



PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

JANUARY 13, 2020 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

ROLL CALL

Chair Alvin Durham, Jr.
Commissioner Ivan Gonzalez
Commissioner Aida Montes
Commissioner Hector Pacheco
Commissioner Marvin R. Perez

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

January 13, 2020

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION

- CALLS FOR NOMINATIONS OF CHAIRPERSON
- CALLS FOR NOMINATIONS OF VICE-CHAIR

PUBLIC STATEMENTS – WRITTEN/ORAL

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

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- Approval of the Planning and Preservation Commission minutes of the December 9, 2019 meeting.

CONTINUED BUSINESS

- 1) **SUBJECT:** General Plan Amendment 2018-001 (GPA 2018-001), Zone Change 2018-001 (ZC 2018-001), Variance 2018-001 (VAR 2018-001), and Site Plan Review 2018-018 (SPR 2018-018)
- LOCATION:** 649-655 Fourth Street, San Fernando, CA 91340
- PROPOSAL:** The proposed “Project” is a request for review of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, and approval of a Setback Variance and a Site Plan Review for the development of an approximately 12,300 sq. ft. industrial building which would include approximately 524 sq. ft. of office area within the M-1 (Limited Industrial) Zone. The Project site is approximately a 30,055 sq. ft. lot located on the northwestern corner of Jessie Street and Fourth Street.
- APPLICANT:** VP Family Properties LLC
c/o Victor Peña, 610 Ilex Street, San Fernando, Ca 91340
- RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission (“Commission”) recommend to City Council approval of General Plan Amendment 2018-001 and Zone Change 2018-001 via Resolution No 2019-010 (Attachment “A”) and the Conditions of Approval attached as Exhibit “A” in order to change the current R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, and that the Commission approve Variance 2018-001 and Site Plan Review 2018-018, pursuant to Resolution No. 2019-011 (Attachment “B”) and the Conditions of Approval attached as Exhibit “A” for the development of a 12,300 sq. ft. industrial building with a reduced setback of 6 inches along the western setback.

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this

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notice or in written correspondence delivered to the City Planning and Preservation Commission at, or prior to, the Public Hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

NEW BUSINESS

None

STAFF COMMUNICATIONS

Bylaws and Rules of Procedures

COMMISSIONER COMMENTS

ADJOURNMENT

February 10, 2020

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Signed and Posted: Date and time

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**DRAFT MINUTES OF THE
DECEMBER 9, 2019 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: <http://ci.san-fernando.ca.us/commissions-boards/#1477946968325-c2faf7a0-5a49>

CALL TO ORDER

The meeting was called to order at 6:33 p.m. by Chairperson Alvin Durham

OATH OF OFFICE

The Oath of Office was administered by Michelle De Santiago for incoming Commissioner Marvin R. Perez

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Alvin Durham, Commissioners Ivan Gonzalez, Aida Montes, Hector Pacheco, and Marvin R. Perez

ALSO PRESENT

Community Development Director Timothy T. Hou, Associate Planner Gerardo Marquez and Community Development Secretary Michelle De Santiago

PLEDGE OF ALLEGIANCE

Led by Chairperson A. Durham

APPROVAL OF AGENDA

Commissioner I. Gonzalez moved to approve the agenda of December 9, 2019 meeting.
Seconded by A. Montes, the motion carried with the following vote:

AYES:	I. Gonzalez, A. Montes, A. Durham, H. Pacheco, and M. Perez.
NOES:	None
ABSENT:	None
ABSTAIN:	None

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Minutes of the December 9, 2019 Meeting

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PUBLIC STATEMENTS

Councilmember Mary Mendoza spoke on behalf of newly appointed Commissioner Marvin Perez.

CONSENT CALENDAR

H. Pacheco moved to approve the minutes of the September 4, 2019, Planning and Preservation Commission Meeting. Seconded by A. Montes, the motion carried with the following vote:

AYES:	H. Pacheco, A. Montes, A. Durham, I. Gonzalez, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

UNFINISHED BUSINESS

None

NEW BUSINESS

1) General Plan Amendment 2018-001, Zone Change 2018-001, Variance 2018-001, and Site Plan Review 2018-018 – 649-655 Fourth Street, San Fernando, CA 91340 – Victor Peña, 610 Ilex Street, San Fernando, CA 91340 – The proposed “Project” is a request for review and approval of a General Plan Amendment and Zone Change to change the current R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, setback Variance and Site Plan Review for the development of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 Limited Industrial zone and adopt a Mitigated Negative Declaration. The project site is approximately a 30,055 square foot lot located on the northwestern corner of Jessie Street and Fourth Street.

STAFF PRESENTATION

Tim Hou introduced the project explaining to the Commission the recommendation from staff to open the public hearing to allow audience member an opportunity to speak for or against the project proposal and the continue the public hearing to the next regularly scheduled Planning and Preservation Commission meeting of January 13, 2020 which will allow staff additional time to publish the required Notice of Intent to Adopt a Mitigated Negative Declaration for the project.

PUBLIC COMMENT

Stephen Klenk – 663 Fourth Street, San Fernando, Ca 91340 – Mr. Klenk asked a procedural question about speaking at tonight’s meeting and if he would be allowed another opportunity to speak at the January meeting date. He introduced himself and spoke in opposition of the project, he stated that he has spoken to residents and property owner in the vicinity of the proposed project who have expressed concern who are willing to sign a petition which he will present at the January meeting.

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Minutes of the December 9, 2019 Meeting

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Commissioner A. Montes moved to continue General Plan Amendment 2018-001, Zone Change 2018-001, Variance 2018-001, and Site Plan Review 2018-018 to the next regularly scheduled Planning and Preservation Commission meeting of January 13, 2020. Seconded by Commissioner H. Pacheco, the motion carried with the following vote:

AYES:	A. Montes, H. Pacheco, A. Durham, I. Gonzales, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

2) Workshop – “APA Learn” Planning Commissioners Training Series

COMMISSION COMMENTS

A. Durham asked if there were any updates regarding the exit onto Hubbard Street from the Smart and Final location.

STAFF COMMUNICATIONS

Tim Hou informed the Commission on the recent sale of 510 Park Avenue and the future tenant of the location.

ADJOURNMENT

Commissioner I. Gonzalez moved to adjourn to **January 13, 2020**. Second by Commissioner H. Pacheco, the motion carried with the following vote:

AYES:	I. Gonzalez, H. Pacheco, A. Durham, A. Montes, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

8:05 P.M.

Planning and Preservation Commission Secretary



MEETING DATE: January 13, 2020

COMMISSION CONSIDERATION:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

a. To Approve:

"I move to recommend to the City Council approval of General Plan Amendment 2018-001, Zone Change 2018-001, and adoption of a Mitigated Negative Declaration pursuant to Planning and Preservation Commission Resolution No. 2019-010 and the attached Conditions of Approval, additionally I move to approve Variance 2018-001 and Site Plan Review 2018-018 pursuant to Resolution No. 2019-011 and the attached Conditions of Approval for the development of a 12,300 square foot industrial building with a reduced setback of 6 inches along the western setback." (Roll Call Vote)

b. To Deny:

"I move to recommend to the City Council denial of General Plan Amendment 2018-001 and Zone Change 2018-001 and I move to deny Variance 2018-001 and Site Plan Review 2018-018 at 649-655 Fourth Street, based on the following..." (Roll Call Vote)

c. To Continue:

"I move to recommend continuance of General Plan Amendment 2018-001, Zone Change 2018-001, Variance 2018-001, and Site Plan Review 2018-018, to the following date..." (Roll Call Vote)

Moved: _____

Seconded: _____

Roll Call: _____

CONTINUED ITEM 1:

General Plan Amendment 2018-001, Zone Change 2018-001, Variance 2018-001 and Site Plan Review 2018-018



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Durham and Commissioners

From: Timothy T. Hou, AICP, Director of Community Development
By: Gerardo Marquez, Associate Planner

Date: January 13, 2020

Subject: **General Plan Amendment 2018-001**
Zone Change 2018-001
Variance 2018-001
Site Plan Review 2018-018
649 - 655 Fourth Street, San Fernando, CA 91340
(Los Angeles County Assessor's Identification No: 2519-021-014 & 2519-021-015)

Proposal: The proposed "Project" is a request for review of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, and approval of a Setback Variance and a Site Plan Review for the development of an approximately 12,300 sq. ft. industrial building which would include approximately 524 sq. ft. of office area within the M-1 (Limited Industrial) Zone. The Project site is approximately a 30,055 sq. ft. lot located on the northwestern corner of Jessie Street and Fourth Street.

APPLICANT: VP Family Properties LLC
c/o: Victor Pena
610 Ilex Street
San Fernando, CA 91340

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission ("Commission") recommend to City Council approval of General Plan Amendment 2018-001 and Zone Change 2018-001 via Resolution No 2019-010 (Attachment "A") and the Conditions of Approval attached as Exhibit "A" in order to change the current R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, and that the Commission approve Variance 2018-001 and Site Plan Review 2018-018, pursuant to Resolution No. 2019-011 (Attachment "B") and the Conditions of Approval attached as Exhibit "A" for the development of a 12,300 sq. ft. industrial building with a reduced setback of 6 inches along the western setback.

PROJECT OVERVIEW:

On June 18, 2018, Victor Pena (the “Applicant”), submitted entitlement applications (Attachment “C”) seeking the development of a 12,300 sq. ft. industrial building which would include approximately 524 sq. ft. of office area with a setback of 6 inches from an adjacent residential zoned lot. The applicant proposes to operate his general building contractor firm here to serve as headquarters, storage facility and ancillary office. The applicant is a licensed contractor operating since 1999 and currently employs 25 individuals.

This Project would require the approval of a General Plan Amendment and Zone Change, which will be reviewed first by the Commission and will ultimately require City Council approval. This Project also requires a Site Plan Review and Variance approval from the Commission.

The applicant has also applied for a setback Variance to deviate from the required 20 feet to 6 inches. The proposed zone change from R-1 (Single Family Residential) to M-1 (Limited Industrial) would otherwise require that any development within the M-1 Zone adjacent to a residentially zoned lot provide a 20 foot setback.

The subject property, is comprised of two separate parcels which combined total approximately 30,055 sq. ft. The applicant has submitted an Owner Initiated Parcel Merger that merely requires approval at staff level. The merging of the lots shall produce a newly created 22,146 sq. ft. lot and a dedication to the City of approximately 7,908 sq. ft. The dedication will widen Jessie Street and improve circulation to the immediate area. Currently, Jessie Street is a one way street at this intersection that only allows for southbound traffic on to Fourth Street. The new dedication shall provide a new sidewalk, curb and gutter per City standards. The Project site currently has a 981 sq. ft. single family dwelling unit on one of the lots while the other is unimproved (Attachment “D” – Project Site Photos).

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The Project Site is located within the R-1 Single Family Residential Zone and maintains a Low Density Residential land use designation in the General Plan Land Use Element. The applicant has submitted General Plan Amendment and Zone Change Applications to change the Zone to M-1 (Limited Industrial) and a General Plan Land Use designation to Light Industrial.
2. Site Location and Description (Attachment “E”): The site is located on the northwestern corner of Jessie and Fourth Street. The site is bound by Fifth Street to the north, Fourth Street to the south, Griswold Avenue to the west, and Jessie Street to the east. The site is completely fenced off and provides limited landscaping. The Project Site is an approximate 30,055 sq. ft. or 0.69 acre (Los Angeles County Assessor’s Identification No: 2519-021-014 &

2519-021-015) parcel along the northwestern intersection of Fourth Street and Jessie Street. The Project Site abuts R-1 Single Family Residential zoned properties to the north and northwest, R-3 Multiple Family Residential zoned properties to the southwest and M-1 (Limited Industrial) zoned properties to the east. Parking for the development is provided on-site. Parking for the Project Site consists of 19 off-street parking spaces and a loading area. Off-street parking for the subject site is accessible from two driveway approaches, one located off of Jessie Street and another located off of Fourth Street. A new access approach located on Jessie Street shall be created through the dedication of approximately 7,908 sq. ft. to the City. The proposed dedication will allow for two-way vehicular access along Jessie Street and create new sidewalk, curb and gutter directly adjacent to the subject site. Currently the intersection of Fourth and Jessie Street only allows for southbound traffic from Jessie Street on to Fourth Street and only provides a single pedestrian sidewalk on the southeastern side of Jessie Street.

3. Environmental Review (Attachment “F”): This Project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City’s environmental assessment, staff has decided to adopt a mitigated negative declaration. The environmental assessment cites possible environmental impacts that shall be mitigated in order to provide a less than significant impact to the environment. These possible impacts include the creation of dust, debris, and runoff during the demolition and construction of the Project. Public notice of the Project was made available for public review from December 10, 2019 to December 30, 2019. The Notice of Intent to adopt a mitigated negative declaration was posted at the County Clerk’s Office, at the Project site, mailed out to all adjacent property owners within a 500 foot radius of the site and on the City of San Fernando website. The Initial Study and Mitigate Negative Declaration are also available on the City of San Fernando website ([Link to Mitigate Negative Declaration](#)) and at the planning counter.
4. Legal Notification (Attachment “G”): On November 28, 2019, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper*. In addition, on November 28, 2019, a public hearing notice was posted at the Project Site, at the two City Hall bulletins, and at the local branch of the Los Angeles County Library (217 N. Maclay Avenue). Notices of the public hearing for this Project were also mailed to all property owners of record within 500 feet of the Project Site. The public hearing for this item on December 9, 2019 was opened and the item continued to the next regularly scheduled meeting of January 13, 2020. Therefore no further public hearing notification was necessary.
5. Public Comments (Attachment “H”):
 - Stephen Klenk: At the public hearing for this item on December 9, 2019, Mr. Klenk spoke in opposition to the Project and stated that he had started a petition against the development. However, Mr. Klenk has since submitted written comments in favor of the

Project from multiple neighboring property owners given that recently approved State mandates would allow for higher density development of residential properties.

- Los Angeles Unified School District: Staff received mail correspondence stating concerns regarding air quality, noise, traffic and pedestrian safety during construction. After speaking with Christy Wong, CEQA Project Manager for LAUSD, she explained that their comments are merely standard template conditions.
- David Bernal: Staff received email correspondence on December 14, 2019 from Mr. Bernal expressing opposition to the Project. Mr. Bernal expressed concerns regarding hours of operation as well as vehicular path of travel.

ANALYSIS:

1. General Plan Consistency (Attachment “I” Land Use Designation and Zoning Maps). The Land Use Element Map of the San Fernando General Plan designates the subject sites as low density residential which calls for single family density of 0-6 dwelling units per acre. Although the proposed Project will not provide any housing units and the proposal would change the land use to a non-residential designation, the proposed off-site improvements will satisfy Policy 1.6 of the San Fernando General Plan Housing Element. Policy 1.6 calls for the maintenance of quality of life within neighborhoods by providing adequate maintenance of streets, sidewalks and alleys, parks and other public facilities. The Project will provide a 7,908 sq. ft. dedication to the city for public right of way improvements which will include widening of Jessie Street as well as providing a new sidewalk, curb and gutter per City standards.

The requested Variance and Site Plan Review to allow for the construction of an industrial building, including office area, will be consistent with the goals and objectives of the San Fernando General Plan Land Use Element if the General Plan Amendment and Zone Change are approved by the City Council.

The proposed Project would change the General Plan Land Use Element designation to a light industrial land use area, where future uses that are envisioned for the area include the operation of similar industrial activities. This Project provides areas for the location and operation of light manufacturing and related services uses. It is also intended to provide for those uses which are supportive of, or provide a direct service, to the permitted industrial uses.

2. Zoning Consistency. Pursuant to Section 106-583 of the San Fernando Municipal Code, the M-1 (Limited Industrial) Zone would allow for the development of an industrial type of building and allow a by-right use of a contractor’s storage facility. Additionally, the Project site is not entirely surrounded by primarily industrial uses. Staff will propose specific conditions of approval for this Project to ensure that the proposed development will not create a nuisance to the surrounding community.

The applicant has submitted a Variance Application to allow for 6 inches of setback adjacent to an R-1 Single Family Residential zoned lot as opposed to a 20 foot setback. Pursuant to Sec 106-697 of the San Fernando Municipal Code, any structure on an industrial lot that is adjacent to a residential zoned lot shall provide a 20 foot setback.

Owner Initiated Merger of Parcels. Pursuant to section 66499.20 ¼ of the Subdivision Map Act, the merger of contiguous parcels under common ownership may be merged without reverting to acreage upon application by the owner of record.

An Owner Initiated Merger of Parcels is an administrative process (approved at staff level) that will not require a parcel map pursuant to San Fernando Municipal Code Section 78-37(3). The applicants have submitted in writing evidence of title for both of the parcels in question.

<u>Property</u>	<u>AIN.</u>	<u>Existing Lot Size</u>	<u>Proposed Lot Size</u>	<u>Change</u>
649 Fourth Street	2519-021-015	19,618.75 Sq. Ft.	22,146 Sq. Ft.	-7,908 Sq. Ft.
655 Fourth Street	2519-021-014	10,435.5 Sq. Ft.		
Dedication to City			7,908 Sq. Ft.	+7,908 Sq. Ft.

The proposed merger of the existing lots will yield a 30,054.25 sq. ft. lot. 7,908 sq. ft. of the newly created merged lot shall be dedicated to the city for public right of way improvements. This will include widening of Jessie Street as well as providing a new sidewalk, curb and gutter per City standards. The remaining 22,146 sq. ft. shall be utilized for the proposed development.

General Plan Amendment. The proposed development of a new 12,300 sq. ft. industrial building with a side yard setback of 6 inches would necessitate changes to the city's general plan land use map to facilitate the Project's development.

Several factors warrant the approval of the requested general plan amendment to facilitate development of the undeveloped parcels that will complement adjacent land uses. Approval of the proposed general plan amendment would allow for the Project's compliance with the goals and objectives of the City's General Plan Land Use Element:

(San Fernando General Plan Land Use Element, Pg. IV-6)

- ✓ *Promote economic viability within the area.* The general plan amendment shall enable for economic vitality within the vicinity by creating employment opportunities within the vicinity. The applicant currently operates a construction company that has been established in the City of San Fernando since 1999 and employs approximately 25 individuals. The applicant has stated that he intends to operate and grow his business out of the proposed facility.

✓ *Retain the small town character of San Fernando.* The proposed amendment to the general plan will maintain the established identity directly adjacent to the Project site areas which are also M-1 zoned properties. Within the immediate vicinity of the Project site are existing neighboring (Limited Industrial) M-1 Lots, (Single Family Residential) R-1 Lots and (Multifamily Residential) R-3 Lots. Virtually all properties along Jessie Street on this block are M-1 zoned lots. Allowing for the General Plan Amendment would allow for greater consistency of land uses along this section of Jessie Street, promotes infill development of unimproved lots and also provides improvements to the public right of way.

Consideration of Zone Change. Pursuant to San Fernando City Code Section 106-20 (Zoning Map Amendments) the City Council may amend the City's official zoning map whenever required by public necessity, convenience and general welfare. As part of the review process, the Commission shall review all proposed zone change requests and provide recommendation to the City Council to approve, approve with conditions, or deny the application. Subsequent to Commission consideration, the City Council shall review the zone change request and approve the application only if the following two findings of fact can be made in a positive manner.

a. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City's general plans.

The present zoning designation of the subject sites are both R-1 (Single Family Residential) which allows for single family residential development as well as other uses usually found in low density zones such as churches and schools. Although the proposed Project will not provide any housing units and change the zoning to a non-residential designation, the proposed off-site improvements will satisfy Policy 1.6 of the San Fernando General Plan Housing Element. Policy 1.6 calls for the maintenance of quality of life within neighborhoods by providing adequate maintenance of streets, sidewalks and alleys, parks and other public facilities. The 7,908 sq. ft. dedication shall allow for a 60 foot wide public right of way access providing two-way vehicular access on Jessie Street, a new sidewalk, curb and gutter directly adjacent to the subject site. In addition, a new ADA accessible ramp on the northwestern corner of Fourth Street and Jessie Street shall also be constructed.

The proposed Zone Change from R-1 (Single Family Residential) to M-1 (Limited Industrial) for the two subject properties would facilitate the development of the new 12,300 sq. ft. industrial building. Directly across Jessie Street to the east are exclusively M-1 zoned lots as well as directly north of the subject site along Jessie Street all the way up to Fifth Street. The requested zone change would maintain the already existing zoning patterns within the area and make use of vacant land by yielding significant physical improvements to the Project site and adjacent right of ways in the form of a 7,908 sq. ft. dedication to the City that will widen Jessie Street.

Approval of the proposed general plan amendment would ensure the Projects, compliance with the goals and objectives of the City's General Plan Circulation Element by providing traffic improvements in order to respond to changes in traffic patterns. The 7,908 sq. ft. dedication that this Project provides will immediately improve the circulation of traffic within the vicinity. Currently Jessie Street at this location is approximately 22.11' wide (Attachment "D"), only allows for one-way traffic southbound on to Fourth Street and only provides a single pedestrian sidewalk on the eastern side of Jessie Street. The proposed dedication shall allow for a 60 foot wide public right of way access providing two-way vehicular access on Jessie Street, a new sidewalk, curb and gutter directly adjacent to the subject site. In addition, the Project will also construct a new ADA accessible ramp on the northwestern corner of Fourth Street and Jessie.

(San Fernando General Plan Circulation Element, Pg. V-5, 6)

Objective:

- ✓ Provide traffic improvements in order to respond to changes in traffic patterns.

Goals:

- ✓ To provide a safe and efficient street system that allows maximum accessibility.
- ✓ To provide easy access for residents to facilities within the City of San Fernando.

These improvements to the public right of way will provide a new sidewalk for pedestrian foot traffic along Jessie Street. These improvements will provide ease of access for residents to facilities within the City of San Fernando by creating additional paths of travel. The improved circulation to the area will increase the ease of access to and from City facilities.

Additionally, the requested zone change would make use of undeveloped land and would comply with the goals and objectives of the General Plan Land Use Element. With the requested general plan amendment, this Project would ensure compliance with the goals of maintaining an identity that is distinct from surrounding communities, promote economic viability as well as retaining the small-town character of San Fernando (San Fernando General Plan Land Use Element Goals I, II and III, Pg. IV-6).

The proposed development of a 12,300 sq. ft. industrial building would maintain the established identity given that within the immediate vicinity of the Project site are existing neighboring M-1 and R-1 Lots. The applicant currently operates a construction company that has been established in the City of San Fernando since 1999 and employs approximately 25 individuals. The zone change will enable this local business to stay and grow in San Fernando. The Project will provide significant physical improvements to the Project site and adjacent public right of way, eliminate blight associated with the existing physical conditions of the subject properties which will help retain and enhance the small

town character of San Fernando. Thus, it is staff's assessment that this finding can be made in this case.

b. The adoption of the proposed amendment would not be detrimental to the public interest, health safety, convenience, or welfare.

The granting of a zone change to change the zoning designation of these lots from R-1 (Single Family Residential) to M-1 (Limited Industrial) will not be detrimental to the public interest, health, safety, convenience of welfare due to the fact that the proposed use will complement established industrial uses within the vicinity and would allow for the development of a new 12,300 sq. ft. industrial building. In addition, the proposed use would allow for the ongoing development and creation of jobs within the general area. With the adoption of the recommended conditions of approval for the proposed zone change, the applicant would be required to provide sufficient safeguards to deter any potential public nuisance issues and protect public interest, health, safety, convenience or welfare. Noncompliance with the conditions of approval for an approved Zone Change would require corrective action on behalf of the owner.

As a result of the development, significant improvements to the site and adjacent public rights of way will eliminate existing blight conditions. These physical improvements will come as the widening of Jessie Street, incorporation of a new curb and gutter along Jessie Street, the placement of an additional sidewalk adjacent to the subject site, curb cuts as well as the installation of ADA accessible ramp on the corner of Fourth Street and Jessie Street. The Project would also be responsible for making the necessary upgrades to the existing water and sewer infrastructure required to accommodate the Projects potential demand. Conditions of approval shall be implemented as part of the entitlement to deter adverse effects to adjacent residentially zoned lots. For example, conditions will be placed on hours of operation, lighting, perimeter fencing as well as overall property maintenance. Therefore, the on-site and off-site physical improvement that would result as part of the Project would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff's assessment that this finding can be made.

Site Plan/Design Review. A site plan of the Project Site shows the building footprints and layout of the parking (Attachment "D"). The 12,300 sq. ft. industrial building will include 7,554 sq. ft. first floor along with a 524 sq. ft. office area while the remaining 4,222 sq. ft. shall serve as a mezzanine. The applicant has proposed a modern architectural style for the building. The new development incorporates straight horizontal and vertical design features that break up the façade and combines stucco, metal panels and glass to create a clean and minimalist design. This type of architectural style emphasizes functionality which is common for industrial buildings. The proposed building will be at a height of 35 feet, which is under the maximum allowed height of 45 feet. Any roof mounted equipment shall be screened from view.

Landscape. Landscape requirements for this development shall comply with section 106.969 of the San Fernando Municipal Code which requires 15 percent of the lot area shall be landscaped. This newly established lot will require a minimum of 3,322 sq. ft. of landscaping, (22,146 x 15% = 3,322). The applicant will exceed the minimum required landscape required by providing 3,417.5 sq. ft.

Parking. Per San Fernando Municipal Code, parking for industrial uses shall be calculated at one space per each 750 sq. ft. for the first 72,000 sq. ft. and one space per each 1,000 sq. ft. after the first 72,000 sq. ft. Additionally, any office use area that does not exceed 20% of the total floor area shall also be calculated at the same 750 sq. ft. ratio. The 12,300 sq. ft. building would require 16 parking stalls. The development exceeds the parking regulations by providing 19 parking stalls, including one ADA stall. The development will also provide a 14 ft.X55 ft. loading area.

Variance. The applicant has applied for a setback Variance to deviate from the required 20 feet to 6 inches. The proposed zone change from R-1 (Single Family Residential) to M-1 (Limited Industrial) would otherwise require that any development within the M-1 Zone adjacent to a residentially zoned lot provide a 20 foot setback. A variance is a discretionary permit issued by the Commission allowing a property owner to deviate from a development standard or to build a structure not otherwise permitted under the applicable development standards. The statutory justification for a variance is that the owner would otherwise suffer a unique hardship under the general zoning regulations because the particular parcel is different from the others to which the regulation applies due to its size, shape, topography, location and/or surroundings.

A variance is subject to discretionary review by the Planning and Preservation Commission. Conditions of approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to the Project. This principle is applied in the form of seven (7) findings of fact, which the Commission must consider in making its decision. All findings must be justified and upheld in the affirmative for approval of the variance; a negative determination on any single finding will uphold a denial.

If the Commission concurs with staff's assessment, it would be the Commission's determination that the findings for approval of the variance could be made in this instance based on the aforementioned discussion, and as explained below:

- **There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.**

This lot has a special circumstance given that there had never been a dedication given

previously to the City of San Fernando. The proposed dedication of approximately 7,908 sq. ft. is a significant reduction to the applicant's Project lot and is a factor on the placement of the structure. The new dedication of 7,908 sq. ft. shall provide a 60 foot wide public right of way access providing two-way vehicular access on Jessie Street, a new sidewalk, curb and gutter. In order to comply with landscape, on-site parking, aisle and loading area requirements to the greatest extent possible, the applicant is proposing a building setback along the adjacent residentially zoned parcel of 6 inches instead of the required 20 foot setback. The proposed industrial building is in compliance with all other applicable setback requirements. The development of the lot and providing the dedication to the City will be consistent with the goals and objectives of the San Fernando General Plan Circulation Element:

(San Fernando General Plan Circulation Element, Pg. V-5,6)

Objective:

- ✓ Provide traffic improvements in order to respond to changes in traffic patterns.

Goals:

- ✓ To provide a safe and efficient street system that allows maximum accessibility.
- ✓ To provide easy access for residents to facilities within the City of San Fernando.

The request for a reduction in setback for the development of a 12,300 sq. ft. industrial building will enhance the circulation viability of the area located along Fourth Street and Jessie Street and will comply with the Goals and Objectives of the Circulation Element of the General Plan. Thus, it is staff's assessment that this finding can be made.

- **The granting of such Variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.**

The granting of a variance for a reduction in setback for the development of a 12,300 sq. ft. industrial building will not be detrimental to the public interest, health, safety, convenience of welfare do to the fact that the proposed use will coincide with established industrial uses within the vicinity. In addition, the proposed use would allow for the ongoing development and creation of jobs within the general area. With the adoption of the recommended conditions of approval for the requested Variance, the applicant would be required to provide sufficient safeguards to deter any potential public nuisance issues and protect public interest, health, safety, convenience or welfare. Noncompliance with the conditions of approval for an approved Variance would require corrective action on behalf of the owner and may result in revocation of the granted Variance. Thus, it is staff's assessment that this finding can be made.

- **The granting of such Variance will not be contrary to or in conflict with the general**

purposes and intent of the zoning ordinance, nor to the goals and programs of the General Plan.

The request for approval of a new 12,300 sq. ft. industrial building with a reduction in setback from 20 feet to 6 inches to an adjacent residential lot will not be contrary to the zoning ordinance given that the applicant has concurrently applied for the zone change of this site to M-1 and the proposed use of the development shall be an allowed use per Section 106-582 of the San Fernando Municipal Code. This Project meets all of the other development standards for industrial zoned properties pursuant to San Fernando Municipal Code Section 106-969.

Further, the applicant's request for a reduction in setback in conjunction with the construction of a new 12,300 sq. ft. industrial building will not be contrary to or in conflict with the goals and programs of the General Plan, as one of the goals set forth in the Land Use Element:

(San Fernando General Plan Circulation Element, Pg. IV-6)

Goals:

- ✓ To retain a small-town character of San Fernando.
- ✓ To maintain an identity that is distinct from surrounding communities.

Additionally, virtually all properties along Jessie Street on this block are M-1 zoned lots. Allowing for the General Plan Amendment would allow for greater consistency of land uses along this section of Jessie Street, promotes infill development of unimproved lots and also provides improvements to the public right of way thus it is staff's assessment that this finding can be made.

- **The Variance request is consistent with the purpose and intent of the zone in which the site is located.**

The applicant has concurrently applied for a General Plan Amendment and Zone Change of the site. The request for a reduction in setback is necessary in order for the Project to satisfy all of the other development standards pursuant to section 106-969 of the municipal code. The proposed Project would change the General Plan Land Use Element designation to a light industrial land use area, where future uses that are envisioned for the area include the operation of similar industrial activities. This Project provides areas for the location and operation of light manufacturing and related services and uses. It is also intended to provide for those uses which are supportive of or provide a direct service to the permitted industrial uses. Thus, it is staff's assessment that this finding can be made.

- **The subject site is physically suitable for the proposed Variance.**

The subject site will consist of a single lot after the lot merger is complete. The new lot will be 106.11 ft. (wide) x 208.71 ft. (deep) which will provide approximately a 22,146 sq. ft. lot. Given that the maximum allowed lot coverage for an M-1 Zoned lot is 60 percent, the proposed industrial building will not exceed the lot coverage as the building footprint only covers 8,078 sq. ft., or 36 percent of the lot. The site is suitable for the proposed setback variance given that the proposed development meets all other development standards and the applicant has proposed to construct the building at the rear of the 208.71 ft. lot. This is intended to maximize the separation distance from any existing residential structure. Thus, it is staff's assessment that this finding can be made.

- **There are adequate provisions for water, sanitation and public utilities and services to ensure that the proposed Variance would not be detrimental to public health and safety.**

The current site provides a single family residence which will be demolished. Per the City's Public Works Department, there is an existing private sewer lateral as well as a ¾" water meter. Any required future improvements to infrastructure and public utilities with the change of occupancy would be required to be developed in compliance with the requirements of the city's building and health and safety codes, including any requirements for off-site improvements and utility connections from the City's Public Works Department. Thus, it is staff's assessment that this finding can be made.

- **There will be adequate provisions for public access to service the property which is the subject of the Variance.**

The dedication of 7,908 sq. ft. for public right of way improvements along Jessie Street will help enable two points of access for ingress and egress. One point of access will be along Jessie Street while the other will be along Fourth Street. The Public Works Department has provided conditions of approval that call for a new sidewalk, and curb and gutter to be constructed along Jessie Street as well as a new ADA accessible ramp on the northwest corner of Fourth Street and Jessie Street (Attachment "J"). Thus, it is staff's assessment that this finding can be made in this case.

CONCLUSION:

In light of the analysis, it is staff's assessment that Commission's recommendation for approval to City Council of General Plan Amendment 2018-001 and Zone Change 2018-001 and approval of Site Plan Review 2018-018 along with Variance 2018-001 is warranted.

Based on the above findings, City Planning Staff recommends that the Commission recommend approval to City Council for approval of General Plan Amendment 2018-001 and Zone Change 2018-001 to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone via Resolution No 2019-010 (Attachment “A”) with Conditions of Approval attached as Exhibit “A” and that the Commission approve Site Plan Review 2018-018 and Variance 2018-001 for the development of a 12,300 sq. ft. industrial building to deviate from the required 20 feet to a 6 inch setback pursuant to Planning and Preservation Commission Resolution 2019-011 and the Conditions of Approval attached as Exhibit “A” to the resolution.

ATTACHMENTS:

- A. Resolution No. 2019-010 and Exhibit “A”: Conditions of Approval
- B. Resolution No. 2019-011 and Exhibit “A”: Conditions of Approval
- C. Applications for GPA 2018-001, ZC 2018-001, VAR 2018-001 and SPR 2018-018
- D. Project Site Photos
- E. Set of Plans
- F. Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study and Mitigate Negative Declaration
- G. Notice of Public Hearing Published in the *San Fernando Sun Newspaper*/ Vicinity Map
- H. Public Comments
- I. General Plan Land Use Designation Map/Zoning Map
- J. Public Works Comment Checklist

RESOLUTION NO. 2019-010

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR GENERAL PLAN AMENDMENT 2018-001 AND ZONE CHANGE 2018-001 TO ALLOW FOR THE GENERAL PLAN AMENDMENT AND ZONE CHANGE TO CHANGE THE CURRENT ZONE OF R-1 (SINGLE FAMILY RESIDENTIAL) ZONE TO M-1 (LIMITED INDUSTRIAL) ON THE PARCELS ZONE LOCATED AT 649 AND 655 FOURTH STREET.

WHEREAS, an application has been filed by Victor Pena (the "Applicant"), to request approval of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, Setback Variance and Site Plan Review for the development of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 Limited Industrial Zone. The project site is approximately a 30,055 square foot lot located on the northwestern corner of Jessie and Fourth Street;

WHEREAS, General Plan Amendment 2018-001 and Zone Change 2018-001 would allow for the construction of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 Limited Industrial Zone;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the Project, written and oral at the public hearing held on the 13th day of January 2020;

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, staff has decided to adopt a mitigated negative declaration. The environmental assessment cites possible environmental impacts that shall be mitigated in order to provide a less than significant impact to the environment. These possible impacts include the creation of dust, debris, and runoff during the demolition and construction of the project. Public notice of the project was made available for public review from December 10, 2019 to December 30, 2019;

SECTION 2: The Project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for industrially zoned property within the M-1 Light Industrial Zone; and

SECTION 3: Pursuant to San Fernando City Code Section 106-20 (Zoning Map Amendments) the City Council may amend the City's official zoning map whenever required by public necessity, convenience and general welfare. As part of the review process, the Planning and Preservation Commission shall review all proposed zone change requests and provide

recommendation to the City Council to approve, approve with conditions, or deny the application. Subsequent to Commission consideration, the City Council shall review the zone change request and approve the application only if the following two findings of fact can be made in a positive manner.

a. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City's general plans.

The present zoning designation of the subject sites are both R-1 (Single Family Residential) which allows for single family residential development as well as other uses usually found in low density zones such as churches and schools. Although the proposed Project will not provide any housing units and change the zoning to a non-residential designation, the proposed off-site improvements will satisfy Policy 1.6 of the San Fernando General Plan Housing Element. Policy 1.6 calls for the maintenance of quality of life within neighborhoods by providing adequate maintenance of streets, sidewalks and alleys, parks and other public facilities. The 7,908 sq. ft. dedication shall allow for a 60 foot wide public right of way access providing two-way vehicular access on Jessie Street, a new sidewalk, curb and gutter directly adjacent to the subject site. In addition, a new ADA accessible ramp on the northwestern corner of Fourth Street and Jessie Street shall also be constructed.

The proposed Zone Change from R-1 (Single Family Residential) to M-1 (Limited Industrial) for the two subject properties would facilitate the development of the new 12,300 sq. ft. industrial building. Directly across Jessie Street to the east are exclusively M-1 zoned lots as well as directly north of the subject site along Jessie Street all the way up to Fifth Street. The requested zone change would maintain the already existing zoning patterns within the area and make use of vacant land by yielding significant physical improvements to the Project site and adjacent right of ways in the form of a 7,908 sq. ft. dedication to the City that will widen Jessie Street.

Approval of the proposed general plan amendment would ensure the Projects, compliance with the goals and objectives of the City's General Plan Circulation Element by providing traffic improvements in order to respond to changes in traffic patterns. The 7,908 sq. ft. dedication that this Project provides will immediately improve the circulation of traffic within the vicinity. Currently Jessie Street at this location is approximately 22.11' wide (Attachment "D"), only allows for one-way traffic southbound on to Fourth Street and only provides a single pedestrian sidewalk on the eastern side of Jessie Street. The proposed dedication shall allow for a 60 foot wide public right of way access providing two-way vehicular access on Jessie Street, a new sidewalk, curb and gutter directly adjacent to the subject site. In addition, the Project will also construct a new ADA accessible ramp on the northwestern corner of Fourth Street and Jessie.

(San Fernando General Plan Circulation Element, Pg. V-5, 6)

Objective:

- ✓ Provide traffic improvements in order to respond to changes in traffic patterns.

Goals:

- ✓ To provide a safe and efficient street system that allows maximum accessibility.
- ✓ To provide easy access for residents to facilities within the City of San Fernando.

These improvements to the public right of way will provide a new sidewalk for pedestrian foot traffic along Jessie Street. These improvements will provide ease of access for residents to facilities within the City of San Fernando by creating additional paths of travel. The improved circulation to the area will increase the ease of access to and from City facilities.

Additionally, the requested zone change would make use of undeveloped land and would comply with the goals and objectives of the General Plan Land Use Element. With the requested general plan amendment, this Project would ensure compliance with the goals of maintaining an identity that is distinct from surrounding communities, promote economic viability as well as retaining the small-town character of San Fernando (San Fernando General Plan Land Use Element Goals I, II and III, Pg. IV-6).

The proposed development of a 12,300 sq. ft. industrial building would maintain the established identity given that within the immediate vicinity of the Project site are existing neighboring M-1 and R-1 Lots. The applicant currently operates a construction company that has been established in the City of San Fernando since 1999 and employs approximately 25 individuals. The zone change will enable this local business to stay and grow in San Fernando. The Project will provide significant physical improvements to the Project site and adjacent public right of way, eliminate blight associated with the existing physical conditions of the subject properties which will help retain and enhance the small town character of San Fernando. Thus, it is staff's assessment that this finding can be made in this case.

b. The adoption of the proposed amendment would not be detrimental to the public interest, health safety, convenience, or welfare.

The granting of a zone change to change the zoning designation of these lots from R-1 (Single Family Residential) to M-1 (Limited Industrial) will not be detrimental to the public interest, health, safety, convenience or welfare due to the fact that the proposed use will complement established industrial uses within the vicinity and would allow for the development of a new 12,300 sq. ft. industrial building. In addition, the proposed use would allow for the ongoing development and creation of jobs within the general area. With the adoption of the recommended conditions of approval for the proposed zone change, the applicant would be required to provide sufficient safeguards to deter any potential public nuisance issues and protect public interest, health, safety, convenience or welfare. Noncompliance with the conditions of approval for an approved Zone Change would require corrective action on behalf of the owner.

As a result of the development, significant improvements to the site and adjacent public rights of way will eliminate existing blight conditions. These physical improvements will come as the widening of Jessie Street, incorporation of a new curb and gutter along Jessie Street, the placement of an additional sidewalk adjacent to the subject site, curb cuts as well as the installation of ADA accessible ramp on the corner of Fourth Street and Jessie Street. The Project would also be responsible for making the necessary upgrades to the existing water and sewer infrastructure required to accommodate the Projects potential demand. Conditions of approval shall be implemented as part of the entitlement to deter adverse effects to adjacent residentially zoned lots. For example, conditions will be placed on hours of operation, lighting, perimeter fencing as well as overall property maintenance. Therefore, the on-site and off-site

physical improvement that would result as part of the Project would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff's assessment that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission recommends approval to the City Council for General Plan Amendment 2018-001 and Zone Change 2018-001, subject to the Conditions of Approval attached as Exhibit "A".

(SIGNATURE PAGE TO FOLLOW)

PASSED, APPROVED AND ADOPTED this 13th day of January 2020.

_____,
ALVIN DURHAM, CHAIRPERSON

ATTEST:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, TIMOTHY T. HOU, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 13th day of January 2020; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

- PROJECT NO.** : **General Plan Amendment 2018-001 and Zone Change 2018-001**
- PROJECT ADDRESS** : 649 and 655 Fourth Street, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No: 2519-021-014 & 2519-021-015)
- PROJECT DESCRIPTION** : The proposed “Project” is a request for review and approval of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, Setback Variance and Site Plan Review for the development of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 (Limited Industrial) zone.

The following conditions shall be made a part of the approval of the Project, and shall be complied with in their entirety, as determined by the Community Development Department:

1. Indemnification. The property owner and the project applicant, shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.
2. Off-Site/On-Site Parking of Vehicles. Delivery vehicles shall park on-site, within the designated loading/unloading wells and parking stalls. Delivery vehicles will not, under any circumstance, park or remain idle in any public right of way. Vehicles of patrons and operators of said location will also be subject to the same restrictions. It shall be the responsibility of the operator of the subject property to disclose to the drivers of delivery vehicles that parking within the City of San Fernando public right of way is not permitted. Any parking stall that does not provide a curb stop shall require a parking stop or bollard for safety purposes.
3. Owner Initiated Lot Merger. Prior to the issuance of a building permit, the applicant shall complete a lot merger to adjust the boundary lines in conformance with the set of plans reviewed by the City.
4. Deliveries. All deliveries must occur on-site and only within the designated staging area identified on the set of plans; no vehicles shall be standing or parked in the right-of-way. All deliveries must occur

during non-peak hours of operation. There shall be no staging in the public right-of-way.

5. Path of Travel of Commercial Vehicles. Commercial vehicles that travel to and from the subject site shall do so by either traveling Jessie Street from via Fifth Street or east of the site via Fourth Street.
6. Compliance with Federal, State, and Local Regulations. The applicant and any future successors shall comply with all applicable Federal, State, and local regulations pertaining to the industrial uses.
7. Signage. Any future proposed signage shall comply with the City's applicable sign regulation and shall require the submittal, review, and approval of a sign permit application prior to the placement or any signage on the property.
8. Surveillance. A security camera system shall be installed on the premises and shall be maintained in proper working order at all times. The security camera system shall be subject to inspection by the police department in the event of incident at or near the subject property. The system must be capable of producing retrievable images on film or tape that can be enlarged through projection or other means. The video or digital recordings generated by the system shall be maintained for a period of 30 days. Special security measures such as security guards, door monitors, and burglar alarms systems may be required as a condition of approval with final determination made by the chief of police and the chief planning official on a case-by-case basis.
9. Lighting. Adequate lighting shall be provided within the parking lot of the subject property. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:
 - a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
 - b) All lighting shall be on a time-clock or photo-sensor system;
 - c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,
 - d) All lighting shall consist of metal halide type lighting or similar. Illumination shall not include low or high pressure sodium lighting.
 - e) No light shall illuminate into adjacent residential properties
10. Trash Enclosure. The applicant shall construct a new trash enclosure on the subject property and ensure that all trash bins are kept free of trash overflow and maintained in a clean manner at all times.

Litter and trash receptacles shall be located at convenient locations both inside and outside the establishment, and trash and debris shall be removed on a daily basis.

11. Fencing. Fencing with the adjacent residential property owner shall consist of a decorative slump stone material. All fencing shall adhere to section 106-970 of the San Fernando Municipal Code. Any modifications to the fencing shall be reviewed by the Community Development Department for its approval.
12. Glazing. There shall be no glazing that faces adjacent residential properties. Any proposed window signage shall be reviewed by the Community Development Department for its approval.
13. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
14. Street Trees. The developer shall provide all required off-site public improvements as listed on the attached Public Works Improvement Checklist. The species of parkway trees shall be determined by the Public Works Department.
15. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscaping and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
 - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscaping shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way.
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscaping/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;
 - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details;
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution;
16. Mechanical and Utility Equipment. All ground mounted mechanical and utility equipment, including

but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.

17. Utilities. Unless otherwise approved by the Community Development Department, all utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
18. SCAQMD. South Coast Air Quality Management District ("SCAQMD") must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day. Once approval from SCAQMD has been obtained, a City of San Fernando Demolition Permit is required for any existing buildings or structures which are to be demolished and must be obtained prior to any work commencing.
19. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
20. Construction Hours. Construction activity on Mondays through Saturday shall be limited to 8:00 a.m. to 6:00 p.m. No construction shall be allowed on Sundays and Federal Holidays.
21. Graffiti Removal. Unless otherwise specified in the conditions of approval, the property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the community development department. Property owner(s), operator and all successors shall maintain an additional stock of exterior paints and finishes for immediate execution of graffiti removal. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to

- remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.
22. Site Inspections. The Community Development Department shall have the authority to inspect the site to assure compliance with these conditions of approval. The applicant and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
 23. Modifications. Unless the chief planning official deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission.
 24. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the City's Community Development Department.
 25. Hours of Operation: Monday through Friday 8:00 AM to 5:30 PM.
 26. Personal Vehicles: There shall be no storage of personal vehicles on this site.
 27. Outdoor Storage: There shall be no outdoor storage of materials. All storage shall be maintained within the building.
 28. Public Works Checklist: The applicant shall comply with the requirements for subdivision of the site as listed in the attached "Public Works Department Development/Improvement Review Checklist."
 29. Public Review of Conditions of Approval. A copy of these conditions of approval shall be retained on-site at all times during the hours of operation of the industrial building and shall be made available for viewing upon public request or upon request by any city official. Employees of the business shall not prohibit a request of the public to view the conditions of approval for this entitlement.
 30. Expiration. This entitlement shall become null and void unless exercised by obtaining building permits to implement the construction within twelve (12) months of final approval. Additional time in increments of six (6) months at a time may be granted, at the discretion of the Community Development Department Director, upon receipt of a request for an extension received 30 days prior to such expiration date. The operator will obtain and exercise an active business occupancy permit within twelve (12) months from when Certificate of Occupancy is obtained.

RESOLUTION NO. 2019-011

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING VARIANCE 2018-001 AND SITE PLAN REVIEW 2018-018 TO ALLOW FOR THE DEVELOPMENT OF A 12,300 SQUARE FOOT INDUSTRIAL BUILDING WITH A SETBACK OF 6 INCHES INSTEAD OF THE REQUIRED 20 FEET LOCATED AT 649 AND 655 FOURTH STREET.

WHEREAS, an application has been filed by Victor Pena (the “Applicant”), to request approval of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, Setback Variance and Site Plan Review for the development of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 Limited Industrial Zone. The project site is approximately a 30,055 square foot lot located on the northwestern corner of Jessie and Fourth Street;

WHEREAS, General Plan Amendment 2018-001 and Zone Change 2018-001 would allow for the construction of a 12,300 square foot industrial building which would include approximately 524 square feet of office area requiring a setback Variance of 6 inches within the M-1 Limited Industrial Zone;

WHEREAS, Variance 2018-001 and Site Plan Review 2018-018 would require Planning and Preservation Commission approval in order to develop the site for a 12,300 square foot industrial building which would include approximately 524 square feet of office area requiring a setback Variance of 6 inches instead of the standard 20 foot setback from adjacent residential lots within the M-1 Limited Industrial Zone;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the Project, written and oral at the public hearing held on the 13th day of January 2020;

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City’s environmental assessment, staff has decided to adopt a mitigated negative declaration. The environmental assessment cites possible environmental impacts that shall be mitigated in order to provide a less than significant impact to the environment. These possible impacts include the creation of dust, debris, and runoff during the demolition and construction of the project. Public notice of the project was made available for public review from December 10, 2019 to December 30, 2019;

SECTION 2: The Project is consistent with the objectives, policies, and general land uses and programs provided in the City’s General Plan and the applicable development standards for industrially zoned property within the M-1 Light Industrial Zone; and

SECTION 3: A variance is a discretionary permit issued by the Planning and Preservation Commission allowing a property owner to deviate from a development standard or to build a structure not otherwise permitted under the applicable development standards. The statutory justification for a variance is that the owner would otherwise suffer a unique hardship under the general zoning regulations because the particular parcel is different from the others to which the regulation applies due to its size, shape, topography, location and/or surroundings.

A variance is subject to discretionary review by the Planning and Preservation Commission. Conditions of approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to the project. This principle is applied in the form of seven (7) findings of fact, which the commission must consider in making its decision. All findings must be justified and upheld in the affirmative for approval of the variance; a negative determination on any single finding will uphold a denial.

If the Commission concurs with staff's assessment, it would be the Commission's determination that the findings for approval of the variance could be made in this instance based on the aforementioned discussion, and as explained below:

- **There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.**

This lot has a special circumstance given that there had never been a dedication given previously to the City of San Fernando. The proposed dedication of approximately 7,908 sq. ft. is a significant reduction to the applicant's Project lot and is a factor on the placement of the structure. The new dedication of 7,908 sq. ft. shall provide a 60 foot wide public right of way access providing two-way vehicular access on Jessie Street, a new sidewalk, curb and gutter. In order to comply with landscape, on-site parking, aisle and loading area requirements to the greatest extent possible, the applicant is proposing a building setback along the adjacent residentially zoned parcel of 6 inches instead of the required 20 foot setback. The proposed industrial building is in compliance with all other applicable setback requirements. The development of the lot and providing the dedication to the City will be consistent with the goals and objectives of the San Fernando General Plan Circulation Element:

(San Fernando General Plan Circulation Element, Pg. V-5,6)

Objective:

- ✓ Provide traffic improvements in order to respond to changes in traffic patterns.

Goals:

- ✓ To provide a safe and efficient street system that allows maximum accessibility.
- ✓ To provide easy access for residents to facilities within the City of San Fernando.

The request for a reduction in setback for the development of a 12,300 sq. ft. industrial

building will enhance the circulation viability of the area located along Fourth Street and Jessie Street and will comply with the Goals and Objectives of the Circulation Element of the General Plan. Thus, it is staff's assessment that this finding can be made.

- **The granting of such Variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.**

The granting of a variance for a reduction in setback for the development of a 12,300 sq. ft. industrial building will not be detrimental to the public interest, health, safety, convenience of welfare do to the fact that the proposed use will coincide with established industrial uses within the vicinity. In addition, the proposed use would allow for the ongoing development and creation of jobs within the general area. With the adoption of the recommended conditions of approval for the requested Variance, the applicant would be required to provide sufficient safeguards to deter any potential public nuisance issues and protect public interest, health, safety, convenience or welfare. Noncompliance with the conditions of approval for an approved Variance would require corrective action on behalf of the owner and may result in revocation of the granted Variance. Thus, it is staff's assessment that this finding can be made.

- **The granting of such Variance will not be contrary to or in conflict with the general purposes and intent of the zoning ordinance, nor to the goals and programs of the General Plan.**

The request for approval of a new 12,300 sq. ft. industrial building with a reduction in setback from 20 feet to 6 inches to an adjacent residential lot will not be contrary to the zoning ordinance given that the applicant has concurrently applied for the zone change of this site to M-1 and the proposed use of the development shall be an allowed use per Section 106-582 of the San Fernando Municipal Code. This Project meets all of the other development standards for industrial zoned properties pursuant to San Fernando Municipal Code Section 106-969.

Further, the applicant's request for a reduction in setback in conjunction with the construction of a new 12,300 sq. ft. industrial building will not be contrary to or in conflict with the goals and programs of the General Plan, as one of the goals set forth in the Land Use Element:

(San Fernando General Plan Circulation Element, Pg. IV-6)

Goals:

- ✓ To retain a small-town character of San Fernando.
- ✓ To maintain an identity that is distinct from surrounding communities.

Additionally, virtually all properties along Jessie Street on this block are M-1 zoned lots. Allowing for the General Plan Amendment would allow for greater consistency of land uses along this section of Jessie Street, promotes infill development of unimproved lots and also

provides improvements to the public right of way thus it is staff's assessment that this finding can be made.

- **The Variance request is consistent with the purpose and intent of the zone in which the site is located.**

The applicant has concurrently applied for a General Plan Amendment and Zone Change of the site. The request for a reduction in setback is necessary in order for the Project to satisfy all of the other development standards pursuant to section 106-969 of the municipal code. The proposed Project would change the General Plan Land Use Element designation to a light industrial land use area, where future uses that are envisioned for the area include the operation of similar industrial activities. This Project provides areas for the location and operation of light manufacturing and related services and uses. It is also intended to provide for those uses which are supportive of or provide a direct service to the permitted industrial uses. Thus, it is staff's assessment that this finding can be made.

- **The subject site is physically suitable for the proposed Variance.**

The subject site will consist of a single lot after the lot merger is complete. The new lot will be 106.11 ft. (wide) x 208.71 ft. (deep) which will provide approximately a 22,146 sq. ft. lot. Given that the maximum allowed lot coverage for an M-1 Zoned lot is 60 percent, the proposed industrial building will not exceed the lot coverage as the building footprint only covers 8,078 sq. ft., or 36 percent of the lot. The site is suitable for the proposed setback variance given that the proposed development meets all other development standards and the applicant has proposed to construct the building at the rear of the 208.71 ft. lot. This is intended to maximize the separation distance from any existing residential structure. Thus, it is staff's assessment that this finding can be made.

- **There are adequate provisions for water, sanitation and public utilities and services to ensure that the proposed Variance would not be detrimental to public health and safety.**

The current site provides a single family residence which will be demolished. Per the City's Public Works Department, there is an existing private sewer lateral as well as a ¾" water meter. Any required future improvements to infrastructure and public utilities with the change of occupancy would be required to be developed in compliance with the requirements of the city's building and health and safety codes, including any requirements for off-site improvements and utility connections from the City's Public Works Department. Thus, it is staff's assessment that this finding can be made.

- **There will be adequate provisions for public access to service the property which is the subject of the Variance.**

The dedication of 7,908 sq. ft. for public right of way improvements along Jessie Street will help enable two points of access for ingress and egress. One point of access will be along Jessie Street while the other will be along Fourth Street. The Public Works Department has provided conditions of approval that call for a new sidewalk, and curb and gutter to be

constructed along Jessie Street as well as a new ADA accessible ramp on the northwest corner of Fourth Street and Jessie Street (Attachment “J”). Thus, it is staff’s assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission approves Variance 2018-001 and Site Plan Review 2018-018, subject to the Conditions of Approval attached as Exhibit “A”.

SECTION 4. The entitlements approved by this Resolution shall only take effect upon the approval by the San Fernando City Council of General Plan Amendment 2018-001. If the City Council rejects the approval of General Plan Amendment 2018-001, then this Resolution and the entitlements authorized herein shall be of no force and effect.

(SIGNATURE PAGE TO FOLLOW)

PASSED, APPROVED AND ADOPTED this 13th day of January 2020.

_____,
ALVIN DURHAM, CHAIRPERSON

ATTEST:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, TIMOTHY T. HOU, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 13th day of January 2020; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Variance 2018-001 and Site Plan Review 2018-001**

PROJECT ADDRESS : 649 and 655 Fourth Street, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No: 2519-021-014 & 2519-021-015)

PROJECT DESCRIPTION : The proposed “Project” is a request for review and approval of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, Setback Variance and Site Plan Review for the development of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 (Limited Industrial) zone.

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety, as determined by the Community Development Department:

1. Indemnification. The property owner and the project applicant, shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.
2. Off-Site/On-Site Parking of Vehicles. Delivery vehicles shall park on-site, within the designated loading/unloading wells and parking stalls. Delivery vehicles will not, under any circumstance, park or remain idle in any public right of way. Vehicles of patrons and operators of said location will also be subject to the same restrictions. It shall be the responsibility of the operator of the subject property to disclose to the drivers of delivery vehicles that parking within the City of San Fernando public right of way is not permitted. Any parking stall that does not provide a curb stop shall require a parking stop or bollard for safety purposes.
3. Owner Initiated Lot Merger. Prior to the issuance of a building permit, the applicant shall complete a lot merger to adjust the boundary lines in conformance with the set of plans reviewed by the City.
4. Deliveries. All deliveries must occur on-site and only within the designated staging area identified on the set of plans; no vehicles shall be standing or parked in the right-of-way. All deliveries must occur

during non-peak hours of operation. There shall be no staging in the public right-of-way.

5. Path of Travel of Commercial Vehicles. Commercial vehicles that travel to and from the subject site shall do so by either traveling Jessie Street from via Fifth Street or east of the site via Fourth Street.
6. Compliance with Federal, State, and Local Regulations. The applicant and any future successors shall comply with all applicable Federal, State, and local regulations pertaining to the industrial uses.
7. Signage. Any future proposed signage shall comply with the City's applicable sign regulation and shall require the submittal, review, and approval of a sign permit application prior to the placement or any signage on the property.
8. Surveillance. A security camera system shall be installed on the premises and shall be maintained in proper working order at all times. The security camera system shall be subject to inspection by the police department in the event of incident at or near the subject property. The system must be capable of producing retrievable images on film or tape that can be enlarged through projection or other means. The video or digital recordings generated by the system shall be maintained for a period of 30 days. Special security measures such as security guards, door monitors, and burglar alarms systems may be required as a condition of approval with final determination made by the chief of police and the chief planning official on a case-by-case basis.
9. Lighting. Adequate lighting shall be provided within the parking lot of the subject property. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:
 - a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
 - b) All lighting shall be on a time-clock or photo-sensor system;
 - c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,
 - d) All lighting shall consist of metal halide type lighting or similar. Illumination shall not include low or high pressure sodium lighting.
 - e) No light shall illuminate into adjacent residential properties
10. Trash Enclosure. The applicant shall construct a new trash enclosure on the subject property and ensure that all trash bins are kept free of trash overflow and maintained in a clean manner at all times.

Litter and trash receptacles shall be located at convenient locations both inside and outside the establishment, and trash and debris shall be removed on a daily basis.

11. Fencing. Fencing with the adjacent residential property owner shall consist of a decorative slump stone material. All fencing shall adhere to section 106-970 of the San Fernando Municipal Code. Any modifications to the fencing shall be reviewed by the Community Development Department for its approval.
12. Glazing. There shall be no glazing that faces adjacent residential properties. Any proposed window signage shall be reviewed by the Community Development Department for its approval.
13. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
14. Street Trees. The developer shall provide all required off-site public improvements as listed on the attached Public Works Improvement Checklist. The species of parkway trees shall be determined by the Public Works Department.
15. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscaping and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
 - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscaping shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way.
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscaping/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;
 - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details;
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution;
16. Mechanical and Utility Equipment. All ground mounted mechanical and utility equipment, including

but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.

17. Utilities. Unless otherwise approved by the Community Development Department, all utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
18. SCAQMD. South Coast Air Quality Management District ("SCAQMD") must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day. Once approval from SCAQMD has been obtained, a City of San Fernando Demolition Permit is required for any existing buildings or structures which are to be demolished and must be obtained prior to any work commencing.
19. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
20. Construction Hours. Construction activity on Mondays through Saturday shall be limited to 8:00 a.m. to 6:00 p.m. No construction shall be allowed on Sundays and Federal Holidays.
21. Graffiti Removal. Unless otherwise specified in the conditions of approval, the property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the community development department. Property owner(s), operator and all successors shall maintain an additional stock of exterior paints and finishes for immediate execution of graffiti removal. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to

- remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.
22. Site Inspections. The Community Development Department shall have the authority to inspect the site to assure compliance with these conditions of approval. The applicant and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
 23. Modifications. Unless the chief planning official deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission.
 24. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the City's Community Development Department.
 25. Hours of Operation: Monday through Friday 8:00 AM to 5:30 PM.
 26. Personal Vehicles: There shall be no storage of personal vehicles on this site.
 27. Outdoor Storage: There shall be no outdoor storage of materials. All storage shall be maintained within the building.
 28. Public Works Checklist: The applicant shall comply with the requirements for subdivision of the site as listed in the attached "Public Works Department Development/Improvement Review Checklist."
 29. Public Review of Conditions of Approval. A copy of these conditions of approval shall be retained on-site at all times during the hours of operation of the industrial building and shall be made available for viewing upon public request or upon request by any city official. Employees of the business shall not prohibit a request of the public to view the conditions of approval for this entitlement.
 30. Expiration. This entitlement shall become null and void unless exercised by obtaining building permits to implement the construction within twelve (12) months of final approval. Additional time in increments of six (6) months at a time may be granted, at the discretion of the Community Development Department Director, upon receipt of a request for an extension received 30 days prior to such expiration date. The operator will obtain and exercise an active business occupancy permit within twelve (12) months from when Certificate of Occupancy is obtained.

GENERAL PLAN AMENDMENT/ ZONE CHANGE APPLICATION

PROJECT INFORMATION			
SITE ADDRESS(ES) 649 4th Street, San Fernando, CA 91340			
ASSESSORS PARCEL NUMBER(S) "APN" 2519-021-015			
CURRENT LAND USE/ CURRENT ZONING SFR1	PROPOSED LAND USE/ PROPOSED ZONING M1	LOT SIZE 19,638	
LEGAL DESCRIPTION <i>(Include parcel map identifying project site and attach the back of this application)</i> <div style="border: 1px solid black; padding: 5px;"> Lot: X Tract No: 553 Abbreviated Description: LOT:X CITY:REGION/CLUSTER: 03/03126 TR#:553 TRACT NO 553 NW 94 FT OF LOT X City/Muni/Twp: REGION/CLUSTER: 03/03126 </div>			
EXISTING DEVELOPMENT/ USE <i>(Include any additional information on separate sheet and attach to the vack of this application)</i> Empty Lot			
PROPOSED DEVELOPMENT/ USE <i>(Include any additional information on separate sheet and attach to the back of this application)</i> 12,300 Warehouse			
APPLICANT INFORMATION			
APPLICANT NAME VP FAMILY PROPERTIES LLC		PHONE NUMBER 661-733-4368	
MAILING ADDRESS 610 ILEX ST SAN FERNANDO CA 91340			
FAX NUMBER	EMAIL ADDRESS rmontes@oculus1development.com	SIGNATURE <i>Richard Montes</i>	
PROPERTY OWNER INFORMATION <i>Attach a copy of grant deed for property or other legal documentation that identifies current ownership</i>			
PROPERTY OWNER NAME VP FAMILY PROPERTIES LLC		PHONE NUMBER 661-733-4368	
MAILING ADDRESS 610 ILEX ST SAN FERNANDO CA 91340			
FAX NUMBER	EMAIL ADDRESS rmontes@oculus1development.com	SIGNATURE	
FOR OFFICE USE ONLY			
GPA/ZC APP. \$ 3,601.00	TOTAL AMOUNT OF PROPERTIES INVOLVED 2	FILE NUMBER GPA NO.	CROSS REFERENCE SPR NO.
AIMS SURCHARGE \$ 360.10		ZC NO. 2018-001	CUP NO.
ENVIRONMENTAL \$ 204.00		OTHER	OTHER
NOTIFICATION \$ 120.00		OTHER	OTHER
PUBLISHING \$ 600.00	GENERAL PLAN AREA	OTHER	OTHER
TOTAL FEE \$4,885.10		OTHER	OTHER
ACCEPTED BY <i>Francisco Villalva</i>	DATE 4/12/18	INDEMNIFICATION AGREEMENT SUBMITTED ON	OTHER
			OTHER

REQUIRED FINDINGS

Pursuant to San Fernando City Code Section 106-20 (Zoning Map Amendments) the City Council may amend the City's official zoning map whenever required by public necessity, convenience and general welfare. As part of the review process, the Planning and Preservation Commission shall review all proposed zone change requests and provide a recommendation to the City Council to either approve, approve with conditions, or deny an application. Subsequent to Commission consideration, the City Council shall review the zone change request and approve the application only if the following findings of fact can be made in a positive manner.

1. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City's general plans; and,
2. The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

Below, please summarize how the proposed zone change request meets the required findings of fact.

1. HOW IS THE PROPOSED AMENDMENT CONSISTENT WITH THE OBJECTIVES, POLICIES, GENERAL LAND USES AND PROGRAMS OF THE CITY'S GENERAL PLANS?

The change from a R1 zone to a M1 zone falls within reasonable and logical municipal planning due to the fact that the site sits at what seems to be a antiquated spot zone. The property is adjacent to M1 property to the northeast and directly across on Jessie Street. Allowing the change would accommodate a coherent and consistent community plan. As the plan states that the Land Use Element is to establish a pattern for compatible land uses to reflect existing conditions and guide future development. This is exactly what the change of zone would do. It is good policy and will within commonsense planing.

2. HOW WILL THE ADOPTION OF THE PROPOSED AMENDMENT NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE?

A zone change of this site will increase the safety of the community by dedicating a large portion of the property to widen the street. Currently the width of Jessie Street is only 22 feet. The development will create the properly sized street of 60 feet. The street will increase the safety by creating a safer pathway for emergency vehicles to travel through. That street is the nearest entry to the business park in that part of the city. High level use which is associated with a more industrial type use requires better access by emergency vehicles in case of an industrial level accident. Further, the change to M1 will increase both jobs and city taxes being paid. The building will be used by a company which is currently doing business in the city. It is losing the lease and if this building is not allowed it will be moving out of the city. Therefore, it not only in the publics welfare but also its public interest.

GENERAL PLAN AMENDMENT/ ZONE CHANGE APPLICATION

ENVIRONMENTAL INFORMATION FORM (APPLICANT)

GENERAL INFORMATION

1. NAME AND ADDRESS OF DEVELOPER OR PROJECT SPONSOR
**VP FAMILY PROPERTIES LLC 610 ILEX ST
SAN FERNANDO CA 91340**
2. ADDRESS OF PROJECT
649 4th Street, San Fernando, CA 91340
3. ASSESSOR'S BLOCK AND LOT NUMBER
2519-021-015
4. NAME, ADDRESS, AND TELEPHONE NUMBER OF PERSON TO BE CONTACTED CONCERNING THIS PROJECT
**Richard Montes 610 ILEX ST
661-733-4368 SAN FERNANDO CA 91340**
5. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER PUBLIC APPROVALS REQUIRED FOR THIS PROJECT, INCLUDING THOSE REQUIRED BY CITY, REGIONAL, AND FEDERAL AGENCIES
We will need a side yard Variance
6. EXISTING LAND USE/ZONING
R1
7. PROPOSED LAND USE/ZONING
M1
8. PROPOSED USE OF SITE (PROJECT FOR WHICH THIS FORM IS FILLED)
Warehouse

PROJECT DESCRIPTION

9. SITE SIZE
211 X 94
10. SQUARE FOOTAGE
12,300
11. NUMBER OF FLOORS OF CONSTRUCTION
2
12. AMOUNT OF OFF-STREET PARKING PROVIDED
13
13. PROPOSED SCHEDULING
As soon as approval
14. ASSOCIATED PROJECTS
None
15. ANTICIPATED INCREMENTAL DEVELOPMENT
None
16. IF RESIDENTIAL, INDICATE THE NUMBER OF UNITS, SCHEDULE OF UNIT SIZES, RANGE OF SALE PRICES OR RENTS, AND TYPE OF HOUSEHOLD SIZE EXPECTED

PROJECT DESCRIPTION (CONTINUED)

17. IF COMMERCIAL, INDICATE THE TYPE, WHETHER NEIGHBORHOOD, CITY OR REGIONALLY ORIENTED, SQUARE FOOTAGE OF SALES AREA, AND LOADING FACILITIES
M1
18. IF INDUSTRIAL, INDICATE TYPE, ESTIMATED EMPLOYMENT PER SHIFT, AND LOADING FACILITIES
Construction warehouse, all work is done off site. All loading will be done within the facility.
19. IF INSTITUTIONAL, INDICATE THE MAJOR FUNCTION, ESTIMATED EMPLOYMENT PER SHIFT, ESTIMATED OCCUPANCY, LOADING FACILITIES, AND COMMUNITY BENEFITS TO BE DERIVED FROM THE PROJECTS
20. IF THE PROJECT INVOLVES A VARIANCE, CONDITIONAL USE OR REZONING APPLICATION, STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED **Side yard variance on one side of the building is being requested and was suggested by pre-meeting with City Manger.**

ENVIRONMENTAL SETTING *Please attach a brief description of the property involved (#19) and the surrounding area (#20). This can be very short and simple, a paragraph for each item.*

21. ON A SEPARATE PAGE, DESCRIBE THE PROJECT SITE AS IT EXISTS BEFORE THE PROJECT, INCLUDING INFORMATION ON TOPOGRAPHY, SOIL STABILITY, PLANTS AND ANIMALS, AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. DESCRIBE ANY EXISTING STRUCTURES ON THE SITE, AND THE USE OF THE STRUCTURES. ATTACH PHOTOGRAPHS OF THE SITE.
22. ON A SEPARATE PAGE, DESCRIBE THE SURROUNDING PROPERTIES, INCLUDING INFORMATION ON PLANTS AND ANIMALS AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. INDICATE THE TYPE OF LAND USE (RESIDENTIAL, COMMERCIAL, ETC.), INTENSITY OF LAND USE, AND SCALE OF DEVELOPMENT (HEIGHT, FRONTAGE, SET-BACK, REAR YARD, ETC.). ATTACH PHOTOGRAPHS OF THE VICINITY.

ENVIRONMENTAL IMPACT *Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).*

- | | | |
|---|------------------------------|--|
| 23. CHANGE IN EXISTING FEATURES OF ANY BAYS, TIDELANDS, BEACHES, OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 24. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREA OR PUBLIC LANDS OR ROADS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 25. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREA OF THE PROJECT? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 26. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 27. CHANGE IN DUST, ASH, SMOKE, FUMES, OR ODORS IN VICINITY? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 28. CHANGE IN OCEAN, BAY, LAKE, STREAM, OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 29. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 30. SITE ON FILLED LAND OR SLOPE OF 10 PERCENT OR MORE? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 31. USE OF DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 32. SUBSTANTIAL CHANGE IN DEMAND FOR MUNICIPAL SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 33. SUBSTANTIAL INCREASE IN FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 34. RELATIONSHIP TO LARGER PROJECT OR SERIES OR PROJECTS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

CERTIFICATION *I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.*

APPLICANT NAME VP Family Properties LLC	APPLICANT SIGNATURE <i>Norma Ruiz</i> Managing Member	DATE 4/12/18
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INDEMNIFICATION AGREEMENT

APPLICANT SUBMITTED AN APPLICATION TO THE CITY OF SAN FERNANDO COMMUNITY DEVELOPMENT DEPARTMENT ON THE FOLLOWING DATE, FOR THE FOLLOWING APPROVAL(S):

DATE

APPROVAL(S)

As part of, and in connection, with this application, Applicant agrees to defend, indemnify, release and hold harmless the City of San Fernando ("City"), its agents, officers, attorneys, employees, boards, commissions, advisory agencies, consultants and contractors (collectively "Indemnitees"), from and against any claim, action or proceeding (collectively "proceeding") brought against Indemnitees to challenge, attack, set aside, void or annul the approval of this application and/or any action taken by Indemnitees to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended ("CEQA"). This indemnification shall include, without limitation, damages, fees and/or costs awarded against or incurred by Indemnitees, if any, and costs of suit, claim or litigation, including, without limitation, attorney fees, expert witness fees and other costs, liabilities and expenses incurred in connection with the proceeding, whether incurred by Applicant, Indemnitees, and/or parties initiating or involved in such proceedings.

Applicant agrees to indemnify Indemnitees for all of the Indemnitee's costs, fees and damages incurred in enforcing the indemnification provisions of this Agreement.

Applicant agrees to defend, indemnify and hold harmless Indemnitees from and for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if made necessary by the proceeding and if Applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.

In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall have an retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. Indemnitees shall also have and retain the right to not participate in the defense, except that Indemnitees agree to reasonably cooperate with Applicant in the defense of the proceeding. If Indemnitees choose to have counsel of its own defend any proceeding where Applicant has already retained counsel to defend Indemnitees in such matters, the fees and expenses of the additional counsel selected by Indemnitees shall be paid by the Indemnitees. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant.

Applicant's defense and indemnification of the indemnitees set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

AFTER REVIEW AND CONSIDERATION FO ALL OF THE FOREGOING TERMS AND CONDITIONS, APPLICANT, BY ITS SIGNATURE BELOW, HEREBY AGREES TO BE BOUND BY AND TO FULLY AND TIMELY COMPLY WITH ALL OF THE FOREGOING TERMS AND CONDITIONS.

APPLICANT NAME (PRINT)

VP Family Properties LLC

APPLICANT SIGNATURE

Termin Pen. Maryjane Member

DATE

4/12/18

CITY PLANNING FILE NO.

VARIANCE APPLICATION

REQUIREMENTS

TO THE APPLICANT:

Please provide the following materials for your application. A complete application package will expedite your public hearing before the Planning and Preservation Commission. A complete package consists of the following:

1. A completed Variance application (Page 5) signed by the applicant and property owner. If the applicant owns the property, please sign on both lines.
2. A complete site plan and, if required, building elevations. (Planning staff will determine whether elevations are necessary for a specific application.) Site plan specifications are attached.
3. A 500-foot radius map (one copy) and ownership list and mailing labels (two sets). A sample radius map is attached. The ownership list should be numbered and keyed to the map, so that referring to the ownership list can readily identify a parcel's owner. An example is attached. (**Please note:** Unless specified, zoning and land uses are not required as part of the radius map information.)
4. An environmental information sheet and checklist. This is required whether or not a project is exempt from the California Environmental Quality Act, as it provides information necessary for that determination.

5. FILING FEES:	VARIANCE APPLICATION	\$	2,567.00
	ACTIVITY INFORMATION MANAGEMENT	\$	256.70
	SYSTEM (AIMS) SURCHARGE		
	ENVIRONMENTAL ASSESSMENT (A)	\$	204.00
	PUBLIC NOTIFICATION	\$	120.00
	LEGAL PUBLISHING OF NOTICE (B)	\$	600.00
	TOTAL FILING FEE	\$	3,747.70

- a) The environmental assessment fee covers the preliminary assessment of your proposal. If your proposal is deemed to be categorically exempt, no further assessment is required. If a project is not categorically exempt and environmental documentation is required (e.g.- Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report), then the applicant is responsible for the additional cost. When applicable, proposals requiring environmental filing will require that a notice be filed with the Los Angeles County Clerk. The filing fee for recordation of environmental documents is \$75.
- b) For legal publishing of notices: If the cost to publish legal notices pertaining to the proposal exceeds \$600 then the applicant will be billed accordingly.

Please fill out application as completely as possible. Planning staff will assist with the application, when necessary. However, it is essential that the radius map and mailing list be complete when submitted. An incorrect map or mailing list nullifies the public hearing and any decision made by the Planning and Preservation Commission.

For questions and assistance, please call the Community Development Department at (818) 898-1227. Assistance is also available at the zoning counter during normal business hours.

RADIUS MAP

The intent of the State law requiring notification of property owners within 500 feet of a zoning application is to clearly inform those owners of a project that could affect them. The law requires that the latest updated County Assessor's rolls be utilized. Property owners or their representatives must prepare ownership lists or the applicant may buy this service from the several companies that specialize in such work.

A sample radius map is attached, as well as an affidavit of the person who prepares the mailing list. That person must complete and sign the affidavit. A valid ownership list consists of the following:

1. Consecutive parcel numbers keyed to the map, so that it may easily be determined whether a specific property's owner was legally notified;
2. The assessor's book, page and parcel number (APN) for each parcel;
3. The name and mailing address of each property owner;

RADIUS MAP (CONTINUED)

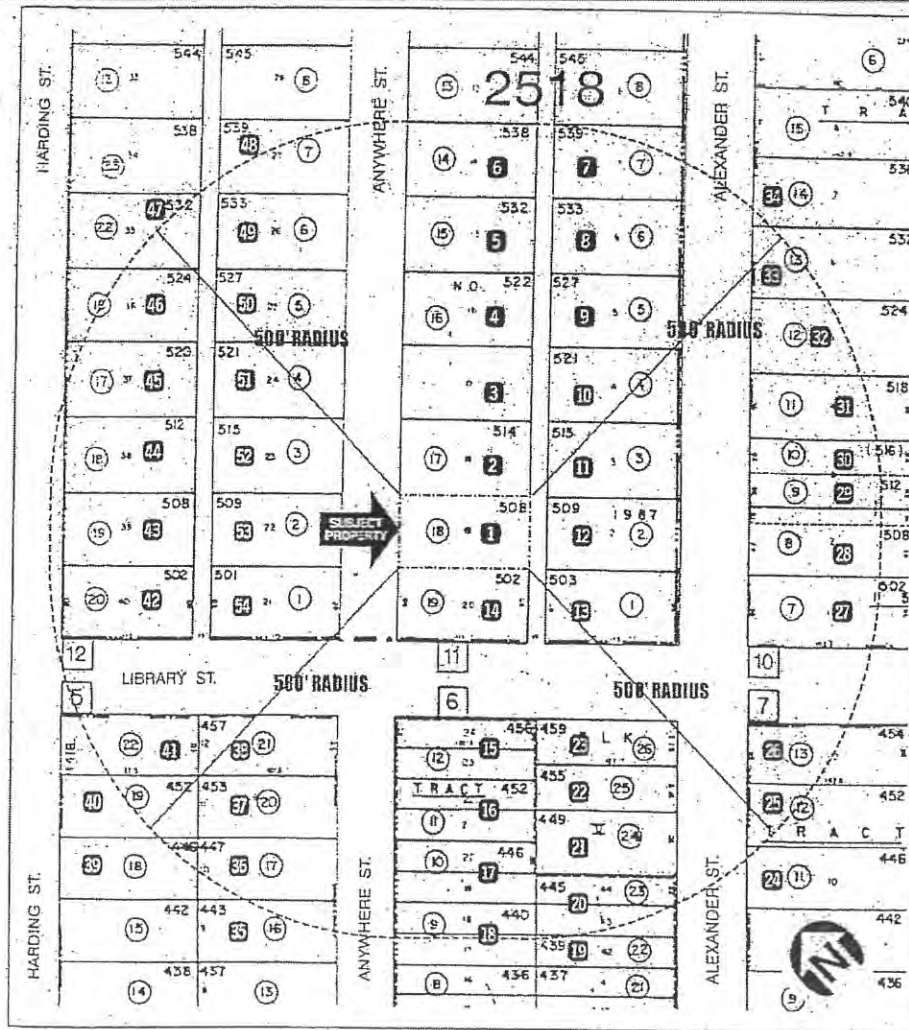
4. The applicant's name and mailing address, with any representatives or others the applicant wishes to notify, marked with an XX. These will be sent by certified mail; and,
5. Two (2) sets of gummed mailing labels and one copy must be submitted. The labels should look like this:

APN 2511-001-001	1	APN 2511-002-002	2
Duke Wayne Dev. Co		R. Phillippi	
101 N First Street		121 N. Orange Grove Ave.	
Hollywood, CA 91111	XX	San Fernando, CA 91340	

The first gummed label must have the applicant's name and address and the symbol XX in the lower right hand corner. This notice will be sent by certified mail. The applicant should also include all other parties - such as his architect or engineer - on the mailing list so that he/she may receive the notice as well.

The submitted radius map must indicate the subject property by graphic means. The parcels must be numbered consecutively (besides the legal description lot number and the APN) and keyed to the mailing list. The intent is to determine whether a specific property owner was notified of the public hearing.

SAMPLE RADIUS MAP



SUBJECT PROPERTY:
508 Anywhere Street
San Fernando, CA 91340

500 FEET RADIUS NOT TO SCALE

2511-001-001
John Smith
514 Anywhere Street
San Fernando, CA 91340

2 Consecutive Parcel Numbers
Keyed to Mailing Labels &
Ownership List

CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, _____, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of five hundred (500) feet from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

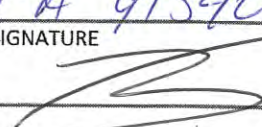
(SIGNED) _____

NAME _____

ADDRESS _____

PHONE _____

LEFT BLANK INTENTIONALLY

PROJECT INFORMATION			
SITE ADDRESS(ES) 649 4 th Street, San Fernando, CA 91340			
ASSESSORS PARCEL NUMBER(S) "APN" 2519-021-015			
LOT SIZE 19,834 (211x94)		EXISTING BUILDING (SQUARE FOOTAGE) 592 sq ft to be demolished	
PROPOSED ADDITION (SQUARE FOOTAGE) new construction 12,300 sq ft.		TOTAL PARKING SPACES (ON-SITE/OFF-SITE) 16 new spaces	
PROPOSED USE(S) wine house		LANDSCAPING (SQUARE FOOTAGE) 3,943 (3,322 Required)	
PROJECT DESCRIPTION/TYPE OF CONDITIONAL USE PERMIT REQUEST Include any additional information on separate sheet and attach to the back of this application As a result of a GPA a new building will be constructed and the CM suggested a side yard variance along the north side of the building.			
APPLICANT INFORMATION			
APPLICANT NAME V.P. Family Properties LLC		PHONE NUMBER 661-733-4368	
MAILING ADDRESS 610 Ilex St, San Fernando CA 91340			
FAX NUMBER —	EMAIL ADDRESS rmontes@oculusdevelopment.com		SIGNATURE
PROPERTY OWNER INFORMATION			
PROPERTY OWNER NAME V.P. Family Properties LLC		PHONE NUMBER 661-733-4368	
MAILING ADDRESS 610 Ilex St San Fernando, CA 91340			
FAX NUMBER —	EMAIL ADDRESS same as above		SIGNATURE 
FOR OFFICE USE ONLY			
VAR APPLICATION \$ 2,567.00	ZONE R1 to M1	GENERAL PLAN AREA	FILE NO.
AIMS SURCHARGE \$ 256.70	DATE FILED 6/18/18		VAR NO. 2018-001
ENVIRONMENTAL \$ 204.00	ACCEPTED BY		
NOTIFICATION \$ 120.00			AIMS NO
PUBLISHING \$ 600.00			CROSS REFERENCE
TOTAL FEE \$3,747.70			SPR NO. 2018-018
COMMENTS			CUP NO.
			OTHER

LEFT BLANK INTENTIONALLY

ENVIRONMENTAL INFORMATION FORM (APPLICANT)

GENERAL INFORMATION

1. NAME AND ADDRESS OF DEVELOPER OR PROJECT SPONSOR

V.P. Family Properties LLC - same as before

2. ADDRESS OF PROJECT

649 4th Street, San Fernando, CA 91340

3. ASSESSOR'S BLOCK AND LOT NUMBER

2519-021-015

4. NAME, ADDRESS, AND TELEPHONE NUMBER OF PERSON TO BE CONTACTED CONCERNING THIS PROJECT

Richard Montes, same address, 661-733-4368

5. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER PUBLIC APPROVALS REQUIRED FOR THIS PROJECT, INCLUDING THOSE REQUIRED BY CITY, REGIONAL, AND FEDERAL AGENCIES

General Plan Amendment / Zone change

6. EXISTING ZONING DISTRICT

R1

7. PROPOSED USE OF SITE (PROJECT FOR WHICH THIS FORM IS FILLED)

M1

PROJECT DESCRIPTION

8. SITE SIZE

211x94

9. SQUARE FOOTAGE

Lot 19,834 (Building - Proposed - 17,300)

10. NUMBER OF FLOORS OF CONSTRUCTION

2

11. AMOUNT OF OFF-STREET PARKING PROVIDED

16

12. PROPOSED SCHEDULING

ASAP

13. ASSOCIATED PROJECTS

none

14. ANTICIPATED INCREMENTAL DEVELOPMENT

none

15. IF RESIDENTIAL, INDICATE THE NUMBER OF UNITS, SCHEDULE OF UNIT SIZES, RANGE OF SALE PRICES OR RENTS, AND TYPE OF HOUSEHOLD SIZE EXPECTED

N/A

16. IF COMMERCIAL, INDICATE THE TYPE, WHETHER NEIGHBORHOOD, CITY OR REGIONALLY ORIENTED, SQUARE FOOTAGE OF SALES AREA, AND LOADING FACILITIES

M1

17. IF INDUSTRIAL, INDICATE TYPE, ESTIMATED EMPLOYMENT PER SHIFT, AND LOADING FACILITIES

N/A

PROJECT DESCRIPTION (CONTINUED)

18. IF INSTITUTIONAL, INDICATE THE MAJOR FUNCTION, ESTIMATED EMPLOYMENT PER SHIFT, ESTIMATED OCCUPANCY, LOADING FACILITIES, AND COMMUNITY BENEFITS TO BE DERIVED FROM THE PROJECTS

N/A

19. IF THE PROJECT INVOLVES A VARIANCE, CONDITIONAL USE OR REZONING APPLICATION, STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED

This is a VARIANCE Application, side yard

ENVIRONMENTAL SETTING Please attach a brief description of the property involved (#19) and the surrounding area (#20). This can be very short and simple, a paragraph for each item.

20. ON A SEPARATE PAGE, DESCRIBE THE PROJECT SITE AS IT EXISTS BEFORE THE PROJECT, INCLUDING INFORMATION ON TOPOGRAPHY, SOIL STABILITY, PLANTS AND ANIMALS, AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. DESCRIBE ANY EXISTING STRUCTURES ON THE SITE, AND THE USE OF THE STRUCTURES. ATTACH PHOTOGRAPHS OF THE SITE.

21. ON A SEPARATE PAGE, DESCRIBE THE SURROUNDING PROPERTIES, INCLUDING INFORMATION ON PLANTS AND ANIMALS AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. INDICATE THE TYPE OF LAND USE (RESIDENTIAL, COMMERCIAL, ETC.), INTENSITY OF LAND USE, AND SCALE OF DEVELOPMENT (HEIGHT, FRONTAGE, SET-BACK, REAR YARD, ETC.). ATTACH PHOTOGRAPHS OF THE VICINITY.

ENVIRONMENTAL IMPACT Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).

22. CHANGE IN EXISTING FEATURES OF ANY BAYS, TIDELANDS, BEACHES, OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
23. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREA OR PUBLIC LANDS OR ROADS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
24. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREA OF THE PROJECT?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
25. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
26. CHANGE IN DUST, ASH, SMOKE, FUMES, OR ODORS IN VICINITY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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28. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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30. USE OF DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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32. SUBSTANTIAL INCREASE IN FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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CERTIFICATION I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

APPLICANT NAME

APPLICANT SIGNATURE

DATE

June 18, 2018

INDEMNIFICATION AGREEMENT

APPLICANT SUBMITTED AN APPLICATION TO THE CITY OF SAN FERNANDO COMMUNITY DEVELOPMENT DEPARTMENT ON THE FOLLOWING DATE, FOR THE FOLLOWING APPROVAL(S):

DATE

APPROVAL(S)

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AFTER REVIEW AND CONSIDERATION FO ALL OF THE FOREGOING TERMS AND CONDITIONS, APPLICANT, BY ITS SIGNATURE BELOW, HEREBY AGREES TO BE BOUND BY AND TO FULLY AND TIMELY COMPLY WITH ALL OF THE FOREGOING TERMS AND CONDITIONS.

APPLICANT NAME (PRINT)

APPLICANT SIGNATURE

DATE

June 18, 2018

CITY PLANNING FILE NO.

SITE PLAN REVIEW/ PLANNING REVIEW APPLICATION

DEVELOPMENT REVIEW PROCESS

The Development Process is used to review all project proposals (i.e., residential, commercial, industrial, and conditionally permitted uses). The process enables various City Departments and Divisions (i.e., Planning, Building, Public Works, Police, and Fire) to thoroughly analyze each proposal for conformity with the provisions established in the City's Municipal Code.

Additionally, the review process is to ensure consistency with applicable development standards, design guidelines, and building code requirements, as well as that each development proposal is designed to be compatible with any existing structures and uses on-site and/or the neighboring properties. In this way, the quality and economic health of the City's residential, commercial, and industrial districts are maintained.

PRE-SUBMITTAL REVIEW (INFORMAL)

- Step 1** Applicant discusses project proposal with Planning Division.
- Step 2** Planning Division directs applicant to appropriate City Departments and Divisions for preliminary discussion requirements.
- Step 3** Planning Division advises applicant on steps necessary to receive final project approval (i.e., Staff level approval, Planning Commission, Redevelopment Agency).

What a Pre-submittal Review Can Do:

- Identify potential development issues or adverse environmental impacts with the proposed development.
- Provide possible alternatives or potential mitigation measures for identified issues with the proposed development.
- Provide general interpretation of the code and methods of compliance utilized on previous developments.

What a Pre-submittal Review Cannot Do:

- Predict the outcome of the actual Site Plan Review.
- Reveal all potential issues which may arise for a proposed development.
- Identify all mitigation measures at this step of the review process.

SITE PLAN REVIEW PROCESS

- Step 4** Applicant submits **two (2)** sets of site plan, conceptual landscape plan, floor plan, roof plan, and elevation drawings along with a **CD containing these documents as an electronic file (Adobe PDF file format)** to the Planning Division accompanied by a complete Site Plan Review application and required filing fees. Submitted set of drawings must be stapled and pre-folded to approximately 8½ x 11 inches.
- Step 5** **FILING FEE: \$1,939.30** for a Site Plan Review. A **\$970.20** filing fee would apply to a single family detached dwelling on one lot with residing owner occupant who is proposing an addition of ≥ 50% of the existing square feet of the living area. A **\$264.00** filing fee would apply to a single family detached dwelling on one lot with residing owner occupant who is proposing an addition of ≤ 49% of the existing square feet of the living area.
- **A \$75.00 check made payable to the Los Angeles County Registrar/Recorder will be required for recordation of the environmental assessment for the approved project.**
- Step 6** Planning Division routes the project plans to various City Departments and Divisions for review and comment. A meeting is held with various Departments and Divisions to review and discuss the project proposal. **(Approximately 4 weeks).**
- Step 7** Planning Division transmits comments and informs applicant of next process for final project approval. If any corrections and/or additional information are required, staff will provide a written summary to the applicant. The plans must then be corrected and resubmitted to the Planning Division for further review.

FINAL REVIEW PROCESS

- Step 8** Planning Division determines required process for final project approval.
- Step 9** If the project does not require any other review or approvals, the project may be submitted to the Building Division for Plan Checking (skip to step 11). However, if the project requires Planning Commission (i.e., Conditional Use Permit, Variance, General Plan Amendment, Zone Change, and Subdivision) or Redevelopment Agency approval, proceed to next step.
- Step 10** Submit **seventeen (17)** sets of site plan, conceptual landscape plan, floor plan, roof plan, and elevation drawings to the Planning Division accompanied by the City-provided application and required filling fee (to include environmental fee).
- Step 11** Planning Division schedules the project to be reviewed by the appropriate hearing body. If approved, the plans, with any required revisions, may be submitted to the Building Division for Plan Checking. **(Approximately 3 weeks).**

PLAN CHECKING AND PERMIT ISSUANCE

- Step 12** Applicant submits **two (2)** sets of complete construction plans and documentation to the Building Division with the required Plan Check fee. Prior to acceptance by the Building Division, the Planning Division shall review the plans to ensure that they include any and all requested revisions. Building Division routes plans to other Departments and/or Divisions for review and approval. **(Approximately 3 weeks).**
- Step 13** The plans are reviewed for compliance with applicable City and State Uniform Building and Fire Codes. If any deficiencies are noted, the plans must be corrected and resubmitted to the Building Division for further review. However, if the plans are approved or approved with conditions, building permits may be obtained.
- Step 14** Once the plans have received Building Division approval and all other Division and Department (i.e., Planning, Public Works, Fire, etc.) approvals, building permits may be issued. The building permit fee is based on the valuation of the proposed development. This is determined by the type of construction and cost per square foot as adopted in the City's fee schedule. Also, any Public Works fees must be paid at this time. Additionally, the applicant is required to pay a school fee (\$x.xx/sq. ft. of building area) to the Los Angeles Unified School District. Upon completion of construction a Certificate of Occupancy will be granted.

Decisions of City Staff may be appealed to the Planning Commission. Additionally, decisions of the Planning Commission are appealed to the City Council. Appeals must be filed with the City Clerk within ten (10) days of the decision. The fee to appeal a decision is ½ the application fee. The City's Planning Division will coordinate the entire development review process.

PROPOSED DEVELOPMENT REVIEW CHECKLIST *The following checklist will aid the Planning Division in determining the level of review required for the proposed development submittal.*

Does the project propose new, altered, or the replacement of any of the following:		
Electrical, mechanical, and/or plumbing fixtures and systems	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roofing material (no structural changes to roof design)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Change of window(s) (not materially altering the appearance or character of the structure) <i>new entry</i>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose <u>any</u> interior alterations (does not increase square footage or building height)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <i>new build</i>
Does the project propose new landscaping and/or hardscaping (including plant materials, driveways, walkways, and planters)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose the removal of any mature trees?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose any new and/or additional business identification signage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose any new wall or fence construction?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project proposal require any building demolition?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose the construction of any carport or garage?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

PROPOSED DEVELOPMENT REVIEW CHECKLIST (CONTINUED)

Does the project propose to enclose a porch or staircase?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose a new and/or additional deck, patio cover, or trellis?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the project proposed on a vacant parcel of land?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is an accessory dwelling unit proposed?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project propose new residential, commercial, industrial, or institutional buildings?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Is any proposed accessory structure greater than 400 square feet?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project propose an additional residential unit in an existing residential development?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project propose a primary residential building that will be larger than the average of structures in the immediate vicinity in the same zone?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is <u>any</u> change in use proposed (i.e.: residential to commercial, single-family to multi-family, etc)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the proposal expand or intensify a current land use?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the proposal include a façade improvement that would compromise or significantly alter the original character of the structure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose an addition greater than 50% of the existing square footage of the structure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the proposal increase vehicular traffic resulting in a change of traffic volume or patterns in the area, parking, noise, lighting, etc.?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the proposal include <u>any</u> addition in square footage to a commercial, industrial, or institutional building?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

SITE PLAN SUBMITTAL REQUIREMENTS – CONTENT OF THE SITE PLAN

The site plan shall indicate clearly and will full dimensions the following information:

- (1) Lot dimensions, setbacks, yards, and open space.
- (2) Existing and proposed buildings and structures, including location, size, height, number of stories, proposed use, and location of doors.
- (3) Distance between proposed structure and any off-site structure located within 10 feet of the property line on adjacent lots.
- (4) Walls, fences, and landscaping: location, height, and materials.
- (5) Off-street parking: location, dimensions of parking area, number of spaces, arrangement of spaces, and internal circulation pattern.
- (6) Access: pedestrian, vehicular, service; and definitions of all points of ingress and egress.
- (7) North arrow, scale, and site address.
- (8) Loading areas: location, dimensions, number of spaces, internal circulation, and access from public streets.
- (9) Lighting: including general nature, location, and hooding devices.
- (10) Existing and proposed off-site improvements: including location of utility poles, fire hydrant, street lights, street trees, parkway landscape, and water meter.
- (11) Landscaping: including existing mature trees and proposed trees and plant materials.
- (12) Outdoor storage and activities if permitted in the zone: including type, location, and height of screening devices.
- (13) Drainage and grading plan.
- (14) Such other data as may be required to assist the planning director to act on the plan.

APPLICANT INFORMATION

APPLICANT NAME

Victor Pena CB: Richard Montes

PHONE NUMBER

661-733-4368
1-818-822-9285

MAILING ADDRESS

610 ILex St, San Fernando, CA 91340

EMAIL ADDRESS

FAX NUMBER

r.montes@oculus1Development.com

PROJECT INFORMATION

SITE ADDRESS

649 4th Street, San Fernando, CA 91340

REQUEST (WHAT IS BEING APPLIED FOR)

General Plan Amendment/Zone Change

ASSESSORS PARCEL NUMBER(S) "APN"

~~12519-021-015~~ 2519-021-015

BUILDING SIZE

12,300 sf

BUILDING ADDITION (IF ANY)

new construction

PARKING AVAILABLE (NUMBER)

16 (1 HC) (15 STD)

LANDSCAPING PROVIDED (IN SQUARE FEET)

3,943 (Required 3,322)

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME

VP Family Properties LLC

PHONE NUMBER

661-733-4368

MAILING ADDRESS

R.montes@oculus1Development.com

EMAIL ADDRESS

FAX NUMBER

610 ILex St, San Fernando, CA 91340

SIGNATURES

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

FOR OFFICE USE ONLY

DATE FILED

6/18/18

ACCEPTED BY

Gerardo M.

CASE NO.

2018-018

ZONING

R1 to M1

GPA

ENVIRONMENTAL INFORMATION FORM (APPLICANT)**GENERAL INFORMATION**

1. NAME AND ADDRESS OF DEVELOPER OR PROJECT SPONSOR

Richard Montes

2. ADDRESS OF PROJECT

649 4th Street, San Fernando, CA

ASSESSOR'S BLOCK AND LOT NUMBER

2519-021-015

3. NAME, ADDRESS, AND TELEPHONE NUMBER OF PERSON TO BE CONTACTED CONCERNING THIS PROJECT

Richard Montes 661-733-4368

4. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER PUBLIC APPROVALS REQUIRED FOR THIS PROJECT, INCLUDING THOSE REQUIRED BY CITY, REGIONAL, AND FEDERAL AGENCIES

General Plan Amendment / Zone change / Variance

5. EXISTING ZONING DISTRICT

B1

6. PROPOSED USE OF SITE (PROJECT FOR WHICH THIS FORM IS FILLED)

*M1 warehouse***PROJECT DESCRIPTION**

7. SITE SIZE

211 X 94

8. SQUARE FOOTAGE

*Lot 19,834**Building 12,300*

9. NUMBER OF FLOORS OF CONSTRUCTION

2

10. AMOUNT OF OFF-STREET PARKING PROVIDED

16

11. PROPOSED SCHEDULING

ASAP

12. ASSOCIATED PROJECTS

NONE

13. ANTICIPATED INCREMENTAL DEVELOPMENT

NONE

14. IF RESIDENTIAL, INDICATE THE NUMBER OF UNITS, SCHEDULE OF UNIT SIZES, RANGE OF SALE PRICES OR RENTS, AND TYPE OF HOUSEHOLD SIZE EXPECTED

N/A

15. IF COMMERCIAL, INDICATE THE TYPE, WHETHER NEIGHBORHOOD, CITY OR REGIONALLY ORIENTED, SQUARE FOOTAGE OF SALES AREA, AND LOADING FACILITIES

M1

16. IF INDUSTRIAL, INDICATE TYPE, ESTIMATED EMPLOYMENT PER SHIFT, AND LOADING FACILITIES

N/A

17. IF INSTITUTIONAL, INDICATE THE MAJOR FUNCTION, ESTIMATED EMPLOYMENT PER SHIFT, ESTIMATED OCCUPANCY, LOADING FACILITIES, AND COMMUNITY BENEFITS TO BE DERIVED FROM THE PROJECTS

N/A

PROJECT DESCRIPTION (CONTINUED)

18. IF THE PROJECT INVOLVES A VARIANCE, CONDITIONAL USE OR REZONING APPLICATION, STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED

GPA needed for Zone Change + Variance for side yard

ENVIRONMENTAL SETTING Please attach a brief description of the property involved (#19) and the surrounding area (#20). This can be very short and simple, a paragraph for each item.

19. ON A SEPARATE PAGE, DESCRIBE THE PROJECT SITE AS IT EXISTS BEFORE THE PROJECT, INCLUDING INFORMATION ON TOPOGRAPHY, SOIL STABILITY, PLANTS AND ANIMALS, AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. DESCRIBE ANY EXISTING STRUCTURES ON THE SITE, AND THE USE OF THE STRUCTURES. ATTACH PHOTOGRAPHS OF THE SITE.

20. ON A SEPARATE PAGE, DESCRIBE THE SURROUNDING PROPERTIES, INCLUDING INFORMATION ON PLANTS AND ANIMALS AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. INDICATE THE TYPE OF LAND USE (RESIDENTIAL, COMMERCIAL, ETC.), INTENSITY OF LAND USE, AND SCALE OF DEVELOPMENT (HEIGHT, FRONTAGE, SET-BACK, REAR YARD, ETC.). ATTACH PHOTOGRAPHS OF THE VICINITY.

ENVIRONMENTAL IMPACT Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).

21. CHANGE IN EXISTING FEATURES OF ANY BAYS, TIDELANDS, BEACHES, OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
22. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREA OR PUBLIC LANDS OR ROADS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
23. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREA OF THE PROJECT?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
24. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
25. CHANGE IN DUST, ASH, SMOKE, FUMES, OR ODORS IN VICINITY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
26. CHANGE IN OCEAN, BAY, LAKE, STREAM, OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
27. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
28. SITE ON FILLED LAND OR SLOPE OF 10 PERCENT OR MORE?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
29. USE OF DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
30. SUBSTANTIAL CHANGE IN DEMAND FOR MUNICIPAL SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
31. SUBSTANTIAL INCREASE IN FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
32. RELATIONSHIP TO LARGER PROJECT OR SERIES OF PROJECTS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CERTIFICATION I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

APPLICANT NAME	APPLICANT SIGNATURE 	DATE <i>June 18, 2018</i>
----------------	--	------------------------------

APPLICANT INFORMATION *Note: If Applicant is not the Property Owner, then an Agent Authorization Letter is required in order to allow Applicant to act as an agent on behalf of the Property Owner(s).*

APPLICANT NAME VP Family Properties, Inc.	PHONE NUMBER 661-733-4368
MAILING ADDRESS 610 Ilex Street, San Fernando, CA 91340	
EMAIL ADDRESS rmontes@oculus1Development.com	FAX NUMBER

PROJECT INFORMATION

SITE ADDRESS 649 and 655 4th Street, San Fernando, CA 91340
REQUEST (WHAT IS BEING APPLIED FOR) Lot Merger
ASSESSORS PARCEL NUMBER(S) "APN" 2519-021-015 & 2519-015-014

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME VP Family Properties, LLC	PHONE NUMBER 6617334368
MAILING ADDRESS 610 Ilex Street, San Fernando, CA 91384	
EMAIL ADDRESS rmontes@oculus1development.com	FAX NUMBER

SIGNATURES

APPLICANT SIGNATURE <i>Veronica Perez, President</i>	PROPERTY OWNER SIGNATURE <i>Veronica Perez</i>
---	---

FOR OFFICE USE ONLY

OIMP APPLICATION \$ 2,900.00	ZONE	GENERAL PLAN AREA	FILE NUMBER
AIMS SURCHARGE \$ 290.00			
TOTAL FEE \$ 3,190.00	DATE FILED		CUP NO.
	ACCEPTED BY		AIMS NO.
COMMENTS			CROSS REFERENCE
			SPR NO.
			VAR NO.
			OTHER

LEFT BLANK INTENTIONALLY

ENVIRONMENTAL INFORMATION FORM (APPLICANT)	
GENERAL INFORMATION	
1. NAME AND ADDRESS OF DEVELOPER OR PROJECT SPONSOR Same as above (Owner)	
2. ADDRESS OF PROJECT 649 and 655 4th Street, San Fernando, CA 91340	ASSESSOR'S BLOCK AND LOT NUMBER 2519-021-015 & 2519-015-014
3. NAME, ADDRESS, AND TELEPHONE NUMBER OF PERSON TO BE CONTACTED CONCERNING THIS PROJECT Richard Montes, 661-733-4368	
4. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER PUBLIC APPROVALS REQUIRED FOR THIS PROJECT, INCLUDING THOSE REQUIRED BY CITY, REGIONAL, AND FEDERAL AGENCIES GPA, Zone Change and Variance	
5. EXISTING ZONING DISTRICT R1	
6. PROPOSED USE OF SITE (PROJECT FOR WHICH THIS FORM IS FILLED) Office Warehouse	
PROJECT DESCRIPTION	
7. SITE SIZE 211 x 94	
8. SQUARE FOOTAGE 12,300	
9. NUMBER OF FLOORS OF CONSTRUCTION 2	
10. AMOUNT OF OFF-STREET PARKING PROVIDED 16	
11. PROPOSED SCHEDULING On approval of zone change	
12. ASSOCIATED PROJECTS None	
13. ANTICIPATED INCREMENTAL DEVELOPMENT None	
14. IF RESIDENTIAL, INDICATE THE NUMBER OF UNITS, SCHEDULE OF UNIT SIZES, RANGE OF SALE PRICES OR RENTS, AND TYPE OF HOUSEHOLD SIZE EXPECTED	
15. IF COMMERCIAL, INDICATE THE TYPE, WHETHER NEIGHBORHOOD, CITY OR REGIONALLY ORIENTED, SQUARE FOOTAGE OF SALES AREA, AND LOADING FACILITIES M1	
16. IF INDUSTRIAL, INDICATE TYPE, ESTIMATED EMPLOYMENT PER SHIFT, AND LOADING FACILITIES Construction warehouse, all work is done off site. All loading will be done within the facility.	
17. IF INSTITUTIONAL, INDICATE THE MAJOR FUNCTION, ESTIMATED EMPLOYMENT PER SHIFT, ESTIMATED OCCUPANCY, LOADING FACILITIES, AND COMMUNITY BENEFITS TO BE DERIVED FROM THE PROJECTS	

OWNER-INITIATED MERGER OF PARCELS APPLICATION

18. IF THE PROJECT INVOLVES A VARIANCE, CONDITIONAL USE OR REZONING APPLICATION, STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED Side yard variance on one side of the building is being requested and was suggested by City Manger in a pre-development meeting.

ENVIRONMENTAL SETTING Please attach a brief description of the property involved (#19) and the surrounding area (#20). This can be very short and simple, a paragraph for each item.

19. ON A SEPARATE PAGE, DESCRIBE THE PROJECT SITE AS IT EXISTS BEFORE THE PROJECT, INCLUDING INFORMATION ON TOPOGRAPHY, SOIL STABILITY, PLANTS AND ANIMALS, AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. DESCRIBE ANY EXISTING STRUCTURES ON THE SITE, AND THE USE OF THE STRUCTURES. ATTACH PHOTOGRAPHS OF THE SITE.

20. ON A SEPARATE PAGE, DESCRIBE THE SURROUNDING PROPERTIES, INCLUDING INFORMATION ON PLANTS AND ANIMALS AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. INDICATE THE TYPE OF LAND USE (RESIDENTIAL, COMMERCIAL, ETC.), INTENSITY OF LAND USE, AND SCALE OF DEVELOPMENT (HEIGHT, FRONTAGE, SET-BACK, REAR YARD, ETC.). ATTACH PHOTOGRAPHS OF THE VICINITY.

ENVIRONMENTAL IMPACT Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).

- | | | |
|---|------------------------------|--|
| 21. CHANGE IN EXISTING FEATURES OF ANY BAYS, TIDELANDS, BEACHES, OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 22. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREA OR PUBLIC LANDS OR ROADS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 23. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREA OF THE PROJECT? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 24. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 25. CHANGE IN DUST, ASH, SMOKE, FUMES, OR ODORS IN VICINITY? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 26. CHANGE IN OCEAN, BAY, LAKE, STREAM, OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 27. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 28. SITE ON FILLED LAND OR SLOPE OF 10 PERCENT OR MORE? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 29. USE OF DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 30. SUBSTANTIAL CHANGE IN DEMAND FOR MUNICIPAL SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 31. SUBSTANTIAL INCREASE IN FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 32. RELATIONSHIP TO LARGER PROJECT OR SERIES OR PROJECTS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

CERTIFICATION I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

APPLICANT NAME
VP Family Properties, Inc.
Owner Veronica Pena

APPLICANT SIGNATURE

Veronica Pena, President

DATE

3/18/18

INDEMNIFICATION AGREEMENT

APPLICANT SUBMITTED AN APPLICATION TO THE CITY OF SAN FERNANDO COMMUNITY DEVELOPMENT DEPARTMENT ON THE FOLLOWING DATE, FOR THE FOLLOWING APPROVAL(S):

DATE

APPROVAL(S)

As part of, and in connection, with this application, Applicant agrees to defend, indemnify, release and hold harmless the City of San Fernando ("City"), its agents, officers, attorneys, employees, boards, commissions, advisory agencies, consultants and contractors (collectively "Indemnitees"), from and against any claim, action or proceeding (collectively "proceeding") brought against Indemnitees to challenge, attack, set aside, void or annul the approval of this application and/or any action taken by Indemnitees to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended ("CEQA"). This indemnification shall include, without limitation, damages, fees and/or costs awarded against or incurred by Indemnitees, if any, and costs of suit, claim or litigation, including, without limitation, attorney fees, expert witness fees and other costs, liabilities and expenses incurred in connection with the proceeding, whether incurred by Applicant, Indemnitees, and/or parties initiating or involved in such proceedings.

Applicant agrees to indemnify Indemnitees for all of the Indemnitee's costs, fees and damages incurred in enforcing the indemnification provisions of this Agreement.

Applicant agrees to defend, indemnify and hold harmless Indemnitees from and for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if made necessary by the proceeding and if Applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.

In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall have an retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. Indemnitees shall also have and retain the right to not participate in the defense, except that Indemnitees agree to reasonably cooperate with Applicant in the defense of the proceeding. If Indemnitees choose to have counsel of its own defend any proceeding where Applicant has already retained counsel to defend Indemnitees in such matters, the fees and expenses of the additional counsel selected by Indemnitees shall be paid by the Indemnitees. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant.

Applicant's defense and indemnification of the indemnitees set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

AFTER REVIEW AND CONSIDERATION FO ALL OF THE FOREGOING TERMS AND CONDITIONS, APPLICANT, BY ITS SIGNATURE BELOW, HEREBY AGREES TO BE BOUND BY AND TO FULLY AND TIMELY COMPLY WITH ALL OF THE FOREGOING TERMS AND CONDITIONS.

APPLICANT NAME (PRINT)
VP Family Properties,
Owner Veronica Pena

APPLICANT SIGNATURE

Veronica Pena, President

DATE

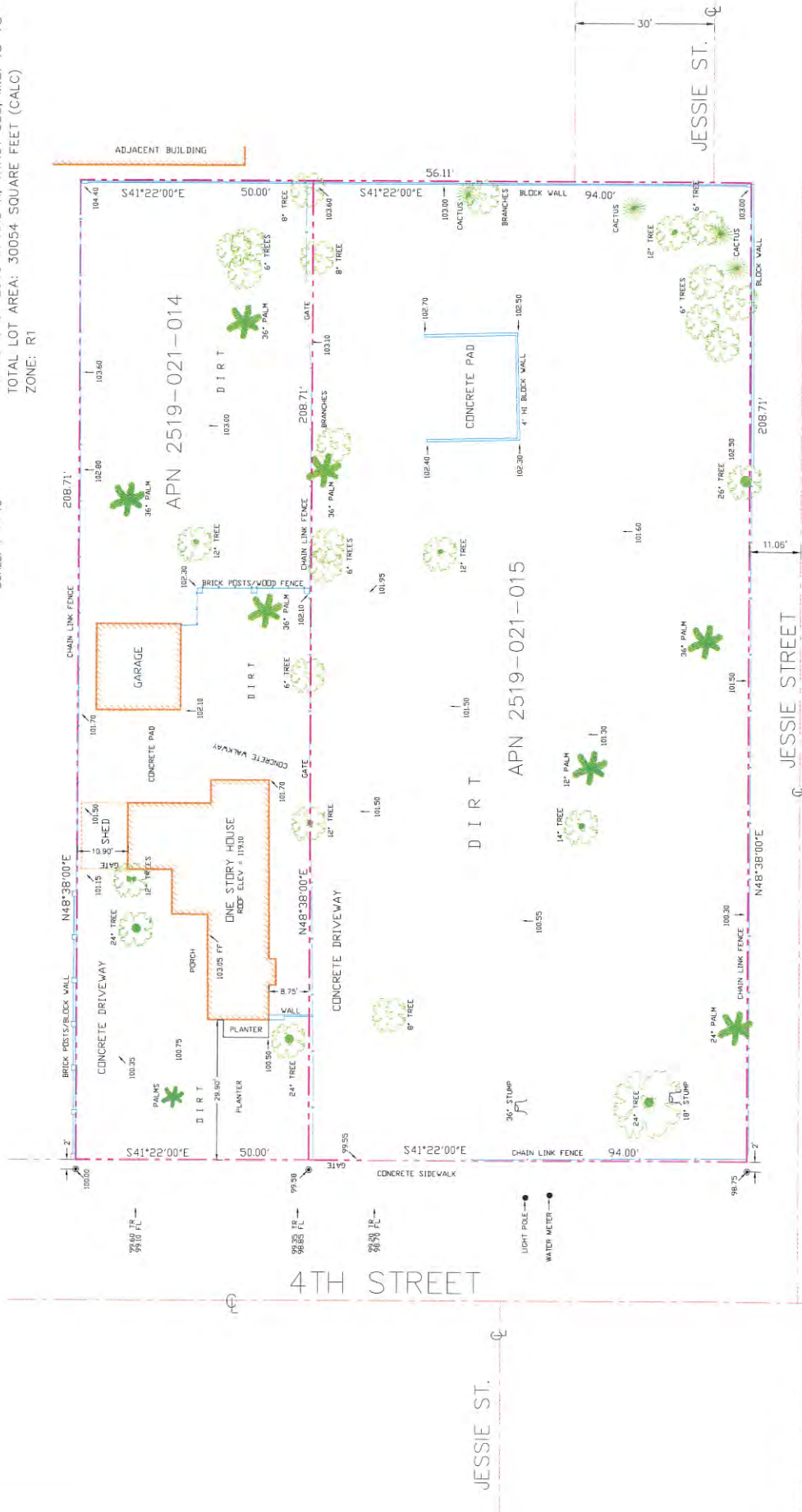
8/13/13

CITY PLANNING FILE NO.

TOPOGRAPHY SURVEY

ADDRESS: 655 4TH STREET, SAN FERNANDO, CA 91340
 ASSESSOR PARCEL NO. 2519-021-014 and 015
 PORTIONS OF LOTS IX AND X, TRACT 553, M.B. 15-73
 TOTAL LOT AREA: 30054 SQUARE FEET (CALC)
 ZONE: RT

SCALE: 1" = 10'



NOTES AND COMMENTS:

The survey was made to determine the location of the existing house, curb & gutter, trees, fence, driveway, and other structures on the property. The survey was conducted on the property and the results are shown on this map. The survey was conducted on the property and the results are shown on this map. The survey was conducted on the property and the results are shown on this map.

A. & A. Engineering Construction
 9625 Hollywood Blvd.
 Northridge, Ca. 91343 Tel. (818) 881-0974
 MCLOR AUSTRIA, Engineering Technician
 ARTHUR U. GAPASIN, R.C.E. No. C79522

SURVEY REQUESTED BY: RICHARD MONTEZ
 DATE SURVEYED: November 17, 2017

San Fernando, CA 91340
2519-021-014
APN's: 2519-021-015
OIM 2011-XX

Certificate and Declaration of Owner-Initiated Merger of Parcels

I (We), the undersigned, do hereby certify that I (we) am (are) the owners of, or have interest in, the real property described in Exhibit A and that I (we) am (are) the only person(s) whose consent is necessary to pass clear title to said land.

I (We) do hereby merge the real property described in Exhibit A into 1 parcel, for the purposes of the California Subdivision Map Act and local ordinances of the City of San Fernando, California enacted pursuant thereto, and the parcel shall hereafter be treated in all respects as a single parcel.

The exterior boundaries of the parcel of land resulting from this Owner-Initiated Merger of Parcels are described in Exhibit B and shown on Exhibit C attached hereto and incorporated herein.

By: Veronica Peña
Owner's Name Printed
Title President

By: Seamus Kiro
Owner's Name ~~Seamus Kiro~~
Title President

Date: 8/8/18

Date: 8/8/18

SEE ACKNOWLEDGMENT FROM CALIFORNIA
ATTACHED, L.R. 8/8/2018

Notary (on title sheet)

Notary (on title sheet)

STATE OF CALIFORNIA)
)ss
COUNTY OF LOS ANGELES)

On (insert date), before me, (here insert name of Notary), a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of LOS ANGELES)
 On 8/8/2018 before me, LOU HERRERA, NOTARY PUBLIC,
 Date Here Insert Name and Title of the Officer
 personally appeared VERONICA PENIA
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lou Herrera
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document CERTIFICATE AND DECLARATION OF OWNER
 Title or Type of Document: INITIAL MERGER OF PARCELS Document Date: 8/8/2018
 Number of Pages: ONE Signer(s) Other Than Named Above: NO OTHER SIGNER

Capacity(ies) Claimed by Signer(s)

Signer's Name: VERONICA PENIA
☐ Corporate Officer — Title(s): _____
☒ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: SELF

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

LEGAL DESCRIPTION

EXHIBIT A

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

THAT PORTION OF LOT 9 OF TRACT NO. 553, IN THE CITY OF SAN FERNANDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF SAID LOT, DISTANT SOUTH 41° 22' EAST, 258.71 FEET FROM THE WESTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 48° 38' EAST, 208.71 FEET TO AN ANGLE POINT THEREIN; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, NORTH 41° 22' WEST, 50 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE, SOUTH 48° 38' WEST, 208.71 FEET TO THE SAID SOUTHWESTERLY LINE; THENCE SOUTH 41° 22' EAST, 50 FEET TO THE POINT OF BEGINNING.

APN: 2519-021-014

LEGAL DESCRIPTION

EXHIBIT A

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

LOT 10 OF TRACT NO. 553, IN THE CITY OF SAN FERNANDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHERLY 6 FEET.

APN: 2519-021-015

ENVIRONMENTAL SETTING

Section 19. Site Description

There are two contiguous sites which are the subject of our General Plan Amendment request. 655 4th Street, San Fernando, CA 91340 (APN: 2519-021-014) which is approximately 10,421 square feet and 649 4th Street, San Fernando, CA 91340 APN: (2519-021-0150) which is 19,638 square feet. The 655 4th property is corner property the other street being Jessie Street. The total square footage of both lots is 30,059, which about 10,000 square feet of 655 will be dedicated, completing the width of the Jessie street. The lot has a few small trees and a few shrubs of no real significance. The second lot has a small 981 square foot home on it that was built in 1935. Of course, it will be demoed to proceed with the desired change of use. There are no soils issue evident.

20. Surrounding the Site

The location sits on the border between manufacturing/light industrial on two sides of the property and residential on two other sides. The property is oddly positioned and has street fronts on three sides. Jessie Street runs into a portion of the property on the east side. The same street also continues on the south side of the property and connects with 4th Street. Jessie Street will need to be widened as required by the city. There are manufacturing uses on the east side of the property line and on the south side but across the street on 4th Street there is one residential home on the south/west corner and a multifamily building on the north/west corner. On the North side of the property borders a residential property.



- Street view of existing single family dwelling unit to be demolished. (AIN: 2519-021-014)



- Street view of unimproved parcel (AIN: 2519-021-015)



- View from intersection of Fourth Street and Jessie Street.



- Proposed Birdseye view of project site showing newly constructed public right of way improvements.



- Current street view of Jessie Street from Fourth Street. Jessie Street to be widened to provide 60 foot wide right of way



- Current street view of Jessie Street behind project site.

FOURTH STREET FACADE

S A N F E R N A N D O , C A

CONCEPT DESIGN REVISION

NOT FOR CONSTRUCTION

NEW WAREHOUSE BUILDING
655 4TH STREET
SAN FERNANDO, CA 91340

No.	Date	Issue
	05/29/18	Site Plan Review Set
1	11/07/18	City Comment Revisions
2	12/13/18	Parking Layout Revision
	01/14/19	Design Revision
3	11/01/19	City Comment Revisions

SITE PLAN

A1.0

ZONING:

R-1 TO BE CONVERTED TO M-1

MAX BUILDING HEIGHT= 45'

PROPOSED BUILDING HEIGHT=35'

SETBACKS: REQUIRED PROVIDED

FRONT 10'-0" 13'-7 1/2"

SIDES 0'-0" 0'-6"

REAR 0'-0" 0'-6"

LEGAL DESCRIPTION:

ASSESSOR PARCEL NO : 2519-021-014 & 015

LOST SIZE: 22,146 SF (AFTER STREET DEDICATION)

LANDSCAPING:

REQUIRED LANDSCAPING: 22,146 X 15% = 3,322 SF

(15% OF LOT SIZE)

PROPOSED LANDSCAPING: 3,417.5 SF

(OK)

AREA CALCULATION:

PROPOSED FLOOR AREA :

FIRST FLOOR (WAREHOUSE): 7,554 SF

FIRST FLOOR (OFFICE): 524 SF

MEZZANINE (WAREHOUSE): 4,222 SF

TOTAL: 12,300 SF

PROPOSED FLOOR AREA AVERAGE: 12,300 SF / 22,146 SF = .56

60% OF 12,300 = 13,288

(OK)

PARKING CALCULATION:

PROPOSED PARKING:

WAREHOUSE (1 / 750SF): 11776 SF / 750 = 15.7 STALLS

OFFICE (1 / 750 SF WHEN

40% OF TOTAL FLOOR

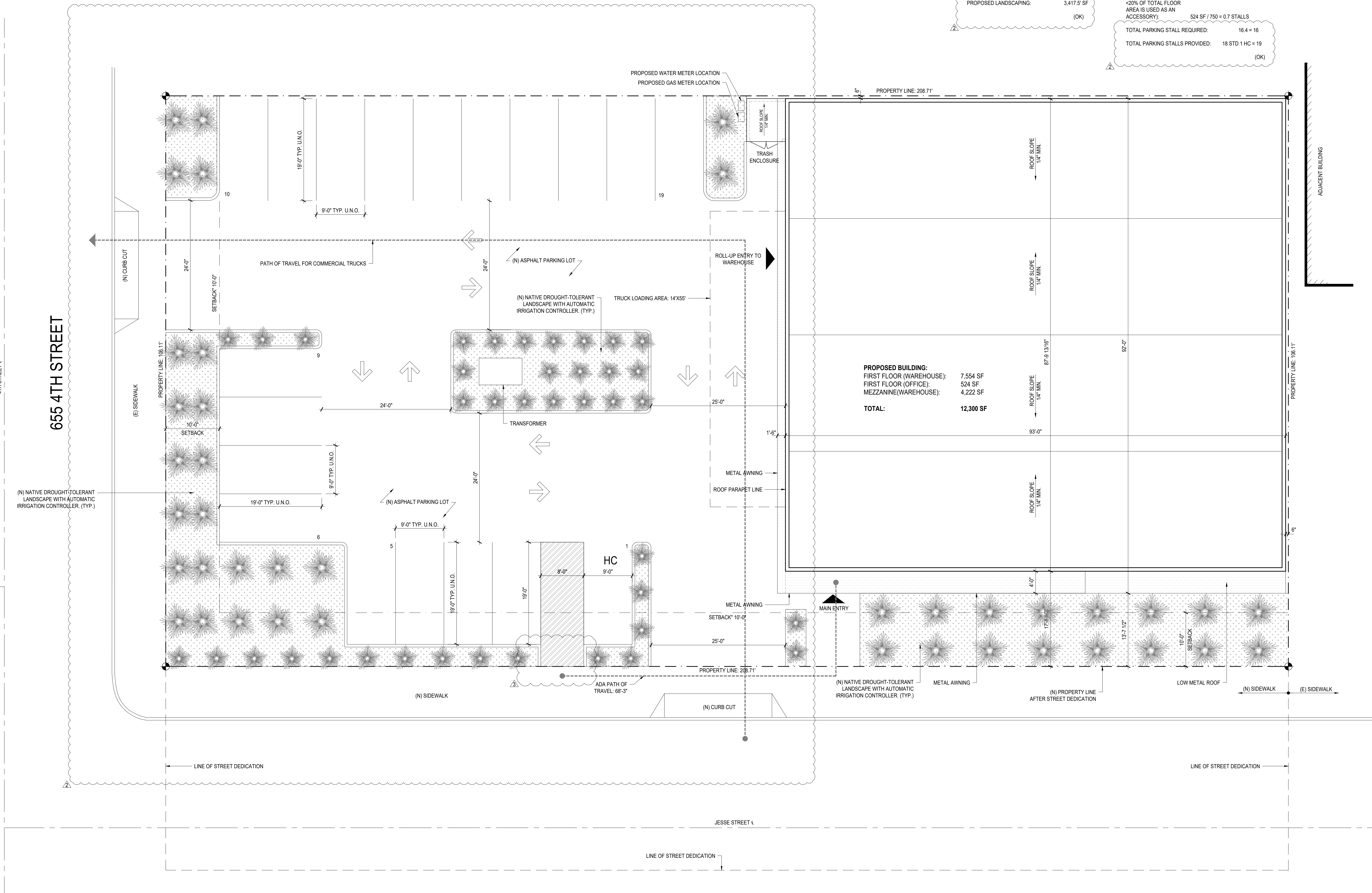
AREA IS USED AS AN

ACCESSORY): 524 SF / 750 = 0.7 STALLS

TOTAL PARKING STALL REQUIRED: 16.4 = 16

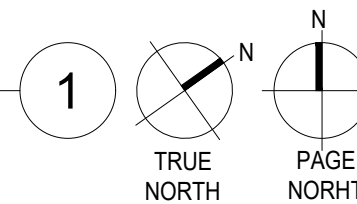
TOTAL PARKING STALLS PROVIDED: 18 STD 1 HC = 19

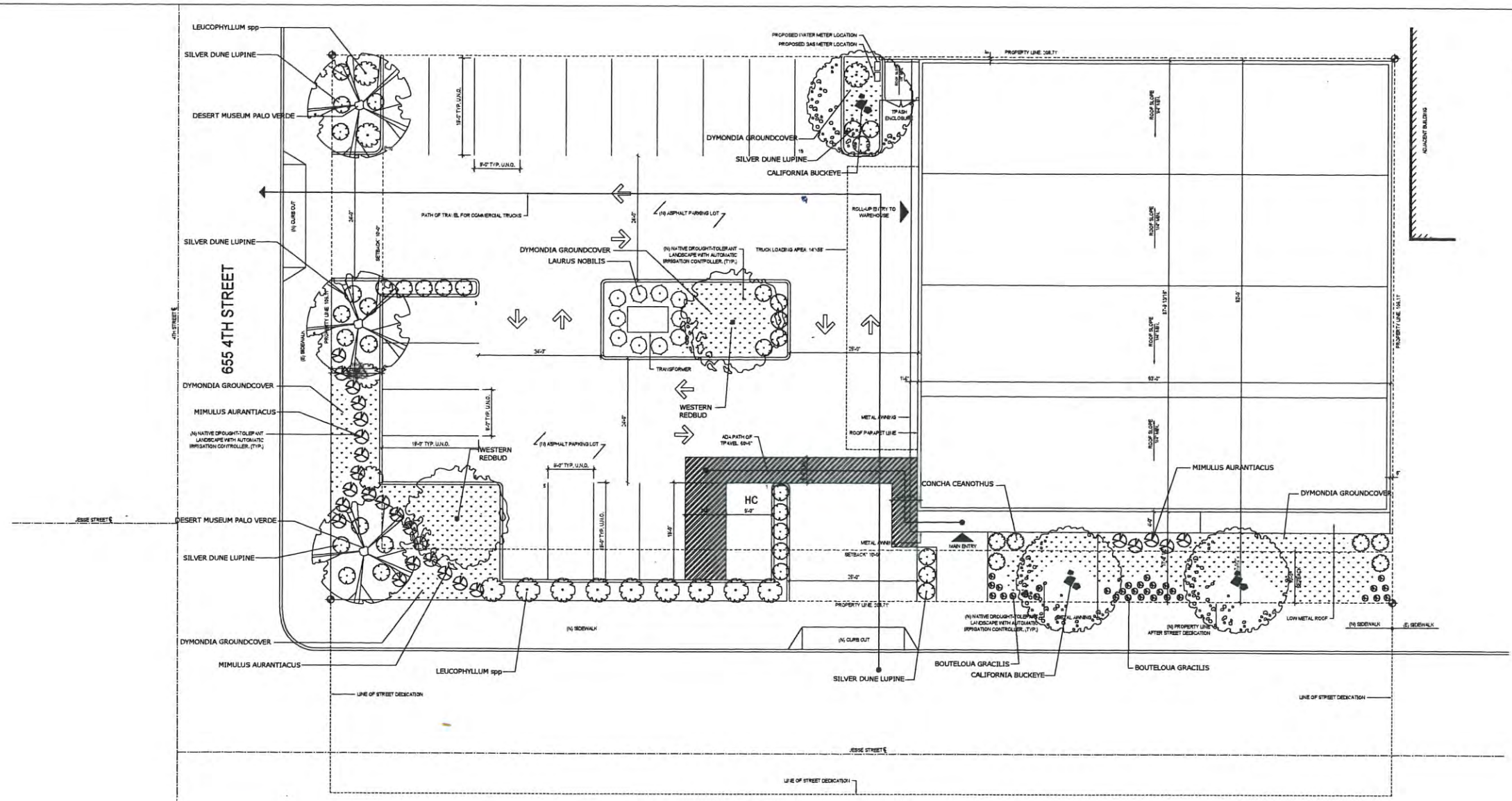
(OK)



SITE PLAN

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





LEUCOPHYLLUM



MIMULUS AURANTIACUS



SILVER DUNE LUPINE



WESTERN REDBUD



LAURUS NOBILIS



BOUTELOUA GRACILIS



BOUTELOUA GRACILIS



CEANOTHUS CONCHA



PALO VERDE DESERT MUSEUM



DYMNDIA GROUNDCOVER

BOTANICAL NAME	COMMON NAME	QTY	SIZE	CALIFORNIA NATIVE
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	L 3	36" bx	NATIVE
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	L 3	24" bx	NATIVE
CERCIS OCCIDENTALIS	WESTERN REDBUD	L 2	24" bx	NATIVE
LAURUS NOBILIS	SWEETBAY LAUREL	L 10	15 gal	
LEUCOPHYLLUM spp	PURPLE SAGE	L 14	15 gal	
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	VL 27	5 gal	NATIVE
LUPINUS CHAMISSONIS	SILVER DUNE LUPINE	L 30	5 gal	NATIVE
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	L 6	5 gal	NATIVE
BOUTELOUA GRACILIS	BLUE GRAMA	L 32	1 gal	NATIVE
DYMNDIA MARGARETAE	DYMNDIA GROUNDCOVER	L 4in	FLATS	



All drawings, specifications and documents prepared by G. O. DESIGNS are instruments of service for use solely with respect to this project and shall not be used on other projects, for additions to this project, or for completion of this project without the express written permission of G. O. DESIGNS. G. O. DESIGNS shall be deemed the author of these documents and shall retain all common law, statutory and other rights, including copyright. Viewing these drawings and or documents shall constitute acceptance of the above terms.

PLANTING PLAN

G.O. DESIGNS
STEVE@GOD360.COM

Project: 655 Fourth Street,
San Fernando, CA 91340

L3

Scale: 1" = 10'
Date: 10/26/18

REV: 12/24/18



BIRD'S EYE VIEW

BIRD'S EYE FROM FOURTH AND JESSE STREET CORNER

FOURTH STREET FACADE | Design Revision | 12.06.19

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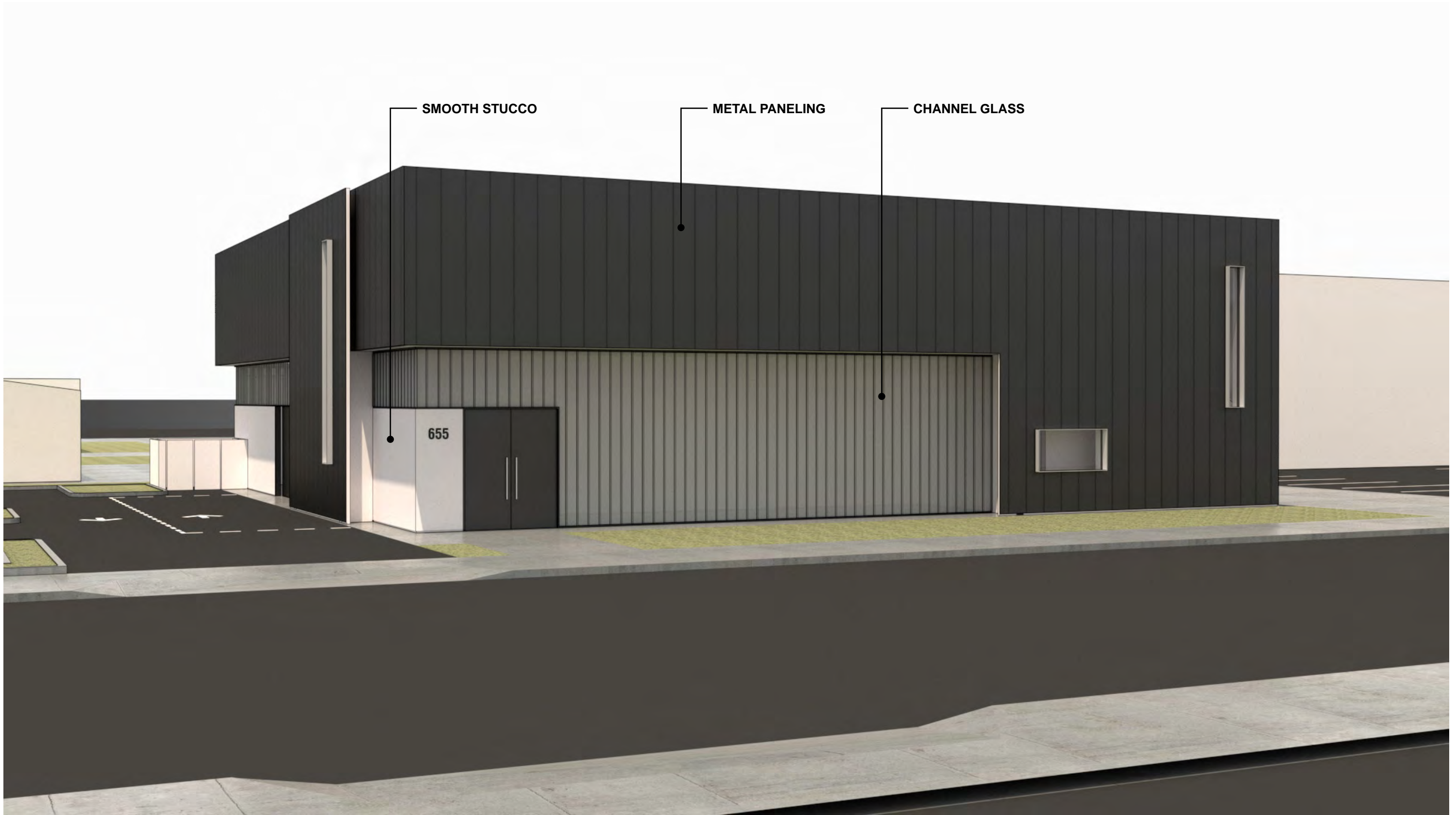
BIRD'S EYE VIEW

BIRD'S EYE FROM FOURTH STREET

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PERSPECTIVE

VIEW FROM ACROSS JESSE STREET

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PERSPECTIVE

VIEW FROM PARKING LOT

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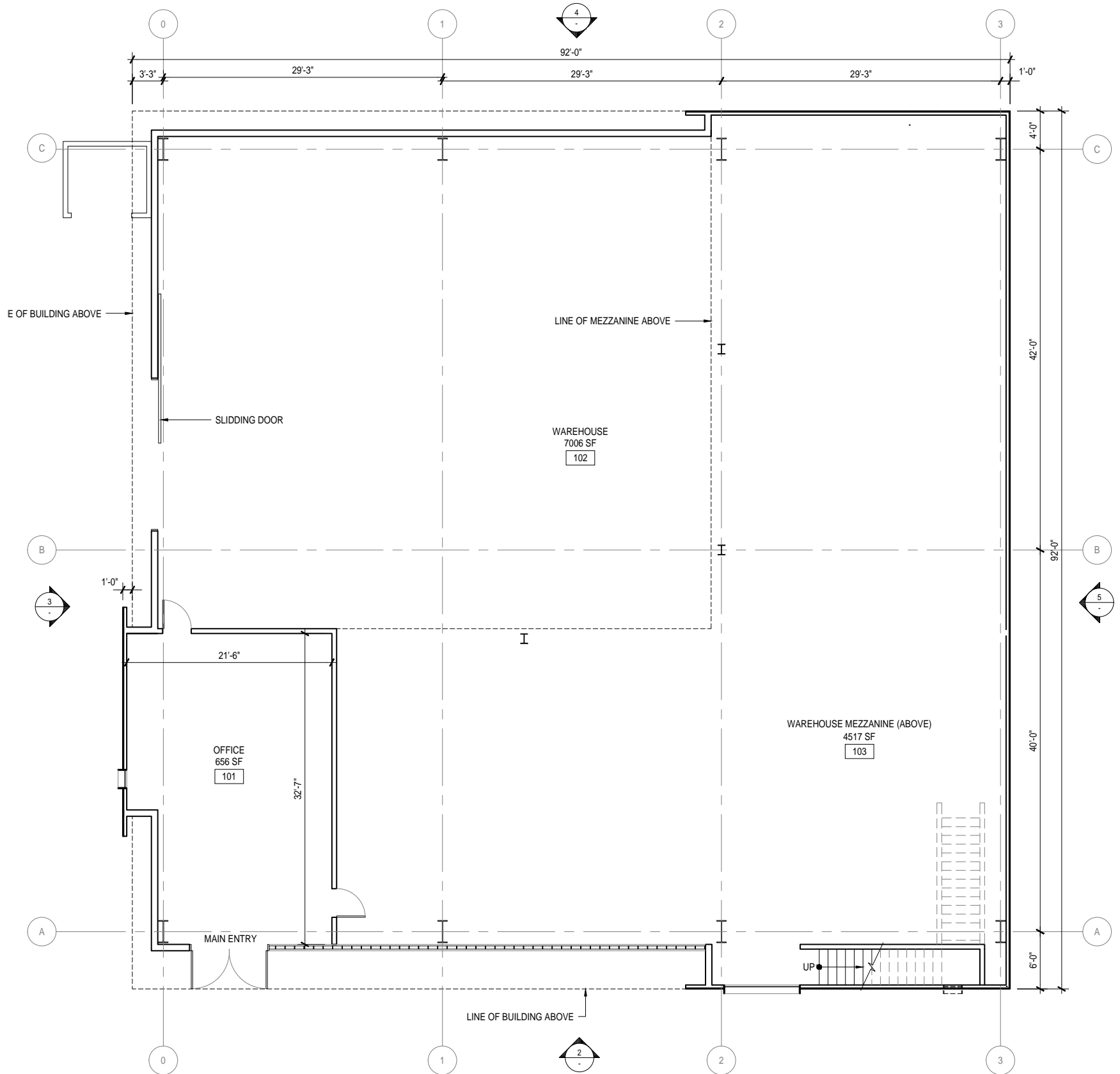


PERSPECTIVE

VIEW FROM NEIGHBOR PROPERTY

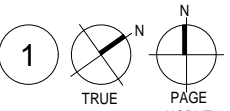
FOURTH STREET FACADE | Design Revision | 12.06.19

FLOOR PLAN



PROPOSED FLOOR PLAN

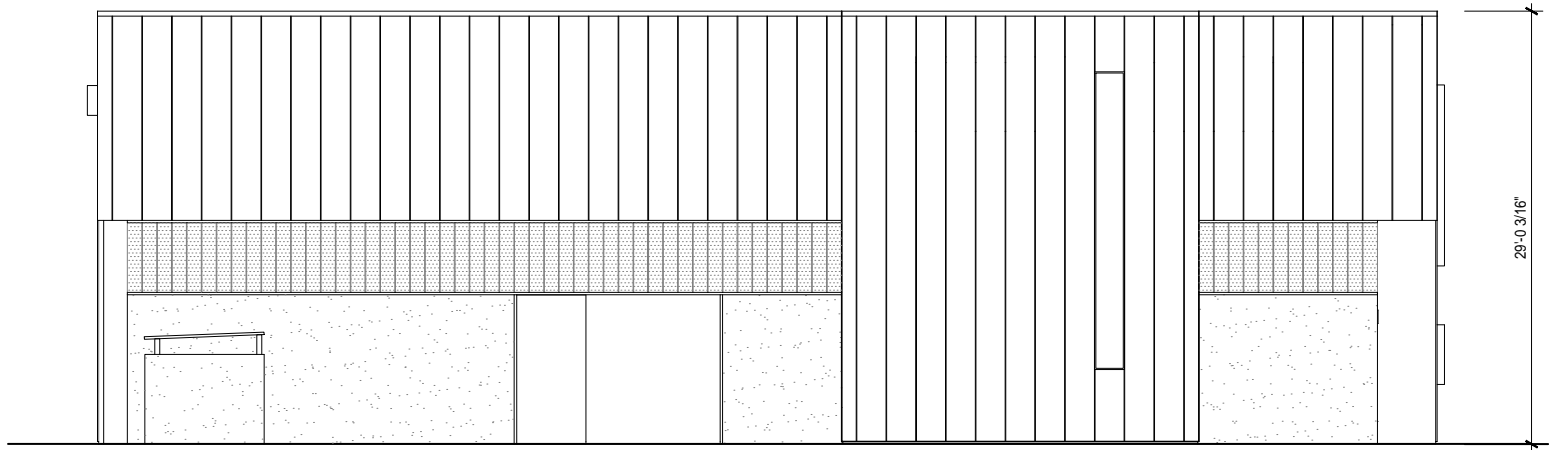
SCALE: 1/8" = 1'-0"



REVISED FLOOR PLAN

FOURTH STREET FACADE | Design Revision | 12.06.19

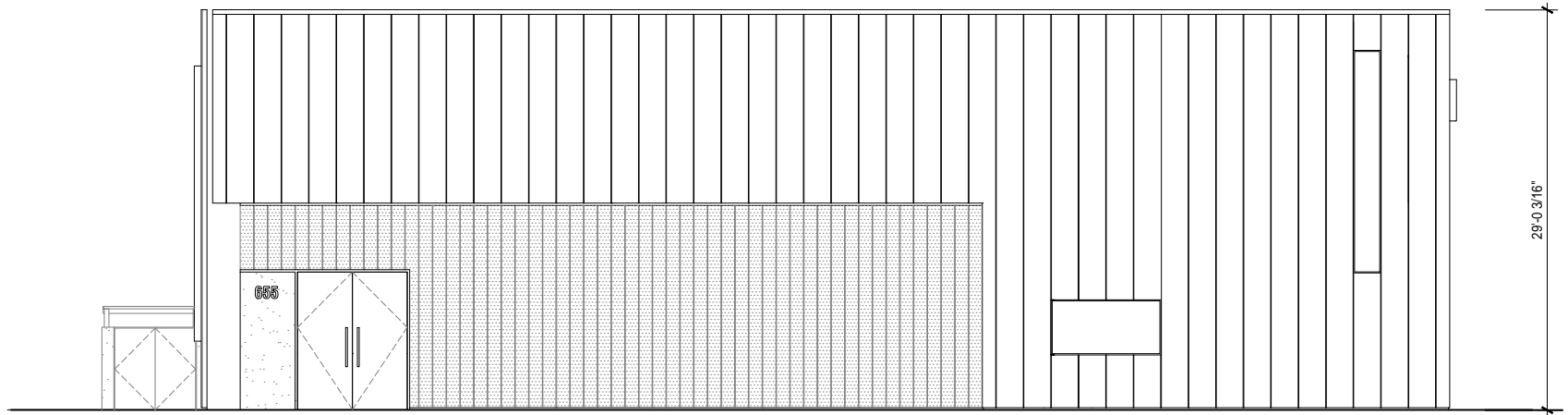
ELEVATIONS



BUILDING ELEVATION - EAST

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

3



BUILDING ELEVATION - NORTH

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

2

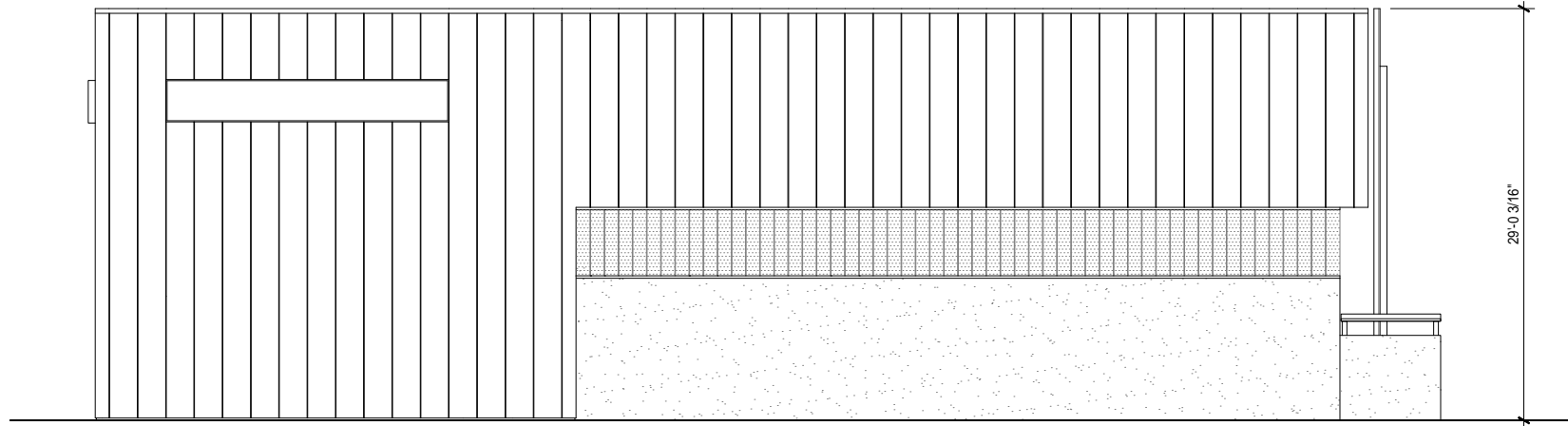
REVISED ELEVATIONS

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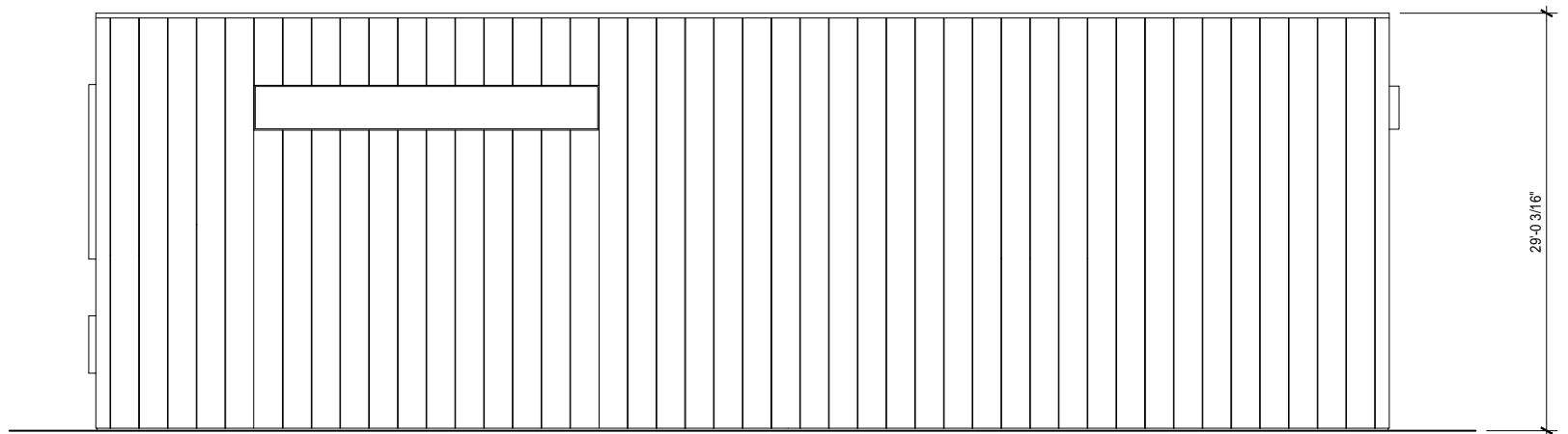
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ELEVATIONS



BUILDING ELEVATION - SOUTH

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



BUILDING ELEVATION - WEST

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

REVISED ELEVATIONS



REFERENCE IMAGES

METAL PANELS // STUCCO // WINDOWS

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REFERENCE IMAGES

CHANNEL GLASS

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FOURTH STREET FACADE | Design Revision | 12.06.19

CITY OF SAN FERNANDO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



PROJECT NAME: 655 Fourth Street Industrial Development.

LEAD AGENCY: City of San Fernando
 Community Development Department
 117 Macneil Street
 San Fernando, California 91340.

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA).

APPLICANT: Richard Montes, 610 Ilex Street, San Fernando, California 91340.

CITY/COUNTY: City of San Fernando, Los Angeles County.

LOCATION: The project site's legal address is 655 Fourth Street, San Fernando, California 91340 and the site's applicable Assessor Parcel Numbers (APNs) are 2519-021-014 and 2519-021-015.

DESCRIPTION: The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

The proposed project will involve a Zone Change (*ZC 2018-001*) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone; and, a General Plan Amendment (*GPA 2018-001*) to change the current land use designation from *Low Density Residential* to *Industrial*. This site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the California Government Code.

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of San Fernando has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- 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.

CITY OF SAN FERNANDO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



- 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.

REVIEW: Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following location:

Community Development Department (Planning Counter)
117 Macneil Street
San Fernando, California, 91340

Copies of the IS/MND can also be found online at ci.san-fernando.ca.us. Please send your comments to the attention of Gerardo M. Marquez, Associate Planner, City of San Fernando, 117 Macneil Street, San Fernando, California, 91340. Mr. Marquez's contact number with the City is (818) 837-1540 and email address is gmarquez@sfcity.org. Your comments are due by December 30th, 2019. Adoption will take place at the Planning Commission meeting on January 13th, 2020 at 6:30 PM in the Council Chambers at the address above.

A handwritten signature in black ink, appearing to read "Gerardo M. Marquez", written over a horizontal line.

Gerardo M. Marquez (Associate Planner)

Date: December 9, 2019

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

CITY OF SAN FERNANDO 655 FOURTH STREET INDUSTRIAL DEVELOPMENT



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

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

DECEMBER 4, 2018

SANF 031

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: 655 Fourth Street Industrial Development.

APPLICANT: Richard Montes, 610 Ilex Street, San Fernando, California 91340.

ADDRESS: 655 Fourth Street, San Fernando, California 91340.

CITY/COUNTY: San Fernando, Los Angeles County.

DESCRIPTION: The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse environmental impacts. For this reason, the City of San Fernando determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may also be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to 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.
- 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.

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.

Marc Blodgett – Consultant to the City of San Fernando

Date

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The proposed project's legal address will be 655 Fourth Street and it is located on north western corner of the intersection of Fourth Street and Jessie Street. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will also involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will connect to Fourth Street and the second driveway will connect to Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.¹ The project Applicant is Richard Montes, 610 Ilex Street, San Fernando, California 91340.

As part of the proposed project's environmental review, the City of San Fernando authorized the preparation of this Initial Study.² Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the City of San Fernando, in its capacity as the Lead Agency. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of the proposed project and that decision-makers have considered such impacts before considering approval of the project. Pursuant to the CEQA Guidelines, purposes of this Initial Study include the following:

- To provide the City information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration;
- To facilitate the project's environmental assessment early in the design and development of the project;
- To eliminate unnecessary EIRs;
- To determine the nature and extent of any impacts associated with the proposed project; and,
- To enable modification of the project to mitigate adverse impacts of the project.

The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment.

¹ Richard Montes. *Site Plan, 655 4th Street Industrial Development, Sheet A 1.0*. December 26, 2017.

² California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act*. as Amended 1998 (CEQA Guidelines). §15050.

A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.³ Questions and/or comments should be submitted to the following individual:

Timothy Hou, AICP
Director of Community Development, City of San Fernando
117 Macneil Street
San Fernando, California 91340
thou@sfcity.org
818-898-7316

1.2 INITIAL STUDY'S ORGANIZATION

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

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. This section also includes a checklist that summarizes the findings of this Initial Study.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's construction and the subsequent operation.
- *Section 4 Findings*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

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

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

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS				
3.1.A. Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C. Would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
3.1.D. Would the project create a new source of substantial light or glare which would adversely affect day- or night-time views in the area?		X		
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES				
3.2.A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
3.2.B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.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))?				X
3.2.D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
SECTION 3.3 AIR QUALITY				
3.2.A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.2.B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?		X		
3.3.C. Would the project expose sensitive receptors to substantial pollutant concentrations?			X	
3.3.D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X	

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.4 BIOLOGICAL RESOURCES				
3.4.A. Would the project, either directly or through habitat modifications, have a substantial adverse effect 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?				X
3.4.B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3.4.C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
3.4.E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
3.4.F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				X
SECTION 3.5 CULTURAL RESOURCES				
3.5.A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?			X	
3.5.C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			X	
SECTION 3.6 ENERGY				
3.6.A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?		X		
3.6.B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.7 GEOLOGY & SOILS				
3.7.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, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			X	
3.7.B. Would the project result in substantial soil erosion or the loss of topsoil?			X	
3.7.C Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
3.7.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?				X
3.7.E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
3.7.F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
SECTION 3.8 GREENHOUSE GAS EMISSIONS				
3.8.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.8.B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
SECTION 3.9 HAZARDS & HAZARDOUS MATERIALS				
3.9.A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
3.9.B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
3.9.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?			X	
3.9.D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.9.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?				X
3.9.F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
3.9.G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				X
SECTION 3.10 HYDROLOGY & WATER QUALITY				
3.10.A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
3.10.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?			X	
3.10.C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?				X
3.10.D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
3.10.E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
SECTION 3.11 LAND USE & PLANNING				
3.11.A. Would the project physically divide an established community?				X
3.11.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?				X
SECTION 3.12 MINERAL RESOURCES				
3.12.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?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.12.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?				X
SECTION 3.13 NOISE				
3.13.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?		X		
3.13.B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?		X		
SECTION 3.14 POPULATION & HOUSING				
3.14.A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?			X	
3.14.B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	
SECTION 3.15 PUBLIC SERVICES				
3.15.A. Would the project result in substantial adverse physical impacts associated with the provision of 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 in <i>fire protection services</i> ?			X	
3.15.B. Would the project result in substantial adverse physical impacts associated with the provision of 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 in <i>police protection services</i> ?			X	
3.15.C. Would the project result in substantial adverse physical impacts associated with the provision of 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 in <i>school services</i> ?				X
3.15.D. Would the project result in substantial adverse physical impacts associated with the provision of 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 in <i>other public facilities</i> ?				X
SECTION 3.16 RECREATION				
3.16.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?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.16.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?				X
SECTION 3.17 TRANSPORTATION				
3.17.A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X	
3.17.B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?			X	
3.17.C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
3.17.D. 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)?				X
3.17.E. Would the project result in inadequate emergency access?				X
SECTION 3.18 TRIBAL CULTURAL RESOURCES				
3.18.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)?		X		
3.18.B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			X	
SECTION 3.19 UTILITIES & SERVICE SYSTEMS				
3.19.A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?			X	
3.19.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?			X	

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.19.C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
3.19.D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	
3.19.E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X
3.19.F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
SECTION 3.20 WILDFIRE				
3.20.A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				X
3.20.B. 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?				X
3.20.C. Would the project require the installation of 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?				X
3.20.D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.A. The proposed project <i>will not</i> 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?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.21.B. The proposed project <i>will not</i> 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 other effects or probable future projects)?				X
3.21.C. The proposed project <i>will not</i> have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.				X



SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. The project is described in greater detail in Section 2.4.

2.2 PROJECT LOCATION

The City of San Fernando is located at the northern portion of the City of Los Angeles and is surrounded by the City of Los Angeles on all sides. The City of San Fernando is generally bounded by Hubbard Street on the north; by Fox Street and Arroyo Avenue on the south; by 8th Street on the east; and by Amboy Avenue on the west. Major physiographic features located in the vicinity of the project area include the Pacoima Wash, located approximately 0.25 miles south of the project site; and the San Gabriel Mountains, located approximately 1.5 miles east of the project site. Regional access to San Fernando is possible from four area freeways including Interstate 210 (I-210), Interstate 5 (I-5), State Route 118 (SR-118), and Interstate 405 (I-405).

The project site's legal address is 655 Fourth Street, San Fernando, California 91340 and the site's applicable Assessor Parcel Numbers (APNs) are 2519-021-014 and 2519-021-015.⁴ The location of the City of San Fernando in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2 and a local map is provided in Exhibit 2-3.

2.3 ENVIRONMENTAL SETTING

The project site is located within an urban area within the City of San Fernando. The project site is currently occupied by a single-family home and garage. The existing on-site improvements will be demolished in order to accommodate the proposed project. Existing uses found in the vicinity of the project site are summarized below:⁵

- *North of the project site.* Single-family homes and an industrial building are located adjacent to the project site to the north. Griswold Avenue extends in a southwest-northeast orientation approximately 250 feet north of the project site. Single-family homes are located further north.

⁴ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed October 4, 2018.

⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on October 12, 2018.

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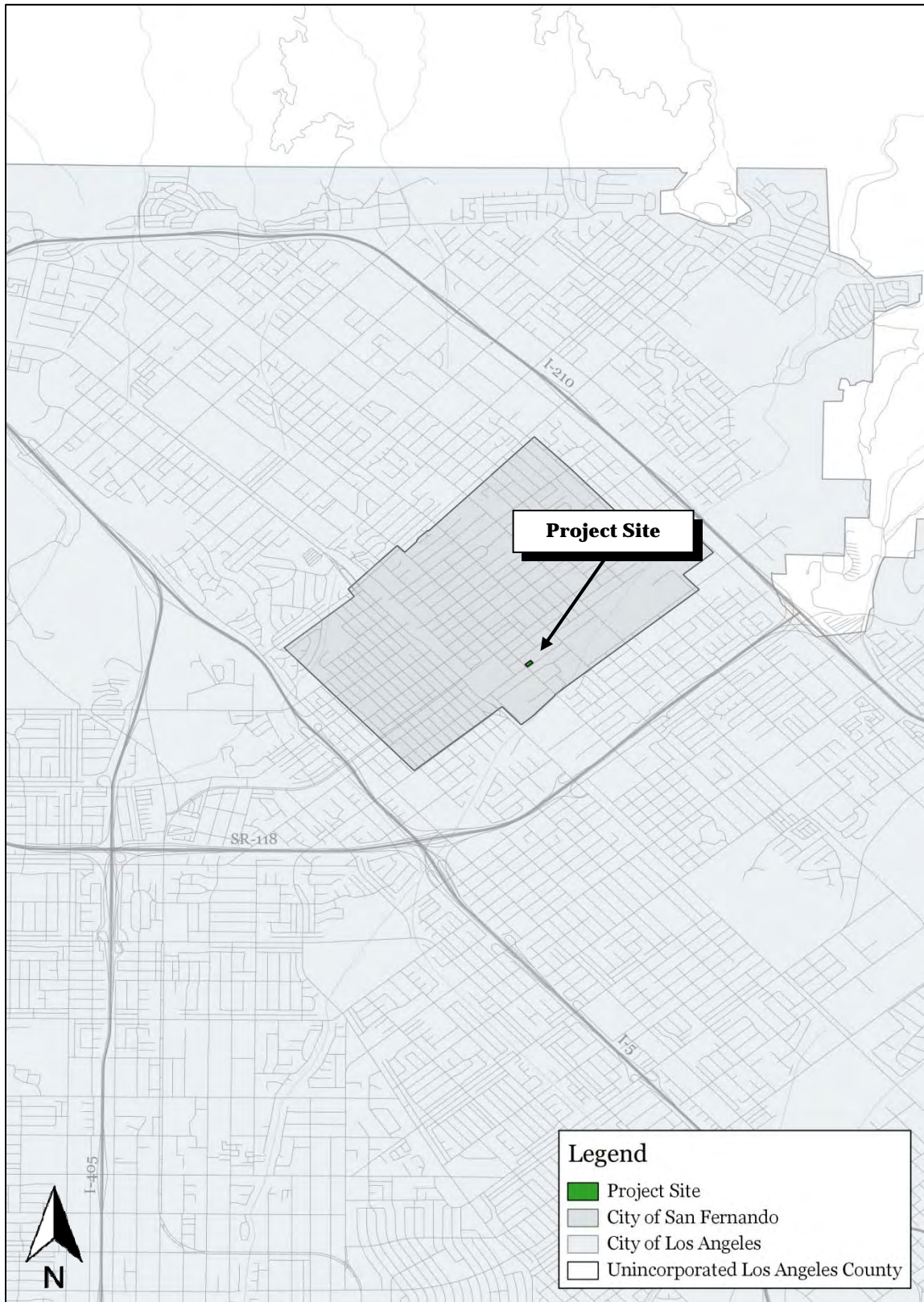


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

- *South of the project site.* Jessie Street abuts the property site to the south and extends in a southwest-northeast orientation. Various residential uses are located southwest of the project site and various industrial uses are located southeast of the project site. San Fernando Recreation Park is located approximately 400 feet south of the project site. Pacoima Wash is located approximately 0.25 miles southeast of the project site. Industrial and residential uses are located further south.
- *East of the project site.* Various industrial uses are located east of the project site. Fifth Street extends in a northwest-southeast orientation approximately 0.25 feet east of the project site. Industrial uses are located further east.
- *West of the project site.* Fourth Street abuts the project site to the west and extends in a northwest-southeast orientation. Single-family homes are located west of the project site. San Fernando Middle School is located approximately 600 feet west of the project site. Commercial and residential uses are located further west.

An aerial photograph depicting the project site and the surrounding area is provided in Exhibit 2-4. The project site and the adjacent uses are shown in Exhibits 2-5 and 2-6.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project involves the construction of an industrial building within a 0.51-acre parcel within the City of San Fernando. The proposed project will consist of the following elements:⁶

- *Project Site.* The project site is located at 655 Fourth Street, at the northern corner of the intersection of Fourth Street and Jessie Street. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). The project site is rectangular in shape. The new industrial building will be located in the rear portion (eastern) of the project site. Parking will be provided on surface areas and will be located in the front portion of the project site (the western portion).
- *Industrial Building.* The new industrial building will consist of a single level and will have a mezzanine. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The new industrial building will have a maximum length of 93 feet, a maximum width of 90 feet and a maximum height of 45 feet.

⁶ Richard Montes. *Site Plan, 655 4th Street Industrial Development, Sheet A 1.0*. December 26, 2017.



EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



Photograph of project site facing north



Photograph of project site facing northeast

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



Photograph of industrial uses to the southeast



Photograph of residential uses to the northwest

EXHIBIT 2-6
PHOTOGRAPHS OF NEIGHBORING LAND USES
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- **Parking.** Parking will be provided on surface areas and will be located in the southern portion of the project site. Once complete, the project will provide 16 parking spaces. Of the total number of spaces that will be provided, 15 will be standard parking spaces and one will be an ADA accessible parking space.
- **Site Access and Circulation.** Access to the project site will be provided by two 19-foot-wide full-access driveways. The first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street.
- **Landscaping.** The proposed project will provide a total of 3,425 square feet of landscaping. The landscaping will be placed along the project site's frontages with Fourth Street and Jessie Street.

The site plan is shown in Exhibit 2-7.

**Table 2-1
Project Summary Table**

Project Element	Description
Total Site Area	0.51 acres (22,146 square feet)
Total Floor Area	12,300 square feet
Maximum Length and Width	93 feet maximum length, 90 feet maximum width
Maximum Building Height	45 feet
Warehouse Area	8,370 square feet
Mezzanine	3,930 square feet
Parking	16 parking spaces (15 standard, 1 ADA)
Landscaping	3,425 square feet

Source: Richard Montes. *Site Plan, 655 4th Street Industrial Development, Sheet A 1.0.* December 26, 2017

2.4.2 CONSTRUCTION CHARACTERISTICS

The construction for the proposed project would take approximately 11 months to complete. The key construction phases are outlined below:

- **Demolition.** The foundation and other on-site improvements of the existing improvements will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.
- **Site Preparation.** The project site will be readied for the construction of the proposed project. This phase will take approximately one month to complete.
- **Grading.** This phase will involve the grading of the site. The building footings, utility lines, and other underground infrastructure will be placed during this phase. This phase will take approximately two months to complete.

SECTION 2 • PROJECT DESCRIPTION

- *Construction.* The new industrial building will be constructed during this phase. This phase will take approximately four months to complete.
- *Paving.* The project site will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately one month to complete.
- *Landscaping and Finishing.* This phase will involve the planting of landscaping, painting of the industrial building, and the completion of other on-site improvements. This phase will last approximately two months.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of San Fernando) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the approval of the following discretionary actions:

- A Site Plan Review (*SPR 2018-018*) for a new industrial building approximately 93 feet by 90 feet (12,300 square feet);
- A Zone Change (*ZC 2018-001*) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone;
- A General Plan Amendment (*GPA 2018-001*) to change the current land use designation from *Low Density Residential* to *Industrial*;
- A Set Back Variance (*VAR 2018-001*) for a side yard variance along the north side of the new industrial building;
- A Lot Merger to merge the two lots that comprise the project site (APNs 2519-021-014 and 2519-021-015); and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).



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SECTION 3 ENVIRONMENTAL ANALYSIS

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

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

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

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

3.1 AESTHETICS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degrading of the existing visual character or quality of public views of the site and its surroundings; if the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

The project site is presently occupied by a single-family home and a garage. The proposed project involves the construction of a 12,300 square-foot industrial building with a maximum height of 45 feet. Once complete, the proposed project will not negatively impact views of the San Gabriel and Santa Susana Mountains, which are located approximately 1.5 miles northeast and 22 miles northwest of the project site, respectively. The proposed project will also not disrupt views of the Santa Monica Mountains, which are located approximately 20 miles southwest of the project site.⁷ The proposed project site is adjacent to both residential and industrial uses. Current development along the surrounding streets restricts views of the aforementioned scenic vistas from uses on all sides of the project site. In addition, the proposed maximum height of the new building (45 feet) will be comparable in height with the surrounding industrial buildings. As a result, the proposed project will not have an impact 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? • No Impact.

Approximately 20 trees are located on-site. The proposed landscape plan calls for extensive landscaping beyond that which is currently in-place and therefore will not damage trees as a scenic resource. There are neither rock outcroppings nor historic buildings located on-site.⁸ According to the California Department of Transportation, none of the surrounding roads are designated scenic

⁷ San Fernando, City of. *Conservation Element of the City of San Fernando General Plan. Chapter II: Resource Conservation and Management. Section 15: Land Form and Scenic Vistas.* September 26, 2001.

⁸ Blodgett Baylosis Environmental Planning. *Site Survey.* Survey was completed on October 12, 2018.

highways and there are no State or County designated scenic highways in the vicinity of the project site. The Interstate 210 (I-210), located 1.3 miles northeast of the project site, is the nearest highway that is mapped on the California Scenic Highway Mapping System. However, the I-210 is labeled as an Eligible State Scenic Highway – Not Officially Designated.⁹ Furthermore, due to its distance from the I-210, the proposed project site will not affect scenic resources within the I-210. As a result, no impacts on scenic resources will result from the proposed project's implementation.

C. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact.

As indicated previously, the project site is currently occupied by a single-family home and garage. Once constructed, the proposed project will improve the quality of the site and the surrounding areas because the new building will feature modern architecture and extensive landscaping beyond that which is currently exists on-site. In addition, the proposed industrial building will have a maximum height of 45 feet and will be comparable in height to the nearby industrial buildings. As a result, no impacts are expected to result.

D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* and is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The nearest land uses that could be potentially impacted by new sources of light include the single-family residential areas are located to the north and west of the project site.¹⁰ The following mitigation measure is required in order to minimize the potential impacts to the greatest extent possible:

- The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

The mitigation identified above would reduce the potential impacts to levels that are less than significant.

⁹ California Department of Transportation. *Official Designated Scenic Highways*. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

¹⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 12, 2018.

3.1.3 MITIGATION MEASURES

The following mitigation measure is required in order to minimize the potential light trespass impacts to the greatest extent possible:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

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

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in *Public Resources Code section §12220(g)*), timberland (as defined by *Public Resources Code section §4526*), or timberland zoned Timberland Production (as defined by *Government Code section §51104(g)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural use or the conversion of forestland to a non-forest use.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.*

According to the California Department of Conservation, the City of San Fernando does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The entire City,

including the project site, is urban and developed and not classified as having Important Farmland.¹¹ The project site is currently zoned as R-1 (*Single-family Residential*). After the proposed zone change, the project site will be zoned as M-1 (*Limited Industrial*). Although agricultural uses are permitted within the M-1 zone, the project site is currently occupied with residential uses and upon project completion will be used for industrial purposes.¹² The proposed project will not result in any loss in land zoned for/or permitting agricultural uses. Furthermore, the property is currently occupied and there are no agricultural uses located within the site that would be affected by the project's implementation. Since the implementation of the proposed project will not involve the conversion of Prime, Unique, or Farmland of Statewide Importance to non agricultural uses, no impacts will occur.

B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract?

• *No Impact.*

The project site is currently zoned as R-1 (*Single-family Residential*). After the proposed zone change, the project site will be zoned as M-1 (*Limited Industrial*). Although agricultural uses are permitted within the M-1 zone, the project site is currently occupied with residential uses and upon project completion will be used for industrial purposes. The proposed project will not result in any loss in land zoned for/or permitting agricultural uses. Furthermore, the property is currently occupied and there are no agricultural uses located within the site that would be affected by the project's implementation. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.¹³ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation.

C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))? • No Impact.

The City of San Fernando and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The City of San Fernando General Plan and Municipal Code do not provide for any forest land preservation. As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

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

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

¹¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

¹² San Fernando, City of. *Municipal Code Chapter 106 (Zoning), Article III (Zones), Division 9 (M-1 Limited Industrial Zone), Section 106-582 (Permitted Uses)*.

¹³ California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.

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

The project would not involve the disruption or damage of the existing environment that would result in a loss of 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 result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

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

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

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

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people.

Air quality impacts may occur during the construction or operation phase of a project, and may come from stationary (e.g., industrial processes, generators), mobile (e.g., automobiles, trucks), or area (e.g., residential water heaters) sources. The South Coast Air Quality Management District (SCAQMD) is the main regulatory authority in the region (the South Coast Air Basin, which includes the City of San Fernando) with regard to air quality issues. In April 1993, the SCAQMD adopted a CEQA Air Quality Handbook that provides guidance for the CEQA analysis of potential air quality impacts of new projects.

The topic of air quality can be divided into three categories: construction emissions, operational emissions, and toxic air contaminants. Construction of new projects has the potential to create air quality impacts through excavation and grading activities and through the use of heavy-duty equipment. Fugitive dust emissions result from land clearing, demolition, excavation, and equipment traffic over unpaved roads at construction sites. Mobile source emissions, primarily nitrogen oxides (NO_x), result from the use of construction equipment such as bulldozers and trucks. Mobile source

emissions also result from vehicle trips by construction workers to and from the project site. A great percentage of fugitive dust emissions can be mitigated through the implementation of measures within Rule 403, Fugitive Dust, by SCAQMD.¹⁴

Operational emissions are produced by the occupants of a facility or development and by both mobile and stationary sources connected to the facility or development. Depending on the characteristics of the individual project, operational activities have the potential to generate emissions of criteria and/or toxic air contaminants. Stationary source emissions include point source emissions that have an identifiable location, such as a smokestack, as well as area source emissions, such as fumes or minor sources of exhaust, which are emitted by multiple, small sources. Mobile source emissions occur as a result of motor vehicle travel.

The California Health and Safety Code (HSC) Section 39655 defines a toxic air contaminant as "an air pollutant which may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health."¹⁵ Impacts from toxic air contaminants can occur during either the construction or operational phases of a project. During certain construction activities, potential releases of toxic air contaminants could occur during site remediation activities, or during building demolition. Toxic air contaminants may also be released during industrial or manufacturing processes, or other activities that involve the use, storage, processing, or disposal of toxic materials.¹⁶ 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 and 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. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.

¹⁴ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As amended June 3, 2005.

¹⁵ California, State of. *Health and Safety Code*. Division 26 Air Resources, Part 2 State Air Resources Board, Chapter 3.5 Toxic Air Contaminants, Article 2 Definitions, Section 39655 (a).

¹⁶ Los Angeles, City of. *Los Angeles CEQA Thresholds Guide*. 2006.

- *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 since fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (Basin) 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.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

- *No Impact.*

The project area is located within the South Coast Air Basin (Basin), which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2017 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).¹⁷ The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:¹⁸

- *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.

¹⁷ South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted March 2017.

¹⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

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

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). 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 San Fernando. 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.

In terms of Criteria 2, the proposed project will not conflict with the regional population forecast and distribution in the 2016 AQMP. According to the 2016 AQMP, the Basin had a population of 16.4 million in 2012 and is projected to have a population of 17.6 million by the year 2023 (these numbers are derived from the 2016-2040 RTP/SCS prepared by SCAG). City-specific growth forecasts are listed within the RTP/SCS. According to the RTP/SCS Demographics and Growth Forecast Appendix, the City of San Fernando had a population of 23,900 in 2012 and is projected to have a population of 26,900 by the year 2040.¹⁹ As of 2017, the population in the City of San Fernando was estimated to be 24,714.²⁰ The proposed project will involve the construction and operation of an industrial building and will not directly contribute to population growth within the City. According to the RTP/SCS Demographics and Growth Forecast Appendix, the City of San Fernando is projected to add a total of 1,000 new jobs through the year 2040.²¹

According to the State of California Employment Development Department, the City's current unemployment rate is 4.9%, which means there are approximately 600 residents actively seeking work.²² A total of 12 new jobs will be created upon the implementation of the proposed project. The number of new jobs assumes one new job for every 1,000 square feet of floor area and is well within SCAG's employment projections for the City of San Fernando and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

¹⁹ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

²⁰ United States Census Bureau. *Quickfacts, San Fernando City, California*.
<https://www.census.gov/quickfacts/fact/table/sanfernandocitycalifornia/PST045217>.

²¹ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

²² State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*.
<http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Website accessed October 8, 2018.

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

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod (V.2016.3.2) developed for the SCAQMD. The construction period is expected to last for approximately 11 months. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD thresholds of significance. Therefore, the construction-related impacts associated with the proposed project would be less than significant. Nevertheless, in order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

- The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

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

Construction Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	0.95	8.60	7.69	0.01	0.54	0.51
Demolition (off-site)	0.08	1.29	0.69	--	0.19	0.06
Total Demolition	1.03	9.89	8.38	0.01	0.73	0.57
Site Preparation (on-site)	0.72	8.92	4.14	--	0.39	0.34
Site Preparation (off-site)	0.02	0.02	0.22	--	0.06	0.02
Total Site Preparation	0.74	8.94	4.36	--	0.45	0.36
Grading (on-site)	0.95	8.60	7.69	0.01	1.29	0.93
Grading (off-site)	0.05	0.03	0.45	--	0.11	0.03
Total Grading	1.00	8.63	8.14	0.01	1.40	0.96
Building Construction (on-site)	0.96	9.82	7.54	0.01	0.61	0.56
Building Construction (off-site)	0.03	0.25	0.28	--	0.07	0.02
Total Building Construction	0.99	10.07	7.82	0.01	0.68	0.58
Paving	0.83	7.84	7.15	0.01	0.44	0.41
Paving	0.09	0.06	0.81	--	0.20	0.05
Total Paving	0.92	7.90	7.96	0.01	0.64	0.46
Architectural Coatings (on-site)	2.86	1.84	1.84	--	0.13	0.13
Architectural Coatings (off-site)	--	--	0.04	--	0.01	--
Total Architectural Coatings	2.86	1.84	1.88	--	0.14	0.13
Maximum Daily Emissions	2.86	10.07	8.38	0.02	1.40	0.96
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2.

As indicated previously, the project area is located in a non-attainment area for ozone and particulates, therefore, the proposed project will be required to comply with the requirements of SCAQMD *Rule 403, Fugitive Dust*, which requires the implementation of Best Available Control Measures (BACM) for all fugitive dust sources, and the *2016 Air Quality Management Plan (AQMP)*, which identifies BACMs and Best Available Control Technologies (BACT) for area sources and point sources, respectively.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and off-site emissions related to the production and consumption of energy. Table 3-2 depicts the estimated project operational emissions related to the project's operation.

Table 3-2
Estimated Operational Emissions in lbs/day – Unmitigated

Emission Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	0.27	--	--	--	--	--
Energy (lbs/day)	--	--	--	--	--	--
Mobile (lbs/day)	0.05	0.24	0.69	--	0.19	0.05
Total (lbs/day)	0.32	0.25	0.69	--	0.19	0.05
Daily Thresholds	55	55	55o	15o	15o	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant impact. Since the project area is located in a non-attainment area for ozone and particulates, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.²³ The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, with the implementation of the mitigation less than significant impacts will occur.

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

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate.²⁴

²³ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

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



These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors to the project site include single-family homes located to the north and west of the project site.²⁵ These nearby sensitive receptors are shown in Exhibit 3-1.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations. The use of the “look-up tables” is permitted since each of the construction phases that includes demolition, grading, site preparation, and building erection will involve the disturbance of less than five acres of land area. For purposes of the LST analysis, the receptor distance used was 25 meters since the nearest sensitive receptor is located adjacent to the project site to the north.

Table 3-3
Local Significance Thresholds Exceedance SRA 7 for 1-Acre Sites
(the project site is 0.51 acres in area)

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO _x	10.07	Construction	80	81	94	122	191
CO	8.38	Construction	498	732	1,158	2,227	7,267
PM ₁₀	1.40	Construction	4	13	26	54	136
PM _{2.5}	0.96	Construction	3	4	8	18	68

Based on the analysis of LST impacts summarized above in Table 3-3, the potential impacts will be less than significant. In addition, fugitive dust emission, which is responsible for PM₁₀ and PM_{2.5} emissions, will further be reduced through the implementation of SCAQMD regulations related to fugitive dust generation and other construction-related emissions. These SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. As previously mentioned, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.²⁶

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions, therefore, high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards. These areas of high CO concentration are referred to as *hot-spots*. Two variables influence the creation of a hot-spot and these variables include traffic volumes and traffic congestion.

²⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 12, 2018.

²⁶ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

Typically, a hot-spot may occur near an intersection that is experiencing severe congestion (a LOS E or LOS F).²⁷ The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the Basin. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people? • Less than Significant Impact.

The City's Municipal Code states that offensive odor-emitting industrial uses are not permitted within the M-1 (*Limited Industrial*) zone. Furthermore, 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.²⁸ Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant.

3.3.3 MITIGATION MEASURES

In order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

Mitigation Measure No. 2 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, 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:

- 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 the U.S. Fish and Wildlife Service;

²⁷ "LOS" refers to "Level of Service." Refer to Section 3.2.16.A.

²⁸ California, State of. *California Code of Regulations, Title 13, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.*

- A substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on State or federally protected wetlands as defined (including, but not limited to, marsh, vernal, pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference 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;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project either directly or through habitat modifications, have a substantial adverse effect 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 project site is presently occupied by a single-family home and garage. The City's General Plan states that the "native vegetation and wildlife have been disrupted by urbanization," and that "no rare or endangered species of plants or animals are known to exist in the City of San Fernando." Although the eastern boundary of San Fernando is located one-half mile west of the San Gabriel mountain foothills, the entire City of San Fernando is developed and urbanized. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer indicated that there are 13 threatened or endangered species (as designated on a Federal or State level) located within the San Fernando Quadrangle. The San Fernando Quadrangle encompasses the City of San Fernando, a portion of northern Los Angeles, a small portion of southern Santa Clarita, and a portion of the eastern San Gabriel Mountains.²⁹ These species include:

- *Southern mountain yellow-legged frog*: The southern mountain yellow-legged frog is federally listed and State-listed as an endangered species. This frog is found in and around lakes, ponds, marshes, meadows, and streams within mountainous regions of California and Nevada.³⁰

²⁹ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>. Website accessed October 9, 2018.

³⁰ California, State of. California Department of Forestry and Fire Protection. *Mountain Yellow-Legged Frog Species Information*. http://calfire.ca.gov/resource_mgt/downloads/Mountain_Yellow-Legged_Frog_SpeciesInformation.pdf. Mt. San Jacinto Natural History Association. *Southern Mountain Yellow-Legged Frog*. <http://msjnha.org/mountain-yellow-legged-frog/>.

- *Swainson's hawk*: The Swainson's hawk is State-listed as a threatened species. The Swainson's hawk is a medium-sized bird of prey with relatively long, pointed wings. This species of bird is commonly found in plains, dry grassland, farmland, and ranch country and is less commonly found in dry grassland farther west and in heavily farmed country. The greatest numbers of Swainson's hawks have been found in the Central Valley and in the Great Basin area of northeastern California, with a few territories located in Shasta Valley, the Owens Valley, and the Mojave Desert.³¹
- *California condor*: The California condor is federally listed and State-listed as an endangered species. The body of the adult California condor is 3.5 to 4.5 feet long and has a wingspan of nine to ten feet. It has a distinctive pink head and neck that is bare of feathers and has black feathers with white patches on the underside of each wing. It is also the largest flying bird in North America. Nesting habitats range from scrubby chaparral to forested mountain regions and foraging areas are in open grasslands.³²
- *Western yellow-billed cuckoo*: The western yellow-billed cuckoo is federally listed as threatened and State-listed as endangered. This bird is a slim, long-tailed bird about 12 inches in length and has a yellow and black bill. It has a grayish-brown head and black and white underparts. The lower part of the tail is marked with six white spots against a black background. This species lives within riparian woodland habitats.³³
- *Coastal California gnatcatcher*: The coastal California gnatcatcher is federally listed as a threatened bird species. The coastal California gnatcatcher is a small blue-gray songbird which measures approximately 4.5 inches. This species is known or believed to occur along southern California coast area and Baja California. The coastal California gnatcatcher can be found in areas with coastal sage scrub and in habitats of low shrubs (three to six feet tall), generally dominated by California sagebrush, buckwheat, salvia, and prickly-pear cactus.³⁴
- *Willow flycatcher*: The willow flycatcher is State-listed as an endangered bird species. This bird is small and has a fairly long, thin tail and wings. Its body is brownish olive with a slight yellow wash to the belly. They have two whitish wingbars and a white throat. They typically breed in shrubby areas with standing water or along streams.³⁵

³¹ National Audubon Society. Guide to North American Birds. *Swainson's Hawk*. <https://www.audubon.org/field-guide/bird/swainsons-hawk>. California, State of. California Department of Fish and Wildlife. *Swainson's Hawks in California*. <https://www.wildlife.ca.gov/Conservation/Birds/Swainson-Hawks>.

³² National Geographic Society. *California Condor*. <https://www.nationalgeographic.com/animals/birds/c/california-condor/>. San Diego Zoo. *California Condor*. <http://animals.sandiegozoo.org/animals/california-condor>. The Cornell Lab of Ornithology. All About Birds. *California Condor*. https://www.allaboutbirds.org/guide/California_Condor/lifehistory.

³³ U.S. Department of the Interior. National Park Service. *Western Yellow-billed Cuckoo*. <https://www.nps.gov/articles/western-yellow-billed-cuckoo.htm>.

³⁴ United States Fish & Wildlife Service. Environmental Conservation Online System (ECOS). *Coastal California gnatcatcher (Polioptila californica californica)*. <https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B08X>. Secondary source: National Audubon Society. *Coastal California gnatcatcher (Polioptila californica)*. <http://www.audubon.org/field-guide/bird/california-gnatcatcher>.

³⁵ National Audubon Society. *Willow Flycatcher*. <http://www.audubon.org/field-guide/bird/willow-flycatcher>. The Cornell Lab of Ornithology. All About Birds. *Willow Flycatcher*. https://www.allaboutbirds.org/guide/Willow_Flycatcher/id.

- *Least Bell's vireo*: The least Bell's vireo is federally listed and State-listed as an endangered bird species. Least Bell's vireos are small birds, approximately 4.5 to 5.0 inches long. They have short rounded wings and short, straight bills. Feathers are mostly gray above and pale below. This species is known or believed to occur along California coast. Highly territorial, least Bell's vireos establish breeding territories, ranging in size from one to four acres. Nesting habitat typically consists of well-developed overstories and understories and low densities of aquatic and herbaceous cover.³⁶
- *Santa Ana sucker*: The Santa Ana sucker is federally listed as a threatened species. The Santa Ana sucker is a small fish averaging about three inches in length. It is grey in color and has dark blotches on their sides. Most notably it is characterized by the downward orientation of its mouthparts. The Santa Ana Sucker is endemic to southern California and is native to only the Los Angeles, San Gabriel, Santa Ana, and Santa Clara River systems. The Santa Ana Sucker is found within clear, small to medium size streams with rock and vegetation on the side.³⁷
- *Riparian brush rabbit*: The riparian brush rabbit is federally listed and State-listed as an endangered species. This rabbit species used to be found living along the San Joaquin River and its tributaries on the valley floor. The riparian brush rabbit is a small cottontail rabbit with a pale color, gray sides and a darker back. This rabbit species is found in riparian oak forests with a dense understory of wild roses, grapes and blackberries.³⁸
- *Nevin's barberry*: The Nevin's barberry is federally listed and State-listed as an endangered plant species. Nevin's barberry is an evergreen shrub, historically found at scattered locations in San Fernando, San Bernardino, Riverside, and possibly San Diego Counties. It is found within chaparral, foothill woodland, and coastal sage scrub communities and within a riparian habitat.³⁹
- *California Orcutt grass*: California Orcutt grass is federally listed and State-listed as an endangered plant species. This plant species is a small, hairy annual grass with prostrate stems, rarely exceeding six inches tall. It is bright green with leaves one or two centimeters long. It is native to southern California and northern Baja California, where it grows in scattered locations in vernal pool habitats.⁴⁰

³⁶ United States Fish & Wildlife Service. Environmental Conservation Online System (ECOS). *Least Bell's vireo (Vireo bellii pusillus)*. <https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B067>. Secondary source: The National Wildlife Federation. *Showcase Species: California/Nevada, Least Bell's Vireo*. <https://www.nwf.org/~media/PDFs/Wildlife/LeastBellsVireo.ashx>.

³⁷ Los Padres Forest Watch. *Santa Ana Sucker*. <https://lpfw.org/our-region/wildlife/santa-ana-sucker/>.

³⁸ U.S. Fish & Wildlife Service, Sacramento Fish & Wildlife Office. *Riparian Brush Rabbit Recovery*. <https://www.fws.gov/sacramento/es/Recovery-Planning/Riparian-Brush-Rabbits/>. December 6, 2017.

³⁹ California Department of Fish & Wildlife. *Nevin's Barberry (Berberis nevinii)*. <https://www.wildlife.ca.gov/Conservation/Plants/Endangered/Berberis-nevinii>.

⁴⁰ California Native Plant Society. *Calscape. California Orcutt Grass*. <http://calscape.org/Orcuttia-californica-0>.

- *San Fernando Valley spineflower*: The San Fernando Valley spineflower is proposed to be federally listed as threatened and is State-listed as endangered. This plant species is found only in Newhall Ranch (Los Angeles County) and Laskey Mesa (Ventura County). This spineflower is a small, sprawling herb with hairy stems, white flowers, and reddish leaves that stand two to three inches off the ground, found in chaparral and scrub plant communities.⁴¹
- *Slender-horned spineflower*: The slender-horned spineflower is federally listed and State-listed as an endangered species. This plant species is a small annual plant in the buckwheat family with distinctive basal leaves and small clusters of flowers. It is found in areas prone to drought, and plants usually occur in isolated patches of large floodplain habitats categorized as alluvial scrub. The slender-horned spineflower is endemic to southwestern California, and occurs in Los Angeles, San Bernardino, and Riverside Counties.⁴²

As previously mentioned, the project site is occupied by a single-family home and garage. The project site does not contain suitable habitat for any of the aforementioned species. The proposed project will not have an impact on the aforementioned species since there are no natural sources of water and therefore no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, there are no areas of undeveloped open space in the vicinity of the project site that would contain native vegetation nor does the site appear to serve as a buffer between existing development and more natural habitat areas. Although the Pacoima Wash is located 0.25 miles south of the project site, the wash is vertical-walled and concrete-lined. Furthermore, the portion of the site that is not occupied by any structures (the southern portion) is closed off by chain-link fences, concrete block walls, and barbed wire. 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 communities 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.

The project site and the level of development in the surrounding area, the project site does not offer a suitable habitat for any species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community, nor does the California Department of Fish and Wildlife identify any such habitat. No wetlands were observed on the project site or in the surrounding areas.⁴³

A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitats present on-site or in the adjacent properties. The nearest wetland to the project site is the Pacoima Wash, which is located 0.25 miles south of the

⁴¹ County of Los Angeles. Significant Ecological Areas Program. *San Fernando Valley Spineflower*. <http://planning.lacounty.gov/site/sea/2018/01/25/dolor-sit-amet/>.

⁴² California, State of. California Department of Fish & Wildlife. *Slender-horned Spineflower*. <https://www.wildlife.ca.gov/Conservation/Plants/Endangered/Dodecahema-leptoceras>.

⁴³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 12, 2018.

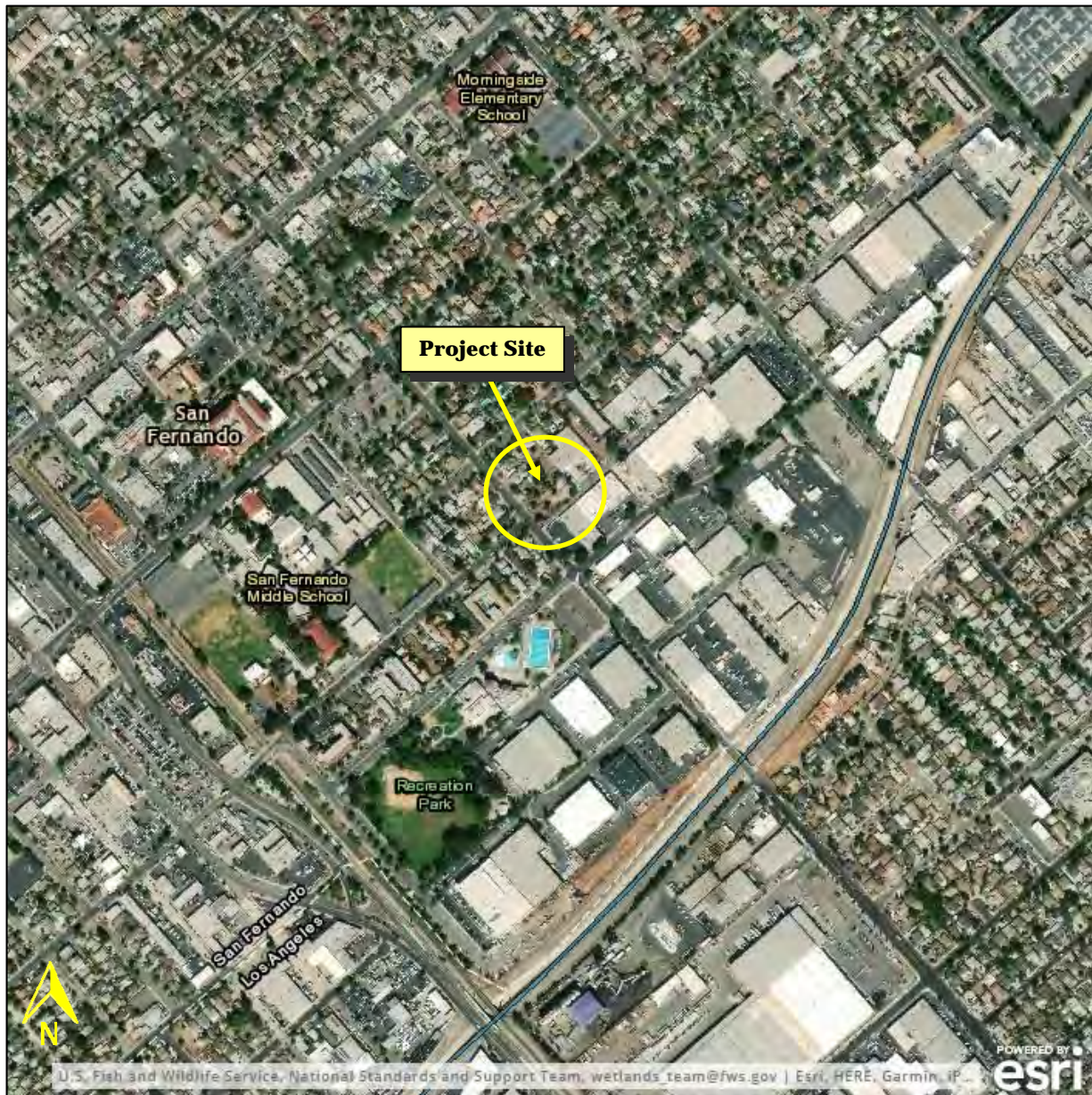


EXHIBIT 3-2 WETLANDS MAP

SOURCE: U.S. FISH AND WILDLIFE SERVICE, WETLANDS MAPPER

project site (refer to Exhibit 3-2).⁴⁴ Although the Pacoima Wash is located adjacent to the project site, the wash is vertical-walled and concrete-lined. The proposed project will be limited to the project site and will not affect the aforementioned designated wetlands. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

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

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁵ As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site is surrounded by development and lacks suitable habitat for wildlife habitat. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicles traveling on the adjacent roadways limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.

Approximately 20 trees are located on-site. These trees are of a species commonly used in urban landscaping and are not protected by any regional or local policy or ordinance. All of the existing trees will be removed though they will be replaced as part of the new development. As a result, the potential impacts are considered to be less than significant.

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

The nearest Significant Ecological Areas to the project site are the Tujunga Valley/Hansen Dam Significant Ecological Area (SEA #25), located approximately two miles to the southeast; and, the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA #23), located approximately five miles to the northwest.⁴⁶ The project will be restricted to the project site and will not impact these SEAs. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

⁴⁴ United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>. Website accessed October 9, 2018.

⁴⁵ Ibid.

⁴⁶ Google Earth. Website accessed October 9, 2018.

3.4.3 MITIGATION MEASURES

The analysis of biological resources impacts indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The disturbance of any human remains, including those interred outside of dedicated cemeteries.

3.5.2 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 State CEQA Guidelines?* • *No Impact.*

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar.⁴⁷ Upon review of the specific criteria listed above, it was determined that the building occupying the project site does not qualify for listing in either the National or California registrar. As a result, no impacts to historic structures will occur.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal

⁴⁷ California Office of Historic Preservation. *California Historical Resources*.
<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=30>. Website accessed October 9, 2018.

guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁴⁸ To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in the past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

⁴⁸ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Website accessed October 9, 2018.

- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.⁴⁹

The entire project site has been disturbed as part of the previous development. Various locations in the City are recorded on the National Register of Historic Places. However, these historic locations do not include the project site. The project site is presently occupied by a single-family home and garage, which does not meet any of the aforementioned criteria. In addition, the project site is not listed on the National or State Historic Register.⁵⁰ The project site and the structures currently on-site are not subject to any federal, State, or local preservation guidelines or restrictions. As a result, no impacts are associated with the proposed project's implementation.

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

The greater Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years.⁵¹ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵² The project site is currently occupied by a single-family home and garage. Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, a mitigation measure is provided in Section 3.17 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities. Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. 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 within the vicinity of the project site.⁵³ The proposed project will be restricted to the designated project site and will not affect any dedicated cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the surrounding development. Notwithstanding, in the unlikely event that remains are uncovered by

⁴⁹ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Website accessed October 9, 2018.

⁵⁰ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Website accessed October 9, 2018. Secondary Source: California Department of Parks and Recreation. *California Historical Resources*. <http://ohp.parks.ca.gov/ListedResources>. Website accessed October 9, 2018.

⁵¹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

⁵² Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>.

⁵³ Google Earth. Website accessed October 9, 2018.

construction crews, all excavation and grading activities shall be halted and the City of San Fernando Department of Police Services will be contacted (the Department will then contact the County Coroner). In addition, a mitigation measure is provided in Section 3.17 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities. As a result, the proposed construction activities are not anticipated to impact any interred human remains and the impacts are considered to be less than significant.

3.5.3 MITIGATION MEASURES

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

3.6 ENERGY

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- A potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation; and,
- A conflict with or obstruction of a State or local plan for renewable energy or energy efficiency.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed industrial building will be consistent with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. The project will include new light standards and fixtures that will be used as operational and security lighting and interior lighting and appliances. In order to prevent inefficient consumption of energy, the following mitigation is required:

- The Applicant must install ENERGY STAR appliances wherever appliances are installed.
- The Applicant must install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.
- The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

- All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

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

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

As indicated previously, the project will be involved in industrial uses. A majority of the energy that will be consumed by daily operations will be related to lighting and limited industrial equipment. The California Public Utilities Commission prepared an updated Energy Efficiency Strategic Plan in 2011 with the goal of promoting energy efficiency and a reduction in Greenhouse Gasses (GHG). According to the Energy Efficiency Strategic Plan, lighting comprises approximately one-fourth of California's electricity use while nonresidential sector exterior lighting (parking lot, area, walkway and security lighting) usage comprises 1.4% of California's total electricity use, much of which occurs during limited occupancy periods.⁵⁴ Mitigation was proposed in the previous subsection that would be effective in reducing wasteful energy consumption. Adherence to the aforementioned mitigation measures will ensure conformance with the State's goal of promoting energy and lighting efficiency. As a result, the potential impacts are considered to be less than significant.

3.6.3 MITIGATION MEASURES

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 3 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 4 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.

Mitigation Measure No. 5 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

⁵⁴ California Public Utilities Commission. *Energy Efficiency Strategic Plan*. Plan updated January 2011.

3.7 GEOLOGY & SOILS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- Direct or indirect cause of 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;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a 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;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial direct or indirect risks to life or property;
- Locating a project in, or exposing people to potential impacts, including 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; or,
- Direct or indirect destruction of a unique paleontological resource or site or unique geological feature.

3.7.2 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.*

Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. The City of San Fernando is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. The Sylmar Fault, part of the larger Sierra Madre Fault, is the closest known fault to the project site. This fault is located

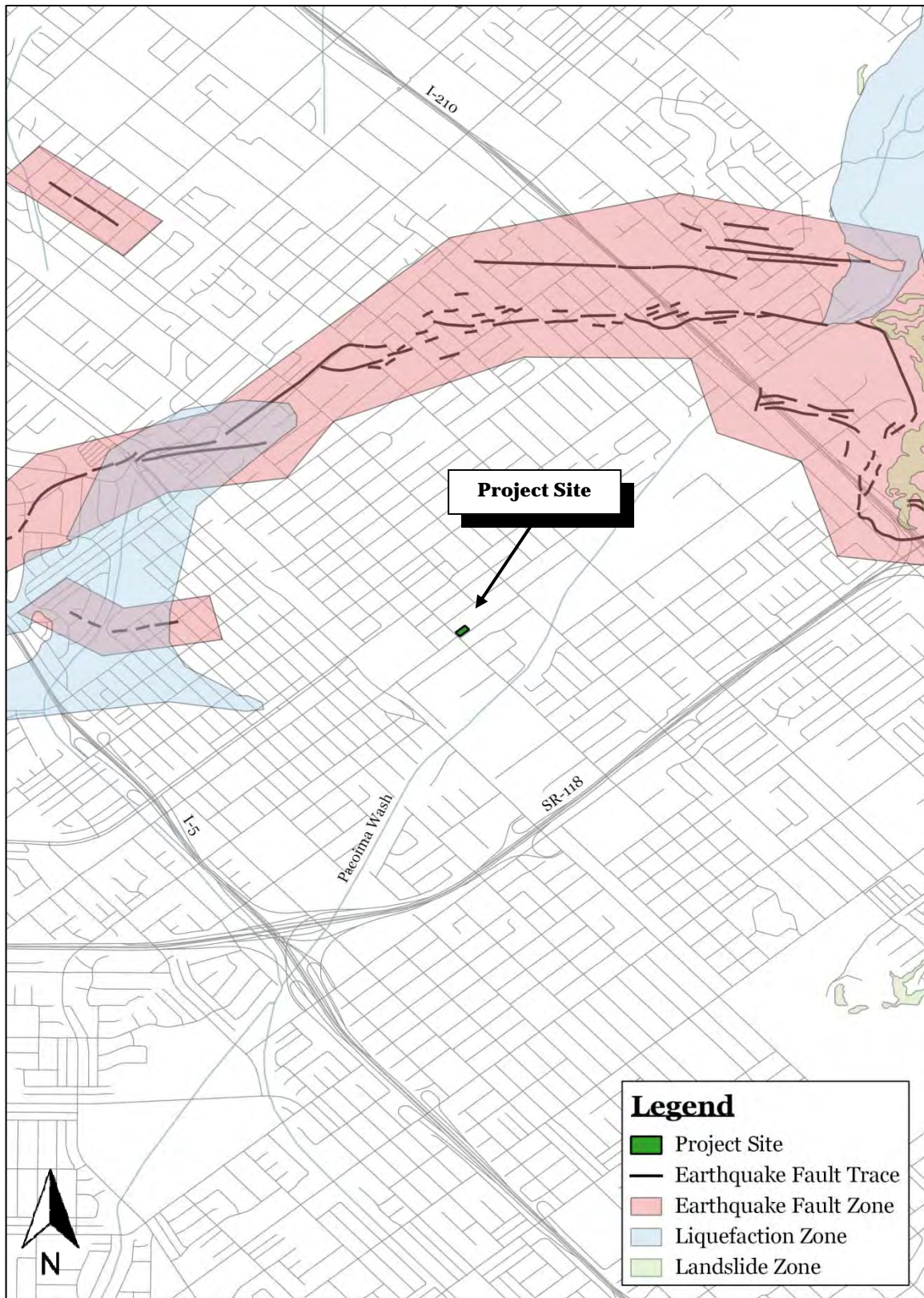


EXHIBIT 3-3
SEISMIC HAZARDS MAP
SOURCE: UNITED STATES GEOLOGICAL SURVEY

approximately 1.12 miles to the north of the site.⁵⁵ The project site is not located within the fault zone of the Sylmar Fault (refer to Exhibit 3-3). The potential impacts in regards to ground shaking and fault rupture are less than significant since the risk is no greater in and around the project site than for the rest of the area. Compliance with the most recent State and local building codes will minimize potential impacts related to earthquakes. Construction is regulated by the California Building Standards Code and the Building Regulations within Chapter 18 of the San Fernando Municipal Code. These building codes provide requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards. Liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. According to the California Geological Survey, the project site is not located in an area that is at risk for liquefaction (refer to Exhibit 3-3). In addition, the project site is not at risk for landslides (refer Exhibit 3-3). Therefore, the impacts are expected to be less than significant.

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

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by soils belonging to the *Urban land – Palmview – Tujunga complex*. These soils have a moderate runoff and erosion hazard; however, construction activities and the placement of permanent vegetative cover will reduce the soil's erosion risk.⁵⁶ The site is, and will continue to be level and no slope failure or landslide impacts are anticipated to occur. In addition, construction activities are regulated by the California Building Standards Code and the Building Regulations within Chapter 18 of the San Fernando Municipal Code. The San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. Section 94-310 of the San Fernando Municipal Code states that grading of a project site that contains a landscaped area shall be designed to minimize soil erosion and runoff and that "the project Applicant shall submit to community development director a grading design plan that meets the criteria set forth in this section and the criteria set forth in the landscape regulations." In addition, all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. As a result, the impacts will be less than significant.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a 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? • No Impact.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction-induced or can be the result of excess moisture within the underlying soils. Liquefaction-induced lateral spreading will not affect the proposed project because the new building will not be located within a liquefaction zone (refer to Exhibit 3-4) and

⁵⁵ Google Earth. Website accessed October 9, 2018.

⁵⁶ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

because it will be constructed with the strict adherence to the most pertinent State and City building codes. The site is also flat and level. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁵⁷ Shrinking and swelling is influenced by the amount of clay present in the underlying soils. The soils that underlie the project site are not prone to shrinking and swelling (refer to section 3.6.D), thus no impacts related to unstable soils and subsidence are expected.

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? • No Impact.

According to the USDA Web Soil Survey, the soils that underlie the project site possess a low shrink swell potential. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.⁵⁸ Clay is not a significant component of soils of the Urban land – Palmview – Tujunga complex.⁵⁹ As a result, no impacts related to expansive soils are anticipated.

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

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

F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature? • No Impact.

The potential for fossil occurrence depends on the rock type exposed at the surface in a given area. Rocks are classified into three principal types: igneous, metamorphic, and sedimentary. Sedimentary rocks contain the bulk of fossils in the region, although metamorphic rocks may also contain fossils. Igneous rocks do not typically contain fossils. The older sedimentary rocks are exposed in the hills and mountains, while younger rock units are present in low-lying and flat valley and basin floors. The majority of igneous rocks in the region are found in the Santa Monica Mountains and the northern San Fernando Valley (the City of San Fernando is within northern San Fernando Valley). The site is underlain by Quaternary (Recent) age marine and non-marine sedimentary rocks consisting of alluvium, lake, playa, and terrace deposits. Therefore, fossils are not expected to occur underneath the project site.⁶⁰

Direct destruction of fossils within fossil-bearing rock units may result from grading or excavation associated with a project, particularly during the construction phase. Indirect destruction or loss of

⁵⁷ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidenceupport.co.uk/what-causes-subsidence.htm>.

⁵⁸ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083.

⁵⁹ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

⁶⁰ Los Angeles, City of. *L.A. CEQA Thresholds Guide. Section D.1 Paleontological Resources*. 2006.

fossils exposed at the surface may result from increased erosion, human access, or other activity in a project area. Increased access could result from the opening of private or otherwise closed lands, new access routes through sensitive areas, or through excavation or the removal of vegetation. Although the construction of the proposed project will result in the disturbance of surface and subsurface soils, the project site and the surrounding project areas are fully developed and have undergone disturbance as part of previous development. For this reason, the likelihood of discovering near surface paleontological resources is considered remote. As a result, no impacts will occur.

3.7.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impacts related to geology and soils. As a result, no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.8.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.*

The proposed project will involve the demolition of a single-family home and garage and the construction of an industrial building. The SCAQMD has established a single quantified threshold of 10,000 metric tons of CO₂E (MTCO₂E) per year for new development.⁶¹ Table 3-4 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 greenhouses gases in a common and collective unit. As indicated in Table 3-4, the CO₂E total for the project is 246.70 pounds per day or 0.11 MTCO₂E per day. This translates into an annual emission of 40.15 MTCO₂E, which is below the aforementioned threshold.

⁶¹ SCAQMD. *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group Meeting #15*. https://planning.lacity.org/eir/8150Sunset/References/4.E.%20Greenhouse%20Gas%20Emissions/GHG.39_SCAQMD%20GHG%20Meeting%2015.pdf.

**Table 3-4
Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	--	--	--	--
Long-term Energy Emissions	3.45	--	--	3.47
Long-term Mobile Emissions	242.93	0.01	--	243.22
Total Long-term Emissions	246.38	0.01	--	246.70
Total Long-term Emissions (MTCO ₂ E)				40.15 MTCO₂E per year
Thresholds of Significance				10,000 MTCO₂E per year

Source: CalEEMod V.2016.3.2

As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. The project's operational GHG emissions were calculated using the CalEEMod version 2016.3.2. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type. It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁶² Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. Since the project's operational emissions will be below the quantified threshold of significance, the potential impacts are considered to be less than significant.

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

The City of San Fernando has not adopted any climate change policies or plans. As indicated previously, the operation of the proposed project will result in an incremental increase in GHG emissions though these operational GHG emissions will be below SCAQMD thresholds of significance. The proposed project will not introduce any conflicts with adopted initiatives that are designed to control future GHG emissions. The project is an "infill" development and is seen as an important strategy in reducing regional GHG emissions. As a result, the impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are considered to be less than significant.

⁶² California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. 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.

3.8.3 MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any adverse impacts. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact regarding hazards or hazardous materials if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by 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 that would result in a safety hazard or excessive noise for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire.

3.9.2 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.

The proposed project will involve the construction and operation of an industrial development. Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. If any of the proposed project's future tenants are involved

in the transport, use, storage, and disposal of hazardous materials, the tenant would need to comply with Federal and State regulations regarding hazardous materials. The tenant would need to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California Health and Safety Code which requires the reporting of hazardous materials when used or stored in certain quantities. Additionally, the future tenant will need to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of San Fernando. As a result, the impacts from the proposed project are expected to be less than significant.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact with Mitigation.

Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. If any of the proposed project's future tenants are involved in the transport, use, storage, and disposal of hazardous materials, the tenant would need to comply with Federal and State regulations regarding hazardous materials. The tenant would need to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California Health and Safety Code which requires the reporting of hazardous materials when used or stored in certain quantities. Additionally, the future tenant will need to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of San Fernando.

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).⁶³ In addition, the project is not listed within the U.S. Environmental Protection Agency's Envirofacts database.⁶⁴

Based on the age of the buildings on the project site, potential asbestos containing materials (ACMs) and lead-based paint (LBP) may be present. Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970's, building products and insulation materials commonly contained asbestos. In 1989, the U.S. Environmental Protection Agency (EPA) banned all new uses of asbestos; however, uses developed before 1989 are still allowed. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. The Los Angeles County Assessor website indicates that the existing on-site buildings were built in between the years 1935 and 1940.⁶⁵ Based on the age of the existing on-site buildings, ACMs may be present. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to demolition.

⁶³ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁶⁴ United States Environmental Protection Agency. *Envirostor*. <https://www3.epa.gov/enviro/index.html>. Website accessed October 10, 2018.

⁶⁵ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed October 4, 2018.

Based upon the age of the existing on-site buildings, it is possible that painted building surfaces contain LBP. LBP was used extensively in buildings constructed before 1950. In 1978, LBP was banned by the Federal government. Lead may cause a range of health defects, from behavioral problems and learning disabilities, to seizures and death. As a result of the project site conditions, the following mitigation is required:

- An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.
- The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The aforementioned mitigation will reduce the potential impact to levels that are considered to be less than significant.

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

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate.⁶⁶ These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors to the project site include the single-family homes located to the north and west of the project site. These nearby sensitive receptors are shown in Exhibit 3-2 within the Air Quality section herein.

As previously mentioned, 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 for routine cleaning and maintenance. If any of the proposed project's future tenants are involved in the transport, use, storage, and disposal of hazardous materials, the tenant would need to comply with Federal and State regulations regarding hazardous materials. In addition, the mitigation measures previously listed in

⁶⁶ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

Section 3.9.2.B will ensure that asbestos and lead-based paint are contained to the project site and are properly handled. Therefore, impacts will be less than significant.

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

The *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on annually basis. The list is maintained as part of the DTSC's Brownfields and Environmental Restoration Program referred to as EnviroStor. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.⁶⁷ Therefore, no impacts will occur.

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

The Whiteman Airport is located in Pacoima approximately 1.57 miles southeast of the project site, the Van Nuys Airport is located approximately 5.43 miles southwest of the project site, the Bob Hope Airport in Burbank is located approximately 6.3 miles southeast of the project site, and the Los Angeles International Airport (LAX) is located approximately 23 miles south of the project site.⁶⁸ The proposed project is industrial in nature. The industrial building will have a maximum height of 45 feet and will not present a safety hazard. As a result, no impacts will occur.

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

At no time will Fourth Street or Jessie Street 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 no impacts are associated with the proposed project's implementation.

⁶⁷ CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁶⁸ Google Earth. Website accessed October 10, 2018.

- G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?* • No Impact.

The area surrounding the project site is urban and there are no areas containing natural vegetation that could lead to a wildfire.⁶⁹ As a result, there are no impacts associated with potential wildfires from off-site locations.

3.9.3 MITIGATION MEASURES

The following mitigation is required to address potential impacts regarding a release of hazardous materials:

Mitigation Measure No. 7 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 8 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

3.10 HYDROLOGY & WATER QUALITY

3.10.1 THRESHOLDS OF SIGNIFICANCE

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

- A violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;

⁶⁹ Blodgett Baylosis Environmental Planning. Site Survey was completed on October 12, 2018.

- A substantial decrease of groundwater supplies or interference with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows;
- Flood hazard, tsunami, or seiche zones risk release of pollutants due to project inundation; or,
- Conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site is currently occupied by a single-family home and garage. According to the site plan, the proposed project will include 3,425 square feet of landscaping translating into 15.47% coverage of the project site in pervious surfaces. Section 94-310 of the San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. The Code also states that all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. The proposed amount of landscaping will fulfill this requirement. As a result, the potential impact will be less than significant.

B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge in such a way that the project may impede sustainable groundwater management of the basin? • Less than Significant 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. The search yielded no results.⁷⁰ In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies.

The City of San Fernando is one of 14 retail water agencies served by the Metropolitan Water District of Southern California (MWD) and receives imported water to supplement its groundwater supplies on an as-needed basis only. Typically, the City has been able to meet 100% of its demand from its groundwater wells. Occasionally, the City experiences high water demand which causes the City to

⁷⁰ Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Website accessed October 10, 2018.

purchase imported water.⁷¹ The proposed project does not include the installation of production water wells or a permanent groundwater extraction system. The project will continue to be connected to the City's water lines and will not result in a direct decrease in underlying groundwater supplies.

Furthermore, the project Applicant will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As previously mentioned, Section 94-310 of the San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. The code also states that all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. The proposed amount of landscaping will fulfill this requirement. As a result, the impacts are anticipated to be less than significant.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows? • No Impact.

The project site is presently occupied by a single-family home and garage. According to the site plan, the proposed project will include 3,425 square feet of landscaping, resulting in 15.47% coverage of the project site in pervious surfaces. Although the impervious surfaces (asphalt, building slabs, etc.) that will be constructed will result in the generation of storm water runoff, the project will be properly drained and is not expected to result in erosion or siltation on- or off-site. In the absence of mitigation, the new impervious surfaces (buildings, internal driveways, parking areas, etc.) that would be constructed may result in the generation of urban pollutants. The site will be graded so that storm water runoff will be directed to the curbs and gutters on the local streets. The proposed project will be restricted to the project site and will not alter the course of the Pacoima Wash, which is concrete-lined. As a result, no impacts are anticipated.

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

The project site is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the Pacoima Wash is not likely to happen due to the current level of channelization. In addition, the project site is located inland approximately 18 miles from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.⁷² As a result, no impacts are expected.

⁷¹ San Fernando, City of. 2015 Urban Water Management Plan, City of San Fernando. June 2016.

⁷² Google Earth. Website accessed October 10, 2018.

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

Section 94-310 of the San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. The code also states that all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. The proposed amount of landscaping will fulfill this requirement. Furthermore, the abovementioned mitigation within Section 3.10.2.A will further reduce any potential impacts. As a result, no impacts are anticipated.

3.10.3 MITIGATION MEASURES

The analysis of potential impacts related to hydrology and water quality indicated that the proposed project would not result in any adverse impacts. As a result, no mitigation measures are required.

3.11 LAND USE & PLANNING

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on land use and planning if it results in any of the following:

- The physical division and disruption of an established community; or,
- Causing 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.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project involves the construction and operation of an industrial building. The proposed project site is currently zoned R-1 (*Single-family Residential*) (refer to Exhibit 3-4) and has a general plan land use designation of *Low Density Residential* (refer to Exhibit 3-5). The project will require the approval of a Zone Change (ZC 2018-001) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone, and the approval of a General Plan Amendment (GPA 2018-001) to change the current land use designation from *Low Density Residential* to *Industrial*.

The proposed project will also require the approval of Site Plan Review (SPR 2018-018) for the construction of a new industrial building approximately 93 feet by 90 feet (12,300 square feet); Set Back Variance (VAR 2018-001) for a side yard variance along the north side of the new industrial building; and a Lot Merger to merge the two lots that comprise the project site (APNs 2519-021-014 and 2519-021-015). The project site is located within an urban area within the City of San Fernando. The northern portion of the project site is presently occupied by a single-family home and garage and

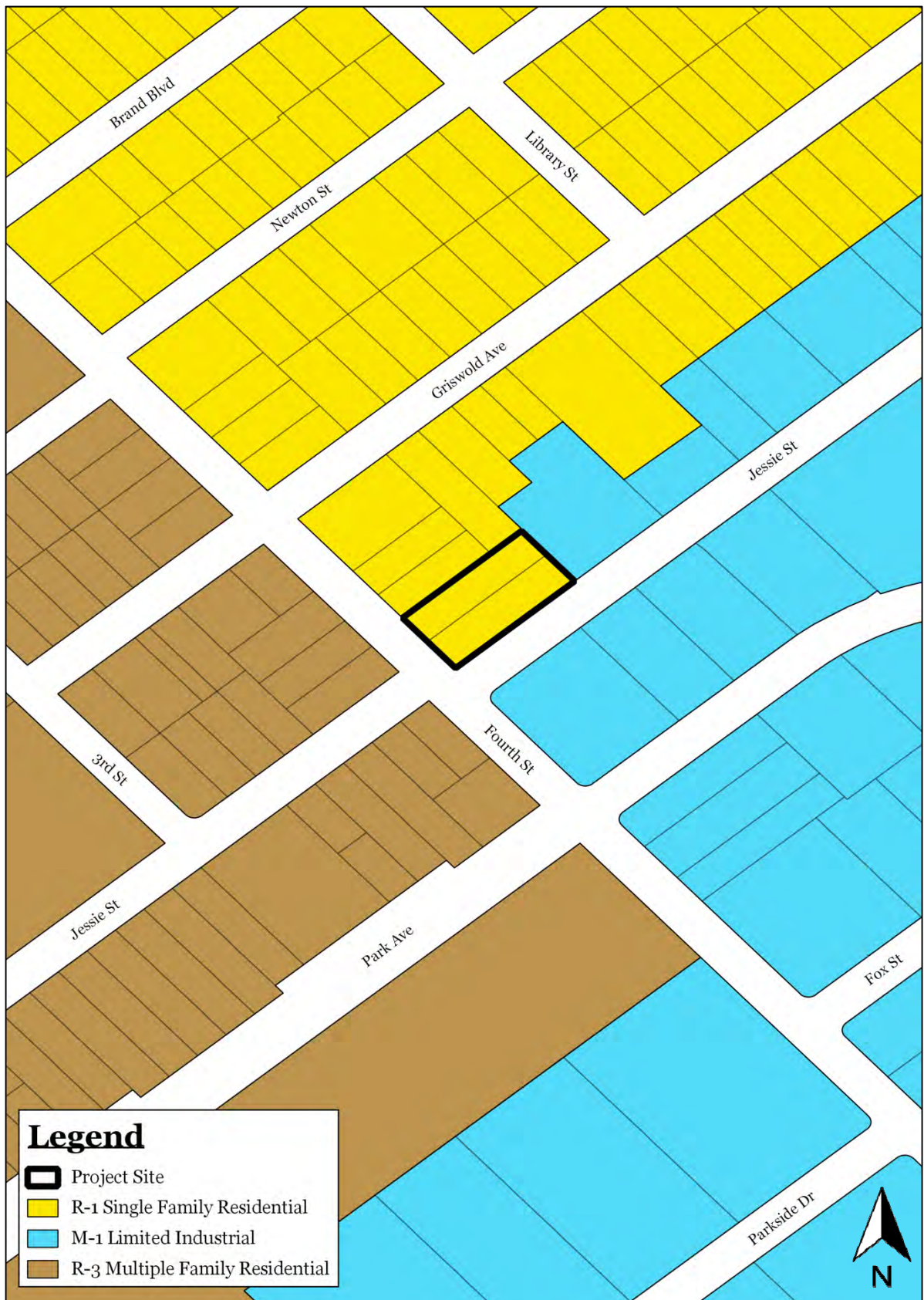


EXHIBIT 3-4
ZONING MAP
SOURCE: CITY OF SAN FERNANDO

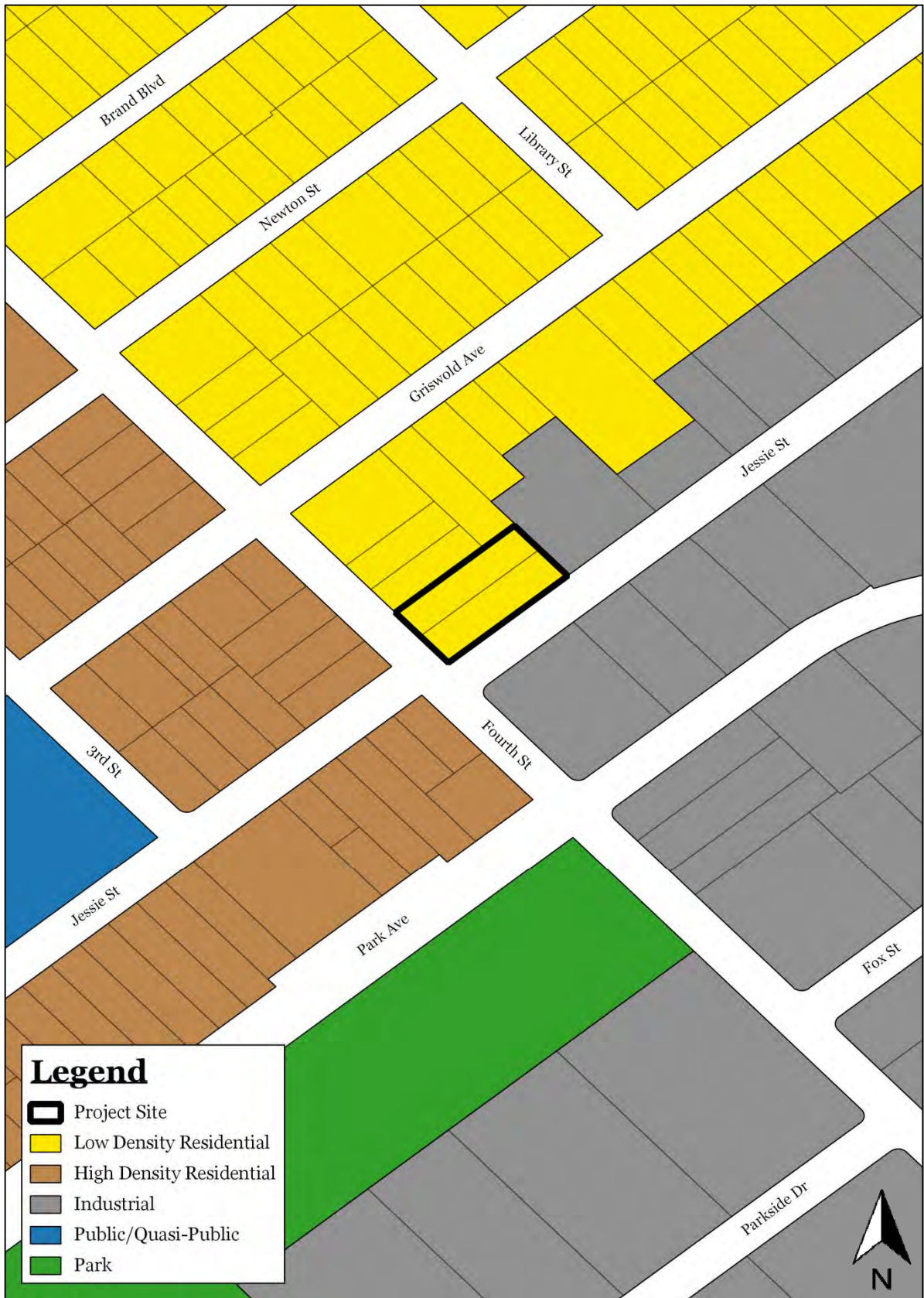


EXHIBIT 3-5
GENERAL PLAN LAND USE ELEMENT MAP
SOURCE: CITY OF SAN FERNANDO

the southern portion of the project site is vacant.⁷³ The project site is surrounded by both residential and industrial uses. Since the proposed project is located next to an industrial zone, the project will not lead to any division of an existing established neighborhood and no impacts will occur.

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

The proposed project involves the construction and operation of an industrial building. The proposed project site is currently zoned R-1 (*Single-family Residential*) (refer to Exhibit 3-4) and has a general plan land use designation of *Low Density Residential* (refer to Exhibit 3-5). The project will require the approval of a Zone Change (*ZC 2018-001*) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone, and the approval of a General Plan Amendment (*GPA 2018-001*) to change the current land use designation from *Low Density Residential* to *Industrial*. The proposed project will also require the approval of Site Plan Review (*SPR 2018-018*) for the construction of a new industrial building approximately 93 feet by 90 feet (12,300 square feet); Set Back Variance (*VAR 2018-001*) for a side yard variance along the north side of the new industrial building; and Lot Merger to merge the two lots that comprise the project site (APNs 2519-021-014 and 2519-021-015).

The project site is located within an urban area within the City of San Fernando. Various industrial uses are located east of the project site and residential uses are located to the west of the project site. The construction and operation of an industrial use on the proposed project site would not conflict with the surrounding uses since the project site abuts industrial uses. The operation of an industrial use on the proposed project site would create a contiguous strip of industrial uses along Jessie Street, as the project site is currently the only residential use along that block of Jessie Street. Since the proposed project is located next to an industrially zoned area and will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impacts will occur.

3.11.3 MITIGATION MEASURES

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

3.12 MINERAL RESOURCES

3.12.1 THRESHOLDS OF SIGNIFICANCE

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

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,

⁷³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on October 12, 2018.

- 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.

3.12.2 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.*

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the project site.⁷⁴ The nearest recorded well to the project site is located approximately 0.40 miles southeast of the project site. The project area is not an area with active mineral extraction activities. According to the California Department of Conservation study area maps, the project site and the majority of the City of San Fernando is located within an MRZ-3 zone. The definition of an MRZ-3 zone is an area containing mineral deposits the significance of which cannot be evaluated from available data.⁷⁵ Nevertheless, the proposed project will not involve extensive excavation; the proposed project will only involve grading for a one-story building. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

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

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

3.12.3 MITIGATION MEASURES

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

⁷⁴ California Department of Conservation. *Division of Oil, Gas & Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed October 11, 2018.

⁷⁵ California Department of Conservation. *Mineral Land Classification Map, Aggregate Resources Only, San Fernando Quadrangle*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_143/PartII/Plate_2-17.pdf.

3.13 NOISE

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The 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; or,
- The generation of excessive ground-borne vibration or ground-borne noise levels.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁷⁶ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-6. The ambient noise environment in the vicinity of the proposed industrial development is dominated by noise emanating from vehicles traveling down the intersecting streets and noise typically associated with the adjacent uses, which include both industrial and residential uses. Future sources of noise generated on-site will include noise typically associated with smaller industrial uses and noise emanating from vehicles traveling to and from the development.

The proposed use will be required to adhere to all pertinent noise control regulations outlined by the City of San Fernando. After the proposed zone change from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone, the future tenants will be required to adhere to all pertinent noise control regulations outlined by the City of San Fernando for M-1 (*Limited Industrial*) zones. The City of San Fernando Municipal Code has established the following noise control standards for development within industrial zones:⁷⁷

⁷⁶ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

⁷⁷ San Fernando, City of. Municipal Code. Chapter 34 Environment, Article II Noise, Sections 34-27 Definitions, 34-29 Exterior Noise Standards, and 34-30 Interior Noise Standards.






Noise Levels – in dBA		
 Serious Injury	165	
	160	
	155	
	150	
 Pain	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 ft.</i>
	120	
 Discomfort	115	<i>music in night club interior</i>
	110	<i>motorcycle at 20 ft.</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 ft.</i>
	90	<i>food blender</i>
 Range of Typical Noise Levels	85	<i>electric mixer, light rail train horn</i>
	80	
	75	
	70	<i>portable fan, roadway traffic at 50 ft.</i>
	65	
	60	<i>dishwasher, air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator, light traffic at 100 ft.</i>
	40	
 Threshold of Hearing	35	<i>library interior (quiet study area)</i>
	30	
	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

EXHIBIT 3-6 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *Industrial Zones:* The maximum permissible ambient noise level shall be no greater than 70 dBA in between the hours of 7:00 AM to 10:00 PM and 70 dBA in between the hours of 10:00 PM to 7:00 AM.
- *Exterior Noise Standards:* It shall be unlawful for any person, at any location within the incorporated area of the city, to create any noise or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured by a sound level meter on any other property, to exceed the permitted ambient noise level more than ten minutes per hour.
- *Interior Noise Standards:* It shall be unlawful for any person at any location within the incorporated area of the city to create any noise or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured within any other dwelling unit on any residential property, either incorporated or unincorporated, to exceed the following: (1) The interior ambient noise level plus five dBA for a cumulative period of more than five minutes in any hour; (2) The interior ambient noise level plus ten dBA for a cumulative period of more than one minute in any hour; or, (3) The interior ambient noise level plus 15 dBA for any period of time.

In addition, the City has also adopted the following additional requirements that are applicable to certain special noise sources:⁷⁸

- *Construction or repair of buildings.* Noise sources associated with construction, repair, remodeling or grading of any real property are allowed up to 70 dBA measured at the property line, provided such activities do not take place between the hours of 6:00 PM and 7:00 AM on weekdays and 6:00 PM and 8:00 AM on Saturdays, or at any time on Sundays or on Federal holidays.
- *Maintenance.* Noise sources associated with the maintenance of real property, provided the activities take place between the hours of 7:00 AM and 6:00 PM on any day except Saturdays, Sundays, or on Federal holidays, or between the hours of 9:00 AM and 6:00 PM on Saturdays, Sundays or on Federal holidays.

The abovementioned provisions related to construction and maintenance will apply to the proposed project. A change in traffic noise levels of between 3.0 dBA and 5.0 dBA 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 3.17, the proposed project will not result in a doubling of traffic volumes on Fourth Street. Therefore, the proposed project's traffic generation will not result in a perceptible increase in mobile noise.

During construction, the project may result in a temporary increase in ambient noise levels in the absence of mitigation. Noise levels associated with various types of construction equipment are

⁷⁸ San Fernando, City of. Municipal Code. Chapter 34 Environment, Article II Noise, Sections 34-31 Exclusions.

illustrated in Exhibit 3-7. The noise levels that are indicated in the exhibit illustrate the typical noise levels at a distance of 50 feet from the noise source. Composite construction noise is best characterized by Bolt, Beranek, and Newman.⁷⁹ In this study, the noisiest phases of construction for non-residential development is presented as 89 dBA as measured at a distance of 50 feet from the construction effort.

To ensure that the neighboring residential uses are protected from excessive amounts of construction noise, the following mitigation measures are required:

- The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.
- The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

The implementation of the above-mentioned mitigation measures will reduce potential noise impacts to levels that are less than significant.

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

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources of vibration within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground though the degree of vibration will diminish in strength with distance.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several

⁷⁹ USEPA. *Protective Noise Levels*. 1971.

			Typical noise levels in dBA 50 ft. from source				
				70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)					
		Front Loaders					
		Backhoes					
		Tractors					
		Scrapers, Graders					
		Pavers					
		Trucks					
	Materials Handling Equipment	Concrete Mixers					
		Concrete Pumps					
		Cranes (Movable)					
		Cranes (Derrick)					
	Stationary Equipment	Pumps					
		Generators					
		Compressors					
Impact Equipment	Pneumatic Wrenches						
	Jack Hammers						
	Pile Drivers						
Other Equipment	Vibrators						
	Saws						

EXHIBIT 3-7

TYPICAL CONSTRUCTION NOISE LEVELS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

The project may result in a temporary increase in ambient noise and vibration levels during the project's construction phase. Since there are sensitive receptors located adjacent to the project site to the north, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

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

3.13.3 MITIGATION MEASURES

The following mitigation is required to address potential impacts related to long-term (operational) and short-term (construction) noise impacts:

Mitigation Measure No. 9 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.

Mitigation Measure No. 10 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

3.14 POPULATION & HOUSING

3.14.1 THRESHOLDS OF SIGNIFICANCE

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

- A substantial growth in the unplanned population within an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project; or,
- The displacement of a substantial number of existing people or housing units, necessitating the construction of replacement housing.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

- New development in an area presently undeveloped and economic factors which may influence development;
- Extension of roadways and other transportation facilities;
- Extension of infrastructure and other improvements;
- Major off-site public projects (treatment plants, etc.);
- The removal of housing requiring replacement housing elsewhere;
- Additional population growth leading to increased demand for goods and services; and,
- Short-term growth-inducing impacts related to the project's construction.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of San Fernando is projected to add a total of 1,800 new jobs through the year 2040.⁸⁰ The number of jobs that will be added within the City as a result of the proposed project will be approximately 12 jobs.⁸¹ Although the proposed project will not lead to a direct increase in population, the new employment generation may result in a local increase in population. As a result, less than significant impacts will occur.

⁸⁰ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

⁸¹ Southern California Association of Governments. *Employment Density Report, Summary Report*. October 31, 2001.

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • Less than Significant Impact.

As previously mentioned, the project site is currently occupied by a single-family home and garage. During the site visit, the unit appeared to be occupied. As part of the proposed project's implementation, this unit will be demolished to accommodate the proposed new industrial development. As a result, the impact will be less than significant.

3.14.3 MITIGATION MEASURES

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

3.15 PUBLIC SERVICES

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, 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:

- A substantial adverse physical impact associated with the provision of 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 relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of 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 relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of 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 relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of 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 relative to other *public facilities*.

3.15.2 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, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City of San Fernando is served by the Los Angeles Fire Department. No fire stations are located within the City limits of San Fernando. Three fire stations are located nearby within the City of Los Angeles. Fire Station 91 is located at 14430 Polk Street in Sylmar, approximately two miles northwest of the project site; Fire Station 75 is located at 15345 San Fernando Mission Boulevard in Mission Hills, approximately two miles southwest of the project site; and Fire Station 98 is located at 13035 Van Nuys Boulevard in Pacoima, approximately 1.25 miles southeast of the project site.⁸² Fire Station 98 is the closest fire station to the project site. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the 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 above-mentioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

- B. *Would the project result in substantial adverse physical impacts associated with the provision of 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 relative to police protection services? • Less Than Significant Impact.*

Law enforcement services are provided by the San Fernando Police Department, which operates out of its station located near the Civic Center approximately 0.31 miles west of the project site. To ensure the proposed industrial project elements adhere to the City's security requirements, the San Fernando Police Department 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.

⁸² Los Angeles, City of. Los Angeles Fire Department. <https://www.lafd.org/fire-stations/station-results?address=san%20fernando>.

- C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives relative to school services? • No Impact.*

The City is served by the Los Angeles Unified School District (LAUSD), which serves kindergarten through twelfth grades. No direct student generation will occur with the operation of the proposed industrial development. In addition, the project will be required to pay all pertinent school district fees. As a result, no impacts will occur with the proposed project's implementation.

- D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other governmental services? • No Impact.*

No new governmental services will be needed to implement the proposed project since the proposed project will not introduce any new development. As a result, no impacts are anticipated.

3.15.3 MITIGATION MEASURES

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

3.16 RECREATION

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No Impact.*

The City of San Fernando Recreation and Community Services Department operates seven park facilities to help provide recreational and community services. The nearest park to the project site is the San Fernando Recreational Park located approximately 275 feet to the southwest. The proposed

industrial development will not result in any development that would potentially increase the demand for public park facilities and services. In addition, the proposed development would not result in any physical impacts to existing or potential park facilities. As a result, no impacts are anticipated to occur as part of the proposed project's implementation.

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 will not result in a direct demand for park facilities. As a result, no changes in the demand for local parks and recreation facilities are anticipated and no impacts are anticipated.

3.16.3 MITIGATION MEASURES

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

3.17 TRANSPORTATION & CIRCULATION

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with a plan, ordinance, or policy establishing measures for addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths;
- A conflict or inconsistency with CEQA Guidelines §15064.3 subdivision (b)(1) for a land use project;
- A conflict with or inconsistency with CEQA Guidelines §15064.3 subdivision (b)(2) for a transportation project;
- Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or,
- Results in inadequate emergency access

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with a plan, ordinance, or policy establishing measures of effectiveness addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?* • *Less than Significant Impact.*

Regional access to the site is provided by SR-118 Freeway, I-5 Freeway and I-210 Freeway. Roadways in the area include Fourth Street, which abuts the project site to the south and extends in a northwest-southeast orientation; and, Jessie Street, which abuts the project site to the east and extends in a northeast-southwest orientation. Direct vehicular access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street.

As indicated in Section 2 herein, the new industrial building will replace the single-family home and garage that are currently on-site. The projected traffic generation will increase with the operation of the proposed industrial use. Trip generation estimates for the project were developed using the trip rates contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition based on the industrial land use category (ITE Code 150). This ITE information was used to estimate future traffic generated and this information is summarized in Table 3-5. As indicated in Table 3-5, the new industrial building is anticipated to generate approximately 21 daily trips, with approximately 4 trips occurring during the AM peak hour, and 4 trips occurring during the PM peak hour.

Table 3-5
Trip Generation by Proposed Project

ITE Code	Size	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			%in	%out	total	%in	%out	total		%in	%out	total	%in	%out	total
150	12,300 square feet	1.74	77%	23%	0.17	27%	73%	0.19	21	3	1	4	1	3	4

Source: Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition

Considering the average daily volume on Fourth Street (8,270 vehicles per day), the addition of 4 AM peak hour trips and 4 PM peak hour trips will not add a significant amount of vehicles to the road nor alter the Level of Service (LOS) of any of the nearby roadway intersections.⁸³ Therefore, the potential impacts are anticipated to be less than significant.

⁸³ Crown City Engineers, Inc. *Traffic Impact Study, San Fernando Industrial Warehouse, 510 Park Avenue, San Fernando, California.* June 18, 2018.

B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? • Less Than Significant Impact.

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

The proposed project involves the construction and operation of an industrial building. It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁸⁴ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? • No Impact.

CEQA Guidelines §15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. Subdivision (b)(2) clarifies that projects that reduce VMT, such as pedestrian, bicycle and transit projects, should be presumed to have a less than significant impact. As previously mentioned, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The proposed project involves the construction and operation of an industrial building. 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. As a result, no impacts will occur.

D. 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.

Access to the project site will be provided by two 19-foot-wide full-access driveways. The first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. Considering existing low traffic volumes on the surrounding roadways, the ingress/egress of trucks at the project driveways will not be impacted.

⁸⁴ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>.

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

The proposed project would not impede emergency access to any neighboring properties during construction. At no time will Fourth Street or Jessie Avenue be closed to traffic during the project's construction. The Los Angeles County Fire Department will review the on-site circulation to ensure that sufficient emergency access and clearance is provided. As a result, no impacts related to emergency access will occur.

3.17.4 MITIGATION MEASURES

The analysis determined that no significant traffic and circulation impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, 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:

- A substantial adverse change in the significance of a tribal cultural resources, 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 substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less Than Significant Impact with Mitigation.*

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

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

The project site is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the removal of the existing foundations and the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño 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.

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.

B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? • Less Than Significant Impact.

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrieleño-Kizh and it was determined that the site may be situated in an area of high archaeological significance. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in the previous subsection. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

3.18.3 MITIGATION MEASURES

Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 12 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño 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.

3.19 UTILITIES & SERVICE SYSTEMS

3.19.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, 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:

- The relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts;
- Insufficient water supplies to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The generation of solid waste in excess of State or local standards or in excess of the capacity of local infrastructure;
- A negative impact on the provision of solid waste services or impair the attainment of solid waste reduction goals; or,
- Compliance with Federal, State, and local management and reduction statutes and regulations related to solid waste.

3.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? • Less than Significant Impact.*

The wastewater generated within the City is conveyed to the Hyperion Treatment Plant.⁸⁵ The Hyperion Treatment Plant is located at 12000 Vista Del Mar in Playa Del Rey, California. The plant has been operating since 1894. In 1950, the Hyperion Water Reclamation Plant opened a full secondary treatment system and biosolids processing to produce a heat-dried fertilizer. It was among the first facilities in the world to capture energy from biogas by operating anaerobic digesters, which have yielded a fuel gas by-product for over 50 years. On average 275 million gallons of wastewater enters the Hyperion Water Reclamation Plant on a dry weather day with a maximum daily flow of 450 million gallons of water per day (MGD) and peak wet weather flow of 800 MGD. The plant has a capacity of 1,000 MGD.⁸⁶ As indicated in Table 3-6, the future development is projected to generate

⁸⁵ San Fernando, City of. *2015 Urban Water Management Plan, City of San Fernando*. June 2016.

⁸⁶ Los Angeles, City of. LA Sanitation. *Hyperion Water Reclamation Plant*.

369 gallons of effluent on a daily basis which is well under the capacity of the Hyperion Water Reclamation Plant.⁸⁷

Table 3-6
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Manufacturing/Warehouse	12,300 sq. ft.	0.03 gals/day/sq. ft.	369 gals/day
Total Consumption			369 gals/day

Source: Blodgett Baylosis Environmental Planning.

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. The existing sewer lines will continue to serve the project site. 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 the reasonably foreseeable future development during normal, dry, and multiple dry years? • Less than Significant Impact.

The City of San Fernando is one of 14 retail water agencies served by the Metropolitan Water District of Southern California (MWD) and receives imported water to supplement its groundwater supplies on an as-needed basis only. Typically, the City has been able to meet 100% of its demand from its groundwater wells. Occasionally, the City experiences high water demand which causes the City to purchase imported water. The City receives imported water from MWD on an as-needed basis for emergency purposes to meet Federal and State standards. MWD is committed to developing and maintaining high-capacity storage reservoirs, such as Diamond Valley Lake, to meet the needs of the region during times of drought and emergency. In addition, MWD operates several additional storage reservoirs in Riverside, San Bernardino, and San Diego Counties to store water obtained from the State Water Project (SWP) and the Colorado River Aqueduct (CRA).⁸⁸ Table 3-7 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 615 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand.

Table 3-7
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Manufacturing/Warehouse	12,300 sq. ft.	0.05 gals/day/sq. ft.	615 gals/day
Total Consumption			615 gals/day

Source: Blodgett Baylosis Environmental Planning.

⁸⁷ The utility calculations are included in Appendix C.

⁸⁸ San Fernando, City of. *2015 Urban Water Management Plan, City of San Fernando*. June 2016.

The proposed project will not require any upgrading of existing off-site facilities or the construction of new off-site facilities. As a result, the impacts will be less than significant.

C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • No Impact.

On average 275 million gallons of wastewater enters the Hyperion Water Reclamation Plant on a dry weather day with a maximum daily flow of 450 million gallons of water per day (MGD) and peak wet weather flow of 800 MGD. The plant has a capacity of 1,000 MGD.⁸⁹ As indicated in Table 3-6, the future development is projected to generate 369 gallons of effluent on a daily basis which is well under the capacity of the Hyperion Water Reclamation Plant.⁹⁰ No increase in wastewater treatment capacity and/or water supply commitments is required to accommodate the proposed project. 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. The existing sewer lines will continue to serve the project site. As a result, no impacts will occur.

D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure? • Less than Significant Impact.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.⁹¹ 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 Republic Services. As indicated in Table 3-8, the future daily solid waste generation is projected to be 109.8 pounds per day.

Table 3-8
Solid Waste Generation (pounds/day)

Use	Unit	Factor	Generation
Manufacturing/Warehouse	12,300 sq. ft.	8.93 lbs/day/1,000 sq. ft.	109.8 lbs/day
Total Generation			109.8 lbs/day

Source: Blodgett Baylosis Environmental Planning.

The proposed project will contribute a limited amount to the waste stream. As a result, no impacts on solid waste generation are anticipated. The proposed project will not require any upgrading of existing

⁸⁹ Los Angeles, City of. LA Sanitation. *Hyperion Water Reclamation Plant*.

⁹⁰ The utility calculations are included in Appendix C.

⁹¹ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

solid waste collection and/or disposal services. Due to the nature of the proposed project, minimal amounts of solid waste will be produced and the impacts will 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.

As indicated in Table 3-8, the future daily solid waste generation is projected to be 109.8 pounds per day. The proposed project, like all other development in San Fernando, 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.

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 San Fernando, 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.

3.19.3 MITIGATION MEASURES

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

3.20 WILDFIRES

3.20.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact if it results in any of the following located in or near State responsibility areas or lands classified as very high fire hazard severity zones:

- Impairment of an adopted emergency response plan or emergency evacuation plan;
- Due to slope, prevailing winds, and other factors, exacerbation of wildfire risks, and thereby exposure to project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- The requirement of 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; or,
- Exposure of people or structures to significant risks, including down slope of downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

3.20.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. Would the project impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The proposed project site is located within an urbanized area and no areas containing natural fire climax vegetation is located near the project site. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes. As a result, no impacts will occur.

- B. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • 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 potential wildfire. In addition, the proposed industrial warehouse will not change the nature of the project site since the project site is currently developed. As a result, no impacts will occur.

- C. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • 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. As a result, no impacts will occur.

- D. Would the project expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. In addition, the project site and the surrounding area is level and completely developed. As a result, no impacts will occur.

3.20.3 MITIGATION MEASURES

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

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

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:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, 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.
- 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.
- A Mitigation Reporting and Monitoring Program *will be* required.

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, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

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SECTION 5 REFERENCES

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5.2 REFERENCES

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**CITY OF SAN FERNANDO
655 FOURTH STREET
INDUSTRIAL DEVELOPMENT**



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SANF 031

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1. OVERVIEW OF THE PROJECT

The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The attached Initial Study prepared for the proposed project indicated that the proposed project will not result in significant environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

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

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;

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- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The following mitigation measure is required in order to minimize the potential light trespass impacts to the greatest extent possible:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

In order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

Mitigation Measure No. 2 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 3 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 4 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.

Mitigation Measure No. 5 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

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The following mitigation is required to address potential impacts regarding a release of hazardous materials:

Mitigation Measure No. 7 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 8 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required to address potential impacts related to long-term (operational) and short-term (construction) noise impacts:

Mitigation Measure No. 9 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.

Mitigation Measure No. 10 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

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Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 12 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño 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.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below in Table 1.

TABLE 1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)	During the project's construction phase. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.	Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends upon the submittal and approval of the construction and staging plan.	Date: Name & Title:
Mitigation Measure No. 3 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.	Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of building permits. • Mitigation ends when construction is completed.	Date: Name & Title:

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Mitigation Measure No. 4 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.	Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.	Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.	Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 7 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an Asbestos Operations and Maintenance Program should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.	Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)	Prior to demolition of existing buildings. • Mitigation ends when surveys are complete.	Date: Name & Title:
Mitigation Measure No. 8 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.	Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)	Prior to the issuance of any building permits • Mitigation ends at the completion of the construction phase.	Date: Name & Title:

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

<p>Mitigation Measure No. 9 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>During the project's construction phase. • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 10 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>During the project's construction phase. • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>During the project's construction phase. • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 12 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño 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.</p>	<p>Planning Manager and the Los Angeles County Natural History Museum (LACNHM) • (The Applicant is responsible for implementation)</p>	<p>Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s).</p>	<p>Date: Name & Title:</p>



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AIR QUALITY WORKSHEETS

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655 Fourth Street Industrial - South Coast AQMD Air District, Summer

655 Fourth Street Industrial

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Use	Size	Metric	Lot Area	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	12.30	1000s sqft	0.51	12,300.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (mi/hr)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - per site plan
Construction Phase - per ISMND
Demolition -
Construction Off-road Equipment Mitigation -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	80.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	21.00
tblConstructionPhase	NumDays	1.00	20.00
tblConstructionPhase	PhaseEndDate	5/20/2019	11/30/2019
tblConstructionPhase	PhaseEndDate	6/6/2019	8/31/2019
tblConstructionPhase	PhaseEndDate	1/14/2019	1/31/2019
tblConstructionPhase	PhaseEndDate	1/17/2019	4/30/2019
tblConstructionPhase	PhaseEndDate	5/13/2019	5/30/2019
tblConstructionPhase	PhaseEndDate	1/15/2019	2/28/2019
tblConstructionPhase	PhaseStartDate	6/14/2019	10/1/2019
tblConstructionPhase	PhaseStartDate	1/18/2019	5/1/2019
tblConstructionPhase	PhaseStartDate	1/18/2019	3/1/2019
tblConstructionPhase	PhaseStartDate	6/7/2019	9/1/2019
tblConstructionPhase	PhaseStartDate	1/15/2019	2/1/2019
tblGrading	Acres Of Grading	10.00	0.50
tblLandUse	Lot/Acreage	0.28	0.51

2.0 Emissions Summary

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655 Fourth Street Industrial - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	PM10	PM2.5	SO2	CO	NOx	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NOx-CO2	Total CO2	CH4	N2O	CO2e
2019	2.8627	10.0666	0.0166	0.3809	0.0166	0.8645	0.6073	1.4718	0.4434	0.5566	0.9977	0.0000	1.642255	1.642255	0.3623	0.0000	1.648497
Maximum	2.8627	10.0666	0.0166	0.3809	0.0166	0.8645	0.6073	1.4718	0.4434	0.5566	0.9977	0.0000	1.642255	1.642255	0.3623	0.0000	1.648497

Mitigated Construction

Year	PM10	PM2.5	SO2	CO	NOx	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NOx-CO2	Total CO2	CH4	N2O	CO2e
2019	2.8627	10.0666	0.0166	0.3809	0.0166	0.4054	0.6073	1.0127	0.1910	0.5566	0.7433	0.0000	1.642255	1.642255	0.3623	0.0000	1.648497
Maximum	2.8627	10.0666	0.0166	0.3809	0.0166	0.4054	0.6073	1.0127	0.1910	0.5566	0.7433	0.0000	1.642255	1.642255	0.3623	0.0000	1.648497

Year	PM10	PM2.5	SO2	CO	NOx	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NOx-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	53.11	0.00	32.74	56.92	0.00	26.38	0.00	0.00	0.00	0.00	0.00	0.00

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655 Fourth Street Industrial - South Coast AQMD Air District, Summer

2.2 Overall Operational Unmitigated Operational

Category	b/day										b/day				
	SO ₂	NO _x	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	SO ₂	NO _x	CO	CH ₄	CO _{2e}
Area	0.2749	1.0000e-005	1.2600e-003	0.0000		0.0000	0.0000		0.0000	0.0000				1.0000e-005	2.6700e-003
Energy	3.3000e-004	2.8700e-003	2.4000e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004				7.0000e-005	3.4697
Mobile	0.0464	0.2438	0.6858	2.3900e-003	0.1983	2.3300e-003	0.1906	0.0604	2.1900e-003	0.0526				0.0117	343.2249
Total	0.3216	0.2467	0.6895	2.4100e-003	0.1983	2.4500e-003	0.1909	0.0604	2.4000e-003	0.0526				0.0118	346.8974

Mitigated Operational

Category	b/day										b/day				
	SO ₂	NO _x	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	SO ₂	NO _x	CO	CH ₄	CO _{2e}
Area	0.2749	1.0000e-005	1.2600e-003	0.0000		0.0000	0.0000		0.0000	0.0000				1.0000e-005	2.6700e-003
Energy	3.3000e-004	2.8700e-003	2.4000e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004				7.0000e-005	3.4697
Mobile	0.0464	0.2438	0.6858	2.3900e-003	0.1983	2.3300e-003	0.1906	0.0604	2.1900e-003	0.0526				0.0117	343.2249
Total	0.3216	0.2467	0.6895	2.4100e-003	0.1983	2.4500e-003	0.1909	0.0604	2.4000e-003	0.0526				0.0118	346.8974

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days/Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2019	1/31/2019	5	23	
2	Site Preparation	Site Preparation	2/1/2019	2/28/2019	5	20	
3	Grading	Grading	3/1/2019	4/30/2019	5	43	
4	Building Construction	Building Construction	5/1/2019	8/31/2019	5	88	
5	Paving	Paving	9/1/2019	9/30/2019	5	21	
6	Architectural Coating	Architectural Coating	10/1/2019	11/30/2019	5	44	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 18,450; Non-Residential Outdoor: 5,150; Striped Parking Area: 0
(Architectural Coating – sqft)

Off-Road Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.45
Paving	Cement and Motor Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractorst, loaders/backhoes	2	6.00	97	0.37
Demolition	Tractorst, loaders/backhoes	2	6.00	97	0.37
Grading	Tractorst, loaders/backhoes	2	6.00	97	0.37
Paving	Tractorst, loaders/backhoes	1	7.00	97	0.37
Site Preparation	Tractorst, loaders/backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	56.00	14.70	6.90	20.00	HOT_Mix	HHOT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	HOT_Mix	HHOT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	HOT_Mix	HHOT
Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	HOT_Mix	HHOT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	HOT_Mix	HHOT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	HOT_Mix	HHOT

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655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.2 Demolition - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MEQ	CO2e
Hauling	0.0354	1.2531	0.2398	3.3600e-003	0.0752	4.0500e-003	0.0799	0.0206	4.4500e-003	0.0251		304.4996	304.4996	0.0249		305.1212
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
Vendor	0.0400	0.0341	0.4403	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0326		118.0989	118.0989	3.6900e-003		118.1912
Total	0.0843	1.2872	0.6802	4.5700e-003	0.1870	5.5200e-003	0.1925	0.0503	5.2500e-003	0.0555		422.5985	422.5985	0.0298		423.3124

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MEQ	CO2e
Off-Road	0.9530	8.0038	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.657	1,159.657	0.2211		1,165.1647
Total	0.9530	8.0038	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.657	1,159.657	0.2211		1,165.1647

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655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.2 Demolition - 2019

Mitigated Construction Off-Site

Category	Daily										Ex-day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Ex-day CO2	MBx CO2	Total CO2	CH4	CO2e
Hauling	0.0354	1.2531	0.2398	3.3800e-003	0.0752	4.0500e-003	0.0799	0.0206	4.4500e-003	0.0251		304.4996	304.4996	0.0249	965.1212
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
Worker	0.0400	0.0341	0.4403	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0326		118.0989	118.0989	3.6900e-003	118.1912
Total	0.0843	1.2872	0.6802	4.5700e-003	0.1870	5.5200e-003	0.1925	0.0503	5.2500e-003	0.0555		482.5985	482.5985	0.0298	483.3124

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

Category	Daily										Ex-day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Ex-day CO2	MBx CO2	Total CO2	CH4	CO2e
Fugitive Dust					0.0265	0.0000	0.0265	2.8000e-003	0.0000	2.8000e-003			0.0000		0.0000
Off-Road	0.7185	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054	972.8032
Total	0.7185	8.9170	4.1407	9.7500e-003	0.0265	0.3672	0.3937	2.8000e-003	0.3378	0.3427		965.1690	965.1690	0.3054	972.8032

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3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDL	Code
Bldg																
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	0.0000	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	0.0048	0.0170	0.2247	5.3000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.6500e-003		59.0599
Total	0.0048	0.0170	0.2247	5.3000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.6500e-003		59.0599

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDL	Code
Bldg																
Fugitive Dust					0.0103	0.0000	0.0103	1.1200e-003	0.0000	1.1200e-003			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.0103	0.3672	0.3776	1.1200e-003	0.3378	0.3390		965.1690	965.1690	0.3054		972.8032

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3.3 Site Preparation - 2019 Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Exe CO2	MBx CO2	Total CO2	CH4	MDL	Code
b/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
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
Vendor	0.0048	0.0170	0.2247	8.3000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.6500e-003		59.0599
Total	0.0048	0.0170	0.2247	8.3000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.6500e-003		59.0599

3.4 Grading - 2019 Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Exe CO2	MBx CO2	Total CO2	CH4	MDL	Code
b/day																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6029	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1.159.657	1.159.657	0.2211		1.165.184
Total	0.9530	8.6029	7.6917	0.0120	0.7528	0.5371	1.2898	0.4138	0.5125	0.9263		1.159.657	1.159.657	0.2211		1.165.184

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3.4 Grading - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDL	Code
b/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
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
Wearer	0.0400	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0326		118.0989	118.0989	3.6900e-003		118.1912
Total	0.0400	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0326		118.0989	118.0989	3.6900e-003		118.1912

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDL	Code
b/day																
Fugitive Dust					0.2936	0.0000	0.2936	0.1014	0.0000	0.1014			0.0000			0.0000
Off-Road	0.9530	8.6029	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159,657.0	1,159,657.0	0.2211		1,165,184.7
Total	0.9530	8.6029	7.6917	0.0120	0.2936	0.5371	0.8307	0.1014	0.5125	0.6728	0.0000	1,159,657.0	1,159,657.0	0.2211		1,165,184.7

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3.4 Grading - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MEC	Code
Bldg																
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	0.0000	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	0.0400	0.0341	0.4493	1.1900e-003	0.1116	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0326		118.0989	118.0989	3.6930e-003		118.1912
Total	0.0400	0.0341	0.4493	1.1900e-003	0.1116	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0326		118.0989	118.0989	3.6930e-003		118.1912

3.5 Building Construction - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MEC	Code
Bldg																
On-Road	0.8576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6096	1,127.6096	0.3568		1,126.5692
Total	0.8576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6096	1,127.6096	0.3568		1,126.5692

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3.5 Building Construction - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MEC	CO2e
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	7.7100e-003	0.2289	0.0503	5.2000e-004	0.0128	1.5200e-003	0.0143	3.6100e-003	1.4500e-003	5.1400e-003		5.52439	35.2439	3.6600e-003		55.3393
Vendor	0.0048	0.0170	0.2247	5.3000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		9.0485	59.0485	1.6500e-003		99.0990
Total	0.0322	0.2459	0.2800	1.1100e-003	0.0687	1.3500e-003	0.0706	0.0185	1.8500e-003	0.0204		114.2934	114.2934	5.5100e-003		114.4309

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MEC	CO2e
Off-Road	0.8576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.609	1,127.609	0.3568		1,126.569
Total	0.8576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.609	1,127.609	0.3568		1,126.569

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3.5 Building Construction - 2019
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Exe CO2	MBx CO2	Total CO2	CH4	MDL	Code
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	7.7100e-003	0.2289	0.0503	5.2000e-004	0.0128	1.5200e-003	0.0143	3.6100e-003	1.4500e-003	5.1400e-003		5.52439	85.2439	3.0000e-003		55.3393
Vendor	0.0048	0.0170	0.2247	5.3000e-004	0.0559	4.3000e-004	0.0613	0.0148	4.0000e-004	0.0152		9.0485	89.0485	1.8500e-003		99.0890
Total	0.0327	0.2459	0.2800	1.1100e-003	0.0687	1.3500e-003	0.0706	0.0185	1.8500e-003	0.0204		114.2934	114.2934	5.5100e-003		114.4309

3.6 Paving - 2019
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Exe CO2	MBx CO2	Total CO2	CH4	MDL	Code
Off-Road	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106		1,055.182	1,055.182	0.3016		1,062.723
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106		1,055.182	1,055.182	0.3016		1,062.723

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3.6 Paving - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDG	Code
E/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
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
Wearer	0.0002	0.0613	0.0008	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	0.0002	0.0613	0.0008	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDG	Code
E/day																
On-Road	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106	0.0000	1.055182	1.055182	0.3016		1.062723
Paving	0.0000					0.0000	0.0000		0.0000	0.0000		3	3	0.0000		0.0000
Total	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106	0.0000	1.055182	1.055182	0.3016		1.062723

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3.6 Paving - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDG	CO2e
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	0.0000	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	0.0882	0.0613	0.0288	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	0.0882	0.0613	0.0288	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442

3.7 Architectural Coating - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDG	CO2e
Archit. Coating	2.5914					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2804	1.0354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0228		282.0423
Total	2.8718	1.0354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0228		282.0423

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3.7 Architectural Coating - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDL	CO2e
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	0.0000	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	4.8000e-003	3.4100e-003	0.0440	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003		11.8999	11.8999	3.7030e-004		11.8191
Total	4.8000e-003	3.4100e-003	0.0440	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003		11.8999	11.8999	3.7030e-004		11.8191

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	MDL	CO2e
Archit. Coating	2.5914					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2804	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0258		282.0423
Total	2.8718	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0258		282.0423

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3.7 Architectural Coating - 2019
Mitigated Construction Off-Site

Category	Daily										End-of-Day				
	ROG	NOx	O3	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	PM2.5	PM2.5	Total CO2	CH4	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8000e-003	3.4100e-003	0.0449	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003	11.8999	11.8999	3.7030e-004	3.7030e-004	11.8191
Total	4.8000e-003	3.4100e-003	0.0449	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003	11.8999	11.8999	3.7030e-004	3.7030e-004	11.8191

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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Category	Daily										Friday				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	SO2	NOx	CO	CH4	CO2e
Mitigated	0.0464	0.2408	0.6858	2.3900E-003	0.1933	2.3300E-003	0.1936	0.0504	2.1800E-003	0.0526	242.9321	242.9321	0.0117		343.2249
Unmitigated	0.0464	0.2408	0.6858	2.3900E-003	0.1933	2.3300E-003	0.1936	0.0504	2.1800E-003	0.0526	242.9321	242.9321	0.0117		343.2249

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate				Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday			
Unrefrigerated Warehouse-No Rail	20.66	20.66	20.66		88.560	88.560
Total	20.66	20.66	20.66		88.560	88.560

4.3 Trip Type Information

Land Use	Miles		Trip %		Trip Purpose %			
	H-W or C-W	H-S or C-C	H-W or C-W	H-S or C-C	Primary	Diverted	Pass-By	
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MFO	HHD	OBUS	UBUS	MCY	SEUS	MH
Unrefrigerated Warehouse-No Rail	0.547825	0.043645	0.169802	0.122280	0.016774	0.005662	0.020637	0.032653	0.002037	0.007644	0.004777	0.000706	0.000958

5.0 Energy Detail

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Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	k/day										k/day			
	ROG	H2O	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	Off-Site CO2	Total CO2	CH4
Manufacturing	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	3.4492	3.4492	7.0000e-005	6.0000e-005
Natural Gas Unmitigated	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	3.4492	3.4492	7.0000e-005	6.0000e-005

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	k/day										k/day			
	Manufacturing Use	ROG	H2O	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	Off-Site CO2	Total CO2
Unmitigated Manufacturing Use	29.3178	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	3.4492	3.4492	7.0000e-005
Total		3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	3.4492	3.4492	7.0000e-005

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5.2 Energy by Land Use - Natural Gas

Mitigated

Land Use	Natural Gas Use MBTU/yr	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	Net CO2	Total CO2	CH4	N2O	CO2e
Industrial Warehouse-No Heat	10,029,317	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004			3.4492	7.0000e-005	6.0000e-005	3.4997
Total		3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004			3.4492	7.0000e-005	6.0000e-005	3.4997

6.0 Area Detail

6.1 Mitigation Measures Area

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	Net CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.2749	1.0000e-005	1.2500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6900e-003	1.0000e-005		2.6700e-003
Unmitigated	0.2749	1.0000e-005	1.2500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6900e-003	1.0000e-005		2.6700e-003

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6.2 Area by SubCategory

Unmitigated

SubCategory	PM10	PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	SO2	CO	NOx	CO2	CH4	HC	CO2e
Architectural Coating	0.0312	0.0000	0.0312	0.0000	0.0000							0.0000
Consumer Products	0.2400	0.0000	0.2400	0.0000	0.0000							0.0000
Landscaping	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	1.2000e-003	1.0000e-005	2.6000e-003	1.0000e-005		2.6700e-003
Total	0.2712	0.0000	0.2712	0.0000	0.0000	0.0000	1.2000e-003	1.0000e-005	2.6000e-003	1.0000e-005		2.6700e-003

Mitigated

SubCategory	PM10	PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	SO2	CO	NOx	CO2	CH4	HC	CO2e
Architectural Coating	0.0312	0.0000	0.0312	0.0000	0.0000							0.0000
Consumer Products	0.2400	0.0000	0.2400	0.0000	0.0000							0.0000
Landscaping	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	1.2000e-003	1.0000e-005	2.6000e-003	1.0000e-005		2.6700e-003
Total	0.2712	0.0000	0.2712	0.0000	0.0000	0.0000	1.2000e-003	1.0000e-005	2.6000e-003	1.0000e-005		2.6700e-003

7.0 Water Detail

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7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

**NOTICE OF A
PUBLIC HEARING**

THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

A public hearing on this matter and associated potential environmental impacts, if any, will be conducted by the City of San Fernando Planning and Preservation Commission on:

DATE: December 9, 2019

TIME: 6:30 p.m.

HEARING LOCATION: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340

PROJECT LOCATION: 649 Fourth Street, San Fernando, CA (Los Angeles County Assessor's Parcel Nos.: 2519-021-014 and 2519-021-015)

APPLICATION: Zone Change 2018-001; Setback Variance 2018-001; SPR 2018-018; and General Plan Amendment 2018-001


PROJECT DESCRIPTION:

The project consists of a request for the approval of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to a M-1 (Limited Industrial) zone, Setback Variance, and a Site Plan Review for the construction of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 (Limited Industrial) zone. The project site is located on a 30,059 square foot lot and is located on the southeastern corner of Jessie Street and Fourth Street.

Pursuant to the California Environmental Quality Act (CEQA) of 1970, a Mitigated Negative Declaration of Environmental Impact has been prepared indicating the project will not have a significant effect on the environment. A copy of the Mitigated Negative Declaration of Environmental Impact is on file in the Planning Department. Members of the public are invited to submit written comments regarding said report by or before the close of the public hearing. Written responses received by noon, December 4, 2019 will be included with the staff report for review by the Commission. The public review period for the Negative Declaration ran from March 21, 2019 and ended on April 22, 2019 at 5:30 p.m.

Interested members of the public may also provide verbal comments or written comments regarding any aspect of the proposed project (including the environmental documents referenced above) during the public comment portion of the public hearing on this matter. Please note that interested parties who may later wish to appeal or otherwise challenge any findings made or action taken by the Planning and Preservation Commission may be limited to appealing or challenging only those issues or concerns that were raised orally or in writing by or before the close of the public hearing conducted by the Planning and Preservation Commission.

For further information regarding this proposal, please contact Gerardo Marquez, Associate Planner at (818) 837-1540 or gmarquez@sfcity.org or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.


TIMOTHY T. HOU, AICP
Director of Community Development

500' Radius Map
655 4th Street, San Fernando



NotificationMaps.com

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The City of San Fernando
Planning and Preservation Commission
117 Macneil St.
San Fernando, CA 91340

January 3, 2020

Honorable Members:

Chairman Alvin Durham, Jr.
Commissioner Ivan Gonzalez
Commissioner Aida Montes
Commissioner Hector Pacheco
Commissioner Marvin R. Perez

RE: 649-655 Fourth Street, San Fernando, CA 91340; General Plan Amendment 2018-001 (GPA 2018-001), Zone Change 2018-001 (ZC 2018-001), Variance 2018-001 (VAR 2018-001), and Site Plan Review 2018-018 (SPR 2018-018).

Dear Chairman Alvin Durham, Jr.,

I am writing to express the consensus opinion of homeowners whose property either immediately adjoins with – or is immediately impacted by - the proposed industrial development cited above. In sharing this opinion, please allow me to provide some background.

At the time the public hearing for this project was opened on December 9, 2019, those immediately impacted property owners were opposed to the proposed industrial development. Also, a petition was signed by other residents expressing their opposition to the proposed industrial project. All of those who signed the petition live within the 500-foot notification radius of the proposed project.

In registering this opposition to the proposed project, it was felt that the proposed rezoning, the proposed setback variance and the proposed industrial building itself, would be wholly incongruous and damaging to the economic and civic well-being of all single-family homeowners and other residents in a neighborhood, which also includes a church, a park, a middle-school, a children's day-care, and an aquatics center; all located within the 500-foot notification radius of the proposed project.

Immediately following the December 9, 2019 public hearing, and just outside the San Fernando City council chambers, I had the opportunity to meet and listen to Mr. Victor Peña, the owner of proposed project property at 649-655 Fourth Street, and the developer of the proposed project.

Mr. Peña stated in no uncertain terms that if he was stopped from developing the property as now proposed he would instead proceed to put a dozen residential units on the land and boasted of the rental income that he could generate from such a group of rental properties.

Those remarks seemed, as first blush, to be so much bluster. That was, at least, until I became familiar with recently enacted state legislation that made Mr. Peña's declaration - and his recent efforts to purchase additional R-1-zoned property - more than just an idle threat.

As Planning Commission members are certainly aware, state assembly bills 68, 881, 587, 670, and 671; and state senate bill 13 - all of which became law on January 1, 2020 - have effectively stripped the City of San Fernando (and all other jurisdictions in California) of its ability to regulate development of land zoned for single-family homes.

The capacity of The City of San Fernando to determine development of R-1-zoned property has been revoked by this legislation and the city is now compelled to approve three residential units (one primary, one accessory dwelling unit, and one "junior" ADU) on parcels previously zoned for only one single-family home. The new law also eliminates developer requirements to meet most local parking requirements. And, the city must approve (or show cause for denial) within 60 days of any application submitted for such multi-family developments on property zoned for single family homes.

Mr. Peña, in an attempt to secure his back-up plan of a dozen rental units, recently sought to acquire additional R-1-zoned land adjacent to the development now under consideration. Accompanying this statement are copies of letters from Mr. Peña's real estate broker, written after the December 9, 2019 public hearing, and which expresses Mr. Peña's desires to buy R-1-zoned land from neighboring property owners. (Please see attached: DOCUMENT 1 through DOCUMENT 4).

At the moment, it does not appear as though Mr. Peña would be successful in developing the property with a dozen rental units. The neighboring property owners have not expressed an interest in selling their land to him. And, according to the city's planning department, the subdivision of property currently under Mr. Peña's control, after dedication of land to widen Jesse Street, would create two 7,500-square-foot R-1-zoned lots for development. These two newly created R-1-zoned lots would then, under current law, allow for the placement of six (6) rental units on the property.

Which brings me to the consensus opinion of the homeowners whose property either immediately adjoins with – or is immediately impacted by - the proposed industrial development currently under consideration. These homeowners are identified as follows:

Roberto and Isela **Escajeda** – 659 Fourth St., San Fernando

Stephen and Carole **Klenk** – 663 Fourth St., San Fernando

Abraham and Gretchen **Guerrero** – 671 Fourth St., San Fernando

Agustin and Erin **Ballesteros** – 420 Griswold Ave., San Fernando

The location of their homes can be identified on the accompanying "Notification Map," labeled as Document 5.

These homeowners remain adamantly opposed to the proposed rezoning, and adamantly opposed to the proposed development of single-family property into industrial use, and adamantly opposed to the placing of a commercial building within six (6) inches of residential property. However, the newly enacted state laws affecting the residential development of the subject property have placed the homeowners identified above – and possibly the City of San Fernando itself - in the proverbial position of being between a rock and a hard place. That is, we are faced with making a decision that only affords a choice between two very unpleasant alternatives.

On one hand we are offered a very undesirable industrial development that is seen as wholly incongruous and damaging to the economic and civic well-being of the neighborhood. On the other hand, we are forced by state law to consider a very undesirable multi-residential rental project that will, at the very least, exacerbate local parking problems.

The reluctant consensus, then, of the property owners identified above is that an owner-occupied industrial building on the proposed project property has the potential of being a better neighbor than a project of multiple-residential rental units on the same property. That consensus, however, is conditioned on the following mitigating measures being made a requirement for project approval:

1. That no windows be permitted in the West side of the proposed industrial building (the side that overlooks the residential properties that adjoin this proposed development).
2. That an 8-foot, slump stone (tan in color) wall be constructed to shield the Escajeda home and property from the noise, light, fumes and the other industrial impacts associated with the commercial building proposed to be situated within six (6) inches of the Escajeda property line. The wall will abut to, and be flush with, the Southwest corner of the proposed industrial building and continue along the six-inch setback line, terminating at least one foot beyond the Escajeda's existing brick-and-wrought-iron fence. The wall's length as just described is approximately 60 feet.
3. That construction on the project during each day of the work week (Monday through Friday) be restricted to start no earlier than 8am.
4. That concrete parking stops be placed at the head of each parking stall that faces the Escajeda property. This is intended to help protect the Escajeda's brick-and-wrought-iron fence, as well as the slump stone wall, from damage by vehicles parking along the Escajeda property line.

These four mitigating measures would be in addition to those mitigation measures already identified in the Mitigated Negative Declaration Report of the subject property, dated December 4, 2018, and required by the California Environmental Quality Act (CEQA). And, those mitigating measures identified in the CEQA report would be in addition to any mitigating measures recommended separately by the City of San Fernando Planning Department (e.g. - traffic pattern restrictions) and approved by the City of San Fernando Planning Commission and City Council.

Thank you for your time and consideration.

Respectfully,



Stephen J. Klenk



RODEO REALTY
WOODLAND HILLS OFFICE

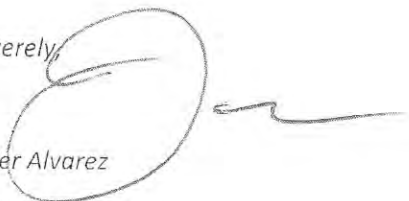
DOCUMENT 1

Hi Gretchen,

It's been some years since the Park Regency days, if you remember I came in under Tony Cardenas who mentored me and then I eventually went on to be Raquel Magro's buyer's agent. I wanted to let you know I stopped by next door with Erin regarding her property or back portion of it, which connects with my clients 2 corner lots at Jessie & 4th. I've enclosed the letter I left Erin.

If I missed you, I'm sorry I would of loved to say Hi! Love your house, use to pass by during my San Fernando Jr. High days.

Sincerely,


Javier Alvarez

(818) 402-2057

21301 Ventura Blvd. #100, Woodland Hills, CA 91364

Office: 818.999.2030

www.rodeoRE.com

Fax: 818.999.0826



RODEO REALTY
WOODLAND HILLS OFFICE

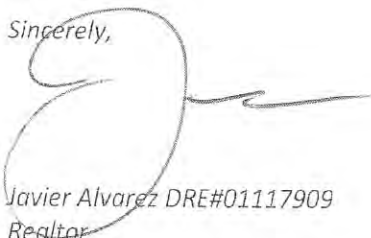
DOCUMENT 2

Dec. 12th, 2019

Hi Erin, I'm sorry I missed you. My name is Javier Alvarez, Realtor DRE #01117909 with Rodeo Realty in Woodland Hills. It's been some time but we met years back at Park Regency when Gretchen was still there. The reason for my visit is regarding the 2 lots on the corner of Jessie & 4th St. The house and corner lot were purchased by Veronica and Victor Pena clients of mine that have a contracting Co. here in San Fernando and buy homes through me. My clients are very interested in the back portion of your property that is next to theirs and asked me to inquire to see the possibility you'd be interested in selling that portion. My clients would also be open to purchasing your complete property over appraised value if that too would be an option.

Please feel free to contact me by phone or email to discuss further.

Sincerely,



Javier Alvarez DRE#01117909
Realtor
(818) 402-2057 Direct
Javier@rodoere.com
Rodeo Realty

21301 Ventura Blvd. #100, Woodland Hills, CA 91364

Office: 818.999.2030

www.rodeoRE.com

Fax: 818.999.0826

DOCUMENT 3

PROJECT NAME: 655 Fourth Street Industrial Development.

LEAD AGENCY: City of San Fernando
Community Development Department
117 Macneil Street
San Fernando, California 91340.

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA).

APPLICANT: Richard Montes, 610 Ilex Street, San Fernando, California 91340.

CITY/COUNTY: City of San Fernando, Los Angeles County.

LOCATION: The project site's legal address is 655 Fourth Street, San Fernando, California 91340 and the site's applicable Assessor Parcel Numbers (APNs) are 2519-021-014 and 2519-021-015.

DESCRIPTION: The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

The proposed project will involve a Zone Change (ZC 2018-001) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone; and, a General Plan Amendment (GPA 2018-001) to change the current land use designation from *Low Density Residential* to *Industrial*. This site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the California Government Code.

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of San Fernando has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- 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.

2519	21
SCALE 1" = 80'	

LIBRARY
ST.

FOR PREV. ASSMNT, SEE 493-40
2519 22

TRACT NO. 553

JESSIE
ST.

ST
PARK

PARCEL MAP

PM 517 - 7

COUNTY OF LOS ANGELES, CALIF.

608127019

1-5-62
 4-20-62
 9-17-63
 6601304130
 68042520
 68081954
 69070861
 700318508
 731120210
 740225301
 780428501
 781211203
 831119208
 8512230286

DOCUMENT 5



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Gerardo Marquez

From: -
Sent: Tuesday, December 17, 2019 6:45 AM
To: Gerardo Marquez
Cc: Stephen J. Klenk; Timothy T. Hou
Subject: Mitigating Measures: 2018-01: Zone Change, Setback Variance, and General Plan Amendment; 2018-018: SPR

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Marquez,

Thank you for taking time to meet with myself and Mr. Escajeda yesterday afternoon, December 16, 2019, to discuss mitigating measures for the industrial project proposed for the properties at 655 and 649 Fourth St. in San Fernando (2018-01: Zone Change, Setback Variance, and General Plan Amendment; 2018-018: SPR).

This note is to confirm that, per our discussion, the following mitigating measures will be included in the Planning Department's recommendations to the Planning Commission on January 13, 2020, and that it will be the Planning Department's recommendation these mitigating measures also be required for the project's approval.

1. That no windows be permitted in the West side of the proposed industrial building (the side that overlooks the residential properties that adjoin this proposed development).
2. That an 8-foot, slump stone (tan in color) wall be constructed to shield Mr. Escajeda's home and property from the noise, light, fumes and other industrial impacts of a building proposed to be situated within six (6) inches of Mr. Escajeda's property line. The wall will abut to, and be flush with, the Southwest corner of the proposed industrial building and continue along the six-inch-setback-line, terminating at least one foot beyond Mr. Escajeda's existing brick-and-wrought-iron fence. The slump stone wall's length as just described is approximately 60 feet.
3. That construction work on the project during each day of the work week (Monday through Friday) be restricted to start no earlier than 8am.
4. That concrete parking stops be placed at the head of each parking stall that faces Mr. Escajeda's property. This is intended to help protect Mr. Escajeda's brick-and-wrought-iron fence, as well as the slump stone wall, from damage by vehicles parking along his property line.

If you do not concur with this summary of the mitigation measures described above, and as being agreed upon, please immediately contact me so that any misunderstanding may be promptly clarified and corrected.

Again, thank you for your time and consideration in this matter.

Sincerely,
Stephen J. Klenk

Los Angeles Unified School District

Office of Environmental Health and Safety

AUSTIN BEUTNER
Superintendent of Schools

CARLOS A. TORRES
Director, Environmental Health and Safety

JENNIFER FLORES
Deputy Director, Environmental Health and Safety

December 20, 2019

Gerardo M. Marquez
Community Development Department
City of San Fernando
117 Macneil Street
San Fernando, CA 91340

SUBJECT: PROJECT NAME: 655 FOURTH STREET INDUSTRIAL DEVELOPMENT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LAUSD) regarding the Notice of Intent to Adopt a Mitigated Negative Declaration for the 655 Fourth Street Industrial Development Project. Due to the fact that San Fernando Middle School (San Fernando MS) is located approximately 500 feet southwest of the proposed project site, LAUSD is concerned about the potential negative impacts of the project to our students, staff and parents traveling to and from the referenced San Fernando MS.

Based on the extent/location of the proposed development, it is our opinion that environmental impacts on the surrounding community (air quality, noise, traffic, pedestrian safety, etc.) may occur. Since the project may have an environmental impact on LAUSD schools, recommended conditions designed to help reduce or eliminate potential impacts are included in this response.

Air Quality

Construction activities for the proposed project could potentially result in short term effects on ambient air quality in the area resulting from equipment emissions and fugitive dust. Completing activities such as demolition and excavation when school is not in session will go a long way towards minimizing air quality impacts. To ensure that effective conditions are applied to further reduce construction air pollutant impacts, we ask that the following language be included in the recommended conditions for air quality impacts:

- Implement all applicable provisions of Rule 403 for fugitive dust control during construction of the Project.
- Utilize low emission "clean diesel" equipment with new or modified engines manufactured to meet Tier 4 specifications or retrofitted to comply with CARB's verified diesel emission control strategy (VDECS).
- Construction vehicles shall not idle in excess of five minutes.
- Ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.

- Water/mist soil as it is being excavated and loaded onto the transportation trucks.
- Water/mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
- Minimize soil drop height into transportation trucks or stockpiles during dumping.
- Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
- Place stockpiled soil on polyethylene sheeting and cover with similar material.
- Place stockpiled soil in areas shielded from prevailing winds.
- Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers).
- Install wheel washers (or steel shaker plates) where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).
- Excavation and transportation of soil known to contain hazardous substances should be limited to periods when school is not in session.

Noise

Noise created by construction activities may affect the school in proximity to the proposed project site. These construction activities include grading, earth moving, hauling, and use of heavy equipment.

LAUSD established maximum allowable noise levels to protect students and staff from noise impacts generated in terms of Leq. These standards were established based on regulations set forth by the California Department of Transportation. LAUSD's exterior noise standard is 67 dBA Leq and the interior noise standard is 45 dBA Leq. A noise level increase of 3 dBA or more over ambient noise levels is considered significant for existing schools and would require mitigation to achieve levels within 2 dBA of pre-project ambient level. To ensure that effective conditions are employed to reduce construction related noise impacts on the campus, we ask that the following language be included in the recommended conditions for noise impacts:

- All pile driving equipment shall be equipped with noise control devices and/or shall implement noise buffers with minimum quieting factor of 10dBA, to the extent feasible. If possible, drilled piles are preferred to driven piles.
- Demolition activities shall be scheduled for when school is not in session.

Traffic/Transportation

LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD

Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective conditions are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1000 or more daily vehicle trips, we ask that the following language be included in the recommended conditions for traffic impacts:

- School buses must have unrestricted access to schools.
- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- Parents dropping off their children must have access to the passenger loading areas.

Pedestrian Safety

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the following language be included in the recommended conditions for pedestrian safety impacts:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by any school, except when school is not in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.

- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the proposed project that must be addressed to ensure the welfare of the students attending San Fernando MS their teachers and the staff, as well as to assuage the concerns of the parents of these students. Therefore, the recommended conditions set forth in these comments should be adopted as conditions of project approval to offset environmental impacts on the affected school students and staff.

Thank you for your attention to this matter. If you need additional information, please contact me at (213) 241-3394.

Regards,



Christy Wong
Assistant CEQA Project Manager

Gerardo Marquez

From: david bernal <
Sent: Saturday, December 14, 2019 9:40 AM
To: Nick Kimball; Timothy T. Hou; Gerardo Marquez
Cc: Joel Fajardo; Robert C. Gonzales; Sylvia Ballin
Subject: Project at 655 Fourth St

Follow Up Flag: FollowUp
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning all,

I am writing this to advise you all of my outright opposition to this project. To my understanding, this is to be a construction company. Our RESIDENTIAL street is not intended for, nor is wanting a business that will involve big, dirty construction vehicles parading up and down it all day, taking up already limited parking spaces for its employees and the like.

Maybe some of you realize or not, the construction business keeps very early hours and this is most certainly going to disrupt the daily lives of your constituents and most certainly depreciating the value of the homes your constituents have all invested in. I'm sure none of you would like this in your neighborhood. And neither do we. Please keep the interest of the numerous residents that live here in mind when making your decision to approve this project.

Thank you,
David Bernal

CALIFORNIA

INCORPORATED AUGUST 31, 1911

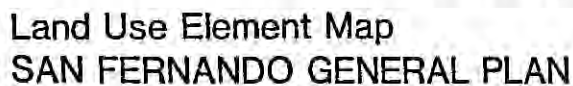


EXHIBIT IV-III

CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST

PROJECT: SPR 2018-05

New Warehouse Building

DATE: 9/13/18

PROJECT ADDRESS: <u>655 Fourth Street</u>					
ITEM		REQUIRE?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			
3.	Prior to issuance of building permit:				
	a. Pay sewer capital facility charge.	✓			<i>Based on Warehouse</i> $11,776 \text{ sf} \times \$132^*/1,000 \text{ sf} = \$1,554.43^*$ <i>Office</i> $524 \text{ sf} \times \$923^*/1,000 \text{ sf} = \483.65^* \$2,038.08*
	b. Pay water capital facility charge.	✓			<i>Existing 3/4" inch water meter. See attached fee schedule for additional water meters or upgrades.</i>
	c. Pay water service installation charge.	✓			<i>Existing 3/4" inch water meter. See attached fee schedule for additional water meters or upgrades.</i>
	d. Pay fire service installation deposit.	✓			<i>Proposed fire service shall be submitted to Fire Marshall for review and approval.</i>
	e. Pay fire hydrant installation deposit.		✓		<i>Unless City of Los Angeles Fire Department requires one for proposed development.</i>
	f. Pay plan check fee (Offsite).	✓			
	g. Pay inspection fee (Offsite).	✓			
	h. Provide labor and material bond.		✓		
	i. Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			<i>Yes, property has existing private sewer lateral connections on Fourth Street. Please see attached map.</i>
5.	Is there existing water service to the property?	✓			<i>Yes, property has existing 3/4" water meter.</i>
6.	Provide separate water service for each building or separate ownership.		✓		
7.	Provide separate sewer connection for each building.		✓		
8.	Underground all utilities to each unit/building.	✓			<i>Underground all lighting and utilities.</i>
9.	Cap off existing sewer connection that will no longer be used.	✓			<i>Locate sewer laterals noted on sewer map and notify City prior to capping connection(s).</i>
10.	Replace existing old and substandard water service.		✓		

PROJECT ADDRESS: 655 Fourth Street

ITEM		REQUIRE?		COMPLIED?	COMMENTS
		YES	NO		
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		<i>Unless City of Los Angeles Fire Department requires it for proposed development.</i>
12.	Install new hydrant per City standard.		✓		<i>Unless City of Los Angeles Fire Department requires one for proposed development.</i>
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			<i>Obtain clearance from City of Los Angeles Fire Department.</i>
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, and provide proof that said equipment has been tested by a certified tester.	✓			<i>Provide <u>one</u> backflow device for every water service. Provide <u>additional</u> backflow device for irrigation/landscaping.</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			<i>Remove driveways on Fourth Street that will no longer be used and construct new sidewalk/parkway.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			<i>Construct new driveways on Fourth Street and Jessie Street per City Standards to comply with ADA.</i>
17.	Construct wheel chair ramp per City Standard.	✓			<i>Construct <u>2 curb ramps with yellow truncated domes</u> (embedded in concrete) at the n/e and n/w corners of Fourth Street and Jessie Street per attached City Standards.</i>

PROJECT ADDRESS: 655 Fourth Street

ITEM		REQUIRE?		COMPLIED?	COMMENTS
		YES	NO		
18.	Remove and replace broken/damaged/deteriorated concrete sidewalk adjacent to property.	✓			<p>Remove and replace sidewalk approximately 100 s.f. on Fourth Street. Construct new sidewalk approximately 2,187 s.f. on Jessie Street.</p> <p><i>The following will require submittal of plans signed and stamped by a registered engineer and/or registered land surveyor where applicable:</i></p> <p><i>On Jessie Street, dedicate approximately 37.89 ft x 208.71 ft notch to City of San Fernando and construct new sidewalk and curb & gutter per City Standards. This dedication must be recorded in LA County Assessor's Office. Submit proof of said recordation to City prior to issuance of Certificate of Occupancy.</i></p> <p><i>Said Right-Of-Way dedication to the City will also require designing, constructing and paving new street extension on Jessie Street, from the existing AC and extending it to new curb face per approved plans. A minimum 4 inch PG 64-10 AC will be required. In addition, new street will also require new striping and signage. All striping and legends shall be thermoplastic paint. All signage shall be Super Engineering Grade. Developer's engineer must design, sign and stamp proposed street improvements.</i></p> <p><i>On Fourth Street plant landscape in new parkway per layout and plant species approved by Public Works department.</i></p> <p><i>On Jessie Street developer has the option to either provide cast iron tree grates for tree wells as noted in Commercial Tree Planting Standards or construct parkway with landscape. All parkway layout and plant species shall be reviewed and approved by Public Works department.</i></p>
19.	Remove and replace broken curb/gutter adjacent to property.	✓			<p>Remove and replace curb & gutter approximately 40 l.f. on Fourth Street. Construct new monolithic curb & gutter approximately 218.71 l.f. on Jessie Street per City approval and dedication noted in #18.</p>

PROJECT ADDRESS: 655 Fourth Street

ITEM		REQUIRE?		COMPLIED?	COMMENTS
		YES	NO		
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			Plant <u>4</u> trees along Fourth Street and <u>8</u> along Jessie Street. Species of trees shall be determined by Public Works department and planted per City Standards. Developer shall provide irrigation to each parkway tree.
21	Construct tree wells per City Standard with tree grates.	✓			Please see attached City Tree Planting Standards and #18. In-lieu of tree grates, the developer may landscape parkways with drought tolerant plants. All parkway landscaping shall be submitted to Public Works for review and approval. Please see attached Residential Parkway Landscaping Guidelines as well as Design #4 Corner Lot attachments. Irrigation must be provided for all parkways and trees.
22	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓			
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓			
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓			Obtain clearance from Los Angeles County of Industrial Waste or comply with their requirements.
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners' Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓			
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓			

PROJECT ADDRESS: 655 Fourth Street

ITEM	REQUIRE?		COMPLIED?	COMMENTS
	YES	NO		
28.	Additional requirements: <i>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</i>			
	<ul style="list-style-type: none">• Submit Public Right-Of-Way Improvement Plan with quantities and cost estimate. Plan must show all existing and proposed utilities and improvements in the public right-of-way including but not limited to roadway, sidewalks, driveways, curb and gutter, curb drains, wheel chair ramps/curb ramps, parkway trees, street improvements, striping, signage, traffic signals, street lighting, water, sewer, storm drain, etc. Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.• Submit ALTA survey and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.• Submit Grading and Drainage Plan for on-site as well as elevations along the adjacent lots and transition zones. Show how development will drain to Fourth Street/Jessie Street and how the differential flow will be mitigated.• Submit Soils Report for on-site.• Submit Water and Sewer Study to ensure current systems meet proposed developments future demand. Developer's registered engineer should provide calculations to show number and size of water meters required to meet development's demand.• Submit Utility Plan showing <u>all existing utilities and any proposed relocations/realignments</u>. Show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.• Provide a Traffic Study, evaluating adequacy of existing roadway configuration for the projected traffic, as well as any proposed mitigations.• For Right-Of-Way dedication and lot merger, please submit Parcel Map for review and approval. Final Parcel Map must be recorded and a <u>MYLAR COPY OF THE RECORDED PARCEL MAP</u> must be submitted to Public Works PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.• The developer is responsible for protecting in place all existing street trees. All street tree removal, pruning, and trimming are not allowed without the consent of the Director of Public Works or his representative. All tree replacements shall be at the discretion of the Director of Public Works of his representative per the current City replacement policy.• Comply with applicable federal NPDES requirements.• IT IS THE RESPONSIBILITY OF THE DEVELOPER TO SUBMIT ANY STUDIES OR PLANS NOTED ON THIS CHECKLIST PRIOR TO ISSUANCE OF BUILDING PERMIT AND INCORPORATE ALL THESE ITEMS OIN THE FINAL SET OF PLANS AND COMPLY WITH SAID REQUIREMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.			

PUBLIC WORKS DEPARTMENT

DATE

