are located within parcels zoned for multiple-family residential housing Development at the intersection of Lakeland Road and Laurel Avenue in the City of Santa Fe Springs. A conceptual elevation of the proposed Area 1 development is provided in Exhibit 3-1. The limited disturbed ground cover consists of common grasses and other ruderal overgrowth atop sandy soil and gravel substrate. The proposed multi-unit residential development project would have a maximum footprint of 69,554 square feet and maximum height of 46 feet. The proposed multi-unit residential development project would replace the existing vacant and blighted properties with a new residential development. As a result, no impacts will occur.

²⁰ Email from Mr. Rich Westberg, Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

²¹ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

²² California Department of Transportation. *Official Designated Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

²³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

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EXHIBIT 3-1
CONCEPTUAL ELEVATION OF PROPOSED AREA 1
SOURCE: SVA ARCHITECTS

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D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less than Significant Impact.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as light trespass which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The nearest sensitive receptors to the project site include the Carmela Elementary School (located 150 feet southeast of the project site), Amelia Mayberry Park (located 175 feet southwest of the project site) and surrounding residential units to the east and northeast of the project site. Project-related sources of nighttime light would include streetlights, parking lot security lighting, and vehicular headlights.

Lighting that will be utilized by the proposed development will be typical of that associated with residential uses and would be provided in order to illuminate the building entrances and parking areas. A moderate level of illumination already exists in the project area along Lakeland Road and Laurel Avenue. The project's exterior lighting would be directed towards the interior of the project site and away from any nearby land uses. Additionally, the proposed project will include directional lighting with shielding to ensure that on-site lighting does not cause light trespass onto the adjacent properties. Any potential light and glare from the parking areas would be required to comply with Section 155.496 of the City of Santa Fe Springs Municipal Code. As a result, less than significant impacts are anticipated to result upon the implementation of the proposed project.

CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. The nearest related project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road. This related project is located approximately 800 feet to the south of the project site and is separated from the proposed project by Lakeland Road and the existing Carmela Elementary School campus. Furthermore, the analysis determined that the proposed project combined with one or more of the related projects 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 these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				✗
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✗
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✗
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✗
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a 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 uses? • No Impact.*

The proposed project would involve the construction and occupancy of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Of this total, 121 units would consist of rental (apartment) units and 18 units would be owner-occupied townhome units. According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance. According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance*. A Light Agriculture zone (A-1) exists within the City's zoning code and the proposed project site's M-2 zoning designation permits agricultural uses, excluding dairies, stockyards, slaughter of animals and manufacture of fertilizer.²⁴ The proposed project will not require a zone change and no loss of land zoned for permitting agricultural uses will occur. The implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.

B. *Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract? • No Impact.*

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. Several shipping containers were located along the western property line with a lesser amount located along the eastern property line. A third row of shipping containers was oriented north to south and located approximately 80 feet from the western property line. A mobile office and several other pallets of dry goods were stored on the north-central portion of the Area 1 site.²⁵ According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract since the land does not qualify for a Williamson Act Contract.²⁶ There are no agricultural uses located within the site that would be affected by the project's implementation. As a result, no impacts will occur.

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.*

Although the project sites are currently undeveloped, both are surrounded by urban development. No forest lands are located within the vicinity of either site. Furthermore, the site's existing zoning designation does not contemplate forest land uses. As a result, no impacts will occur.

²⁴ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.241, Principal Permitted Uses.

²⁵ Ibid.

²⁶ California Department of Conservation. *State of California Williamson Act Contract Land*. <https://www.conservation.ca.gov/dlrc/wa/Pages/Farmland-Security-Zones.aspx>

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D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use? • No Impact.

No forest lands are located within the project site or surrounding area. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. As a result, no impacts will occur.

E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use? • No Impact.

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will occur. proposed project would not involve any changes to the existing environment which could result in the conversion of farmland to non-agricultural use, or the conversion of forest land to a non-forest use. As a result, no impacts will occur.

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 these resources. In addition, none of the five related projects would involve any impacts related to the loss of farmland resources or forestry impacts. 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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✗
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✗	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✗	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✗

THRESHOLDS OF SIGNIFICANCE

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 South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen dioxide is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.

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- *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}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with or obstruct implementation of the applicable air quality plan? • No Impact.

The proposed project would involve the construction and occupancy of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Of this total, 121 units would consist of rental (apartment) units and 18 units would be owner-occupied townhome units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation.²⁷ Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:

- Consistency Criteria 1 refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

²⁷ Email from Mr. Rich Westberg, Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

- Consistency Criteria 2 refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.²⁸

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables 3-1 and 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to have a population of 20,300 residents through the year 2040, which is an increase of 2,400 person from the 2020 population.²⁹

The proposed residential development is projected to add 467 new residents to the City. This figure assumes 3.36 people per household, which is the average household size in the City of Santa Fe Springs according to the U.S. Census. This number of new residents is well within SCAG's population projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

B. 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.

According to the SCAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The project's construction period is expected to last approximately twelve months and would include site preparation, grading, erection of the new residential development, and the finishing of the project (e.g. painting, landscaping, paving of parking area). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.2). Model defaults were used for construction phase lengths and construction equipment. The model assumed the entire construction period would occur over a twelve-month period. It was also assumed that the project would water exposed areas three times daily during construction earthmoving activities to reduce fugitive dust emissions as directed under SCAQMD Rule 403 and would use architectural coatings with a maximum VOC content of 50 g/L, in compliance with SCAQMD Rule 1113. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD significance thresholds.

²⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

²⁹ Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040*. <http://gisdata.scag.ca.gov/Pages/SocioEconomicLibrary.aspx>

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Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition (on-site)	3.16	31.44	21.56	0.03	1.55	1.44
Demolition (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Demolition	3.22	31.48	22.12	0.03	1.71	1.48
Site Preparation (on-site)	3.88	40.49	21.15	0.03	9.09	5.75
Site Preparation (off-site)	0.07	0.04	0.67	--	0.20	0.05
Total Site Preparation	3.95	40.53	21.82	0.03	9.29	5.80
Grading (on-site)	2.29	24.73	15.85	0.02	3.54	2.36
Grading (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Grading	2.35	24.77	16.41	0.02	3.70	2.40
Building Construction (on-site)	1.90	17.43	16.57	0.02	0.95	0.90
Building Construction (off-site)	0.46	1.70	4.10	0.01	1.22	0.33
Total Building Construction	2.36	19.13	20.67	0.03	2.15	1.23
Paving (on-site)	1.29	10.83	12.26	0.01	0.57	0.53
Paving (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Paving	1.27	10.88	13.01	0.01	0.79	0.59
Architectural Coatings (on-site)	20.98	1.52	1.81	--	0.09	0.09
Architectural Coatings (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Architectural Coatings	32.17	1.57	2.97	--	0.09	0.09
Maximum Daily Emissions	22.46	72.02	43.96	0.08	27.85	16.31
Daily Thresholds	75	100	550	150	150	55

Source: CalEEMod V. 2016.3.2.

Long-term emissions refer to those air quality impacts that will occur once the proposed development has been constructed and is occupied. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V. 2016.3.2 computer model. Table 3-2 depicts the estimated operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide (lbs/day)	1.83	0.11	10.01	--	0.06	0.06
Energy (lbs/day)	0.04	0.38	0.16	--	0.31	0.31
Mobile (lbs/day)	1.50	7.71	20.16	0.07	6.35	1.73
Total (lbs/day)	3.37	8.20	30.33	0.07	6.72	2.10
Daily Thresholds	55	55	550	150	150	55

Source: CalEEMod 2016.3.2.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulates, the contractors will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading

and/or the use of equipment on unpaved surfaces.³⁰ The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, less than significant impacts will occur.

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

The project site is located in close proximity to a number of sensitive receptors as shown in Exhibit 3-2. The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.

D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? • No Impact.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The proposed project will not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Furthermore, the project's contractors must adhere to SCAQMD rules and regulations that govern fugitive dust during site preparation which will significantly reduce the generation of fugitive dust. As a result, no impacts will occur.

CUMULATIVE IMPACTS

The implementation of the five individual related projects would result in both short-term (construction) and long-term (operational) air quality impacts. No demolition or construction activities for the proposed project or the five related projects are anticipated to occur simultaneously. The construction periods would range over a four to five year time frame. The emissions associated with each related project are summarized below:

- *Golden State Storage Expansion.* This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The short-term and long-term emissions described in the MND prepared for this proposed related project were below the SCAQMD's daily levels of significance.

³⁰ South Coast Air Quality Management District. *Rule 403, Fugitive Dust.* As Amended June 3, 2005.



EXHIBIT 3-2
SENSITIVE AIR RECEPTORS MAP

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

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- *Greenstone Trailer Parking Project.* This related project's short-term emissions would be associated with the paving of the site only. Since the site will be used for the storage of trailers used elsewhere, very limited mobile emissions were anticipated. The categorical exemption's screening analysis indicated that the air emissions were below the SCAQMD's daily levels of significance.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The project has been approved. Limited short-term emissions would result. The categorical exemption indicated that the net change in operational emissions would be negligible since there would not be a measurable increase in trip generation.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The preliminary screening model has indicated that the projected emissions will be below SCAQMD daily thresholds. This related project is located approximately 1.5 miles to the northwest of the project site.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is under construction and will be completion when the proposed project's construction commences. The short-term and long-term emissions described in the MND prepared for the proposed related project were below the SCAQMD's daily levels of significance.

MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the SCAQMD's thresholds of significance. As a result, no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✗
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✗
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✗
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				✗
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✗
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✗

THRESHOLDS OF SIGNIFICANCE

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

The City of Santa Fe Springs is considering an application for the construction of a 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed during the construction of the proposed project is 4.68 acres (203,761 square feet).³¹ A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).³² These species include:

- The Coastal California Gnatcatcher is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.
- The Least Bell's Vireo lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.
- The Santa Ana Sucker will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site. The nearest body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site.
- The Bank Swallow lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development in the surrounding area is not an ideal environment for the Bank Swallow.

³¹ Email from Mr. Rich Westberg, Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

³² California Department of Fish and Wildlife. Bios Viewer. <https://apps.wildlife.ca.gov/bios/printTablePreview.html>.

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- The Western Yellow-Billed Cuckoo is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is low due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.
- California Orcutt Grass is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties. As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.³³ The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area. The project site and surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

According to the United States Fish and Wildlife Service and the results of the site visits, there are no wetland or migratory bird nesting areas located within the project site.³⁴ In addition, there is no riparian habitat located on-site or in the surrounding areas. No offsite wetland or migratory bird nesting areas will be affected by the proposed development since all new development will be confined to the project site. In addition, the proposed development will abide by all migratory and nesting bird protections required by the Migratory Bird Treaty act of 1918. As a result, no impacts are anticipated.

C. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations (refer to Exhibit 3-3).³⁵ The site in its entirety is disturbed. Additionally, no offsite wetland habitats would be affected by the proposed development since the project's construction would be limited to the proposed project site. As a result, no impacts are anticipated.

³³ Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

³⁵ U.S. Fish and Wildlife Service, National Wetlands Inventory. *Wetlands Mapper*. Website accessed August 14, 2020.

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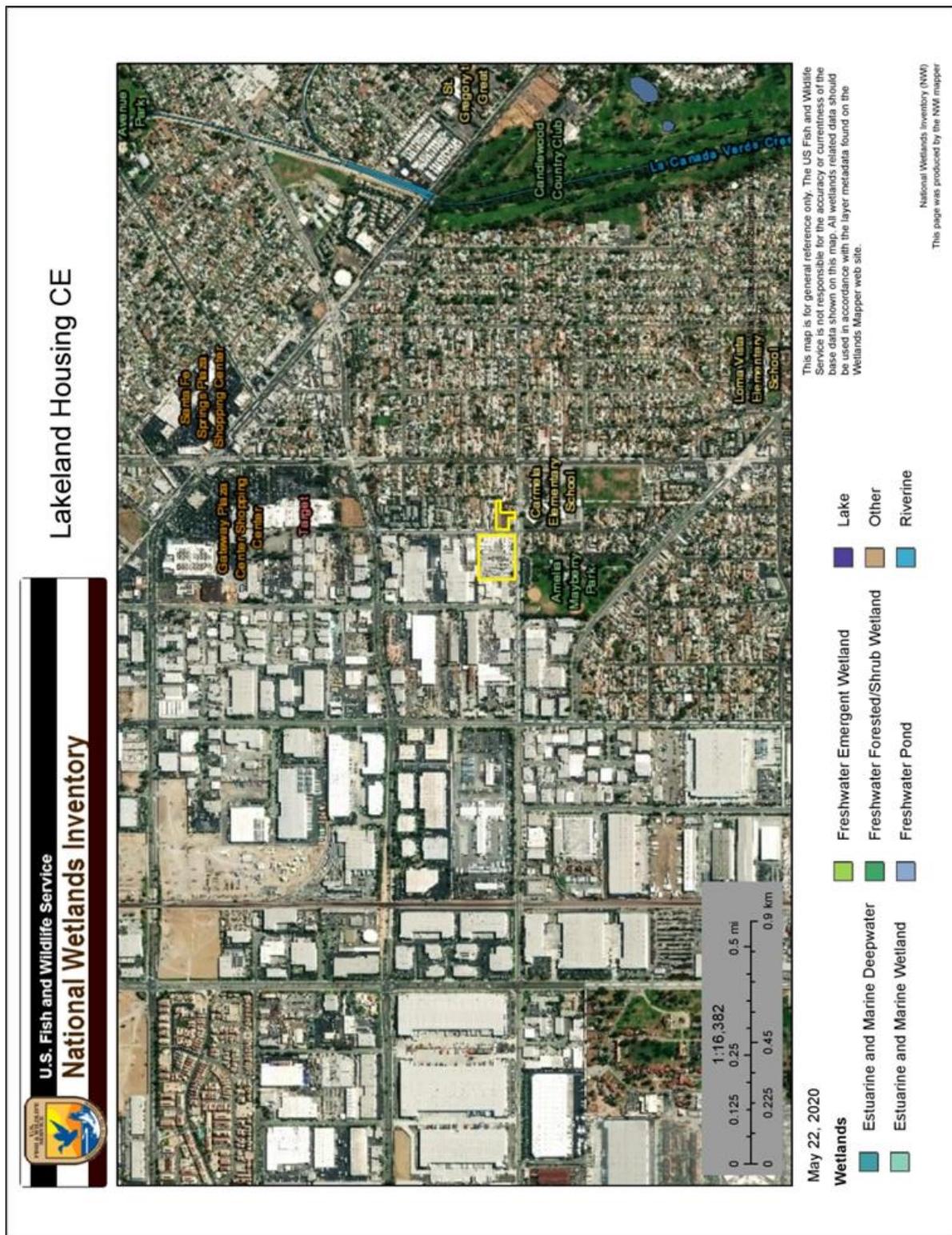


EXHIBIT 3-3
WETLANDS MAP

SOURCE: NATIONAL WETLANDS INVENTORY

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 life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The project site has no utility as a wildlife migration corridor due to the proposed site location in the midst of an urban area. According to the Los Angeles County Department of Regional Planning, a wildlife corridor may be defined as:

“Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as “wildlife corridors.” Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food and water.”³⁶

Wildlife migration through the proposed project site is inhibited by security fencing, surrounding development, utility lines, and major roadways. Future development of the site will require the removal of limited disturbed ground cover consisting of common grasses and other ruderal overgrowth within the project boundary. Given the disturbed character of the project site, no impacts will occur.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact

General Regulations of the City of Santa Fe Springs Municipal Code Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys).³⁷ Any plans to cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant upon any street, alley or public right-of-way within the city must be approved in advance by the City. No trees are located within either development area (Area 1 or Area 2). As a result, no trees will be removed with the implementation of the proposed project. As a result, no impacts will occur.

E. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? • No Impact.

The project sites and the surrounding areas are urban. The proposed project’s implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 8 1/2 miles northeast from the project site.³⁸ The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

³⁶ Los Angeles County Department of Regional Planning. *Significant Ecological Areas*. http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors.

³⁷ Santa Fe Springs, City of, Municipal Code. Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees.

³⁸ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

CUMULATIVE IMPACTS

The proposed project will not involve an incremental loss or degradation of protected habitat. All five related projects are located on properties that have been developed and are surrounded by urban development. None of the properties contain natural habitats or wetland areas that could lead to potential impacts related to an incremental loss in sensitive habitat. None of the five sites will involve the removal of heritage trees. 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 any significant impacts on biological resources. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				✗
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		✗		
C. Would the project disturb any human remains, including those interred outside of dedicated 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 historical resource pursuant to §15064.5 of the CEQA Guidelines? • No Impact.*

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.³⁹ Historical resources are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria

³⁹ Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

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outlined in CEQA Section 15064.5 used to evaluate the significance of a historical or cultural resource includes the following:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852).
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.⁴⁰

Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road.⁴¹ The proposed project site is not within proximity to either of these historic landmarks and is presently vacant and undeveloped with the exception of a previous asphalt parking area. The project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO). Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two

⁴⁰ California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed August 22, 2020.

⁴¹ California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed January 14, 2020.

village sites were located in the Los Nietos area: Naxaaw'na and Sehat. The sites of Naxaaw'na and Sehat are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.⁴²

The South-Central Coastal Information Center (SCCIC) was contacted to undertake a records search for the project area. The following summary reflects the results of the records search for the project area and a 1/2 mile radius. The search included a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a 1/2 mile radius. According to the SCCIC records search, the site was not located within 1/2 mile of any known/recoded archaeological site, point of historical intersect, ACR, The site was not identified on any of the aforementioned lists. The response from the SCCIC is included herein in Appendix C.

A site visit did not yield any surface resources. Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.⁴³ As part of the AB-52 requirements, the Gabrielino-Kizh responded and indicated that the project area is located within the Tribe's ancestral territory. The Tribe considers the area to be sensitive for cultural resources, and requested the following mitigation measure be implemented:

- Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project

⁴² McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles.* 1996.

⁴³ Blodgett/Baylosis Environmental Planning. *Site Visit.* Survey was conducted on August 20, 2020.

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site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provides law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • Less than Significant Impact.

There are no dedicated cemeteries located in the vicinity of the project site. The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries. Notwithstanding, the following requirement is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

“A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.”

Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have

been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. All five related projects are located on properties that are developed. None of the properties were located on sites that were undisturbed. AB-52 consultation was required for the Lakeland Apartments related project and cultural resources mitigation was included in the MND that was prepared for that project. As a result, no cumulative cultural resources impacts will occur as part of the proposed project’s implementation.

MITIGATION MEASURES

The Gabrielino-Kizh indicated that the project area is located within the Tribe’s ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources, and requests the following mitigation measure be implemented:

Mitigation Measure No. 1 (Cultural Resources). Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health

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& Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✗	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✗	

THRESHOLDS OF SIGNIFICANCE

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 a 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 involves the construction of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation.⁴⁴ The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The proposed project is anticipated to consume 2,142 kWh of electricity and 1,258 cubic feet of natural gas daily. The utilities worksheets are included herein in Appendix B. The project Applicant 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. As a result, the impact will be less than significant.

⁴⁴ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less Than Significant Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts will be less than significant.

CUMULATIVE IMPACTS

The five related projects would consume both electricity and natural gas. The energy consumption impacts associated with each related project are summarized below:

- *Golden State Storage Expansion.* This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The future energy consumption would be comparable to the historic rates due to the replacement of older less efficient technology.
- *Greenstone Trailer Parking Project.* This project's energy consumption would be limited to security lighting and the categorical exemption's screening indicated that the impacts would be less than significant.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The project has been approved. The future energy consumption would be comparable to the historic rates due to the replacement of older less efficient technology.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The MND indicated the impacts would be less than significant.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The future energy consumption would be comparable to the historic rates due to the replacement of older less efficient technology.

Given that all of the related projects 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 & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides?			✗	
B. Would the project result in substantial soil erosion or the loss of topsoil?			✗	
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?			✗	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?			✗	
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?				✗
F. Would the project 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 directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides? • Less than Significant Impact.*

The City of Santa Fe Springs is located within a seismically active region. Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁴⁵ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.⁴⁶ Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately 3.3 miles northeast of the project site. In addition, the project will comply with the 2016 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures.

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is not located in an area that is subject to liquefaction. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regard to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area. Geologic hazards are shown in Exhibit 3-4.

⁴⁵ California Department of Conservation. *What is the Alquist-Priolo Act.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>

⁴⁶ Ibid.

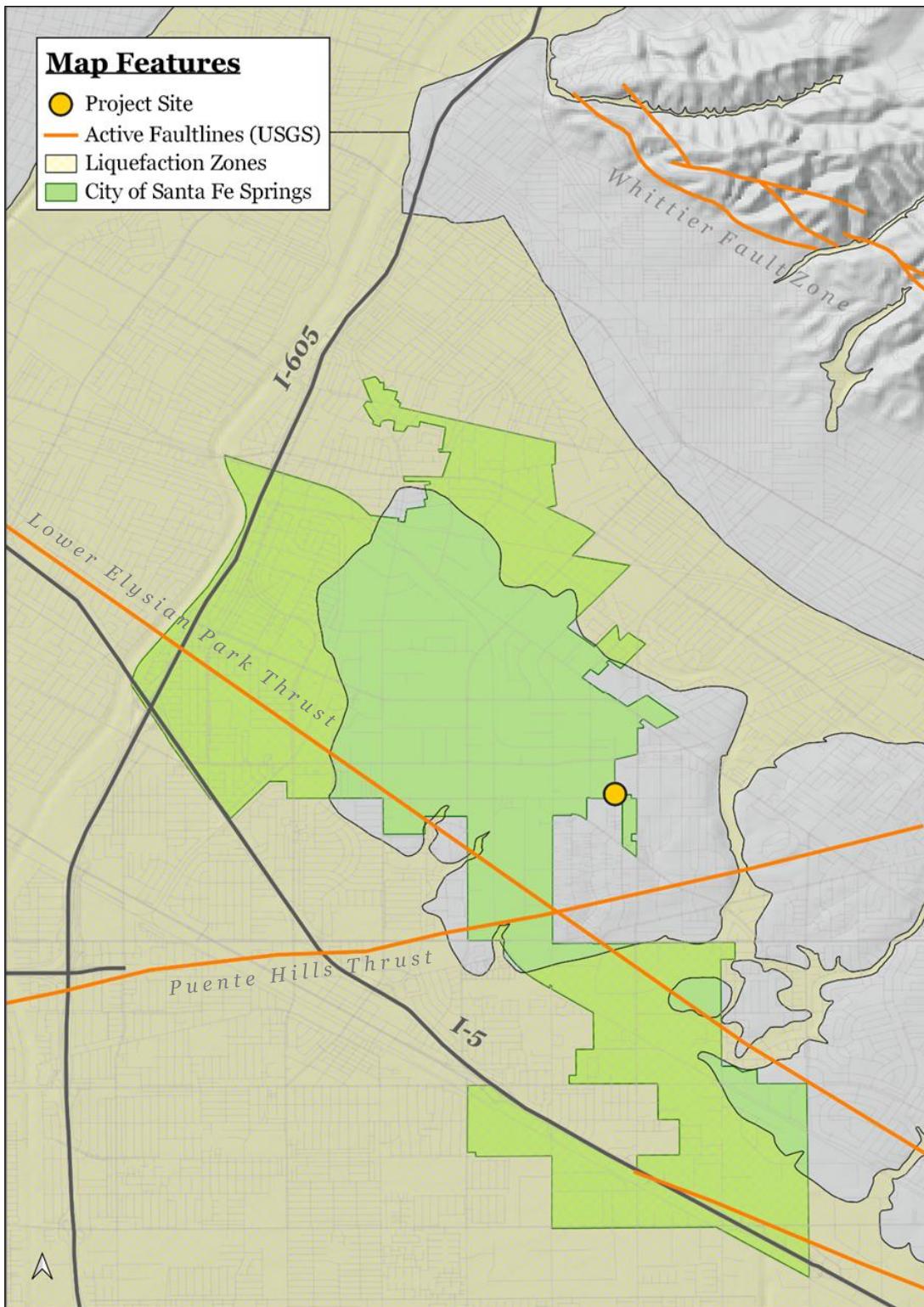


EXHIBIT 3-4
GEOLOGIC HAZARDS MAP
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

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

According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Urban Land-Thums-Pierview complex. Soils of this association have a moderate erosion hazard; however, current development and the placement of landscaping have reduced the soil's erosion risk. The project site is level and limited grading will be required for structural supports, building foundations, and utility lines. All grading activities will require grading permits from the City, which include requirements and standards designed to reduce potential erosion impacts. These requirements will effectively mitigate potential stormwater runoff impacts during construction. The project site is currently level and will remain level following the site's development. The surface grades within the parking and internal roadways will be designed to facilitate drainage into the nearest curbs and gutters. As a result, the impacts will be less than significant.

C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

The United States Department of Agriculture Soil Conservation Service Report and General Soil Map for Los Angeles County were reviewed for this project. The project site is underlain with soils of the Urban land-Thums-Pierview complex. Soils of this association are at a moderate risk for erosion; however, the project site was previously developed and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, these soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the project site and surrounding areas.⁴⁷ As previously mentioned, the project site is not located in an area that is subject to liquefaction.⁴⁸ The soils that underlie the project site pose no threat to development; in addition, the project site will be level once the project is complete. Therefore, the proposed project will not expose any person or structure to risks associated with soil collapse, landslides, or soil expansion. As a result, the potential impacts are less than significant.

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

The Web Soil Survey, which is available on the United States Geological Survey website, 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.⁴⁹ 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 associations possess a moderate shrink-swell potential. The project contractors will be required to comply with the structural engineer's recommendations. As a result, the potential impacts will be less than significant.

⁴⁷ United States Department of Conservation. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Website Accessed September 5, 2020.

⁴⁸ Ibid.

⁴⁹ Ibid.

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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.

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

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

According to the State of California Geological Survey, the site's geology is classified as Urban Land-Thums-Pierview complex. Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development, the demolition activities within the property, and the other on-site activities. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

CUMULATIVE IMPACTS

A potential project's geology and soils related impacts are generally site specific. As a result, the five related projects, together with the proposed project, are not anticipated to result in a significant adverse cumulative impact on geology and soils. The nearest related project, the Lakeland Apartments, is located approximately 800 feet to the south of the project site. Both the project site and this nearest related project site, exhibit the same topographical and soil characteristics, and each site does not have any geotechnical constraints that are unique. As a result, no cumulative impacts will 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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✗	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✗

THRESHOLDS OF SIGNIFICANCE

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?

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 greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.⁵⁰ However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHG that influence global warming are described below.

- *Water Vapor.* Water vapor is the most abundant GHG present in the atmosphere. While 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 is directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to

⁵⁰ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

“hold” more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth’s surface thereby affecting surface temperatures.

- *Carbon Dioxide (CO₂)*. The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO₂ include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700’s, these activities have increased the atmospheric concentrations of CO₂. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) 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 2000 to 2010.
- *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 in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide (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 (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 but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant

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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 manmade and used for applications such as automobile air conditioners and refrigerants.

- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF4) and hexafluoroethane (C2F6). Concentrations of CF4 in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.
- *Sulfur Hexafluoride (SF6)*. SF6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF6 has the highest global warming potential of any gas evaluated; 23,900 times that of CO2. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). The SCAQMD has adopted interim GHG thresholds for development projects within the South Coast Air Basin. According to the SCAQMD, the interim thresholds for residential/commercial projects and industrial projects are 3,000 MTCO2E per year and 10,000 MTCO2E per year, respectively.⁵¹ Table 3-3 summarizes annual greenhouse gas (CO2E) emissions from build-out of the proposed project. Carbon dioxide equivalent, or CO2E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-3, the CO2E total for the project is 10,374.34 pounds per day or 4.66 MTCO2E per day. This translates into an annual emission of 1,703.98 MTCO2E, which is below the aforementioned threshold for residential projects.

Table 3-3
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Demolition	3,747.94	1.05	--	3,774.31
Construction Phase - Site Preparation	3,685.65	1.19	--	3,715.45
Construction Phase - Grading	2,871.92	0.92	--	2,895.14
Construction Phase - Construction	2,533.36	0.61	--	2,568.76
Construction Phase - Paving	1,804.55	0.56	--	1,818.72
Construction Phase - Coatings	281.44	0.01	--	281.93
Long-term Area Emissions	20.64	0.01	--	21.14
Long-term Energy Emissions	732.06	0.01	0.01	736.41
Long-term Mobile Emissions	9,605.84	0.41	--	9,616.79
Total Long-term Emissions	10,358.55	0.43	0.01	10,374.34

Source: CalEEMod V.2016.3.2.

⁵¹ SCAQMD. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Agenda No. 31*. December 5, 2008. [https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf](https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf)

This figure (1,703.98 MTCO₂E) does not take into account the implementation of *low impact development* (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. For this reason, the project's use of trip reduction incentives (the use of alternative forms of transportation, the installation of electric vehicle charging stations and bicycle racks, and other TDM measures will be important). The project is also an infill development within an urban area. Therefore, the project's GHG impacts are less than significant.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • No Impact.

The City of Santa Fe Springs does not presently have an adopted Climate Action Plan. However, the City's General Plan includes a Conservation Element that has an air quality focus. In this section, the following policies related to air quality are identified:

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.
- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.
- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.
- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

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 the adopted plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁵² As a result, no impacts will occur.

CUMULATIVE IMPACTS

The implementation of the five individual related projects would result in the generation of GHG emissions. with each related project are summarized below:

- *Golden State Storage Expansion.* This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The

⁵² Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Focusing growth toward infill areas takes development pressure off conservation lands and working lands; it increases transit rider-ship and reduces vehicle trips; it requires less per capita energy and water use than less space-efficient development; it improves public health by promoting active transportation and active lifestyles; and it provides a more equitable mix of housing choices, among other benefits. Thus, the SGC has been investigating actions that can be taken to improve the ability of local governments and private developers to successfully plan and build good infill projects.

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short-term and long-term GHG emissions described in the MND prepared for the proposed related project were below the SCAQMD's daily levels of significance.

- *Greenstone Trailer Parking Project.* This project's short-term emissions would be related to generation of electricity for lighting. The categorical exemption's screening indicated that the GHG emissions were below the SCAQMD's daily levels of significance.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The project has been approved. The categorical exemption indicated that the net change in operational GHG emissions would be negligible.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The preliminary screening model has indicated that the projected GHG emissions will be below SCAQMD daily thresholds.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is under construction and will be completed by the time the proposed project's construction commences. Both the construction related and operational GHG emissions were below thresholds.

Except for the Lakeland Apartments, the other related projects would largely involve replacement or the modernization of existing uses resulting in a limited increase in GHG emissions overall. The new development would be subject to new conservation measures that would translate into a reduction in overall GHG emissions over the life of the project. In addition, GHG emissions are inherently cumulative in nature though the new development will ensure that more modern measures and designs are implemented as a means to reduce GHG emissions.

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas 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.

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✗		
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✗		
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✗		
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✗
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✗	

THRESHOLDS OF SIGNIFICANCE

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 the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact with Mitigation.

A Phase I and Phase II Environmental Site Assessment (ESA) was previously prepared by SECOR for the project site. The Phase I ESA identified recognized environmental conditions that required further assessment. The site was located adjacent to the Amity Washer and Stamping Co. This facility is listed under the Site Cleanup Program and Brownfields List (SLIC) list as having a solvent release to soil that is under investigation with oversight from the California Regional Water Quality Control Board, Los Angeles Region (CRWQCB). There is a potential that this release may have affected the site as a result of soil or soil vapor migration from this adjacent property. SECOR recommended that a file review be conducted at the CRWQCB to evaluate if the release has indeed affected the site that requires further assessment or clean up. In addition, SECOR recommended collecting a soil vapor sample from the site nearest this adjacent property to determine if contamination exists beneath the Site.

SECOR reviewed oil field maps provided by the Division of Oil, Gas, and Geothermal Resources (DOG) website to determine if the project site is located within an active oil field. A review of (DOG) Wildcat Map, District 1, Map 102 did indicate that the site is located within an active oil field and there are numerous former or current oil wells within a one-mile radius of the site. However, none of these wells are noted on these maps as being located on the project site. Due to being in an active oil field the City of Santa Fe Springs requires that a methane gas assessment be completed of the soil to evaluate if methane is present at levels of concern. SECOR recommended that this survey be completed in accordance with the City's requirements. A total of eight borings were drilled at various locations throughout the site and the findings of this analysis determined that the methane levels were well below the City's "action level" of 5.0 ppmv.

Follow-up soil borings and the installation and the sampling of vapor probes were conducted by FREY and Optimal Technology (Optimal) on July 23, 24 and 29, 2020. This follow up investigation was conducted in accordance with the guidelines set forth in the California Environmental Protection Agency's document titled, "Advisory - Active Soil Gas Investigation," dated July 2015 (Cal EPA, 2015). All activities related to the aforementioned investigation were conducted under the direction of a State of California Certified Engineering Geologist in accordance with applicable regulations and accepted engineering practice and protocol.⁵³ Regulatory oversight for environmental assessment and remedial action that is conducted in the City of Santa Fe Springs is currently being provided by either the Los Angeles Regional Water Quality Control Board (RWQCB-LA) or the State of California Department of Toxic Substance Control (DTSC). In

⁵³ Frey Environmental, Inc. *Phase II Environmental Site Assessment- Proposed Lakeland Road Apartments*. August 11, 2020

the following discussion section, FREY compares the laboratory results to screening levels that are currently being using or proposed to be used in the near future by RWQCB-LA and DTSC. Methane data is compared to the City of Santa Fe Springs Ordinance 955. Metals in soil are commonly compared with the screening levels published by the Department of Toxic Substance Control (DTSC) and the United States Environmental Protection Agency (USEPA). Both the DTSC and USEPA publish screening levels for both residential and commercial land use. The residential land use scenario is appropriate for this site since the proposed redevelopment project involves residential uses. Several metals were detected in the 15 soil samples analyzed for Title 22 metals but, with the exception of arsenic and lead, were detected at concentrations well below respective screening levels for residential soils. The DTSC and USEPA have recognized that the screening level for arsenic is commonly less than the concentrations which occur naturally in Southern California soils. The DTSC conducted an extensive study of naturally occurring arsenic concentrations in soils at school properties throughout Los Angeles County. The DTSC determined that arsenic occurs naturally at concentrations of up to 12 mg/kg in Southern California soils.⁵⁴

Soil samples collected analyzed as part of this investigation did not contain arsenic in excess of 12 mg/kg. Concentrations of lead in soil sample SV12-1 (559 mg/kg) were above the respective residential screening level of 80 mg/kg. Soil samples SV12-3 (1.90 mg/kg) and SV12-5 (1.37 mg/kg) did not contain lead in excess of 80 mg/kg. Consequently, the vertical extent of lead in excess of the residential screening level is limited to depths of less than 3 feet bgs at the location of boring SV12. Soils characterized by SV12-1 (which may be exported from the site) which contained lead in excess of 50 mg/kg and 100 mg/kg were analyzed for soluble threshold limit concentration (STLC) used to classify State of California hazardous waste and for toxic characteristic leach procedure (TCLP) used to classify Federal hazardous waste. The STLC values for sample SV12-1 was 25.8 mg/L, greater than the State of California 5.0 mg/L hazardous waste criteria. The TCLP values for sample SV12-1 was 2.32 mg/L less than the Federal 5.0 mg/L hazardous waste criteria. Consequently, soils characterized by SV12-1 if handled and/or transported off-site would need to be disposed of at a waste facility licensed to except California classified hazardous waste.⁵⁵

Thirty-one (31) soil vapor samples were also collected on July 23, 24 and 29, 2020 from probes installed in 22 different locations throughout the site. Methane in soil vapor was detected at a concentration of 6.44 ppmV in soil vapor sample SV13-5. The nine soil vapor samples collected in February of 2006 and screened with field equipment contained methane at concentrations up to 1,260 ppmV. Two of the 9 soil vapor samples collected in 2006 were analyzed in a laboratory which detected methane at concentrations up to 47 ppmV. Methane concentrations can be compared with the screening level of 12,500 ppmV as presented in the City of Santa Fe Springs Ordinance 955 (SFS, 2004). A total of 40 soil vapor samples collected from the Site were analyzed for methane. The greatest concentration of methane was 1,260 ppmV (as detected with a field instrument) well below the screening level of 12,500 ppmV.

Soil vapor containing VOCs have the potential to migrate from the subsurface through a foundation accumulate inside a building resulting in the potential exposure to building occupants. The concentrations of the 7 VOCs detected in the soil vapor samples can be compared to screening levels developed by several government agencies including RWQCB and DTSC. Utilizing the SFB-RWQCB ESLs and 2020 draft DTSC SLs, soil vapor containing concentrations of the 7 VOCs detected during this investigation were present in excess of ESLs and SLs in all soil vapor probe locations with the exception of SV14, SV15, SV18, SV20, SV21 and SV22. These soil vapor probes are located in the eastern portion of the Site. As previously noted, the

⁵⁴ Frey Environmental, Inc. *Phase II Environmental Site Assessment- Proposed Lakeland Road Apartments*. August 11, 2020.

⁵⁵ Ibid.

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residential ESLs are slightly above the laboratory detection limits. Implementing the 2011 DTSC SLs, only ethylbenzene, PCE and TCE were detected in concentrations which exceeded residential screening levels and were limited to soil vapor probes SV1, SV3, SV4, SV8 and SV16. Soil vapor probes SV1, SV3, SV4 and SV8 are located within 100 feet of the western property line. Soil vapor probe SV16 was installed along the northern property line approximately 140 feet from Laurel Avenue. The following conclusions have been made based upon the information presented in the report.⁵⁶

- Twenty-two soil borings were hand augured to 5-feet bgs with soil samples collected from 1, 3 and 5 feet bgs. In addition, 3 soil borings were hand augured to 15 feet bgs for vapor probe installation. The 66 soil samples, and the hand auger cuttings from the 15-foot borings, were visually examined for chemical impact and screened with a PID. No visual, olfactory or chemical impact was noted in the soil samples or soil cuttings.
- The 1-foot soil samples collected from soil borings SV1 through SV6, SV10, SV11, SV12 and SV17 through SV22 were analyzed for Title 22 metals. With the exception of soil sample SV12-1, metals were not detected in excess of residential screening levels.
- Soil sample SV12-1 contained lead at a concentration of 559 mg/kg which exceeded the residential screening level of 80 mg/kg. Soil samples SV12-3 and SV12-5 did not contain lead in excess of 80 mg/kg. Thus, lead exceeding the residential screening level is limited to depths of less than 3 feet bgs, in the area of SV12-1.
- Based on STLC and TCLP analyses for lead in SV12-1, soils characterized by SV12-1 are considered State of California regulated waste and would need to be disposed of at a waste facility licensed to except California classified hazardous waste, if transported off-site.

The results of the soil vapor analysis are summarized below:

- Twenty-two 5-foot, one 12-foot and eight 15-foot soil vapor probes were installed and sampled at the Site. Utilizing the SFB-RWQCB ESLs and the draft 2020 DTSC & SWRCB guidance to calculate screening levels (SLs), soil vapor containing concentrations of the 7 VOCs detected during this investigation were present in excess of ESLs ad SLs in all soil vapor probe locations with the exception of SV14, SV15, SV18, SV20, SV21 and SV22 which are located in the eastern portion of the site.
- PCE, TCE and ethylbenzene were the only VOCs detected in excess of the 2011 DTSC residential screening levels. Soil vapor probes SV1, SV3, SV4, SV8 and SV16 were the only probes which contained a VOCs in excess of a screening level. SV1, SV3, SV4 and SV8 were located within 100 feet of the western property line. SV16 was located along the northern property line approximately 140 feet west of Laurel Avenue.
- The concentrations of PCE and TCE detected in SV3, SV4 and SV8 appear to be the result of a chemical release from the Amity clarifier. The Riley Group, Amity's consultant, documented the presence of PCE and TCE in soil samples collected from 10-feet bgs adjacent to the clarifier, at concentrations up to 18,000 ug/kg and 4,000 ug/kg, respectively. Soil containing PCE and TCE in

⁵⁶ Frey Environmental, Inc. *Phase II Environmental Site Assessment- Proposed Lakeland Road Apartments*. August 11, 2020

these concentrations can result in significant vapor concentrations due to high vapor pressures and low adsorption to soil. Volatile organic compound such as PCE and TCE will radiate in all direction away from the release location (clarifier) and can migrate hundreds of feet both laterally and vertically

- The soil vapor sample collected from SV16 at 5 feet bgs did not contain VOCs. However, soil vapor sample SV16-15 contained PCE and TCE at concentrations of 2,283 ug/m³ and 2,776 ug/m³ , respectively. Based on the location along the northern property line, industrial facilities which bound the site on the north, and the VOC detections at 15 feet bgs but not at 5 feet bgs suggest that the VOCs detected in SV16 are migrating onto the Site from the north. A total of 40 soil vapor samples were collected in 2006 and 2020 and analyzed for methane. The greatest concentration of methane was 1,260 ppmV (as detected with a field instrument) well below SFS screening level of 12,500 ppmV.

The proposed project site will be developed in residential land uses. As a result, the following mitigation measures will be applicable:

- The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.
- The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings.⁵⁷ The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units. The City and the CRWQCB will make the final determination as to whether the vapor intrusion barrier will require the use of passive or active venting prior to the approval of the proposed project.
- The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi-gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits.

The above mitigation measures will reduce the potential impacts to levels that are less than significant.

⁵⁷ Passive subslab vapor mitigation involves the installation of a polyethylene vapor barrier under the concrete slab of an existing building or a new building (installed pre-construction) to prevent the entry of chemical vapors into the building from subsurface soil. For example, one method of passive mitigation is installing venting pipes under a vapor barrier in a basement which funnels residual vapors towards the sides of the building and then conveys the vapors outdoors through vents located on the roof or sidewalls. An active vapor ventilation system typically employs a similar slab pipe collection system connected to a vacuum system which actively pumps the vapor out of the soil.

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 with Mitigation.

As indicated in the previous section (Section 3.9.A), the project site has been subject to contamination from offsite sources that will require remediation prior to the commencement of the site's development. The previous section describes the location and extent of this contamination and also indicates the required mitigation. The following mitigation measures cited in the previous section will also be effective in ensuring that these hazardous materials are not released into the general environment:

- The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Due to the nature of the proposed project, the use of any hazardous materials will be limited to those that are commercially available and typically used in a household setting and will be used in accordance with all applicable laws and regulations. Therefore, the proposed project will not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment through the routine use or transport of hazardous materials.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • Less than Significant Impact with Mitigation.

The Carmela Elementary School is located 150 feet southeast of the project site. The proposed project would involve the construction of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. As indicated in the previous section (Section 3.9.A), the project site has been subject to contamination from offsite sources. In the absence of mitigation, disturbance of contaminated soils could affect the site during grading and excavation. Adherence to the SMP requirements will mitigate potential impacts. The previous section describes the location and extent of this contamination and also indicates the required mitigation. The following mitigation measures cited in the previous section will also be effective in ensuring that these hazardous materials are not released into the general environment. The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The proposed units, once constructed, would not involve the use of any hazardous materials other than that typically used for routine cleaning and maintenance. As a result, the impacts are anticipated to be less than significant with adherence to the previous mitigation.

D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? • No Impact.*

A search of the Envirostor Hazardous Waste and Substances Site “Cortese” List database identified two Cortese sites within the City: Sonic Plating Co., Inc. (located at 13002 Los Nietos Road) and Kelly Pipe Co., LLC (located at 11700 Bloomfield Avenue). The nearest of these Cortese sites to the project site is Kelly Pipe Co., LLC, which is located approximately three-quarters of a mile southwest of the project site.⁵⁸ Since the proposed project will not affect any Cortese site, no impacts will occur.

E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.*

The proposed project would involve the construction of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Fullerton Airport is located approximately 5.17 miles southeast of the project site and the Long Beach Airport is located approximately 8.98 miles to the southwest.⁵⁹ The proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people residing or working in the project area. As a result, no impacts are anticipated.

F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.*

At no time will any adjacent street be completely closed to traffic during the project’s construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project’s implementation.

G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? • No Impact.*

The project site is not located within a “very high fire hazard severity zone.” As a result, the potential impacts are will be less than significant.

CUMULATIVE IMPACTS

Cumulative impacts with respect to hazards and hazardous materials are typically site specific. The nearest of the five related projects is the Lakeland Apartments which is located approximately 800, feet south of the project site. This related project is being constructed in the former playfield that was part of the Carmela Elementary School. The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the

⁵⁸ California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List*. http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOS_E&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

⁵⁹ Toll-Free Airline. *Los Angeles County Public and Private Airports, California*. <http://www.tollfreeairline.com/california/losangeles.htm>.

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implementation of the required mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

MITIGATION MEASURES

The analysis determined that the following mitigation measures would be required to address potentially significant impacts:

Mitigation Measure No. 2 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 3 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits. The City and the CRWQCB will make the final determination as to whether the vapor intrusion barrier will require the use of passive or active venting prior to the approval of the proposed project.

Mitigation Measure No. 4 (Hazardous Materials). The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✗
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✗
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✗	

THRESHOLDS OF SIGNIFICANCE

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.*

In the absence of any requirements or regulations, a significant area of impervious surfaces (i.e. buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants. The proposed project would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The contractors would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable.

The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the contractors to implement over the life of the project. Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contractors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. With the above-mentioned standard conditions, the impacts would be reduced to levels that are considered to be less than significant.

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? • No Impact.*

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site.⁶⁰ The search yielded no results. In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

⁶⁰ Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Website accessed August 20, 2020.

C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • Less than Significant Impact.

The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is currently vacant and undeveloped. No significant grading and/or excavation into the local aquifer will occur. No additional undisturbed land will be affected. As a result, the potential impacts will be less than significant.

D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • No Impact.

According to the City of Santa Fe Springs Natural Hazards Mitigation Plan, "The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood." The project site is not located within a designated 100-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).⁶¹ According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.⁶² This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

The Santa Fe Springs General Plan and the City's Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. Nevertheless, in the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City's impacted area.⁶³ The project site is located one mile east of Norwalk Boulevard and would not be impacted. As a result, no impacts related to flooding will occur.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not

⁶¹ Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed January 14, 2020.

⁶² Ibid.

⁶³ City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

be exposed to the effects of a tsunami.⁶⁴ Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. As a result, no impacts are expected.

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • Less than Significant Impacts.

The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. In addition, the project's operation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As indicated in Section 3.10.A, the proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. In addition, the Applicant must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that potential water quality impacts are mitigated. The aforementioned requirements will reduce the potential impacts to levels that are less than significant.

CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. All five related project sites were previously developed. With the exception of the Lakeland Apartments related project, the four remaining related projects are separated from the project site by at least ½ mile. The Lakeland Apartments related project is located approximately 800 feet to the south of the project site, south of the existing Carmella Elementary School campus. The projects will not be permitted to drain offsite and will be required to impound stormwater runoff onsite. Furthermore, each individual development will be required to implement NPDES and SWPPP requirements. As a result, no cumulative impacts are anticipated.

MITIGATION MEASURES

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. As a result, no mitigation is required.

⁶⁴ Google Earth. Website accessed August 22, 2020.

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?			✗	
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project site is located on the north of the Lakeland Road and Laurel Avenue intersection in the central area of the City of Santa Fe Springs. The proposed project would include three phases of a 139-unit multiple-family residential housing development located along the north side of Lakeland Road, straddling Laurel Avenue. The larger 3.93-acre site (referred to as Area 1) is a rectilinear area bound by Lakeland Road to the south, Laurel Avenue to the east, by industrial uses to the west and to the north. The smaller site (referred to as Area 2) includes three parcels totaling 0.75 acres in area with access to Laurel Avenue to west, Lakeland Road to the south, and surrounded by mixed residential uses.⁶⁵ The smaller site (Area 2) is bisected by an alley that provides access to a mid-block parking lot for the Lakeland Manor Apartments that are located along Lakeland Road. Directly adjacent to this existing alleyway is a Los Angeles County Public Works (LADPW) and a Sunshine Shuttle bus stop on the southeast corner of the entrance to the alley and Laurel Avenue. Surrounding land uses are zoned primarily for multiple-family residential and industrial development. The following land uses are located near the project site:

- *North of the project site.* North of the western portion of the proposed planned housing development (Area 1), the land areas are zoned entirely for industrial and multiple residential family uses. The adjacent parcels directly north of Area 1 include an air-conditioner factory and a hardware supply warehouse. The City of Santa Fe Springs boundary with the unincorporated community of South Whitter is located approximately 100 feet north of the eastern portion of the Area 2 portion of the project site. Directly north of the Area 2 portion of the project site, are other mixed residential land uses. Public facilities in the vicinity of the project site includes a local church and a Department of Social Services community resource health center.⁶⁶
- *East of the project site.* The City of Santa Fe Springs corporate with the unincorporated community of South Whitter approximately 250 feet east of the project site. Land uses to the east of the proposed project site are zoned entirely for residential development. Approximately three-quarters of a mile east of the project site on Lakeland Avenue, is the Candlewood Country Club golf course.⁶⁷

⁶⁵Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

⁶⁶ Blodgett Baylosis Environmental Planning. *Site Survey.* Survey was completed on July 31, 2017 and updated on August 24, 2020.

⁶⁷ Ibid.

- *South of the project site.* Directly to the south of the project site and across Lakeland Road, are the Carmela Elementary School and Amelia Mayberry Park and community sports complex. Surrounding land uses to the south include public areas, residential development, churches, and small commercial establishment located near the intersection of Laurel Avenue and Meyer Road. This intersection is located approximately one-quarter mile south of the project site.⁶⁸
- *West of the project site.* The intersection of Lakeland Road and Shoemaker Avenue is located approximately one-quarter mile west of the project site. The area located to the west of the project site is zoned entirely for industrial development. Land uses in this area include construction, hardware and technology supply warehouse as well as truck parking along Painter Avenue approximately 250 feet from the project site's westernmost boundary.

The proposed project and the applicable zoning and general plan land use designations will be compatible with the proposed use. As a result, less than significant impacts will occur.

B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? • No Impact.

As indicated in the previous subsection, the use contemplated for the proposed development will not conflict with any existing General Plan land use designation or zoning designation.⁶⁹ In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and is not subject to a local coastal program.⁷⁰ The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 8 1/2 miles northeast from the project site.⁷¹ The construction and occupancy of the proposed residential development will be restricted to the project site and will not affect the Puente Hills SEA. Therefore, no impacts will result.

CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. The cumulative project list, identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. The proposed project would consist of a new, three-story self-storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing single-story self-storage buildings located within the project site. This related project is located approximately 3,650 feet to

⁶⁸Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

⁶⁹ City of Santa Fe Springs. *General Plan Land Use Map and Zoning Map*. As amended 2010.

⁷⁰ Google Earth. Website accessed January 14, 2020.

⁷¹ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

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the northwest of the project site. No GPA or ZC would be required as part of the proposed project's implementation.

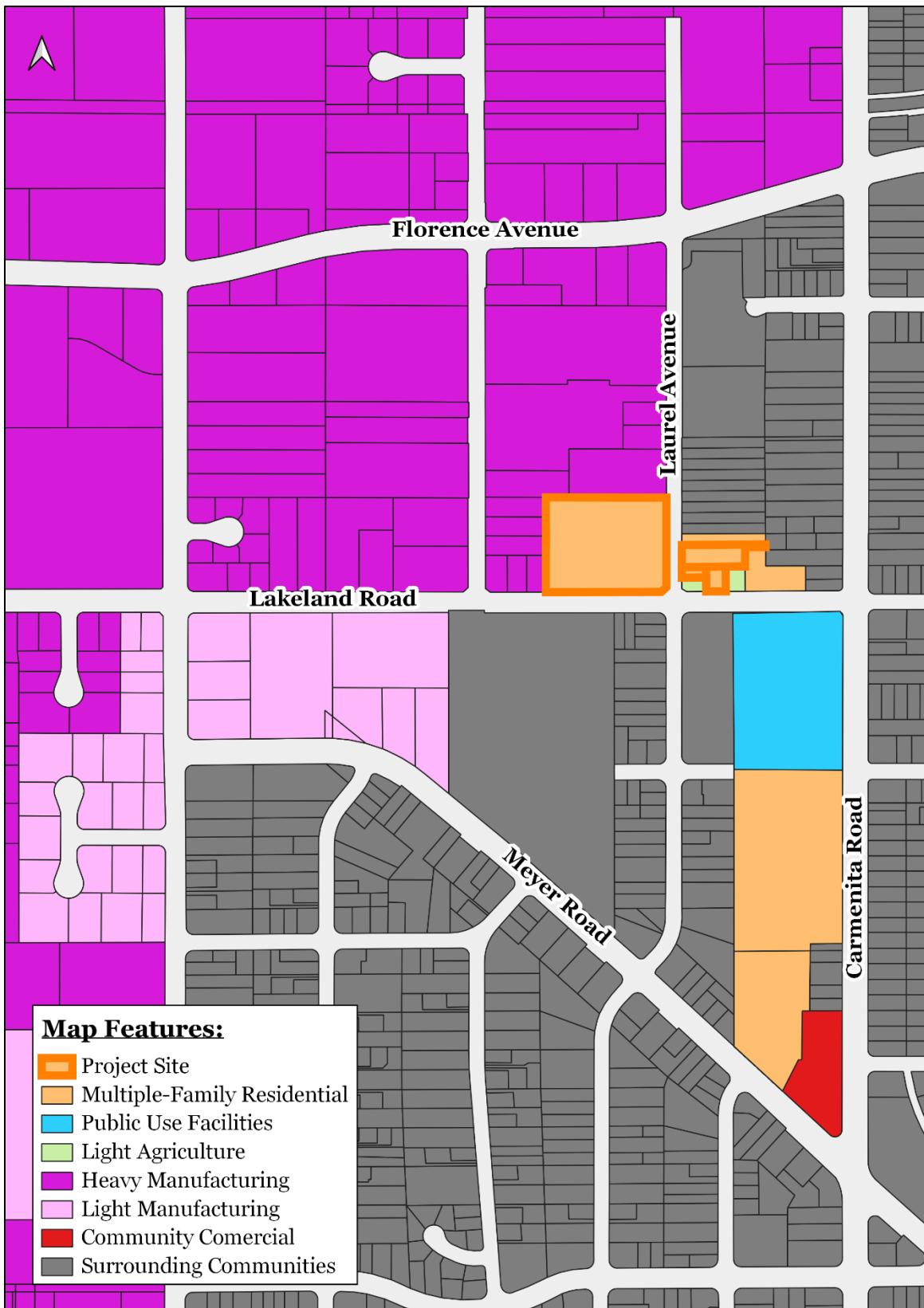
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. No GPA or ZC would be required as part of the proposed project's implementation.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This existing building has a total floor area of 288,000 gross square feet and is situated on a 12.93 acre site. This related project is located approximately 1.8 miles to the northwest of the project site. No GPA or ZC would be required as part of the proposed project's implementation.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is located approximately 800 feet to the south of the project site. A Zone Change and a General Plan Amendment will be required as part of the proposed related project's implementation. A Zone Change was required to change the zoning designation from PF (*Public Facilities*) to R-3-PD (*Multiple Family Planned Development Overlay Zone*). A General Plan Amendment will be required to change the general plan designation from *Public Facilities* to *Multiple Family Residential*.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site. No GPA or ZC would be required as part of the proposed project's implementation.

There are no related projects located adjacent to the proposed project site. The nearest related project is the Lakeland Apartments which will be located approximately 800 feet to the south of the proposed project site. The proposed project will not require any GPA or ZC and the future use will be consistent with the Santa Fe Springs General Plan, 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 the implementation of the proposed project. As a result, no mitigation measures are required.

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**EXHIBIT 3-4
LAND USE MAP**

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✗
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✗

THRESHOLDS OF SIGNIFICANCE

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.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.⁸ The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous

⁸California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.04773/33.93174/17>

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areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4):* This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present. As indicated previously, the site is vacant and undeveloped. In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? • No Impact.

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

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 nor are any such resources found within the boundaries of the five related projects. 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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✗	
B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			✗	
C. For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people 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 groundborne vibration or groundborne 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.*

Noise levels may be described as using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of 3.0 dB or less in the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels of 3.0 dB less are not generally perceptible to

persons with average hearing abilities.⁷² Typical noise levels related to common activities are illustrated in Exhibit 3-3. The ambient noise environment in the vicinity of the proposed residential development is dominated by noise emanating from vehicles traveling on Lakeland Road, Laurel Avenue, and from Carmenita Road along with noise from stationary sources from surrounding development.⁷³ To characterize ambient noise levels, a field study was conducted within the project site. Noise measurements were taken at three locations on Monday, November 23, 2020 at 12:00 PM. Residential uses are located to the north and east of Area 2 and south of Lakeland Road with these uses being within unincorporated (Los Angeles County) areas. The following three measurement locations corresponded to the nearest noise sensitive receptors:

- *Measurement Location 1.* Five residential lots are located along the east side of Laurel Avenue. These units are located to the west of Area 1 and north of Area 2 within Los Angeles County. The nearest units abut the property line of Area 2 and are separated from Area 1 by Laurel Avenue. These residences are also located in Los Angeles County. The actual measurement location is located next to Laurel Avenue in front of the residential property located adjacent to the Area 2 portion of the project site. The average noise level for the measurement period at this location was 56.5 dBA.
- *Measurement Location 2.* The Lakeland Manor Apartments are located adjacent to Area 2 on the east side. These apartments are also located in Los Angeles County. The actual measurement location is where the site adjoins the project site along Lakeland Road. The average noise level for the measurement period at this location was 48.6 dBA.
- *Measurement Location 3.* Two single-family homes are located along the Lakeland Road frontage with Area 2. These homes will be surrounded on two sides by the proposed Area 2 development. These homes are located in Santa Fe Springs. The actual measurement location is located on the southwest corner of one of the single-family homes near the corner of Lakeland Road and Laurel Avenue. The average noise level for the measurement period at this location was 62.6 dBA.

Future sources of noise generated on-site will include noise typically associated with residential uses and noise emanating from vehicles traveling to and from the residential development. In addition, the future tenants will be located in a R-3-PD (Multiple Family – Development Overlay Zone) zone and will be required to adhere to all pertinent noise control regulations outlined by the City of Santa Fe Springs. The City of Santa Fe Springs Municipal Code has established the following noise control standards for development within R-3 zones: R-3 Zone: Absolute maximum of 70 dBA between 7:00 AM to 10:00 PM and an absolute maximum of 65 dBA between 10:00 PM to 7:00 AM.⁷⁴ The City's noise standards are not to be exceeded by five dBA for a cumulative period of 15 minutes in any hour, by ten dBA for a cumulative period of five minutes in any hour, by 15 dBA for a cumulative period of one minute in any hour, or by 20 dBA for any period of time (less than one minute in an hour). The proposed residential development, once occupied, will not exceed the aforementioned noise control standards since the use is consistent with the applicable R3 zone district. In addition, the residents will be required to comply with the City's noise control standards.

⁷² Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

⁷³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

⁷⁴ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424*.

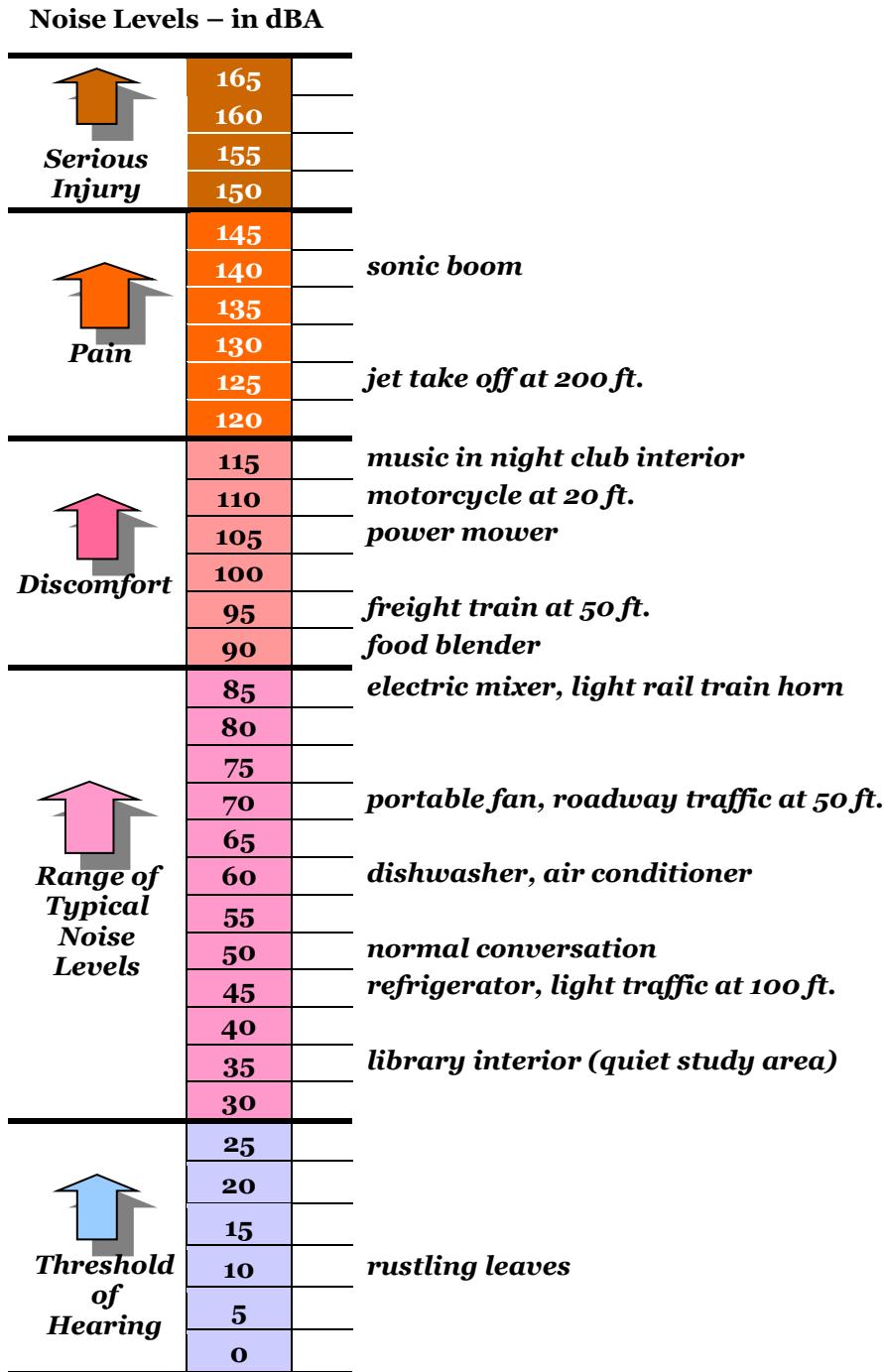


EXHIBIT 3-3
TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

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In addition, the City has also set the following additional provisions applicable to certain special noise sources:

- *Construction of buildings and projects.* It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 PM of one day and 7:00 AM of the next day. This type of construction equipment (pile driver, jack hammer, power shovel, etc.) will not be used as part of the proposed project's construction.
- *Maintenance.* It shall be unlawful for any person, including city and utility crews, to perform maintenance of real property, other than emergency work, between 7:00 PM on one day and 7:00 AM of the following day, if such maintenance activity produces noise above the ambient level at any lot line of property within a residential zone.

As indicated previously, Los Angeles County unincorporated areas are located to the north, east, and south of the proposed project site. Area 1 is located approximately 150 feet from the nearest residences located on the east side of Laurel Avenue and residential units abut Area 2 on the north and east sides. All of the aforementioned residential units are located in Los Angeles County and because of the proximity of this County land to the project site, the County's noise control requirements for residential zones (Zone II) are summarized as follows: 45 dB between 7:00 AM and 10:00 PM and 50 dB between 7:00 AM and 10:00 PM. The County's Noise Control Ordinance has established the following exterior noise standards (as measured at the property line):

- *Standard No. 1* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour
- *Standard No. 2* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour.
- *Standard No. 3* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 5 minutes in any hour.
- *Standard No. 4* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 1 minute in any hour.
- *Standard No. 5* shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level for residential properties (45 dB between 10:00 PM and 7:00 AM and 50 dB between 7:00 AM and 10:00 PM) plus 20 dB.

The proposed residential development, once occupied, will not exceed the aforementioned County *land use and noise compatibility standards* given the project's residential use which is consistent with the County's Residential Zone II designation outlined in the noise ordinance. New traffic volumes are most often considered to be an important variable in increases in project related noise levels. A change in traffic noise levels of 3.0 dB is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.16, the proposed project is

anticipated to generate approximately 851 average daily trips and 65 AM peak hour trips and 79 PM peak hour trips. The existing average daily traffic volumes along Lakeland Road, the nearest major arterial to the project site, are 5,000 average trips per day (ADT). Therefore, the proposed project's traffic generation will not result in a doubling of traffic volumes. As a result, the long-term (operational noise impacts) will be less than significant.

A second potential source of noise impact is related to the proposed project's construction. Construction noise in the County of Los Angeles is regulated by Section 12.08.440 of the County Code, which states, "Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 PM and 7:00 AM, or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited." The Code further states, "the contractor shall conduct construction activities in such manner that the maximum noise levels at the affected multiple-family residential buildings will not exceed 80 dBA daily, except Sundays and legal holidays, 7:00 AM to 8:00 PM and 64 dBA daily 8:00 PM to 7:00 PM and all day Sunday and legal holidays." In other words, the critical metric that construction noise *may not exceed* is 80 dBA Monday through Saturday from 7:00 AM to 8:00 PM and 64 dBA between 8:00 PM and 7:00 AM. These noise levels apply to those noise levels at the property line of the neighboring existing residential structure(s) and include noise from mobile construction equipment and the intermittent, short-term stationary equipment noise (less than 10 days). As indicated previously, the Santa Fe Springs Municipal Code prohibits the operation of construction equipment in a residential zone between the hours of 7:00 PM and 7:00 AM. As a result, the construction activities will only be permitted between 7:00 AM and 7:00 PM. Section 155.425(B) of the City's Municipal Code, noise from construction activities are exempt from the City's established noise standards as long as the construction activities occur between the hours of 7:00 AM and 7:00 PM.

The larger of the two development sites (Area 1) is located at least 150 feet from the nearest residence located on the east side of Laurel Avenue and the main construction activity area is separated from the residences by Laurel Avenue and the future parking area. The smaller of the two sites (Area 2), is located adjacent to multiple family residential uses on the north and east. The main construction activity area will be between 25 to 50 feet from the existing residences. Because of the construction area's small size and the close proximity of the existing homes to the construction activities, there would be little or no noise reduction due to spreading loss.

The construction equipment within both sites would be limited to smaller trucks, loaders, small cranes, and forklifts. Both sites have been graded and are level. The use of smaller equipment is especially critical for the smaller Habitat for Humanity site (Area 2) given its small size. Once the sites have been readied for construction, the dominant noise source would be limited to the use of hammers and saws related to the framing of the structures.⁷⁵ According to the Roadway Construction Noise Model (Federal Highway Administration, RCNM, V 1.1), the typical noise levels (50 feet from the equipment) would be the following: the front-end loader would be 56.2 dB, the crane would be 57.6 dBA, the dump/haul truck would be 53.5, the lift would be 51.8 dBA, and a paver would be 54.3 dBA. It is important to note that this equipment will be used intermittently during the daytime periods only. Finally, the equipment noise levels represent the

⁷⁵ Telephone Conversation. *Darrell Simien, Senior Vice President of Community Development. Habitat for Humanity of Greater Los Angeles.* August 11, 2021.

maximum noise level and does not take into account any adjustments for noise attenuation or spreading loss.

Section 155.425(B) of the City's Municipal Code, noise from construction activities is exempt from the City's established noise standards as long as the activities occur between the hours of 7:00 AM and 7:00 PM. However, neither the City's General Plan or the Municipal Code establish a numeric maximum acceptable *construction threshold* levels at potentially affected receptors, which would allow for a quantified determination of what CEQA constitutes "a substantial temporary or periodic noise increase." Thus, the construction noise threshold from the Los Angeles County Noise Control Ordinance was utilized. The County Code has established a significant construction noise impact if construction noise exceeds 80 dBA at the property line of a residential use during the day-time period. In other words, the construction activity may not exceed 80 dBA Monday through Saturday from 7:00 AM to 8:00 PM and 64 dBA between 8:00 PM and 7:00 AM.

As stated previously, the individual construction equipment noise levels will not exceed 60 dBA when in use. Area 1 is located more than 150 feet from the nearest sensitive receptor and the construction noise levels will further diminish due to spreading loss by around 3.0 decibels for every doubling of distance from the noise source. The anticipated construction noise levels for Area 1, at the nearest sensitive receptor, will be well under 60 dBA even though the site's larger size will permit more than one piece of equipment to operate at the same time. While the potential for spreading loss is limited for Area 2 due to the site's small site, the use of equipment will be limited in both the number and size. The anticipated construction equipment noise levels for Area 2 will range from 51.8dBA to 57.6 dBA, which is also well under the 80 dBA threshold. Therefore, the construction noise impacts would be less than significant.

B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels? • Less than Significant Impact.

Construction activities for the proposed project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. The nearest land uses that may potentially be impacted by ground-borne vibration and noise (primarily from the use of heavy construction equipment) are the residential uses located to the north, east, and south of the proposed project site. The noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves away from the noise source. This effect is known as spreading loss. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. However, construction activities will be in compliance with the City's noise standards. As previously mentioned, the operation of equipment or the construction of projects is prohibited in between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day when the project is located within a radius of 500 feet from a residential area. Compliance with City noise standards will decrease any potential adverse impacts to the nearby residential neighborhood. Section 12.12.030 of the Los Angeles County The County's Noise Control Ordinance further prohibits construction activities Sundays or certain construction activities on other days between the hours of 8:00 PM and 6:30 AM.⁷⁶ Adherence to the City's noise control standards

⁷⁶ These other activities include construction or repair work of any kind upon any building or structure, or perform any earth excavating, filling or moving, where any of the foregoing entails the use of any air compressors; jackhammers; power-driven drill; riveting machine; excavator, diesel-powered truck, tractor or other earth moving equipment; hand hammers on steel or iron, or

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will reduce the construction-related noise impacts to levels that are less than significant since the hours of construction will be limited to the daytime periods.

The City of Santa Fe Springs has not adopted policies or guidelines relative to ground-borne vibration resulting from construction. The City Municipal Code (Section 155.428) states, “Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use alone the property line on which said use is located.” However, this threshold applies to ground-borne vibrations from long-term operational activities, not construction. The proposed project is a residential development and would not involve the use of equipment that would result in high vibration levels, which are more typical for large commercial and industrial projects. In addition, the proposed use would not result in the increased use of heavy-duty vehicles on the public roadways. As a result, the potential ground-borne noise impacts are considered to be less than significant.

C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of an airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.⁷⁷ The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

CUMULATIVE IMPACTS

The cumulative project list, identified below was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project is located approximately 3,650 feet to the northwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. This related project is located approximately 4,440 feet to the southwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.

any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in a dwelling, apartment, hotel, mobile-home, or other place of residence.

⁷⁷ Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* <http://www.tollfreeairline.com/california/losangeles.htm>

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- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project is located approximately 1.8 miles to the northwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This related project is located approximately 1.5 miles to the northwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is located approximately 800 feet to the south of the project site. This related project is anticipated to generate approximately 851 average daily trips and 65 AM peak hour trips and 79 PM peak hour trips.⁷⁸ The existing average daily traffic volumes along Carmenita Road are 20,000 to 30,000 trips per day.⁷⁹ Therefore, the traffic generation for the Lakeland Apartments will not result in a doubling of traffic volumes resulting in a discernable increase in traffic noise. As a result, the potential cumulative noise impacts will be less than significant. The construction times for this related project and the proposed project will occur at different times. As a result, no short-term construction noise impacts are anticipated.

MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant adverse noise impacts. As a result, no noise mitigation is required. The Applicant has agreed to the following condition that would further ensure that the neighboring residents may contact either the construction manager and or the City's Code Enforcement officer:

“During the construction phases, signs shall be conspicuously posted indicating the contact information where local residents may contact by phone, the construction manager and the City of Santa Fe Springs code enforcement official(s) to register a noise complaint.”

The above language would be added as a condition of approval to the resolution approving the project.

⁷⁸ Institute of Transportation Engineers. *Trip Generation Manual, 9th Edition*. September 2012. Secondary Source: Trames Solutions, Inc. *Lakeland Apartments Traffic Impact Analysis*. January 17, 2018.

⁷⁹ City of Santa Fe Springs. *Traffic Volume ADT Count Map 2009 Santa Fe Springs Citywide*. July 3, 2009.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✗
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✗

THRESHOLDS OF SIGNIFICANCE

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.*

The proposed project site is located to the north of the Lakeland Road and Laurel Avenue intersection in the central area of the City of Santa Fe Springs. The proposed project would include a 139-unit multiple-family residential housing development located along the north side of Lakeland Road, straddling Laurel Avenue.⁸⁰ The proposed residential development consisting of 139 residential units is projected to add 467 new residents to the City. This figure assumes 3.36 people per household, which is the average household size in the City of Santa Fe Springs according to the U.S. Census. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

⁸⁰ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

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- *New development in an area presently undeveloped and economic factors which may influence development.* Both sites (Site A and Site B) are currently vacant and undeveloped though they were formerly developed. The sites are 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.* The installation of any new utility lines will not lead to subsequent offsite development since these utility lines will serve the site only.
- *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.* The site is vacant and undeveloped and there are no housing units located on either property. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project's construction would result in a limited increase in construction 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.

According to the Growth Forecast released by the Southern California Association of Governments (SCAG) in conjunction with the Regional Transportation Plan for 2016-2040, the City of Santa Fe Springs is 20,300 residents through the year 2040, which is an increase of 2,400 persons from the 2020 population.⁸¹ The projected population increase resulting from the proposed project is within the projected population projection developed by SCAG. The proposed project will not induce substantial unplanned population growth in an area. As a result, no impacts will occur.

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

No housing units will be displaced as a result of the proposed project's implementation. The site is vacant and undeveloped. As a result, no housing displacement impacts will occur.

⁸¹ Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040*. <http://gisdata.scag.ca.gov/Pages/SocioEconomicLibrary.aspx>

CUMULATIVE IMPACTS

The cumulative project list, identified below was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project will not involve any housing dislocation or result in any new housing development other than the caretaker's residence.
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. This related project will not involve any housing dislocation or result in any new housing development.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project will not involve any housing dislocation or result in any new housing development.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This related project will not involve any housing dislocation or result in any new housing development.
- *Lakeland Apartments.* The 128 residential units that are part of the proposed project are anticipated to add approximately 430 residents to the City.⁸² This figure assumes an average household size of 3.36 people per household, which is the average household size in the City of Santa Fe Springs according to the U.S. Census. According to the Growth Forecast released by the Southern California Association of Governments (SCAG) in conjunction with the Regional Transportation Plan for 2016-2040, the City of Santa Fe Springs is projected to add 5,100 new residents through the year 2040. The projected population increase resulting from this related project would be within the projected population projection developed by SCAG.

The proposed project's development of 139 residential units is projected to add 467 new residents to the City. When adding the 430 residents from the Lakeland Apartments related project, the two projects would have a combined total of 267 units and 897 potential residents. The projected population increase resulting from the proposed project and the single related project would be consistent with the Growth Forecast in SCAG's RTP/SCS.

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.

⁸² United States Census Bureau. Quickfacts, Santa Fe Springs City, California.
<https://www.census.gov/quickfacts/fact/table/santafespringscitycalifornia/PST045216>.

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or 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 would cause significant environmental impacts, in fire protection; police protection; schools; parks; or other public facilities? • Less than Significant Impact.*

Fire Department

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1.⁸³

⁸³ Santa Fe Springs Fire Department. Website accessed on August 22, 2020.

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The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, 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 and potentially requiring partial lane closures during street improvements and utility installations. However, at no time will any of the surrounding local streets 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 and less than significant impacts are associated with the proposed project's implementation

Law Enforcement

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.⁸⁴

The proposed 139-unit residential project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. The building and layout design of the residential development would include crime prevention features, such as nighttime security lighting and secure parking facilities. A sliding wrought iron gate will be installed at the entrance to the project site, along the Carmenita Road frontage. To ensure the proposed residential project elements adhere to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that the development adheres to the Department requirements, including, but not limited to, photometric plan review. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

⁸⁴ City of Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.

Schools

The proposed residential development consisting of 139 residential units is projected to add 467 new residents to the City. 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).

According to the 2010 Census, 23.8 percent of the City's population is school-aged (five years of age to 18 years of age). Using the Citywide Census data, there is a potential for 111 school-age students to be added to the school system as a result of the project, based on the City's percentage of children in between the ages of 5 and 18. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be offset by the school fees (\$3.379 per square foot for residential development) that will be paid by the developer. As a result, less than significant impacts will result from the proposed project's implementation.

Recreational Services

Due to the residential nature of the proposed project, the proposed project will place an incremental demand for recreational open space and services. However, the potential impacts to park services will be offset since the project will involve the installation of an on-site dog park and walking trail. As a result, the impacts anticipated are less than significant.

Governmental Services

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 not directly increase demand for governmental services. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

The cumulative project list, identified below was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project will essentially replace an existing use with a newer facility.
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. This related project will not involve any activities that will impacts public services.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project will involve the repurposing of an existing warehouse building.

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- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This related project will replace four older industrial buildings with a newer industrial building.
- *Lakeland Apartments.* The 128 residential units that are part of the proposed project are anticipated to add approximately 430 residents to the City.⁸⁵ These potential residents will utilize the various public services in the City.

The proposed project's development of 139 residential units is projected to add 467 new residents to the City. When adding the 430 residents from the Lakeland Apartments related project, the two projects would have a combined total of 267 units and 897 potential residents. The projected population increase resulting from the proposed project and the single related project would still be within the projected year 2040 population projection developed by SCAG. During the period from 2006-07 through 2015-16, the South Whittier School District enrollments declined by 1,016 students, or 24.9%. In addition, all of the cumulative projects along with the proposed project will be required to pay all pertinent school development fees. As a result, the additional students generated by the proposed project would not result in any adverse cumulative impacts.

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.

⁸⁵ United States Census Bureau. Quickfacts, Santa Fe Springs City, California.
<https://www.census.gov/quickfacts/fact/table/santafespringscitycalifornia/PST045216>.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✗	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✗

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?* • *Less than Significant 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 Amelia Mayberry Park located opposite the project site, on the south side of Lakeland Road. This park is owned and operated by Los Angeles County Department of County Parks and Recreation. Given the residential nature of the proposed project, there will be an incremental increase in the demand for recreational use and services. However, the potential impacts to park services will be offset somewhat since the project will involve the installation of some open space amenities. Area 1 would include separate buildings housing various amenities containing a multi-purpose room, a computer center, and a fitness room. The adjacent central courtyard would contain a patio and children's play areas. Other outdoor

spaces would provide amenities for recreation and urban gardening.⁸⁶ As a result, the impacts anticipated are less than significant.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the potential impacts to existing park services will be offset since the project will involve the installation of on-site open space amenities. As indicated previously, Area 1 would include separate buildings housing various amenities containing a multi-purpose room, a computer center, and a fitness room. The adjacent central courtyard would contain a patio and children's play areas.⁸⁷ In addition, a bus stop is located adjacent to the project site. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

Of the five related projects, only the Lakeland Apartments will have the potential for a direct cumulative impact on recreational facilities and services. *Lakeland Apartments*. The 128 residential units that are part of the proposed project are anticipated to add approximately 430 residents to the City.⁸⁸ These potential residents will utilize the various public services in the City. This related project will also include an *amenity building* that will be a one-story structure that will have a total floor area of 4,119 square feet. The amenity building will include a clubroom, fitness room, and male and female restrooms for the pool and spa. A pool and attached spa will be installed south of the amenity building. Finally, a dog park will be provided on the northwest corner of the project site and a walking trail will be installed along the perimeter of the project site. Both the Lakeland Apartments related project and the proposed project will provide recreational amenities as part of the individual developments. 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, no mitigation measures are required.

⁸⁶ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

⁸⁷ Ibid.

⁸⁸ United States Census Bureau, Quickfacts, Santa Fe Springs City, California.
<https://www.census.gov/quickfacts/fact/table/santafespringscitycalifornia/PST045216>.

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		✗		
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?			✗	
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✗
D. Would the project result in inadequate emergency access?				✗

THRESHOLDS OF SIGNIFICANCE

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 program, 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 City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development within four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed during the construction of the proposed project is 4.68 acres.⁸⁹

⁸⁹ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

The main access and entry to Area 1 of the proposed housing development would be provided from Lakeland Road with a secondary exit to Laurel Avenue. Driveway access to Area 2 of the proposed project would be provided from Laurel Avenue. Also of note, this smaller property in Area 2 is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments located adjacent to the proposed development to the east along Lakeland Road. Directly adjacent to this existing driveway easement is a Los Angeles County Department of Public Works (LADPW) Sunshine Shuttle bus stop on the southeast corner of the easement entrance and Laurel Avenue.⁹⁰

The project's trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table 4. As shown in Table 3-4, the project is anticipated to generate approximately 756 trips per day, with 50 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour.

Table 3-4
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
ITE Trip Rates for the Proposed Project (Multi-Family Residential –ITE Code 220)			
Trip Rates for Multi-Family Residential (139 units)	5.44 trips/unit	0.36 trips/unit	0.44 trips/unit
Traffic Generation	756 trips/day	50 AM trips	61 PM trips

The number of trips that will be added will not impact any street's or intersection's level of service (LOS). As a result, the potential impacts are less than significant when considering the proposed residential development will replace a previous industrial use. The project's construction and occupation will not result in a loss of pedestrian facilities since all sidewalks that would be affected by the project's construction would be replaced. In addition, the project will not preclude the use of public transit stops will not be relocated or eliminated. As a result, the potential impacts are considered to be less than significant.

B. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • No Impact.

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The purpose of the CMP is to link land use, transportation, and air quality decisions to develop a partnership among transportation decision-makers in devising appropriate transportation solutions that include all modes of travel and to propose transportation projects that are eligible to compete for State gas tax funds. The CMP also serves to consistently track trends during peak traffic hours at major intersections in the Country and identify areas in great need of improvements where traffic congestion is worsening. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the

⁹⁰ Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

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County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The nearest CMP-designated intersection to the project site is Imperial Highway/Carmenita Road. This intersection was not analyzed within the traffic impact analysis and will not experience more than 50 peak hour trips at a freeway intersection. As indicated previously, the proposed project is anticipated to generate approximately 44 AM peak hour trips and 53 PM peak hour trips throughout the local roadway network. As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.

In terms of vehicle miles traveled, the proposed project is an infill development that will provide much-needed new housing for a job-rich, housing-poor community. According to the most recent SCAG RTP estimates, Los Angeles County as a whole had a jobs/housing balance of 0.63 compared to a jobs/housing balance of 0.40 for the City. The new housing development would enable future employees to live in the City, rather than to commute to the City from more distant locations, thus reducing the overall vehicle miles traveled.

C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.

The design of driveways will be based on City Code, which sets standards for such design. The proposed project will not expose future residents to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, no impacts are anticipated.

D. Would the project result in inadequate emergency access? • No Impact.

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

CUMULATIVE IMPACTS

A total of five cumulative projects were identified for the cumulative analysis and these related projects included the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. The proposed project would replace and expand an existing storage facility with a new three-story self-storage building that will have a total floor area of 97,503 square feet. This related project is located approximately 3,650 feet to the northwest of the project site.
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. The trailers are currently using another parking lot nearby. This related project is located approximately 4,440 feet to the southwest of the project site. According to the CE prepared for the project, the net traffic increase would be minimal.

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- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project is located approximately 1.8 miles to the northwest of the project site. According to the CE prepared for the project, the net traffic increase would be minimal.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the related project site to the north. This related project is located approximately 800 feet to the south of the project site. The traffic impact analysis that was prepared for this related project determined that the proposed development is projected to generate approximately 65 vehicles trips during the AM peak hour and 79 vehicles per hour during the PM peak hour.

As indicated above, the Lakeland Apartments related project is anticipated to generate 65 AM peak hour trips and 79 PM peak trips. The proposed projects peak hour trip generation was projected to be 50 AM peak hour trips and 61 PM peak hour trips. The majority of these trips would use Lakeland Avenue to access Carmenita Road. Given that both projects are residential infill projects that would represent a substantial reduction in vehicle miles travelled, the cumulative traffic impacts are less than significant.

MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation 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.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), 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?		✗		

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

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in*

subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact with Mitigation.

A Tribal Cultural Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Adherence to the aforementioned mitigation presented above and in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. All five related projects are located on properties that are developed. None of the properties were located on sites that were undisturbed. As a result, no cumulative tribal/cultural resources impacts will occur as part of the proposed project’s implementation.

MITIGATION MEASURES

The Gabrielino-Kizh indicated that the project area is located within the Tribe’s ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources, and requests the following mitigation measure be implemented:

Mitigation Measure No. 6 (Cultural Resources). Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be

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present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.19 UTILITIES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✗	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				✗
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✗	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✗	
E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✗

THRESHOLDS OF SIGNIFICANCE

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 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 stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development within four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed during the construction of the proposed project is 4.68 acres.

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.⁹ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. As indicated in Table 3-5, the future development is projected to generate 21,684 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.⁹²

Table 3-5
Wastewater (Effluent) Generation (gals/day)

Use	Total Units	Factor	Generation
Multiple-Family Residential	139 units	156 gallons/day/unit	21,684 gals/day
Total Consumption			21,684 gals/day

Source: Blodgett Bayliss Environmental Planning.

⁹ Los Angeles County Sanitation Districts.
http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

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In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project and as a result, the 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? • No Impact.*

As indicated in the previous section, the proposed project will generate approximately 21,684 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. Table 3-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 32,526 gallons of water on a daily basis.

Table 3-6
Water Consumption (gals/day)

Use	Total Units	Factor	Generation
Multiple-Family Residential	139 units	234 gallons/day/unit	32,526 gals/day
Total Consumption			32,526 gals/day

Source: Blodgett Baylosis Environmental Planning.

The existing water supply facilities can accommodate this additional demand. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The

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project will also be required to comply with the City's storm water management guidelines. As a result, the potential impacts will be less than significant.

D. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? • Less than Significant Impact.

As previously indicated, Table 3-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 32,526 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand. As a result, the impacts are considered to be less than significant.

E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? • No Impact.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt. The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company.⁹³ Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. Table 3-7 indicates the solid waste generation for the proposed project.

**Table 3-7
Solid Waste Generation (lbs./day)**

Use	Total Units	Factor	Generation
Multiple-Family Residential	139 units	12.23 lbs/day/unit	1,700 lbs/day
Total Generation			1,700 lbs/day

Source: Blodgett Baylosis Environmental Planning.

The proposed project is projected to generate approximately 1,700 pounds of solid waste on a daily basis. The proposed project will contribute a limited amount to the waste stream. As a result, the impacts will be less than significant.

⁹³ Los Angeles County Sanitation Districts.
http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? • No Impact.

The proposed project, like all other development in Los Angeles County and the City of Santa Fe Springs, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

CUMULATIVE IMPACTS

The cumulative project list, identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion.* This project would involve the construction and operation of new self-storage building that will have a total floor area of 97,503 square feet and will replace existing single-story self-storage building located within the project site. This related project is located approximately 3,650 feet to the northwest of the project site.
- *Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would accommodate 158 trailer parking spaces. This related project is located approximately 4,440 feet to the southwest of the project site.
- *Amazon Fulfillment Center.* This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This existing building has a total floor area of 288,000 gross square feet and is situated on a 12.93 acre site. This related project is located approximately 1.8 miles to the northwest of the project site.
- *Los Nietos Industrial Development.* The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site.
- *Lakeland Apartments.* This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the project site to the north. This related project is located approximately 800 feet to the south of the project site. The proposed related project was projected to consume approximately 29,952 gallons of water on a daily basis. This related project was also projected to generate 19,968 gallons of effluent on a daily basis. Finally, this related project, was projected to generate 1,565 pounds of solid waste per day.

The nearest related project is the Lakeland Apartments which will be located approximately 800 feet to the south of the proposed project site. Both the proposed project and the Lakeland Apartments will connect to water and sewer lines located in Lakeland Avenue. These lines, in turn, will connect to trunks located in Carmenita Road. The proposed project would be estimated to consume approximately 32,526 gallons of water and generate 21,684 gallons of effluent on a daily basis. The estimated solid waste generation is 1,700 pounds per day. As indicated previously, the Lakeland Apartments related project was also projected to

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consume 29,952 gallons of water on a daily basis, generate 19,968 gallons of effluent on a daily basis, and generate 1,565 pounds of solid waste per day. Combined, the two projects will consume 62,478 gallons of water on a daily basis, generate 41,652 gallons of effluent on a daily basis, and generate 3,265 pounds of solid waste daily. The existing water and sewer lines have sufficient remaining capacity to accommodate both related projects.

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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?				✗
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?				✗
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?				✗
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?				✗

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 proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

The proposed project would be an unmanned telecommunications facility. The project sites are slated for development. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.

C. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.*

The project will not require nor will it involve the extension of new utility lines such as gas lines, water lines, etc. other than connections to the site itself. As a result, no impacts will result.

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.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts with respect to potential wildfire. In addition, none of the five related projects are located within an area located in a geographic area where there is a risk from wild fire. All five related projects occupy

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properties that are developed and are surround by urban development. 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.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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

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

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SECTION 4 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, with the implementation of the required mitigation.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration. 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 be required for the proposed project.

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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
16388 Colima Road, Suite 206J
Hacienda Heights, CA 92240
(626) 336-0033

Marc Blodgett, Project Manager
Alice Ye, Administrative Assistant

5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1976.

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APPENDIX A

AIR QUALITY WORKSHEETS

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer
Lakeland Road Housing Development ISMND
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	121.00	Dwelling Unit	1.59	69,554.00	467
Parking Lot	194.00	Space	1.75	77,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MMWhr)	702.44	CH4 Intensity (lb/MMWhr)	0.029	N2O Intensity (lb/MMWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - N/A

Land Use - N/A

Construction Phase - N/A

Energy Use -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	18.00	22.00
tblConstructionPhase	NumDays	230.00	131.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	8.00	22.00
tblConstructionPhase	NumDays	18.00	23.00
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	PhaseEndDate	2/23/2022	12/30/2021
tblConstructionPhase	PhaseEndDate	1/4/2022	11/12/2021
tblConstructionPhase	PhaseEndDate	1/28/2021	2/1/2021
tblConstructionPhase	PhaseEndDate	2/16/2021	5/1/2021
tblConstructionPhase	PhaseEndDate	1/28/2022	12/12/2021
tblConstructionPhase	PhaseEndDate	2/4/2021	4/1/2021
tblConstructionPhase	PhaseStartDate	1/29/2022	12/12/2021
tblConstructionPhase	PhaseStartDate	2/17/2021	5/1/2021
tblConstructionPhase	PhaseStartDate	2/5/2021	4/1/2021
tblConstructionPhase	PhaseStartDate	1/5/2022	11/12/2021
tblConstructionPhase	PhaseStartDate	1/29/2021	2/1/2021
tblGrading	AcresOrgTrading	11.00	4.00
tblLandUse	LandUse_SquareFeet	121,000.00	69,554.00
tblLandUse	LotCreaage	7.56	1.59
tblLandUse	Population	3,460.00	467.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2				Total CO2	CH4	N2O	CO2e	
											Inventory								
2021	22.4615	72.0281	43.9625	0.0005	24.6500	3.5985	27.8571	13.3506	3.3245	16.3101	0.0000	7.799	0.44	7.799	0.44	2.2568	0.0000	7.855	463
Maximum	22.4615	72.0281	43.9625	0.0005	24.6500	3.5985	27.8571	13.3506	3.3245	16.3101	0.0000	7.799	0.44	7.799	0.44	2.2568	0.0000	7.855	463

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2				Total CO2	CH4	N2O	CO2e	
											Inventory								
2021	22.4615	72.0281	43.9625	0.0005	9.8895	3.5985	13.0495	5.2699	3.3245	8.2204	0.0000	7.799	0.44	7.799	0.44	2.2568	0.0000	7.855	463
Maximum	22.4615	72.0281	43.9625	0.0005	9.8895	3.5985	13.0495	5.2699	3.3245	8.2204	0.0000	7.799	0.44	7.799	0.44	2.2568	0.0000	7.855	463

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

2.2 Overall Operational
Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBG-CO2	Total CO2	CH4	N2O	CO2e		
	lb/day																	
Airfa	33.5399	2.6260	71.5480	0.1575	9.2983	9.2983	9.2983	1.133397	2.196017	3.329414	3.3975	0.0786	3.437275	2				
Energy	0.0496	0.3868	0.1659	2.4600e-03	0.0315	0.0315	0.0315	0.0315	0.0315	0.0315	497.6343	497.6343	9.5400e-03	9.1200e-03	500.5915			
Mobile	1.5031	7.7189	20.1630	0.0787	6.2950	0.0582	6.3532	1.6843	0.0543	1.7396	7.804783	7.804783	0.3590	7.813758	3			
Total	35.0936	10.7347	91.8769	0.2367	6.2950	9.3880	15.6830	1.6843	9.3841	11.0684	1.133397	10.49843	11.63183	3.7660	0.0861	11.751.62	50	

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBG-CO2	Total CO2	CH4	N2O	CO2e		
	lb/day																	
Airfa	1.8335	0.1154	10.0132	5.3000e-04	0.0553	0.0553	0.0553	0.0553	0.0553	0.0553	0.0000	18.0173	18.0173	0.0175	0.0000	18.4536		
Energy	0.0496	0.3868	0.1659	2.4600e-03	0.0315	0.0315	0.0315	0.0315	0.0315	0.0315	497.6343	497.6343	9.5400e-03	9.1200e-03	500.5915			
Mobile	1.5031	7.7189	20.1630	0.0787	6.2950	0.0582	6.3532	1.6843	0.0543	1.7396	7.804783	7.804783	0.3590	7.813758	3			
Total	3.3072	8.2241	30.3421	0.0797	6.2950	0.1450	6.4401	1.6843	0.1411	1.8254	0.0000	8.320435	8.320435	0.3580	9.1200e-03	8.332.803	4	

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	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBB-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	90.35	23.39	66.98	66.33	0.00	66.46	56.94	0.00	56.94	100.00	20.75	20.47	69.75	69.40	28.09

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2021	2/1/2021		5	22
2	Site Preparation	Site Preparation	2/1/2021	4/1/2021		5	44
3	Grading	Grading	4/1/2021	5/1/2021		5	22
4	Building Construction	Building Construction	5/1/2021	11/1/2021		5	131
5	Paving	Paving	11/1/2021	12/1/2021		5	23
6	Architectural Coating	Architectural Coating	12/1/2021	12/30/2021		5	22

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 4****Acres of Paving: 1.75**

Residential Indoor: 140,847; Residential Outdoor: 46,949; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 4,656
(Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Lead Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Graders	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, 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
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHD ^T
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHD ^T
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHD ^T
Building Construction	9	120.00	26.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHD ^T
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHD ^T
Architectural Coating	1	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHD ^T

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021**Unmitigated Construction On-Site**

Category	ROG	NO _x	CO	SO ₂	Fugitive PM10	Exhaust PM10	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO ₂	NBB-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e	Today	
																Demolition	Demolition
Off-Road	3.1651	31.4407	21.5650	0.0388	1.5513	1.5513	1.4411	1.4411	1.4411	3.747.944	3.747.944	1.0549	3.774.317	4			
Total	3.1651	31.4407	21.5650	0.0388	1.5513	1.5513	1.4411	1.4411	1.4411	3.747.944	3.747.944	1.0549	3.774.317	4			

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.2 Demolition - 2021
Unmitigated Construction Off-Site

Category	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
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0633	0.0411	0.5951	1.6700e-003	0.1677	1.2300e-003	0.1889	0.0445	1.1400e-003	0.0446	0.0446	166.1105	166.1105	4.4700e-003	166.2222	166.2222
Total	0.0633	0.0411	0.5951	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0446	0.0446	166.1105	166.1105	4.4700e-003	166.2222	166.2222

Mitigated Construction On-Site

Category	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
	lb/day															
Off-Road	3.1651	31.4407	21.5650	0.0388	1.5513	1.5513	1.4411	1.4411	0.0000	3.747.944	3.747.944	1.0549	3.774.317	4		
Total	3.1651	31.4407	21.5650	0.0388	1.5513	1.5513	1.4411	1.4411	0.0000	3.747.944	3.747.944	1.0549	3.774.317	4		

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.2 Demolition - 2021**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBB-CO2	Total CO2	CH4	N2O	CO2e
	1/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0833	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456	1.061105	1.061105	4.4700e-003	1.061105	1.061105	1.061105
Total	0.0833	0.0411	0.5651	1.6700e-003	0.1677	1.2200e-003	0.1689	0.0445	1.1400e-003	0.0456	1.061105	1.061105	4.4700e-003	1.061105	1.061105	1.061105

3.3 Site Preparation - 2021**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBB-CO2	Total CO2	CH4	N2O	CO2e	
	1/day																
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	3.8882	40.4971	21.1543	0.0360		2.0445	2.0445		1.8809	1.8809		3.685.656	3.685.656	1.1920	3.715.457	3	
Total	3.8882	40.4971	21.1543	0.0360	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3.685.656	3.685.656	1.1920	3.715.457	3	

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2021
Unmitigated Construction Off-Site

Category	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	lb/day
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0700	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3000e-003	0.0547	199.3326	199.3326	5.3000e-003	199.4066			
Total	0.0750	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3000e-003	0.0547	199.3326	199.3326	5.3000e-003	199.4066			

Mitigated Construction On-Site

Category	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	lb/day
Fugitive Dust					7.0458	0.0000	7.0458	3.6730	0.0000	3.6730	0.0000	0.0000	3.685656	1.1920	0.0000	0.0000	
Off-Road	3.8832	40.4971	21.1543	0.0380		2.0445	2.0445	1.8809	1.8809	0.0000	3.685656	9	9	3.685656	1.1920	3.715457	
Total	3.8832	40.4971	21.1543	0.0380	7.0458	2.0445	9.0903	3.6730	1.8809	5.5539	0.0000	3.685656	9	9	3.685656	1.1920	3.715457

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2021
Mitigated Construction Off-Site

Category	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
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3000e-003	0.0547	196.3320	199.3326	5.3600e-003	199.4066		
Total	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3000e-003	0.0547	196.3326	199.3326	5.3600e-003	199.4066		

3.4 Grading - 2021**Unmitigated Construction On-Site**

Category	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	
lb/day																	
Fugitive Dust					6.2149	0.0000	6.2149	3.3311	0.0000	3.3311	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671		2.871.928	2.871.928	0.9288	2.896.149	5	
Total	2.2903	24.7367	15.8575	0.0296	6.2149	1.1599	7.3748	3.3311	1.0671	4.3982	2.871.928	2.871.928	0.9288	2.896.149	5		

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.4 Grading - 2021
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBO- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0633	0.0411	0.9651	1.6700e-003	0.1677	1.2300e-003	0.1686	0.0445	1.1400e-003	0.0456	196.1105	166.1105	4.4700e-003	166.2222		
Total	0.0633	0.0411	0.9651	1.6700e-003	0.1677	1.2300e-003	0.1686	0.0445	1.1400e-003	0.0456	196.1105	166.1105	4.4700e-003	166.2222		

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBO- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Fugitive Dust					2.4238	0.0000	2.4238	1.2991	0.0000	1.2991	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2903	2.47367	15.8575	0.0296		1.1599	1.1599	1.0671	1.0671	0.0000	2.871923	2.871923	0.9283	2.896149		
Total	2.2903	24.7367	15.8575	0.0296	2.4238	1.1599	3.5837	1.2991	1.0671	2.3662	0.0000	2.871923	0.9283	2.896149		

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.4 Grading - 2021
Mitigated Construction Off-Site

Category	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
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0633	0.0411	0.9651	1.6700e-003	0.1677	1.2300e-003	0.1889	0.0445	1.1400e-003	0.0496	166.1105	4.4700e-003	166.1105	166.1105	4.4700e-003	166.2222
Total	0.0633	0.0411	0.9651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0496	166.1105	4.4700e-003	166.1105	166.1105	4.4700e-003	166.2222

3.5 Building Construction - 2021
Unmitigated Construction On-Site

Category	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
lb/day																
On-Road	1.9009	17.4321	16.5752	0.0299	0.9586	0.9586	0.9586	0.9013	0.9013	0.9013	2.553.363	2.553.363	0.6160	2.558.784	3	2.558.784
Total	1.9009	17.4321	16.5752	0.0299	0.9586	0.9586	0.9586	0.9013	0.9013	0.9013	2.553.363	2.553.363	0.6160	2.558.784	3	2.558.784

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3.5 Building Construction - 2021
Unmitigated Construction Off-Site

Category	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
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0724	2.4798	0.5985	6.6400e-003	0.7684	4.9600e-003	0.1714	0.0479	4.7800e-003	0.0527	708.3400	708.3400	0.0429	708.4112		
Worker	0.5006	0.3285	4.5207	0.0133	1.3413	9.8700e-003	1.3512	0.3957	9.0600e-003	0.3648	1,328.8844	1,328.8844	0.0357	1,329.7774		
Total	0.5739	2.8093	5.1091	0.0200	1.5077	0.0149	1.5226	0.4036	0.0139	0.4175	2,037.224	2,037.224	0.0796	2,039.1886		

Mitigated Construction On-Site

Category	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
lb/day																
Off-Road	1.9009	17.4321	16.5752	0.0269	0.9596	0.9596	0.9596	0.9013	0.9013	0.9013	0.0000	2,553.363	2,553.363	0.6160	2,558.7643	
Total	1.9009	17.4321	16.5752	0.0269	0.9596	0.9596	0.9596	0.9013	0.9013	0.9013	0.0000	2,553.363	2,553.363	0.6160	2,558.7643	

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.5 Building Construction - 2021
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	lb/day			
											Bio- CO2	NBio- CO2	Total CO2	CH4
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0724	2.4798	0.5886	6.6400e-003	0.1664	4.9600e-003	0.1714	0.0479	4.7800e-003	0.0527	708.3400	708.3400	0.0429	709.4112
Worker	0.5066	0.3285	4.5207	0.0133	1.3413	9.8700e-003	1.3512	0.3657	9.0900e-003	0.3649	1,328.884	1,328.884	0.0357	1,329.777
Total	0.5789	2.8063	5.1091	0.0200	1.5077	0.0149	1.6226	0.4036	0.0139	0.4175	2,037.224	2,037.224	0.0786	2,038.188

3.6 Paving - 2021**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	lb/day			
											Bio- CO2	NBio- CO2	Total CO2	CH4
Off-Road	1.0940	10.8399	12.2903	0.0189		0.5788	0.5788		0.5342	0.5342	1,804.552	1,804.552	0.5670	1,818.727
Paving	0.1994					0.0000	0.0000		0.0000	0.0000	0	0	0.0000	0
Total	1.2933	10.8399	12.2903	0.0189		0.5788	0.5788		0.5342	0.5342	1,804.552	1,804.552	0.5670	1,818.727

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.6 Paving - 2021
Unmitigated Construction Off-Site

Category	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	
	lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0844	0.0548	0.7535	2.2030e-003	1.6500e-003	0.2236	1.6500e-003	0.2232	0.0593	1.5200e-003	0.0608	221.4807	221.4807	5.9601e-003	221.6296		
Total	0.0844	0.0548	0.7535	2.2030e-003	1.6500e-003	0.2236	1.6500e-003	0.2232	0.0593	1.5200e-003	0.0608	221.4807	221.4807	5.9601e-003	221.6296		

Mitigated Construction On-Site

Category	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	
	lb/day																
Off-Road	1.0940	10.8390	12.2603	0.0189	0.5788	0.5788	0.5788	0.5342	0.5342	0.0000	1.804.552	1.804.552	0.5670	1.818.727	0		
Paving	0.1934				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		
Total	1.2933	10.8390	12.2603	0.0189	0.5788	0.5788	0.5788	0.5342	0.5342	0.0000	1.804.552	1.804.552	0.5670	1.818.727	0		

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.6 Paving - 2021

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBB- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Walker	0.0844	0.0548	0.7535	0.2236	1.6500e-003	0.2236	0.2236	0.0593	1.5200e-003	0.0608	221.4807	5.9800e-003	221.4807	221.4807	0.0193	221.6296
Total	0.0844	0.0548	0.7535	0.2236	1.6500e-003	0.2236	0.2236	0.0593	1.5200e-003	0.0608	221.4807	5.9800e-003	221.4807	221.4807	0.0193	221.6296

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBB- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Archit. Coating	20.7635				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	281.4481	281.4481	0.0193	281.4481	0.0193	281.9309
Total	20.9824	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	281.4481	281.4481	0.0193	281.4481	0.0193	281.9309

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2021
Unmitigated Construction Off-Site

Category	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
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1013	0.0657	0.9041	2.6700e-003	0.2693	1.9700e-003	0.2702	0.0711	1.8200e-003	0.0730	265.7768	265.7768	7.1500e-003	265.7768	7.1500e-003	265.9355
Total	0.1013	0.0657	0.9041	2.6700e-003	0.2693	1.9700e-003	0.2702	0.0711	1.8200e-003	0.0730	265.7768	265.7768	7.1500e-003	265.7768	7.1500e-003	265.9355

Mitigated Construction On-Site

Category	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	
	lb/day																
Archit. Coating	20.7635				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.2189	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193	281.4481	0.0193	281.9309
Total	20.9824	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193	281.4481	0.0193	281.9309

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2021
Mitigated Construction Off-Site

Category	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
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1013	0.0657	0.9041	2.6700e-003	0.2683	1.9700e-003	0.2702	0.0711	1.8200e-003	0.0730	265.7768	265.7768	7.1500e-003	265.9565		
Total	0.1013	0.0657	0.9041	2.6700e-003	0.2683	1.9700e-003	0.2702	0.0711	1.8200e-003	0.0730	265.7768	265.7768	7.1500e-003	265.9565		

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

Category	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
	lb/day															
Mitigated	1,5081	7,7189	20,1630	0,0767	6,2950	0,0562	6,3532	1,6843	0,0543	1,7386	7,804,783	0,3590	7,813,756	3		
Unmitigated	1,5081	7,7189	20,1630	0,0767	6,2950	0,0562	6,3532	1,6843	0,0543	1,7386	7,804,783	0,3590	7,813,756	3		

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated			Mitigated		
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Apartments Low Rise	797.39		866.36	794.47		2,727.756			2,727.756
Parking Lot	0.00	0.00	0.00						
Total	797.39		866.36	794.47		2,727.756			2,727.756

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	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	6.70	40.20	19.20	40.60	86	11	3	86	11	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.0213594	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Parking Lot	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.0213594	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM2.5 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBB- CO2	Total CO2	CH4	N2O	CO2e	
	Today															Today	
NaturalGas Misgated	0.0456	0.3868	0.1656	2.4600e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915	
NaturalGas Unsigned	0.0456	0.3868	0.1656	2.4600e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915	

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5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	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
lb/day																	
Apartment Low Rise	42,298.89	0.0456	0.3898	0.1659	2.4900e-003	0.0315	0.0315	0.0315	0.0315	0.0315	0.0315	497.6343	497.6343	9,540.0e-003	9,1200e-003	500,591.5	
Parking Lot	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	0.0000	0.0000	
Total		0.0456	0.3898	0.1659	2.4900e-003	0.0315	0.0315	0.0315	0.0315	0.0315	0.0315	497.6343	497.6343	9,540.0e-003	9,1200e-003	500,591.5	

Mitigated

Land Use	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
lb/day																	
Apartment Low Rise	42,298.89	0.0456	0.3898	0.1659	2.4900e-003	0.0315	0.0315	0.0315	0.0315	0.0315	0.0315	497.6343	497.6343	9,540.0e-003	9,1200e-003	500,591.5	
Parking Lot	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	0.0000	0.0000	
Total		0.0456	0.3898	0.1659	2.4900e-003	0.0315	0.0315	0.0315	0.0315	0.0315	0.0315	497.6343	497.6343	9,540.0e-003	9,1200e-003	500,591.5	

6.0 Area Detail

6.1 Mitigation Measures Area

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- Use Electric Lawnmower
- Use Electric Leafblower
- Use Electric Chainsaw
- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths
- No Hearths Installed
- Use Low VOC Cleaning Supplies

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Today				
											Bio-CO2	NBio-CO2	Total CO2	CH4	
Mitigated	1.8335	0.1154	10.0132	5.3000e-004		0.0553	0.0653		0.0553	0.0653	0.0000	18.0173	18.0173	0.0175	0.0000
Unmitigated	33.5369	2.6360	71.5480	0.1575		9.2983	9.2983		9.2983	9.2983	1.1333e-001	2.196017	3.329414	3.3975	0.0769

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Unmitigated

SubCategory	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
Inventory																
Architectural Coating	0.1252				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Consumer Products	1.4047				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Heating	31.7004	2.5106	61.5348	0.1570	9.2430	9.2430	9.2430	9.2430	1.133397	2.178000	3.311397	3.3800	0.0760	3.419821	6	18.4536
Landscaping	0.3037	0.1154	10.0132	5.3000e-04	0.0553	0.0553	0.0553	0.0553	0.0553	0.0553	18.0173	18.0173	0.0175			
Total	33.5309	2.6260	71.5480	0.1575	9.2983	9.2983	9.2983	9.2983	1.133397	2.196017	3.329414	3.3975	0.0760	3.437275	2	

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6.2 Area by SubCategory

Mitigated

SubCategory	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	by day	
																	by day	by day
Architectural Coating	0.1232						0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	0.0000
Consumer Products	1.4047						0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	0.0000
Hearth	0.0000	0.0000	0.0000				0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	0.0000
Landscaping	0.3037	0.1154	10.0132	5.3000e-004		0.0553	0.0553		0.0553	0.0553			18.0173	18.0173	0.0175			18.4536
Total	1.8336	0.1154	10.0132	5.3000e-004		0.0563	0.0563		0.0563	0.0563			18.0173	18.0173	0.0175			18.4536

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

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9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX B

UTILITIES WORKSHEETS

INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluated the potential impacts of a project.

Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used the calculation of utilities usage. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

Tables 2 Summary of Project Impacts

Consumption/Generation Rates. This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this table.

Tables 3 through 7 Calculation of Project Impacts

Tables 3 through 7 indicate the results of the analysis.

Table 3 Electrical Consumption - This Table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

Table 4 Natural Gas Consumption - This Table calculates the projected natural gas usage for new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This Table calculates the projected water consumption rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 6 Sewage Generation - This Table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 7 Solid Waste Generation - This Table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

Table 1 Project Name: SFSP 067 - Lakeland Housing CE

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Independent	Factor
	Variable	
Residential Uses		
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	139
Mobile Home	No. of Units	0
Office Uses	Variable	Total Floor Area
Office	Sq. Ft.	0
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses	Variable	Floor Area/Rooms
Specialty Retail Commercial	Sq. Ft.	0
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses	Variable	Total Floor Area
Industrial Park	Sq. Ft.	0
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	0
Public/Institutional	Variable	Total Floor Area
Public/Institutional	Sq. Ft.	0
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	2,142
Natural Gas Consumption	cubic feet/day	1,528
Water Consumption	gallons/day	32,526
Sewage Generation	gallons/day	21,684
Solid Waste Generation	pounds/day	1,700

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	No. of Units	kWh	Variable	kWh/Unit/Day
Single-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Multiple-Family Residential	139	5,625.00	kWh/Unit/Year	2,142.1
Mobile Home	0	4,644.00	kWh/Unit/Year	0.0
Office Uses	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Office	0	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses	Sq. Ft./Rooms	kWh	Variable	kWh/Sq. Ft./Day
Specialty Retail Commercial	0	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Industrial Park	0	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	0	4.80	kWh/Sq. Ft./Year	0.0
Warehouse	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Public/Institutional	0	4.80	kWh/Sq. Ft./Year	0.0
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				2,142.1
Sources: Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993). All other rates are from Common Forecasting Methodology VII Demand Forms, 1989				

Table 4: Natural Gas Consumption				
Project Component	Units of Measure	Consumption Factor	Projected Consumption	
Residential Uses	No. of Units	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Single-Family Residential	0	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Multiple-Family Residential	139	4,011.50	Cu. Ft./Mo./Unit	1,527.7
Mobile Home	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Office	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses	Sq. Ft./Rooms	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Specialty Retail Commercial	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0	2.90	Cu. Ft./Mo./Room	0.0
Manufacturing Uses	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Industrial Park	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Warehouse	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Public/Institutional	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				1,527.7
Sources: South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993				

Table 5: Water Consumption				
Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	No. of Units	Gals. of Water	Variable	Gals./Day
Single-Family Residential	0	390.00	Gals./Day/Unit	0.0
Medium Density Residential	0	300.00	Gals./Day/Unit	0.0
Multiple-Family Residential	139	234.00	Gals./Day/Unit	32,526.0
Mobile Home	0	234.00	Gals./Day/Unit	0.0
Office Uses	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Office	0	0.30	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.30	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.15	Gals./Day/Sq. Ft.	0.0
Commercial Uses	Sq. Ft./Room	Gals. of Water	Variable	Gals./Day
Specialty Retail Commercial	0	0.15	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.15	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.20	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.50	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.50	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.12	Gals./Day/Sq. Ft.	0.0
Hotel	0	187.50	Gals./Day/Room.	0.0
Manufacturing Uses	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Industrial Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.30	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.30	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.05	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Public/Institutional	0	0.12	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.12	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				32,526.0
Sources:				
Source: Derived from Los Angeles County Sanitation District rates (150% of effluent generation).				

Table 6: Sewage Generation				
Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses	No. of Units	Gals. of Effluent	Variable	Gals./Day
Single-Family Residential	0	260.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	139	156.00	Gals./Day/Unit	21,684.0
Mobile Home	0	156.00	Gals./Day/Unit	0.0
Office Uses	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Office	0	0.20	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.20	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.10	Gals./Day/Sq. Ft.	0.0
Commercial Uses	Sq. Ft./Rooms	Gals. of Effluent	Variable	Gals./Day
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.13	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.33	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.00	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	125	Gals./Day/Room.	0.0
Manufacturing Uses	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Industrial Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.20	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.20	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.03	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Public/Institutional	0	0.10	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				21,684.0
Source: Los Angeles County Sanitation Districts.				

Table 7: Solid Waste Generation				
Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses	No. of Units	Lbs.of Waste	Variable	Lbs./Day
Single-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Medium Density Residential	0	12.23	Lbs./Day/Unit	0.0
Multiple-Family Residential	139	12.23	Lbs./Day/Unit	1,700.0
Mobile Home	0	12.23	Lbs./Day/Unit	0.0
Office Uses	Sq. Ft.	Lbs.of Waste	Variable	Lbs./Day
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses	Sq. Ft./Rooms	Lbs.of Waste	Variable	Lbs./Day
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0		Lbs./Day/Room	0.0
Manufacturing Uses	Sq. Ft.	Lbs.of Waste	Variable	Lbs./Day
Industrial Park	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use	Sq. Ft.	Lbs.of Waste	Variable	Lbs./Day
Public/Institutional	0	4.00	Lbs./Day/1,000 Sq. Ft.	0.0
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				1,700.0
Source: City of Los Angeles CEQA Thresholds Guide, 2006, and City of Los Angeles Average Solid Waste Generation Rates, April 1981				

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APPENDIX C

RESPONSE LETTER FROM THE SCCIC

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LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395

California Historical Resources Information System

Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

3/28/2021

SCCIC File #: 22137.8307

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

Re: Record Search Results for Proposed the Lakeland Road Housing Development

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Whittier, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 0
Reports and Studies	Within project area: 0 Within project radius: 6
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 1
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within ¼-mile radius: 0
--	---

HISTORIC MAP REVIEW - Downey, CA (1943) 15' USGS historic maps indicate that in 1943 there was no visible development within the project area. There were several roads and buildings within the project search radius which was located within the historic place name of Santa Fe Springs. The Atchison Topeka and Santa Fe rail line ran to the north of the project area.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The archaeological sensitivity of the project location is unknown because there are no previous studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor. Finally, if the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott
Stacy St. James
GIS Technician/Staff Researcher
Digitally signed
by Stacy St. James
Date: 2021.03.28
19:40:06 -07'00'

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Enclosures:

(X) Invoice # 8307

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRS) regional Information Centers (ICs) to maintain information in the CHRS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

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APPENDIX D
RESPONSE LETTER FROM GABRIELENO BAND OF
MISSION INDIANS – KIZH NATION



Gabrielino Band of Mission Indians – Kizh Nation

Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

June 28, 2021

Dear Wayne Morell,

The mitigation measures should be specific to TCR for purposes of complying with CEQA therefore please utilize the attached mitigation measures for your project. These mitigation measures are the property of the kizh nation and shall not be duplicated, reproduced, or used for the benefit of any third party without the kizh nation's prior written consent. Thank you

MM TCR-1 *Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrielino Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a non-Native American resource is determined by the qualified archaeologist*

Gabrielino Band of Mission Indians – Kizh Nation PO Box 393 Covina, CA 91723
(626)521-5827 email: Admin@gabrielenoindians.org website: www.gabrielenoindians.org

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to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA

Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

These mitigation measures are the property of the kizh nation and shall not be duplicated, reproduced, or used for the benefit of any third party without the kizh nation's prior written consent.

With respect,



Andrew Salas, Chairman

Gabrieleno Band of Mission Indians – Kizh Nation PO Box 393 Covina, CA 91723
(626)5215827 email: Admin@gabrielenoindians.org website: www.gabrielenoindians.org

TRAFFIC MEMORANDUM

**THE RICHMAN GROUP
LAKELAND ROAD HOUSING DEVELOPMENT
13231 LAKELAND ROAD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 92240**

JANUARY 3, 2022

SFSP 067

TRAFFIC MEMORANDUM
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

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TRAFFIC MEMORANDUM
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

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TRAFFIC MEMORANDUM
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

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1. INTRODUCTION

The City of Santa Fe Springs is considering an application that would involve the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. Of these total number of units, 121 units would consist of one, two, and three-bedroom rental units and 18 units would be three level owner-occupied townhome units. All the units would be affordable units. The purpose of this memorandum is to estimate the proposed project's potential traffic impacts and to identify any applicable mitigation measures.¹

2. PROJECT LOCATION

The proposed project site is located in the east-central portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles, and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by the City of Whittier and unincorporated West Whittier; on the east by Whittier, La Mirada, and unincorporated East Whittier; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey.²

Regional access to the City of Santa Fe Springs and the project site is provided by two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation, and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. The proposed project site is located near the intersection of Lakeland Road and Laurel Avenue. A local map is provided in Exhibit 3 and an aerial is provided in Exhibit 4.

3. ENVIRONMENTAL SETTING

The larger site (Area 1) was previously used to store Budget® rental trucks and shipping containers. The site is now vacant. Surrounding land uses are zoned primarily for multiple-family residential and industrial development. The following land uses are located around and near the project site:

- *North of the project site.* North of the western portion of the proposed planned housing development (Area 1), the properties are zoned entirely for industrial and multiple residential family uses. The adjacent parcels directly north of Area 1 include an air-conditioner factory and a hardware supply warehouse. The City of Santa Fe Springs corporate boundary with the unincorporated community of South Whittier is located approximately 100 feet north of the eastern portion (Area 2) of the project site. Directly north of Area 2 are other mixed residential land uses. Public facilities in the vicinity of the project site includes a local church and a Department of Social Services community resource health center.³

¹ Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

² Google Maps. Website accessed on August 22, 2020.

³ Blodgett/Baylosis Environmental Planning. *Site Visit.* Survey was conducted on August 20, 2020.

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LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

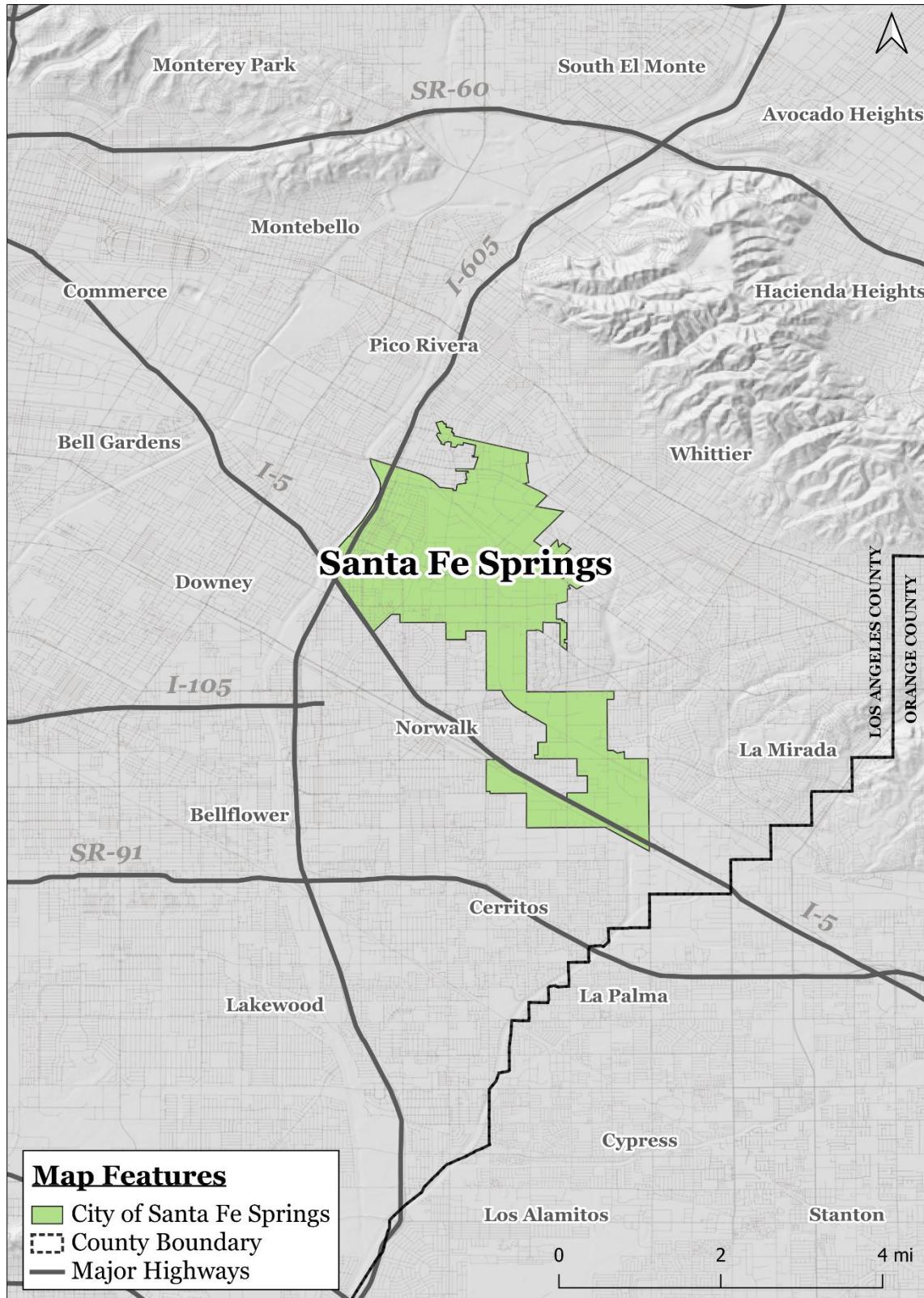


EXHIBIT 1
REGIONAL MAP
SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

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LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

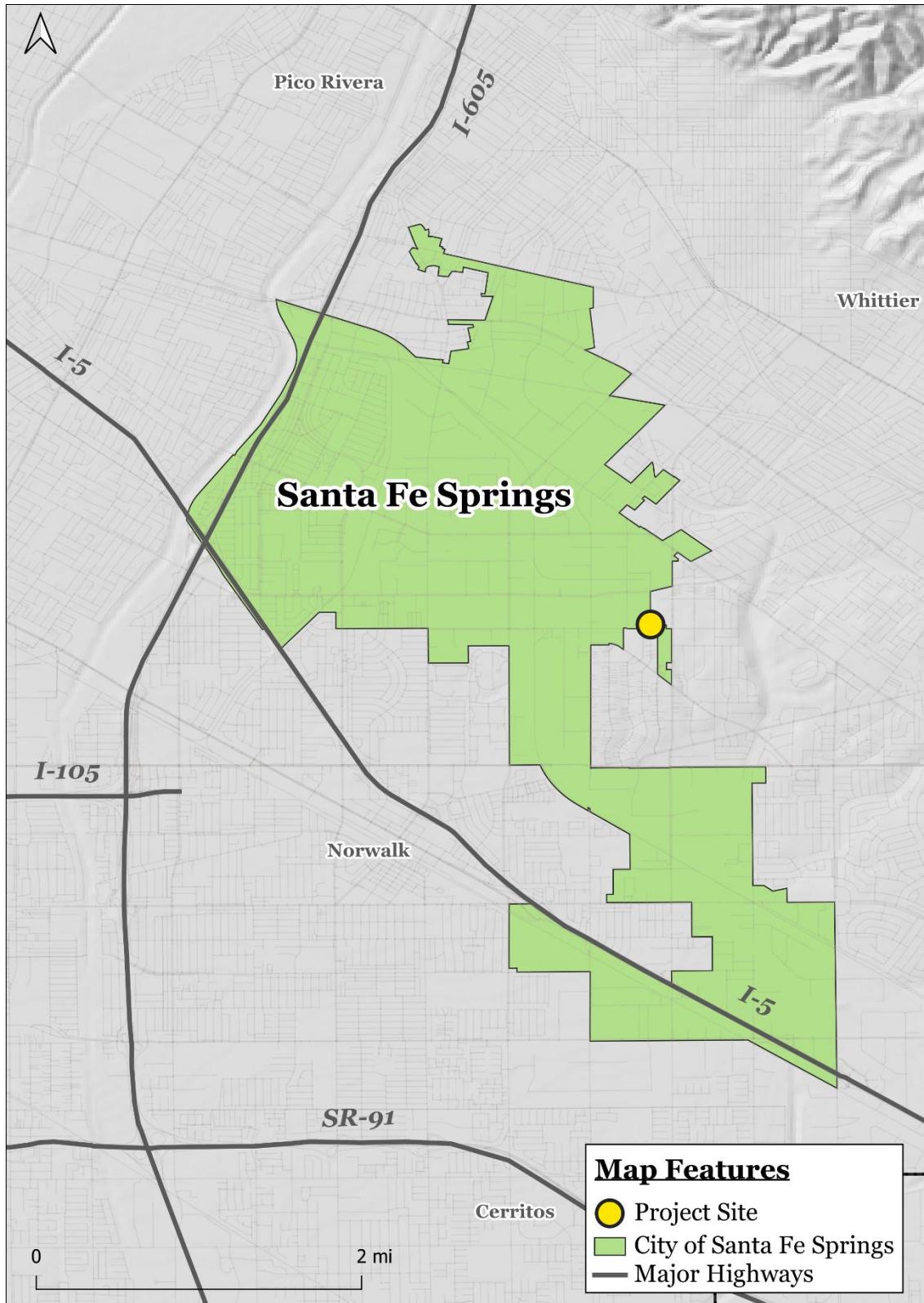
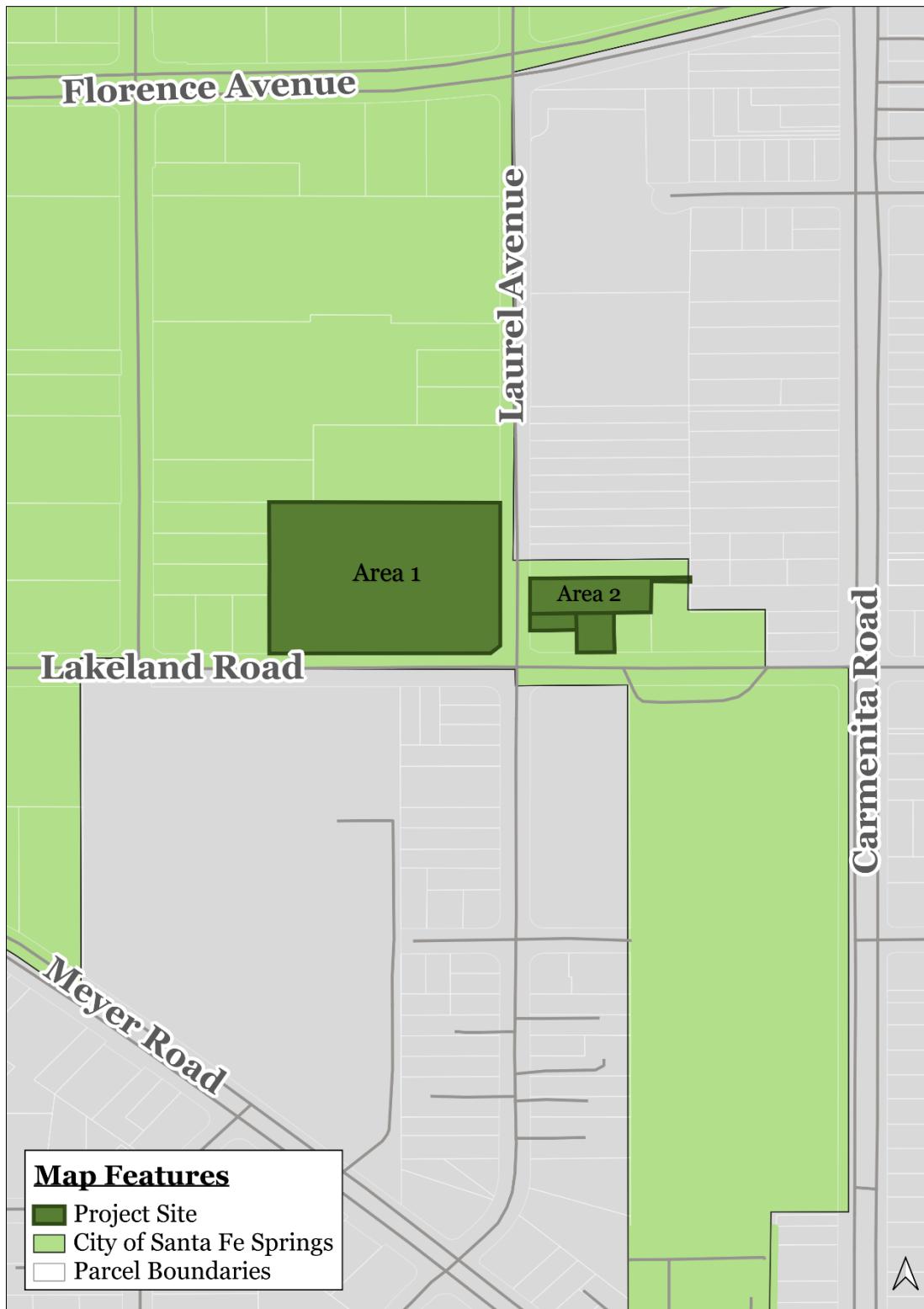


EXHIBIT 2
CITYWIDE MAP
SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

TRAFFIC MEMORANDUM
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS



**EXHIBIT 3
LOCAL MAP**

SOURCE: BLODGETT BAYLOSSIS ENVIRONMENTAL PLANNING

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LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

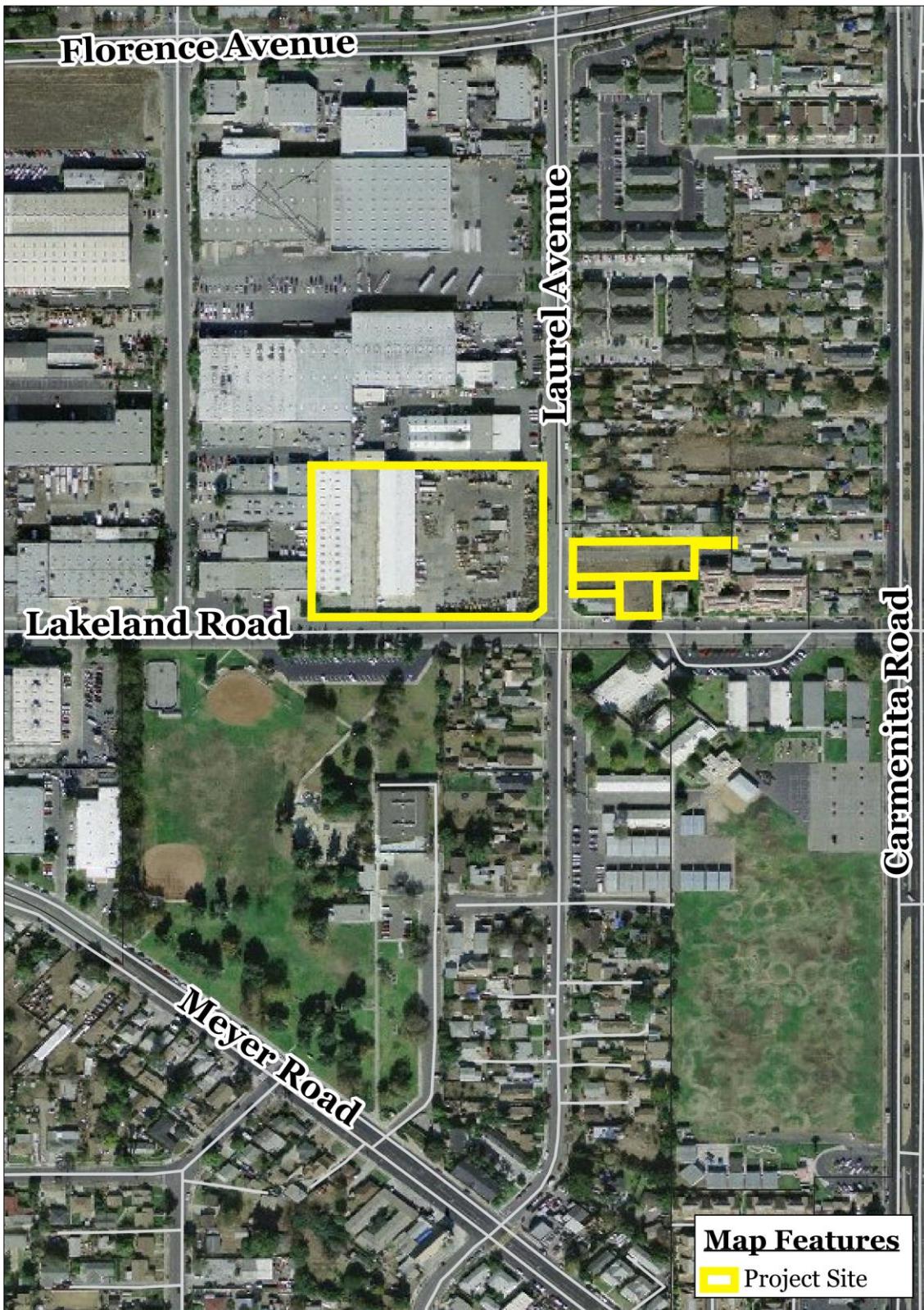


EXHIBIT 4
AERIAL IMAGE OF PROJECT SITE
SOURCE: BLODGETT BAYLOR ENVIRONMENTAL PLANNING

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LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

- *East of the project site.* The City of Santa Fe Springs corporate boundary with the unincorporated community of South Whitter is located approximately 250 feet east of the project site. Land uses located to the east of the proposed project site are zoned entirely for residential development. Approximately three-quarters of a mile east of the project site, on Lakeland Avenue, is the Candlewood Country Club golf course.⁴
- *South of the project site.* Directly to the south of the project site and across Lakeland Road, are the Carmela Elementary School and Amelia Mayberry Park and the Community Sports Complex. Other land uses to the south also include public areas, residential developments, churches, and small commercial establishments located near the intersection of Laurel Avenue and Meyer Road. This latter intersection is located approximately one-quarter mile south of the project site.⁵
- *West of the project site.* The intersection of Lakeland Road and Shoemaker Avenue is located approximately one-quarter mile west of the project site. Land uses in this area include construction, hardware, and technology supply warehouses as well as truck parking along Painter Avenue, approximately 250 feet from the project site's westernmost boundary.⁶

An aerial photograph of the project site and the surrounding area was previously provided in Exhibit 4.

4. DESCRIPTION OF PROJECT

The proposed project would involve the development of a new 139-unit housing project located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 rental units would consist of transitional and supportive units for lower income households. An additional 18 units would be reserved for senior households. The owner-occupied townhome condominium units would also be reserved for first-time buyer lower income households. These 18 townhome units would be constructed by Habitat for Humanity. The site plan is shown in Exhibit 5.

The proposed project would include the development of four adjacent parcels. All four parcels have a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total building footprint for the proposed development project is 69,554 square feet, which would be divided between two development areas: Area 1 (Affordable Housing and Whole Child Residential Developments) and Area 2 (Habitat for Humanity Housing Development). The larger site to the west of Laurel Avenue (Area 1) consists of 3.93-acres and would include the construction of four new apartment buildings that would have a maximum footprint of 43,494 square feet and maximum height of 46 feet. Area 1 would include 121 residential dwelling units with a mix of one, two- and three-bedroom apartments. Area 1 would also include separate buildings housing various amenities containing a multi-purpose room, manager's offices, mailboxes, a computer center, a fitness room, and laundry facilities.⁷

⁴ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

TRAFFIC MEMORANDUM
LAKELAND ROAD HOUSING DEVELOPMENT • CITY OF SANTA FE SPRINGS

The smaller site, located to the east of Laurel Avenue, consists of three parcels (totaling 0.75 acres) and would include the construction of three new residential structures with a total building footprint of 24,676 square feet and maximum height of 35 feet. Area 2 would include 18 residential units with a mix of one, two- and three-bedroom floor plans.⁸

5. SITE ACCESS AND CIRCULATION

The main access and entry to the Area 1 Affordable Housing Development would be provided from Lakeland Road with a secondary emergency vehicle exit to Laurel Avenue. Driveway access to the Area 1 Whole Child Residential Development would be provided on Laurel Avenue. Driveway access to the Area 2 component of the proposed project would also be provided from Laurel Avenue. Area 2 is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments located adjacent to the proposed development to the east along Lakeland Road.

6. PARKING

There would be 152 residential parking spaces and 6 visitor parking spaces associated with the proposed Area 1 development, including 8 ADA-accessible stalls which meet the parking requirements (6 spaces) established in the Los Angeles County Building Code - Section 1129B.⁹ Included in the proposed Area 2 development would be a 2-car parking garage for each unit, for a total of 36 garage parking spaces associated with this component.¹⁰ The proposed project meets the City's off-street parking requirements,

7. EXISTING ROADWAY SYSTEM

As indicated previously, the proposed project is located near the intersection of Lakeland Road and Laurel Avenue. Roadways located in the vicinity of the project site area described below:

- *Carmenita Road.* This roadway is located approximately 700 feet to the east of the project site. Carmenita Road is designated as a Major Arterial. Major Arterials are designed to move large volumes of traffic through the community. Most of the arterial roadways have four to six travel lanes, with a two-way left-turn lane. Traffic signals are the primary traffic controls. The most recent average daily traffic counts (2020) for the nearest segment of Carmenita Road were approximately 24,000 average daily trips (ADT).
- *Shoemaker Avenue.* This roadway is located approximately 1,900 feet to the west of the project site. Shoemaker Avenue is designated as a Secondary Arterial. A secondary roadway's primary function is to provide connectivity between commercial and industrial areas. These roadways are generally located in the eastern part of the City—south of Imperial Highway. These roadways are generally wider, providing mobility for freight vehicles, and are generally one to two lanes in each direction.

⁸ Email from Mr. Rich Westberg, Executive Vice President, The Richmond Group of California. Personal Email May 12, 2020.

⁹ Ibid.

¹⁰ Ibid.

The segment of Shoemaker Avenue in the vicinity of the project (between Florence Avenue and Meyer Road) was handling approximately 12,290 ADT in 2020.

- *Lakeland Road.* This roadway extends along the project site's south side. Lakeland Road is designated as a Secondary Arterial. A secondary roadway's primary function is to provide connectivity between commercial and industrial areas. These roadways are generally located in the eastern part of the City—south of Imperial Highway. These roadways are generally wider, providing mobility for freight vehicles, and are generally one to two lanes in each direction. The segment of Lakeland Road between Laurel Avenue and Carmenita Road was handling approximately 3,400 ADT in 2020.
- *Laurel Avenue.* This two-lane roadway separates Area 1 and Area 2. Laurel Avenue is designated as a Local Street. Local streets provide access to and from residential neighborhoods and generally provide one travel lane in each direction with on-street parking permitted on both sides of the street. These roadways are primarily located on the western and southeastern part of the City. Most local streets have a posted speed limit of 25 mph.

8. TRIP GENERATION IMPACTS

The project's trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table 1. As shown in Table 1, the project is anticipated to generate approximately 756 trips per day, with 50 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour. This figure does not take into account that the units will consist of affordable housing units where a number of the transitional households will not likely own a personal vehicle. Of the 139 units, 121 rental units would consist of transitional and supportive units for lower income households.

Table 1
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
ITE Trip Rates for the Proposed Project (Multi-Family Residential –ITE Code 220)			
Trip Rates for Multi-Family Residential (139 units)	5.44 trips/unit	0.36 trips/unit	0.44 trips/unit
Traffic Generation	756 trips/day	50 AM trips	61 PM trips

The larger site, Site 1, was previously being used to store Budget® rental trucks, vehicles, and shipping containers. Review of an aerial photograph identified a large number of parked vehicles on the Area1 site. The vehicles that were being stored onsite included a total of 91 panel vans and 42 cars. In addition, 7 trucks were parked on site. There were also an estimated 76 other vehicles that were parked throughout the site and these appeared to be employee vehicles. Finally, there were approximately 50 containers being stored on the project site. According to the most recent site visit (January 2022), the Area 1 site is now vacant.

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All of the proposed project's vehicle trips would exit the site using Lakeland Avenue. Assuming 50% of the trips would travel eastbound on Lakeland Avenue and the other 50% of the trips would travel westbound on Lakeland Avenue, the potential trip distribution and the resulting LOS at the two nearest intersections are summarized below:

- A total of 378 daily trips would travel eastbound to the Lakeland/Carmenita intersection. Of this total, 25 trips would occur during the AM peak hour and 30 trips would occur during the PM peak hour.
- A total of 378 daily trips would travel westbound to the Lakeland/Shoemaker intersection. Of this total, 25 trips would occur during the AM peak hour and 30 trips would occur during the PM peak hour.
- A negligible number of local trips might travel south on Laurel continuing southerly to Meyer. These trips would most likely be related to school drop offs.
- The Shoemaker Avenue/Lakeland Road intersection is currently operating at a very good level of service. The AM and PM level of service at this intersection is "A" during both periods and corresponding ICU is 0.323 and 0.411, respectively.
- The Lakeland/Carmenita intersection is also currently operating at a very good level of service. The AM and PM level of service at this intersection is "B" and "A", respectively. The corresponding ICU is 0.602 and 0.587, respectively.

As a result, the potential impacts are less than significant when considering the number of trips that will be added to the two nearest intersections during the peak hours and the existing LOS. In addition, the proposed residential development will replace a previous industrial use. The project's construction and occupation will not result in a loss of pedestrian facilities since all sidewalks that would be affected by the project's construction would be replaced. In addition, the project will not preclude the use of public transit stops will not be relocated or eliminated. As a result, the potential impacts are considered to be less than significant.

Exhibit B

CONDITIONS OF APPROVAL

HABITAT FOR HUMANITY OF GREATER LOS ANGELES

DEVELOPMENT PLAN APPROVAL CASE NO. 977

CONDITIONAL USE PERMIT CASE NO. 813

APN: 80011-011-906, 907, & APN: 8011-011-912, 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 \$14,774 to reconstruct/resurface the existing street frontages to centerline for Lakeland Road and Laurel Avenue.
2. That applicant shall remove and replace (1) driveway approach, curb, & gutter per city standard plan R-6.4C along Laurel Avenue.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Lakeland Road and Laurel Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$800 to install (4) new signs.
6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
7. That the applicant shall pay to the City, \$30,000 the entire cost of design, engineering, installation and inspection of (2) street lights on Lakeland Road and Laurel Avenue. The City will design and cause construction of said street light(s).

8. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Lakeland Road and Laurel Avenue. Storm drain plans shall be approved by the City Engineer.
10. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Fire Department.
11. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
12. All buildings shall be connected to the sanitary sewers.
13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

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

other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

17. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

PARCEL MAPS

18. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
19. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
20. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

FEES

21. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
22. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

23. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

24. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
25. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
26. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Raul Diaz 562.868-0511 x3813)

1. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.

Conditions 37-39 are specifically for Properties within the Methane Zone:

2. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
3. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.

Condition 39 required if building over abandoned oil well and/or elevated methane levels identified

4. 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.

Condition 40 & 41 required if building over or within 10 feet of an abandoned oil well

5. That all inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current Department of Oil, Gas and Geothermal Resources (DOGGR) standards.
6. That all abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Department of Fire-Rescue prior to installation.
7. 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.
8. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
9. 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.
10. 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.
11. 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.
12. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3815)

13. 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.

14. 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.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409.1850 x3335)

Construction Phase Conditions:

15. 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. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.
16. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
17. 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 vehicles in case of an emergency. The identification numbers may be painted on plywood 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.
18. That the perimeter walls and/or fences shall have a minimum height of 6 feet.
19. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily bases.
20. That all contractors and sub-contractors shall apply dust control measures to prevent dust, sawdust, and the like from becoming airborne onto adjacent properties.

21. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.
22. *On-Going Conditions:*
23. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.
24. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.
25. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.
26. 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 Whittier Police Department.
27. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.
28. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.
29. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.
30. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
31. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.
32. That the complex management shall prohibit on-site smoking as provided under Civil Code Section 1947.5.
33. That trash receptacles shall be placed through-out the property in strategic areas to prevent the blocking of sidewalks, ramps and other access ways.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

34. 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.
35. 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.
36. 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: Wayne M. Morrell 562.868-0511 x1062)

37. **Affordability Targeting: For Sale Homes (18 attached units):** All 18 units shall be LMIHF-assisted and sold to households that qualify as 80% AMI households at affordable cost.
38. **Methane Intrusion:** 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.
39. **Methane Zone:** If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Planning Department, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
40. **Mitigation Monitoring and Reporting Program:** The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at (APN: 80011-011-906, 907, & APN: 8011-011-912). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

64. **Mitigation Measures:** The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.* Mitigation measures include:

Mitigation Measure No. 1 (Cultural Resources): The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot- holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources. In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

Mitigation Measure No. 1 (Hazardous): The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi-gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits.

41. **Double-detector Check Assembly:** 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.

42. **Heritage Artwork in Public Places:** Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

Mechanical and Electrical Fixtures and Equipment: Applicant understands and agrees that all mechanical and electrical fixtures and 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 blend with the architectural design of the building(s) and shall be subject to the review and approval of the Department of Planning and Development. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

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

43. **Construction Activities:** Construction of buildings and projects: It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day. Emergency work is exempted.

44. **Landscaping, Irrigation, Lighting Plan:** A detailed landscaping and irrigation plans, and a landscape lighting shall be submitted to the Planning Department and Public Works Department for review and approval prior to the issuance of building permits. The plans shall be prepared by a professional Landscape Architect currently registered in the State of California. The landscaping and irrigation shall comply with AB 1881 (*State of California Model Water Efficient Landscape Ordinance*).

45. **Landscape Maintenance:** 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.

46. **Landscaping Lighting Plan:** The landscaping lighting plan shall utilize the following Common Landscape Lighting Techniques:

- Up Lighting - Light is aimed upwards for dramatic effect. Used commonly to light up a tree, sculpture, or walls. Lighting from below or upfront creates interesting shadows against surfaces behind the lighted objects.
- Down Lighting - Casts light down and may create interesting effects by way of shadowing. Especially useful in lighting up very dark areas to heighten security and safety.
- Moonlighting - Simulates moonlight by positioning light fixtures very high above trees and larger plants or objects to create enchanting shadow effects.
- Accent Lighting - An intense beam, or spotlight, creates high focal points in your landscape. When the light is aimed at the leaves of shrubs, plants or flowers it can create a fantastic glittering effect.
- Grazing - Placing the light fixture close to a surface to achieve the effect of the light traveling and enhancing the lighted area. Grazing is done against textured walls or beautiful wood. It's also used to highlight a very rough texture of a wider tree.
- Backlighting - Silhouettes a sculpture, tree or plants.
- Cross Lighting - Enhances a three-dimensional view of a voluminous plant, tree or object.

47. **Exterior Lighting:** Applicant shall submit to the Planning Department detailed drawings and specifications of any proposed building mounted lighting, including soffit lighting and building wash lighting, subject to the review and approval by the Director of Planning and Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan that shall include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.

48. **Transformers:** 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. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project applicant is required to work with the Planning Department staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard. 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.

49. **Outside Sirens and Paging Systems.** With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.

50. **Electric Meter Locations.** The project applicant shall install a separate electric meter for each individual building proposed in this project. In addition, separate meters shall be installed for the purpose of providing electrical power to outside lighting and automatic landscape/irrigation controllers. All meter(s) shall be shown clearly on the electrical plans.

51. **Design of Electric Meters, Gas Meters and Mailboxes.** The following items shall be at locations and of a design subject to the approval of the Department of Planning and Development:

- Electrical and gas meters shall be located in decorative cabinets incorporated in the architectural design of each building.
- Mailboxes shall be studied with Department of Planning and Development staff to provide a specific design and a location which will be as convenient as possible to the residents of each building in the development.

52. **Outdoor Storage:** All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type. It shall be the responsibility of the property owner, property manager, and/or homeowners association to inform occupants/tenants that outside storage is prohibited.

53. **Vehicle Parking:** All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted

under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

54. **Walls and Fences:** The design, height, material, texture and color of gates, walls and fences shall be subject to the approval shall be subject to the *prior* approval of the Department of Fire-Rescue and the Department of Planning and Development.
55. 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.
56. **Outdoor Trash Enclosures:** 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 have a solid metal, self-closing and self-latching gate and be designed to architecturally integrate with the overall design theme of the development. Gates shall be maintained in a closed position at all times except during trash collection. 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.
57. **Building Materials:** 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.
58. **Vertical Projections:** Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Department of Community Development.
59. **Exterior Materials and Color:** The project applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Department of Planning and Development.

60. **Exterior Equipment and/or Utilities:** No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building, thereby rendering said items as an integral part of the architectural design of the building(s).

61. **Downspouts, Roof Access Ladders, Etc:** Downspouts, roof access ladders, and other similar building features shall be strategically located and architecturally compatible with the building(s) so as to minimize the potential for aesthetic impacts. If roof access cannot be provided by an interior stairway, then any required roof access ladder shall be screened from public view and integrated into the building design.

62. **Windows and Glass Doors:** Windows and glass doors shall be provided with dual pane glass whenever feasible;

- Window treatments, including but not limited to, border/trim measuring 6 inches in width and constructed of either wood or raised stucco, or other such similar treatment subject to the approval of the Department of Planning and Development, shall be provided around all windows;
- All bathroom windows shall be provided with obscured glass and shall either have a minimum sill height of 5'-0" or be fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor; and,
- All windows that are located on the same building elevation shall be consistent in design, style and material in order to establish and/or maintain a uniform architectural appearance.

Utility Plan, Facilities, and Box Locations.

63. The location of any above-grade water, sewer, electrical or other public utility facility to be placed at the subject property(ies) shall be subject to the approval of the Department of Planning and Development. The location of all utility boxes shall be completely screened and/or located within the interior of the building where possible.

64. **Building Address:** Approved suite numbers/letters or address numbers shall be placed on the proposed buildings 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.

65. **Covenants:** Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

- Covenants.

(a) 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.

- (b) Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b) Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

- 66. **Business Operation Tax Certificate:** 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).

67. **Conditions of Approval:** 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.*

68. **Accuracy of Plans:** The applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City Santa Fe Springs may require the work to cease until revised, accurate plans are submitted to the Department of Planning and Development for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Santa Fe Springs may require the project to be resubmitted to the approving body for additional review.

69. **Improvement Consistent with Approved Plans:** All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Department of Planning and Development for review. No modification or deviation shall proceed without prior written approval by the Department of Planning and Development. If this condition is violated, the City of Santa Fe Springs require the work to be completely removed and reconstructed in accordance with the approved plans.

70. **BOTC for Contractors and Sub-contractors:** Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

100. **Electrical Panels.** The electrical panels and wiring of the subject residence(s) shall be sufficiently sized to accommodate upgrades to appliances and amenities including, but not limited to, burglar alarms, lighting and heating and cooling systems.

101. **Smoke and Carbon Monoxide Detectors.** The property owner/developer shall install smoke and carbon monoxide detection devices, in accordance with

applicable Building Code requirements. The quantity, type, design and location shall be reviewed and approved prior to the issuance of building permits.

102. **Driveway Approach.** Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Department of Planning and Development. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project applicant shall be limited to colored* concrete in order to reduce potential noise impacts to a level of insignificance.
106. **Sidewalks.** The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Department of Planning and Development. A concrete and meandering sidewalk measuring no less than 5 feet wide shall be installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Department of Planning and Development. If said sidewalk extends within the setback area along the street frontages of the subject site, the property owner shall grant to the City a public sidewalk easement on the parcel map or as dictated by the Department of Public Works.
107. **Concrete Score Lines and Expansion Joints for Pedestrian Areas.** To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area. The project applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Department of Planning and Development.
108. **Development Conformance with Plans:** 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.
109. **Director Final Approval:** 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.
110. **Compliance with Other Codes:** 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.
111. Development Plan Approval Case No.977 and Conditional Use Permit Case No. 813 shall not be valid until approved by the Planning Commission City Council and

shall be subject to any other conditions the Planning Commission may deem to impose.

112. **Indemnification:** 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.
113. 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.
114. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
115. 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.

116. 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.
117. 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.
118. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.
119. If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer this matter 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 privileges granted under Development Plan Approval Case No. 977 and Conditional Use Permit Case No. 813.
120. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior within two (2) days of Planning Commission approval.
121. 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.
122. Approval of the subject Development Plan Approval (DPA) Case No. 977 is still contingent upon approval of Tentative Tract Map (TTM) Case No. 82397 and Conditional Use Permit Case No. 813.
123. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

END OF CONDITIONS OF APPROVAL



City of Santa Fe Springs

Planning Commission Meeting

May 8, 2023

NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10408 Gridley Road

RECOMMENDATIONS

- Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 10408 Gridley Road; and
- Deny the property owner at 10408 Gridley Road a permit to remove the parkway tree at his or her own expense.

BACKGROUND

On January 13, 2000, the City Council approved a procedure and policy for residents to request the removal of parkway trees in front of their homes. The City will remove parkway trees that meet one or more of the following criteria under the current policy:

The tree must be dead, dying, diseased, damaged beyond restoration, damaging certain structures, or non-conforming with the current City approved Parkway Tree Planting Master Plan.

Trees that are determined not meeting the aforementioned criteria may be removed at the resident's expense, only if the resident is granted a Parkway Tree Removal Permit. Per the adopted Parkway Tree Removal Policy, the Director of Public Works (Director) has been designated with the authority to determine whether or not particular parkway trees meet the City's tree removal criteria. If the Director determines that a tree does not meet the removal criteria, the property owner has fifteen (15) days to file an appeal of the Director's decision to the Planning Commission.

In this case, Eduardo Perry, III, residing at 10408 Gridley Road is appealing the Director's decision to deny the removal of the parkway tree in front of the home.

It should be noted that in June of 2018, the Perry's requested that the same parkway tree be removed. The request was denied by the Director and the matter was appealed before the Planning Commission at their July 2018 Planning Commission meeting. At the Planning Commission meeting, testimony was heard from staff, the applicant and members of the audience. After asking questions and listening to all testimony, the Planning Commission voted (four ayes, one nay), to uphold the decision of the Director to deny the request to remove the parkway tree and to deny the property owner a permit to remove the parkway tree at the owner's expense.

Report Submitted By:

Yvette Kirrin

Interim Director of Public Works

Date of Report: May 4, 2023

ITEM NO. 9

Staff Considerations

The existing parkway tree in front of 10408 Gridley Road is a Holly Oak designated for planting on Gridley Road, per the approved Parkway Tree Planting Master Plan. The tree was inspected and found to be healthy as well as in good condition. Therefore, the tree does not meet any of the criteria specified in the Parkway Tree Removal Policy.

In the resident's tree removal appeal, the resident states that the tree caused damage to the sidewalk and drips sap. Unfortunately, these concerns do not meet the approved criteria for tree removal.

In the event that the Planning Commission affirms the Director's decision to not remove the tree, the Planning Commission may choose to issue the resident a Parkway Tree Resident Removal Permit to remove the tree at his or her own expense. The decision by the Planning Commission shall be final.

Yvette Kirrin
Interim Director of Public Works

Attachments:

1. Parkway Tree Removal Request Form
2. Tree Removal Denial Letter
3. Tree Removal Appeal Form
4. Parkway Tree Removal Policy Adopted January 13, 2000

Attachment 1-Parkway Tree Removal Request Form

Report Submitted By:

Yvette Kirrin,
Interim Director of Public Works

Date of Report: May 4, 2023



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PARKWAY TREE REMOVAL REQUEST FORM

SOLICITUDE PARA REMOVER ARBOLES LOCALIZADOS EN LA AVENIDA RESIDENCIAL

DATE OF REQUEST:
FECHA DE SOLICITUD:

2/1/23

RES. BUS. CELL

NAME:
NOMBRE: Eduardo Perry III

PHONE:
TELEFONO: (626) 890-7143

ADDRESS:
DOMICILIO: 10408 Gridley Rd.

NUMBER
AND TYPE OF TREE(S):

NUMERO Y TIPO DE ARBOL(ES): 1 oak tree

REASON FOR REMOVAL OF TREE(S):

RAZON PARA REMOVER ARBOL(ES):

I last requested my tree to be removed in 2018. The tree continues to drop large amounts of tree sap on vehicles and house. Years of sap has damaged my wife's car roof and newly installed windows. Raising sidewalk again and cracking curb. Continuing to have roots in sewer line causing backups and needing to be snaked regularly.

Eduardo Perry III
SIGNATURE/FIRMA

2/1/23
DATE/FECHA

For office use only.
Para uso de oficina únicamente.

Reviewed by Director of Public Works:
Revisado por el Director de Obras Publicas:

Approved/Aprobado

Denied/Rechazado

Comments/Comentarios:

I went out to inspect the tree at 10408 Gridley rd and found the tree to be a healthy Holly Oak. I did not notice a raised sidewalk or cracked curb. This tree does not fit the criteria for removal due to it being healthy and in good condition. Thank you

Eric Barker



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DEPARTMENT OF PUBLIC WORKS

March 27, 2023

Eduardo Perry III
10408 Gridley Road.
Santa Fe Springs, CA 90670

Subject: Tree Removal Request - Denial

Dear Mr. Perry III:

We have received your request to remove a parkway tree in front of 10408 Gridley Road. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request to remove the parkway tree cannot be approved at this time.

In accordance with the City of Santa Fe Springs' Parkway Tree Removal Policy, you may appeal this decision to the City Planning Commission, whose decision will be final. The Planning Commission has the authority to have the City remove the tree if funds are available, or to issue you a permit for a contractor to remove the tree at your expense.

If you choose to appeal, the enclosed appeal form must be completed and returned no later than fifteen (15) days from the date of this letter. The tree removal appeal form is enclosed for your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Yvette Kirrin".

Yvette Kirrin
Interim Director of Public Works/City Engineer

YK/jb

Enclosure: Appeal Form

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

Attachment 2-Tree Removal Denial Letter

Report Submitted By:

Yvette Kirrin,
Interim Director of Public Works

Date of Report: May 4, 2023



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DEPARTMENT OF PUBLIC WORKS

June 28, 2018

Eddie and Jamie Perry
10408 Gridley Road
Santa Fe Springs, CA 90670

Subject: Tree Removal Request

Dear Mr. and Mrs. Perry:

We have received your appeal form to have the tree in front of 10408 Gridley Road removed. In accordance with the City's Parkway Tree Removal Policy, we are now referring your appeal to the Planning Commission for their review. Action on this matter will take place at the meeting scheduled for July 9, 2018 at 6:00 pm in City Hall Council Chambers.

Sincerely,

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Noe Negrete
Director of Public Works/City Engineer

NN/vjd

JAY SARNO, MAYOR ♦ JUANITA TRUJILLO, MAYOR PRO TEM
CITY COUNCIL
RICHARD J. MOORE ♦ WILLIAM K. ROUNDS ♦ JOE ANGEL ZAMORA
CITY MANAGER
RAYMOND R. CRUZ

Attachment 3-Tree Removal Appeal Form

Report Submitted By:

Yvette Kirrin,
Interim Director of Public Works

Date of Report: May 4, 2023

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TREE REMOVAL APPEAL FORM

Completed form must be submitted to the Public Works Department no later than fifteen (15) days following the decision of the Public Works Director.

Date of Appeal: 4/3/23

Res. Bus. Cell

NAME: Eduardo Perry III

PHONE: (626) 890-7143
eddie.perry3@hotmail.com

ADDRESS: 10408 Gridley Road

I appeal the decision of the Director of Public Works to deny removal of the parkway tree located at 10408 Gridley Road for the following reason:

I last requested tree to be removed in 2018. Tree continues to drop sap on my vehicles and on front of my home. Years of sap has damaged the roof of my wife's car and newly installed home windows. Tree roots in my sewer line continuously cause backups and need to be snaked regularly. Sidewalk is again raising and cracking after city dug down to level and replace prior sidewalk.

I understand that the decision of the Planning Commission is final.

Eduardo Perry III

SIGNATURE

4/3/23

DATE

For office use only.

Reviewed by Director of Public Works:

Original Decision Reversed

Referred to Planning Commission

Date: _____

Comment:

Attachment 4-Parkway Tree Removal Policy Adopted January 12, 2000

Report Submitted By:

Yvette Kirrin,
Interim Director of Public Works

Date of Report: May 4, 2023

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000

Approved.

NEW BUSINESS - Revision to the City's Tree Removal Policy

A few months ago, the City Council appointed Councilmember Louie Gonzalez and Mayor Pro Tempore Betty Putnam to an ad-hoc committee to address concerns relating to parkway trees that residents wanted removed for various reasons, but which did not meet the existing criteria for removal. There has been an increase in such incidents in recent years, due to the aging of the City's tree stock. Most of the residential trees in Santa Fe Springs were planted in the 1950s, when the city incorporated, and are only now reaching full maturity, which is creating problems as these trees interact with the infrastructure and hardscape. It is clear that the tree removal criteria need to be updated to reflect this evolving condition.

Having said that, it is important that the Council not lose sight of the objective and purpose of the existing policy. The City has recognized the benefits of maintaining a large and robust tree population. Some of those benefits include, the fact that trees improve our air by reducing carbon dioxide; trees provide shade and can help cool homes by up to 20 degrees in the summer; trees provide privacy and help reduce noise and glare; trees provide a pleasant ambiance to neighborhoods, thus increasing property valuation; and, crime levels in communities are reduced when there are extensive street tree systems and well-landscaped parks. The City's existing policy reflects the desire to realize these benefits to the fullest. Over the years, the City has gone to great lengths to preserve and maintain its tree stock and has been rewarded for its effort through its designation as a "Tree City USA." Any revision to the tree removal policy should balance the preservation of the City's tree stock with the practical concerns of its residents.

At the request of the Committee, staff analyzed the tree removal policies of several surrounding cities, including, Brea, Cerritos, Downey, Irvine, La Mirada, Long Beach, Norwalk, Pasadena and Whittier. Most provided for some variation of "Dead, Dying and Diseased" as its criteria, and all seemed to struggle with the balance between preservation and practicality mentioned above. After careful consideration, two main deficiencies in our policy emerged. Firstly, the removal criteria are too narrowly defined.(i.e., staff feels hamstrung by the criteria); secondly, the lack of an appeals process does not allow for mutually satisfactory resolution of disputes.

The proposed revisions that follow strive to mitigate the problems that stem from the two

deficiencies described above. They don't, however, remedy all of the concerns raised by residents in the recent past, a matter that shall be addressed in more detail below. This is primarily due to the fact that the revisions are, in essence, a compromise between preservation and practicality. However, it is a compromise that gives staff more leeway and discretion in making administrative decisions by broadening the removal criteria to include dangerous, damaged beyond restoration, damaging certain structures and non-conforming to the existing Master Street Tree Plan, and by allowing staff to make decisions in the field. Likewise, the revisions allow for a more mutually satisfactory appeals process by giving the Planning Commission the ability to adjudicate appeals of administrative decisions to deny removal of trees. This will provide a mechanism whereby residents can voice their concerns outside of the bureaucratic realm, in front of a panel of their peers. While this will not satisfy each and every resident who has a complaint about a tree, it will confer upon those residents the respect and satisfaction of an official hearing in front of an official body of the City, and hopefully convey to those persons the complexity and broader aspects of the City's Tree Removal Policy in a way that is mutually satisfactory.

The following is a list of proposed revisions to the City's Tree Removal Policy:

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

Dead, dying, diseased, dangerous, damaged beyond restoration, damaging certain structures or non-conforming to the existing Master Street Tree Plan.

NOTE:

- 1) "Dangerous" shall mean conditions such as but not restricted to:
 - A tree whose limbs are growing into power lines which cannot reasonably be trimmed and are an immediate hazard.
 - A tree that is leaning to the point of being unstable in heavy winds.
 - A tree that has experienced extensive root pruning, making it a hazard.
 - A tree that is blocking any traffic control device and simple trimming cannot remedy the visibility problem.
 - A tree that presents a hazard to the general public or causes a liability to the City.
- 2) "Damaging certain structures" refers to trees that cause damage to structures as follows:
 - Sidewalks, curbs, drives, buildings and other structures, such that the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboriculture).
 - Damage to sewer and underground utilities is not a grounds for removal but may be considered under "Resident Removal" criteria. Proof of damage to sewer lines shall be evidenced by the submission of three plumber's invoices denoting root blockage for at least twelve months. In cases of damage to sewer lines, the City

may provide a one (1) time root destroyer. Future root destroyer will be the resident's responsibility.

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

The City may remove a City tree and bear all the costs entailed if the Director of Public Works determines that the suspect tree meets the removal criteria.

Appeals:

Appeals of the Director's decision will be heard by the Planning Commission. In adjudicating appeals of the Director of Public Works tree removal decision, the Planning Commission is authorized to either reverse the Director's decision, whereby the City would pay for the removal of the tree if funds are available, or, if it is determined that non-removal places a burden on the property owner substantially greater than the benefit to the public, the Planning Commission is authorized to grant a "Resident Removal Permit", which allows a resident to remove the tree in question at the resident's expense.

Resident Removal:

A "Resident Removal Permit" allows a resident to remove a "parkway tree" at his/her own expense. Removal shall include extraction of the tree's stump. A City inspector shall inspect the tree and surrounding infrastructure before and after the removal of the tree. The resident will be liable for any damage to the infrastructure incurred during removal. The planting of a City approved replacement tree is required unless the resident petitions the City to not replace the removed tree. The Planning Commission may grant such a permit in the manner described above, or the City's Director of Public Works may issue such a permit upon reasonable proof of damage to the resident's property. Twenty such permits will be allowed each year.

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

There are two scenarios that the proposed revisions to the City's Tree Removal Policy will not assuage: (1) The adamant resident who cannot comprehend the broader benefit of tree preservation and whose tree does not meet either City removal or resident removal criteria; and, (2) the resident whose tree meets the resident removal criteria, but is unwilling to bear the cost of removing the tree.

The resident in the first scenario will never be completely satisfied, unless we change the tree

policy such that preservation is no longer a concern at all. This resident's parkway tree may indeed be a nuisance. But, the question is, is that nuisance greater than the benefit that the community as a whole reaps from the city-wide tree stock. If the policy is revised to appease this type of situation, the bar will be lowered such that it obligates the City to remove all of the resident's neighbors' trees who have similar nuisance level problems. If the City wants to maintain and promote the abundance of the Citywide tree stock, then it must indiscriminately enforce the removal criteria. That said, the proposed revisions to the tree policy do allow for a greater level of citizen participation in the process and provides a forum where the disgruntled resident can air her concerns to her peers in a non-bureaucratic setting; the Planning Commission.

The second scenario is similarly unaffected by the proposed revisions. The City's current policy allows for resident removal at resident cost. The problem has been, and will continue to be, that removing the tree is either cost prohibitive for the resident or the resident is adverse to paying for removal as a matter of principle.

The latter is somewhat related to the first scenario where the resident is unappreciative of the broader benefits that trees yield. The cost-prohibitive problem, although not addressed in these revisions, might be ameliorated through a program either analogous to or subsumed by the City's Home Repair Program. The use of housing-set-aside money to remove trees that are doing damage to property is consistent with the current use of those funds.

FISCAL IMPACT STATEMENT

The Director of Public Works and the Director of Finance and Administrative Services do not anticipate that the recommended policy will exceed this year's tree removal budget authorization, due to the timing of implementation. However, a budget adjustment may be necessary for FY 2000/2001 if, as we expect, more trees are removed as a result of the new policy. Any such revision will be brought to the City Council along with other revisions in June.

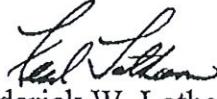
*assign tree removal
project number.*

INFRASTRUCTURE STATEMENT

Staff expects that the implementation of the proposed revisions will have the long term effect of reducing infrastructure damage and repair costs, due to the ongoing and periodic removal of overgrown trees.

RECOMMENDATION

- 1) Adopt the proposed revisions to the tree removal criteria
- 2) Place the responsibility for tree removal appeals and related issues under the purview of the Planning Commission.
- 3) Authorize staff to investigate the feasibility of broadening the scope of the Home Repair Program to include tree removal.



Frederick W. Latham
City Manager



City of Santa Fe Springs

Planning Commission Meeting

May 8, 2023

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 78

Compliance Report for Alcohol Sales Conditional Use Permit Case No. 78 to allow the continued operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

RECOMMENDATIONS

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 78, and request that this matter be brought back in five-years, before May 8, 2028, for another compliance review report.

BACKGROUND

LA Gift Baskets moved into the subject property located at 13724 Borate Street approximately 5-years ago. Initially, they only provided flowers, candy, stuffed animals, and other small gift items for their gift baskets. In 2021, the owners decided to include alcoholic beverages as an additional option for the gift baskets. Accordingly, they applied for an Alcohol Sales Conditional Use Permit.

In accordance with Section 155.628, LA Gift Basket requested and was approved for an Alcohol Sales Conditional Use Permit (ASCUP) by the Planning Commission and the City Council at their respective meetings of June 14, and August 3, 2021. ASCUP Case No. 78 allows the operation and maintenance of an alcoholic beverage warehouse/distribution use. Concurrent with this request, the applicant also applied with the State Alcohol Beverage Commission ("ABC") to obtain a Type 21 Off-Sale General license for the this location. That License was granted by ABC immediately after the City's approvals.

Pursuant to the initial conditions of approval, this matter is before the Planning Commission because a first-year compliance review is due.

CALLS FOR SERVICE

A review of the calls for service within the past year revealed that the property has had calls for service to the location. Those calls were related to incidents which were not related to the sale, storage or distribution of alcoholic beverages.

ITEM NO. 10A

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through inspection of the subject site and found the use and the premises in compliance with the City's regulatory ordinances, the ASCUP conditions, and the Department of Alcohol Beverage Control's (ABC) codes. During the inspection, Staff further learned that the operation only accepts on-line and phone orders; not walk-in orders. All orders are delivered to the customer by transport service contractors.

Staff has not received any complaints stemming from the use or from the on-site warehousing of alcoholic beverages. Staff checked with the ABC and found that the warehouse establishment is in full compliance with all of their regulations and that there has not been any incident or reports to require any type of investigation.

Based on Staff's findings, and the applicant's compliance with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of Alcohol Sales Conditional Use Permit Case No. 78 in five-years, before May 8, 2028.

CONDITONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 10 pertaining to the next compliance review report (shown in bold font)

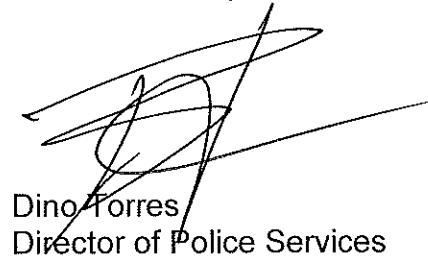
1. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
2. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
3. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
4. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
5. That, when requested by the Department of Police Services, an updated security plan shall be prepared and submitted to shall address methods to minimize risks

to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:

- (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
- (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
- (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
- (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
- (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety

6. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
7. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
8. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
9. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 5 and all other applicable regulations shall be strictly complied with.

10. That this Permit shall be subject to a compliance review in five years, no later than May 8, 2028, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
11. 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.

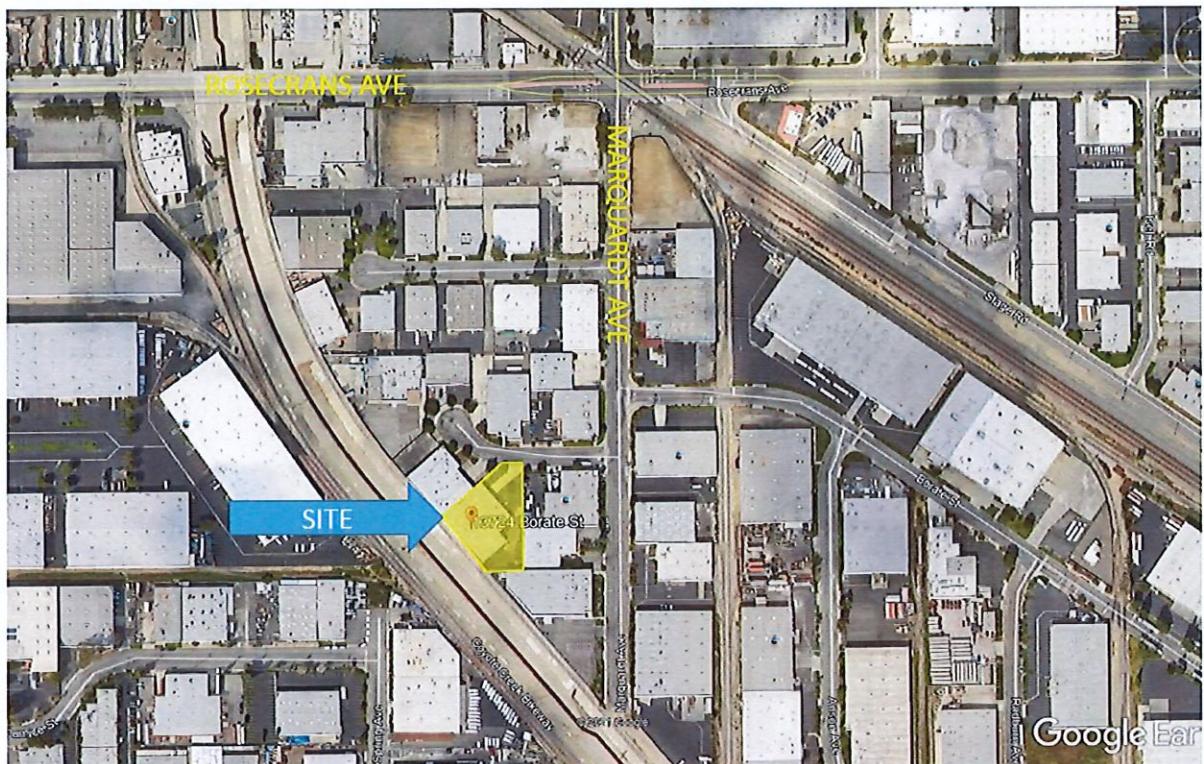


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 78

LA Gift Baskets
13724 Borate Avenue
Santa Fe Springs