AGENDA

CITY OF EL MONTE PLANNING COMMISSION

SPECIAL DATE
TUESDAY, JUNE 30, 2020

7:00 P.M.
CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

Members of the public wishing to observe the meeting may do so in one of the following ways:

(1) Turn your TV to Channel 3;

(2) Visit the City's website at: http://www.elmonteca.gov/378/council-meeting-videos

(3) Call-in Conference (669) 900-9128; Meeting ID 931 7196 8558 and then press #. Press # again when prompted for participant ID.

Members of the public wishing to make public comment may do so via the following ways:

(1) Call-in Conference (669) 900-9128; Meeting ID 931 7196 8558 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

(2) Email – All interested parties can submit questions/comments in advance to the Planning Division's general email address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm, June 30, 2020.

Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

OPENING OF MEETING

1. **Call Meeting to Order**
2. **Flag Salute**
3. **Roll Call**
4. **Approval of Agenda**

CITY OF EL MONTE PLANNING COMMISSION

CHAIRPERSON
Amy Wong

VICE-CHAIRPERSON
Rafael Gonzalez

COMMISSIONER
Alfredo Nuño

COMMISSIONER
Cesar Peralta

COMMISSIONER
Roberto Estrada Cruz

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

5. Commission Disclosures

6. Public Comments

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address for the record.

CONSENT CALENDAR

7. Approval of Planning Commission Minutes

April 29, 2020

PUBLIC HEARING

8. Design Review No. 08-19 & Modification No. 04-20

Address: 3900 Arden Drive/ APN: 8575-024-043

Request: The Applicant is requesting approval to develop a 370,992 square foot (sf) concrete tilt up industrial building that would include 20,000 sf of office space, 10,000 sf of mezzanine space, and 340,992 sf of high-cube cold storage warehouse or high-cube transload and short-term storage warehouse uses. The property is a through lot with frontages along Arden Drive and Valley Circle, approximately 335 feet north of East Valley Boulevard. The property is within in the M-2 (General Manufacturing) zoning district, is approximately 15.4 acres in size, and currently sits vacant. The property was previously developed with industrial buildings dating back to approximately 1948. The applicant is requesting a Design Review (DR No. 08-19) for a new nonresidential structure of 5,000 square feet or more; and Modification (MOD No. 04-20) to deviate from a maximum allowable fence/wall height of eight (8) feet to allow certain screening walls to be a maximum of 15 feet in height. This request is made pursuant to the requirements of Chapters 17.20, 17.22, and 17.24 of the El Monte Municipal Code (EMMC).

CEQA Recommendation: An Initial Study was prepared for the project and determined that there will be less than significant impacts to the environment because mitigation measures would be incorporated into the project. Therefore, the proposed project would not result in or cause any new significant impacts, substantively increased or substantively different environmental impacts than those previously addressed in the 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012). As such, an Addendum to the 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012) has been prepared. The Addendum to the 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012) is available on the City's Website at: http://ca-elmonte.civicplus.com/499/Current-Projects

Case Planner: Nancy Lee, Senior Planner

Recommendation: Adopt an Addendum to the City's 2011 General Plan and Zoning Code update environmental impact report (SCH# 2008071012) and approve the requested entitlements subject to conditions of approval and mitigation monitoring plan.

Resolution: 3574

8. Revision to Conditional Use Permit No. 41-04

Address: 4921 Santa Anita Avenue (previously approved as 4129 Kings Row)/ APN: 8538-001-002

Request: The Applicant is requesting approval to construct an approximate 4,600 square foot water treatment system to meet drinking water standards for the existing three (3) wells on the project site. The site is currently developed with 1.5 M.G. and 0.6 M.G. water reservoir tanks. The water treatment system is an ion exchange system that uses a combination of treatment vessels that are proposed at a maximum height of 16'-4" and piping that is proposed at an approximate height of six (6) feet. The subject site is approximately 1.5 acres in size and is located in the C-3 (General Commercial) zone. The request is made pursuant to Chapter 17.24 of the El Monte Municipal Code (EMMC).

CEQA Recommendation:	Article 19. Categorical Exemptions – Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended
Case Planner:	Cristina Graciano, Associate Planner
Recommendation:	Adopt resolution of approval
Resolution:	3573

9. Director's Report

10. City Attorney's Report

11. Commissioner Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, July 14, 2020 at 7:00 P.M.

City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2. You may also call the Planning Division at (626) 258-8626 for more information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $1,620.35. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

ACTION MINUTES FOR THE VIRTUAL PLANNING COMMISSION MEETING HELD ON TUESDAY, APRIL 29, 2020 AT CITY HALL COUNCIL CHAMBERS 11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

Due to the COVID-19 "Stay in Place" order by the Governor of California, the general public viewed the meeting remotely and submitted public comments via e-mail and telephone.

1. Call Meeting to Order – Meeting was called to order by Chair Wong at 7:06 p.m.

2. Flag Salute – The Flag Salute was led by Chair Wong.

3. Roll Call – The roll call was led by Community & Economic Development Director Donavanik.

Commissioners present: Cruz, Gonzalez, Nuño, Peralta & Chair Wong

Commissioners absent: None

Staff present: Community and Economic Development Director Donavanik
Community and Economic Development Deputy Director Mikaelian
Deputy City Attorney Vasquez
Senior Planner Bu
Senior Planner Lee
Associate Planner Graciano
Assistant Planner Elias
Planning Aide Vega

4. Approval of Agenda:

Motion: By Commissioner Nuño to approve agenda.; seconded by Commissioner Peralta.

Motion: Carried 5-0.

5. Commission Disclosures: None

6. Public Comments: None

CONSENT CALENDAR

7. Approval of Consent Calendar Items No. 7:

Motion: By Commissioner Nuño to approve the February 25, 2020 and March 10, 2020 Planning Commission Minutes, seconded by Commissioner Gonzalez.

Motion: Carried 5-0.

REGULAR AGENDA

8. Time Extension for Modification (MOD) No. 15-18– 3933-3935 Eunice Avenue

On August 28, 2018, the Modification Committee approved Modification No. 15-18 to construct two (2) detached two-story dwelling units with a reduced side yard setback from 10 feet to five (5) feet. The applicant is requesting a 12-month extension of the approved entitlements to allow additional time to obtain the required permits to begin construction. The request is made pursuant to Chapter 17.20 of the El Monte Municipal Code (EMMC).

Deputy Director Mikaelian: Provided a recap of the project's background.

Motion: By Commissioner Gonzalez to approve the Time Extension for Modification No. 15-18 with a new expiration date of September 7, 2020; seconded by Commissioner Peralta.

Motion: Carried 5-0.

9. Time Extension for Design Review (DR) No. 04-18– 10949 Garvey Avenue

On September 25, 2018, the Planning Commission approved Design Review No. 04-18 to allow the construction of a new 3,367 square foot commercial building with three (3) tenant spaces. The applicant is now requesting a 12-month time extension to the project's entitlement to commence site construction. The request is made pursuant to Chapter 17.22 of the El Monte Municipal Code (EMMC).

Deputy Director Mikaelian: Provided a recap of the project's background.

Motion: By Commissioner Peralta to approve the Time Extension for Modification No. 04-18 with a new expiration date of October 5, 2020; seconded by Commissioner Nuño.

Motion: Carried 5-0.

PUBLIC HEARING

10. Conditional Use Permit (CUP) No. 05-19 – 11725 Garvey Avenue

A Conditional Use Permit to allow the on-sale of beer and wine (Type 41 ABC License) to an existing 3,107 square foot restaurant that is located within an approximate 7.18 acre (or 312,760 square foot) commercial shopping center. The proposed on-sale of beer and wine will operate in conjunction with meal service and is ancillary to the primary use of a bona-fide restaurant. The subject site is located in the C-3 (General Commercial) zone. The request is made pursuant to Section 17.24 of the El Monte Municipal Code (EMMC).

Assistant Planner Elias: Provided a PowerPoint presentation.

Commissioner Cruz: Wanted clarity on the number of licenses at the site/census tract.

Assistant Planner Elias: Confirmed that there are no existing ABC licenses at the site. There are two (2) existing ABC licenses held by the same business that is located at 11740 Valley Boulevard (El Pescador Restaurant).

Commissioner Nuño: Is this the first time that the applicant is applying for an alcohol license?

Assistant Planner Elias: Records do not show that the applicant has ever applied for an alcohol license/conditional use permit; however, the applicant could confirm if they have ever previously applied.

Commissioner Nuño: Wanted clarity if the applicant had a previous license and if one has ever been revoked at the site.

Assistant Planner Elias: This is the first time the applicant has applied for an alcohol license and the first conditional use permit for alcohol the City has received for the site.

Commissioner Gonzalez: The operation hours of the restaurant are from 10:00 A.M. to 12:00 A.M., what are the operating hours for the sale of alcohol? The City should be consistent with other similar businesses when it comes to regulating the hours of operation.

Assistant Planner Elias: Not certain what the operating hours are for the sales of alcohol; however, ABC would regulate the hours. The zoning code does not have a specific requirement.

Motion: By Commissioner Peralta to open public hearing; seconded by Commissioner Nuño.

Motion: Carried 5-0.

Applicant: Introduced himself as the architect for the project. Confirmed that the application being considered first time that the business has applied for an alcohol license. The business is a family-owned business and needs additional revenue due to the COVID-19 crisis.

Commissioner Gonzalez: What is the owner's intention for the beer and wine sales? What are the proposed hours of operation?

Applicant: To attract restaurant patrons seeking beer and wine with meal service. The business will look for guidance from ABC and the City of El Monte to regulate the operation hours for the sales of beer and wine.

Chair Wong: How are business sales at the current moment? What are your thoughts regarding the economic status of the shopping center in general?

Applicant: The business is currently slow and has a reputation of not selling alcohol. The owner is actually putting more money into the business rather than gaining profit. If granted the CUP, the business would promote the sales of beer and wine (with meal service) on social media to enhance restaurant foot traffic.

Chair Wong: In the conditions of approval, in addition to the percentage limit on the sales of alcohol, there is a requirement for increased security. What are the current security measures? 11pm-3am.

Applicant: There is 24-hour security at the site. Currently, two (2) security guards patrol the shopping center.

Chair Wong: The conditions of approval also state that there will be two (2) security guards at the site from 11pm to 3am. Is this in addition to the two (2) security guards that currently patrol the site? Have there been security issues at the restaurant?

Applicant: Yes, there will be a total of four (4) security guards that will be monitoring the site. They will be managed by the security company that also manages the entire shopping center. There have not been any security issues because it is a family restaurant.

Deputy City Attorney Vasquez: Confirmed that there is a State law restriction that prohibits the sales of alcohol between 2:00 A.M. and 6:00 A.M. Otherwise, it is up to the local jurisdiction to regulate the hours.

Chair Wong: Are there any other public comments regarding the project?

Assistant Planner Elias: There are no public comments.

Motion: By Chair Wong to close public hearing, seconded by Commissioner Peralta.

Motion: Carried 5-0.

Motion: By Commissioner Nuño to approve Conditional Use Permit No. 05-19; seconded by Commissioner Gonzalez.

Motion: Carried 5-0.

11. Tentative Parcel Map (TPM) No. 82423 – 5232 Hammill Road

A Tentative Parcel Map to subdivide an existing 25,985 square foot lot into three (3) separate parcels to accommodate two (2) new one-story dwelling units and one (1) common driveway. The subject property is located in the R-1B (Single-Family Residential) zone. The request is made pursuant to Title 16.12 (Subdivisions) of the El Monte Municipal Code (EMMC).

Assistant Planner Elias: Provided a PowerPoint presentation.

Commissioner Gonzalez: Are the houses designed with a flat roof? Do they allow for proper roof drainage?

Assistant Planner Elias: There are portions of the homes that convey a flat roof design. The flat roofline is consistent with the design of modern-contemporary architecture. The flat roof portions do not contain a roof pitches.

Deputy Director Mikaelian: The design would include parapets to assist with drainage. The architect is available to answer any questions related to the roof design.

Commissioner Gonzalez: Have we received any comments from residents within the vicinity?

Assistant Planner Elias: Staff has not received any comments.

Commissioner Nuño: Per the new California Building Code, will the new structures provide solar panels?

Assistant Planner Elias: After January 1, 2020, any new construction will require to comply with the new California Building Code. The proposed project will need to comply during the Building Plan check process.

Chair Wong: Can you provide more detail on the urgency ordinance that requires only a 2-car garage and why the applicant is proposing 3-car garages? Is it a condition of approval to provide a 3-car garage? Would the applicant consider reducing the proposal to only include 2-car garages to increase living/open space?

Assistant Planner Elias: When the applicant first submitted the application, the Code required a 3-car garage for each unit. Since then, the Code was amended to only require a 2-car garage for each unit; however, the applicant still wants to provide 3-car garages. It is not a condition of approval to provide a 3-car garage, but more of an option on behalf of the applicant.

Chair Wong: Could you provide a summary of the trees existing on the site? Are the trees that are proposed to be removed all within the property (not in the parkway)?

Assistant Planner Elias: An arborist report was included as an attachment to the Staff Report. It includes conditions of all trees. The five (5) trees that are proposed to be removed are all within the future building footprints (all within the property) and were identified to be in very-poor and poor condition.

Commissioner Peralta: Will there be a maintenance agreement or CC&Rs for the property?
Assistant Planner Elias: We could include a condition of approval to require CC&Rs for the property.

Deputy Director Mikaelian: Typically, a condition of approval is included that requires CC&Rs for this type of development.

Deputy City Attorney Vasquez: A maintenance covenant requirement is typically required which does not appear to be included in the proposed conditions of approval. It is advised that it is conditioned with the project.

Commissioner Nuño: It appears that the condition was not included.

Assistant Planner Elias: Staff will add it as a condition of approval.

Motion: By Chair Wong to open public hearing; seconded by Commissioner Peralta.

Motion: Carried 5-0.

Applicant: Introduced himself as the project's architect. Thanked Staff for assisting with the project and shared experience working with the City.

Chair Wong: Is there any interest in reducing the 3-car garages to a 2-car garage? The reduction could provide more opportunities for living space or outdoor recreation.

Applicant: The property owner is happy with the current design. However, we could revisit the issue and potential for a redesign. Also, an HOA will be created to maintain the common areas of the project.

Deputy City Attorney Vasquez: Within the required CC&Rs for the project, there will be a maintenance covenant against the property.

Chair Wong: Are there any public comments?

Assistant Planner Elias: There was an e-mail received in support for the project that was e-mailed to the Commissioners this morning.

Motion: By Chair Wong to close public comment; seconded by Commissioner Nuño.

Motion: Carried 5-0.

Chair Wong: Could Staff reiterate all of the conditions of approval that the Planning Commission would like to impose on the project?

Assistant Planner Elias: The project would require CC&Rs. This would be the only new condition to be added.

Chair Wong: Could Staff include a condition to have the applicant consider reducing the 3-car garage proposal to a 2-car garage.

Commissioner Nuño: Legally, it may not be feasible to impose such a condition.

Deputy City Attorney Vasquez: There must be a basis/rational to impose the condition. The condition could be formatted in a way to direct the applicant to work with Staff, but not definitive to strictly require a 2-car garage instead.

Assistant Planner Elias: The project was deemed "complete" prior to the adoption of the reduced parking requirement, should that be considered?

Director Donavanik: Yes, because when it was deemed "complete" it required a 3-car garage.

Deputy Director Mikaelian: The Planning Division could work with the applicant to consider but not require reducing the 3-car garage.

Commissioner Nuño: Its' the owner's right to have a 3-car garage. The project is in compliance to the zoning requirements and the building code.

Chair Wong: It would not be a requirement; instead, the condition is to have a conversation with Staff to consider it.

Deputy City Attorney Vasquez: Ultimately, it would be the property owner's prerogative.

Deputy Director Mikaelian: Condition of Approval No. 24 appears to already gives the applicant the flexibility of proposing a 3-car garage or a 2-car garage.

Commissioner Nuño: There is no need for an additional condition.

Motion: By Commissioner Peralta to approve Tentative Parcel Map (TPM) No. 82423 with the added condition to require CC&Rs for the property; seconded by Commissioner Gonzalez.

Motion: Carried 5-0.

12. Revision to Conditional Use Permit (CUP) No. 13-14, Conditional Use Permit (CUP) No. 15-15 & Modification (MOD) No. 13-14 – 4127-4143 Rowland Avenue

The project was originally approved by the City Council on January 19, 2016 for the construction of 71-townhouse and condominium units within a 3.09 acre (134,725 square foot) vacant site. The subject site is located within the R-4 (High-density multiple-family dwelling) zone. The Planning Commission subsequently approved a revision to the construction schedule on November 22, 2016. The Final Tract Map was recorded on August 1, 2019. A timeline extension was also approved for the project on January 22, 2020. The applicant is now requesting additional revisions to the construction schedule. No revisions are proposed to the site plan, number of units, elevations or parking.

Associate Planner Graciano: provided a PowerPoint presentation.

Commissioner Gonzalez: What are the impacts of the COVID-19 crisis in relation to construction and construction timelines? Was that considered for this project? Will workers adhere to distancing requirements?

Associate Planner Graciano: The State requires construction workers are tested for COVID-19 as housing construction is considered a priority. Workers would need to comply with COVID-19 safety measures. Due to the crisis, the City is giving automatic extensions for construction projects nearing expiration because of the difficulties of the situation.

Commissioner Gonzalez: Appreciates Staff's response and the flexibility given to construction projects.

Commissioner Cruz: What are the advantages and disadvantages of the new phasing for the project?

Associate Planner Graciano: The first phase will consist of 50 units, which are proposed at the center of the project site, that will centralize all construction activity within the property. The second phase consists of the remaining 21 units are located along the outer edge of the site. This will have less of an impact because once the 50 units are constructed and occupied; the construction of the remaining 21 units would be less burdensome on residents and the neighborhood due to a reduced number of units are being constructed in comparison to the already constructed 50 units.

Commissioner Nuño: Has the developer executed any performance bonds with the City? It is important because projects such as the Gateway Metro project are at a standstill due to limited funding.

Director Donavanik: Typically, performance bonds are required for projects with public infrastructure improvements, such as the creation of a new street. In this case, if the developer ran out of money, the City would utilize the performance bond to finish constructing the roadway. Because the subject project is fully contained within private property, a performance bond would not be required.

Chair Wong: How will residents of the Phase 1 construction be noticed for the construction of Phase 2? Will Staff be involved?

Associate Planner Graciano: Staff is involved as the Planning Division requires City of El Monte as well as City of Rosemead residents that are within a 300-foot radius of the site be sent notices prior to construction. The notice will be reviewed by the Planning Division prior to distribution. Grading has already commenced on the site and banners were installed along Valley Boulevard and Rowland Avenue to notify the community of the construction with appropriate contact information.

Chair Wong: What contact information is provided?

Associate Planner Graciano: It includes the applicant, contractor, superintendent, the Planning Division. E-mails and phone numbers are provided.

Motion: By Chair Wong to open public hearing; seconded by Commissioner *Nuño.*

Motion: Carried 5-0.

Applicant: Introduced herself has a family member of the developer. Explained delays in construction due to needed approvals and financing. Shared that construction workers are now actively working on the site. Is confident that the new construction schedule and financing are now in place to complete the project and launch the first phase of the project by summer 2021. The new phasing was need due to recommendations by the Fire Department to construct the centralized units first to fire and safety reasons.

Commissioner Nuño: Is the project 100% funded for the construction of both phases?

Applicant: Yes, there is construction loan is in place which was reviewed by the Planning Division.

Chair Wong: Are there any public comments for this item?

Associate Planner Graciano: There are no additional comments.

Motion: By Commissioner Nuño to close public hearing; seconded by Chair Wong.

Motion: Carried 5-0.

Motion: By Commissioner Peralta to approve the revision to Conditional Use Permit (CUP) No. 13-14, Conditional Use Permit (CUP) No. 15-15 & Modification (MOD) No. 13-14; seconded by Commissioner Gonzalez.

Motion: Carried 5-0.

13. Revision to Conditional Use Permit (CUP) No. 07-19 & Design Review (DR) No. 03-19– 10141 Olney Street

The project was originally approved by the Planning Commission on July 9, 2019 to construct two (2) 2,300 SF storage additions (totaling 4,600 SF) and a 7,400 SF canopy structure to be attached to an existing 40,522 SF industrial building that will be used for manufacturing light fixtures. The applicant is now proposing to enclose the proposed 7,400 SF canopy and include three (3) warehouse doors along the exterior façade. No other changes to the previously approved site plan are proposed. The property encompasses approximately 4 acres and is located in the M-2 (General-Manufacturing) zone. The request is made pursuant to Chapters 17.22 and 17.24 of the El Monte Municipal Code (EMMC).

Planning Aide Vega: provided a PowerPoint presentation, which noted the addition of the Public Works Engineering conditions of approval.

Commissioner Gonzalez: What is the rational for increasing parking on the site?

Planning Aide Vega: The enclosed canopy area required additional parking spaces per the EMMC parking requirements.

Chair Wong: When the project first came before the Planning Commission, there was a discussion regarding the color scheme of the building to reduce "heat island effect." Is that still being regarded?

Planning Aide Vega: The applicant can provide insight on the matter.

Motion: By Chair Wong to open public hearing; seconded by Commissioner Peralta.

Motion: Carried 5-0.

Applicant: Introduced himself as a representative of the architect. Notified the Planning Commissioners that revised elevations were provided to the Planning Division that consisted of a lighter color scheme. Also informed the commissioners that they are able to provide color specifications from the manufacturer that details potential heat absorption.

Commissioner Nuño: Are any of the new parking spaces reserved for EV parking?

Deputy Director Mikaelian: The MMU Zone in the EMMC requires a minimum of three (3) EV stations for parking spaces that fall between 51 to 200 spaces. The Planning Division has been using this requirement as a benchmark for other zones within the City.

Planning Aide Vega: If the proposed color scheme for the building shows that it does not intensify the heat in the building, would that satisfy the condition?

Chair Wong: The main concern are temperatures inside and outside of the building.

Applicant: Requested to share his Zoom account screen to show the commissioners the new proposed color scheme for the building. The new proposed color scheme was then shared to the Planning Commissioners.

Chair Wong: Asked the applicant if they explored lighter color schemes.

Applicant: The property owner wanted a contemporary-modern aesthetic and darker colors are more accustom to the style. The project will incorporate more landscaping and planters to the site, which will further reduce the "heat island effect".

Commissioner Nuño: Regarding the proposed roof materials, would a metal roof system be utilized? Will a latex membrane material be used to coat the roof? Will it be reflective?

Applicant: Yes, it would be a corrugated roof material that matches the existing roof. The panels would be powder-coated with reflective properties and insulation will be provided underneath the panels.

Chair Wong: Are there any public comments for the item?

Planning Aide Vega: There are no public comments.

Motion: By Chair Wong to close public hearing; seconded by Commissioner Peralta.

Motion: Carried 5-0.

Chair Wong: Requested Staff to reiterate the conditions of approval that the Planning Commission would like to impose on the project.

Planning Aide Vega: 1) The project is required to install a minimum of three (3) EV stations at the site and 2) the color palette for the building will contain colors that minimize the "heat island effect".

Motion: By Chair Wong to approve the revision to Conditional Use Permit (CUP) No. 07-19 & Design Review (DR) No. 03-19 with the added conditions; second by Commissioner Peralta.

Motion: Carried 5-0.

14. Director's Report *(by Director Donavanik)*

Update on New Businesses

- A "Family Dollar" store is scheduled to open during the first week of May at the Art's Burger plaza;
- "Progress Brewery" is ready to open and is waiting for the "safer at home" provision to be lifted in order to start service; and
- "Tossware," a manufacturer that specializes in recycled drinkware, will move its corporate headquarters to the Hickson Industrial project site, which will reallocate all of their sales tax dollars to the City. They have been featured in various food and wine magazines;

15. City Attorney's Report *(by Deputy City Attorney Vasquez)*

No comments at this time.

16. Commissioner Comments-

Commissioner Cruz: Thanked Staff for organizing the virtual meeting.

Commissioner Peralta: Acknowledged that it was previously mentioned that for future applications concerning alcohol sales, it would be useful to have a vicinity map that shows the proximity of other nearby businesses that have alcohol sales.

Commissioner Nuño: Had concerns regarding the financing for the Metro Gateway project and the length of construction time. Would like to know if staff could implement a condition to prevent this from happening in the future. Is there a timeline for completing the project?

Director Donavanik: The developer is working with a contractor to wrap the building to protect it from weathering. The City is looking into ways of preventing this from happening in the future, such as a bond.

Deputy City Attorney Vasquez: The Metro Gateway project should be agenized for future discussion.

Commissioner Gonzalez: Thanked the City, Staff and members of the community for responding to the COVID-19 crisis. Noted that the Census 2020 is still occurring and emphasized the importance of registering people and households. Recounted his experience at the recent League of California Cities' Planning Commissioner's conference during the start of the COVID-19 crisis.

Chair Wong: Thanked everyone for their efforts during the COVID-19 crisis.

Deputy Director Mikaelian: Thanked the entire Planning Division Staff and announced that the next Planning Commission meeting will fall on May 12, 2020.

17. Adjournment

Meeting adjourned at 9:34 p.m.

Respectfully submitted,

_____
Planning Commission Chairperson
Amy Wong

_____
Planning Commission Secretary
Jason Mikaelian, AICP

STAFF REPORT **JUNE 30, 2020**

TO:	CITY PLANNING COMMISSION
FROM:	BETTY DONAVANIK COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR JASON MIKAELIAN, AICP COMMUNITY AND ECONOMIC DEVELOPMENT DEPUTY DIRECTOR
BY:	NANCY LEE, SENIOR PLANNER
SUBJECT:	DESIGN REVIEW NO. 08-19 AND MODIFICATION NO.04-20
LOCATION:	3900 ARDEN DRIVE (APN: 8575-024-043)
APPLICANT/ PROPERTY OWNER:	BTC III EL MONTE LOGISTICS CENTER LP C/O BLACK CREEK GROUP 518 17TH STREET, 17TH FLOOR DENVER, CO 80202
ENVIRONMENTAL DETERMINATION:	ADDENDUM TO THE CITY OF EL MONTE GENERAL PLAN AND ZONING CODE UPDATE ENVIRONMENTAL IMPACT REPORT (SCH# 2008071012)
RECOMMENDATIONS:	ADOPT AN ADDENDUM TO THE CITY'S 2011 GENERAL PLAN AND ZONING CODE UPDATE ENVIRONMENTAL IMPACT REPORT (SCH# 2008071012) AND APPROVE THE REQUESTED ENTITLEMENTS SUBJECT TO CONDITIONS OF APPROVAL AND MITIGATION MONITORING PLAN

PROJECT DESCRIPTION:

The Applicant is requesting to develop a 370,992 square foot (sf) concrete tilt up industrial building. The property is a through lot with frontages along Arden Drive and Valley Circle, approximately 335 feet north of Valley Boulevard. The property is within in the M-2 (General Manufacturing) zoning district, is approximately 15.28 acres (net) in size, and currently sits vacant.

SUBJECT PROPERTY:

Location:	Between Arden Drive and Valley Circle, approximately 335 feet north of East Valley Boulevard.
General Plan:	Industrial Business Park (FAR: 1.0)
Zone:	M-2 (General Manufacturing)
Street Frontage:	Arden Drive: 676.70± feet Valley Circle: 684± feet
Size:	665,780 square feet (sf) (15.28 acres) NET
Existing Improvements:	Vacant Lot

SURROUNDING PROPERTIES:

	General Plan:	Zoning:	Land Use:
North:	Industrial/Business Park	M-2 (General Manufacturing)	El Monte Transportation Yard
South:	Industrial/Business Park	M-2 (General Manufacturing)	Commercial/Industrial
West:	General Commercial	C-3 (General Commercial)	Light Industrial
East:	Industrial/Business Park	M-2 (General Manufacturing)	Residential and Commercial

ZONING AND AERIAL PHOTO:

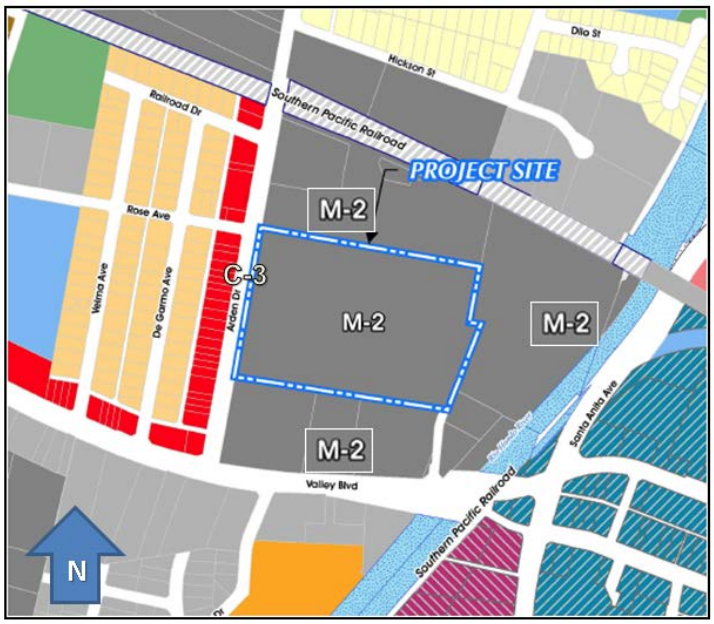


Exhibit 1 – Site Plan

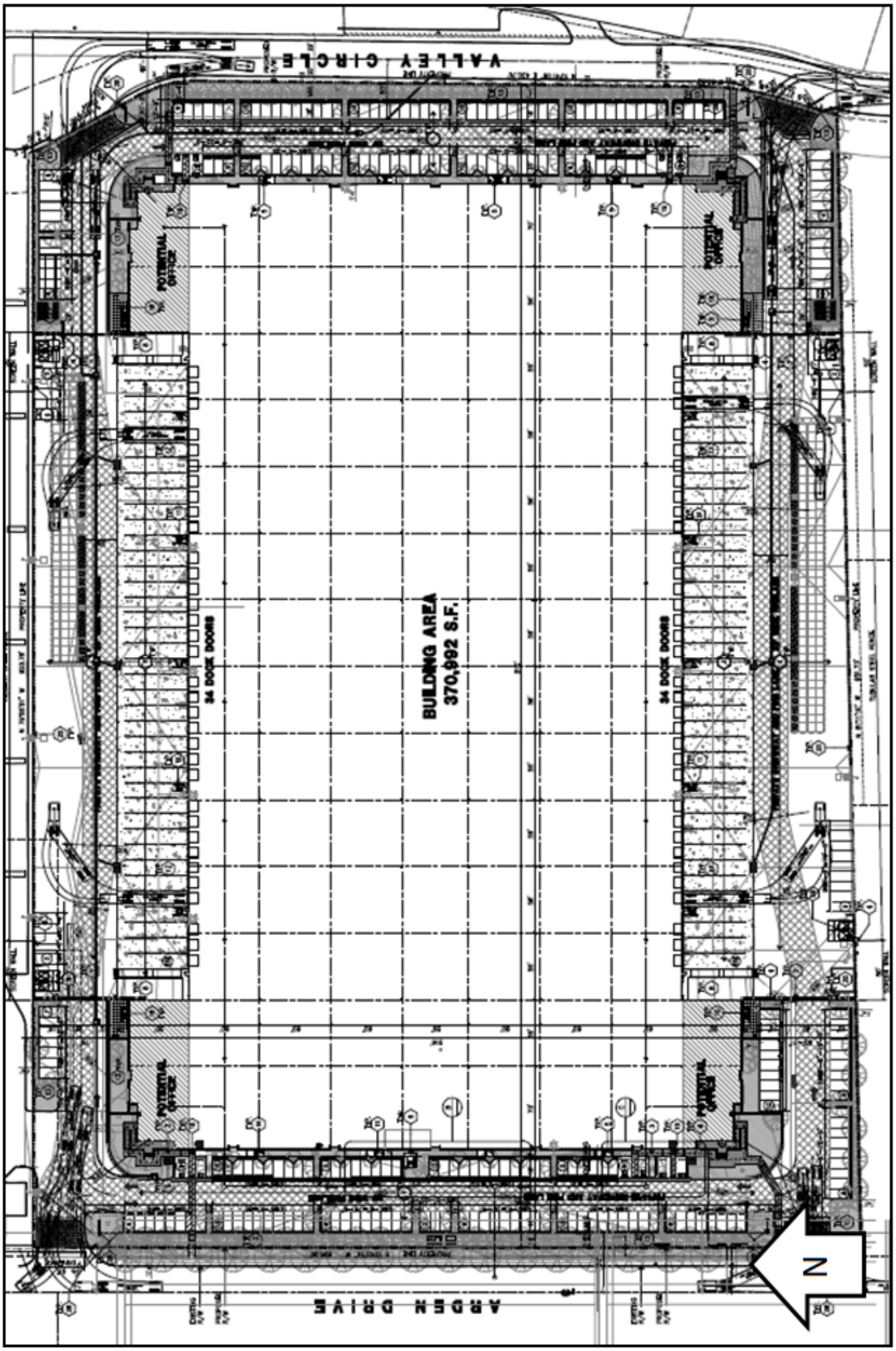
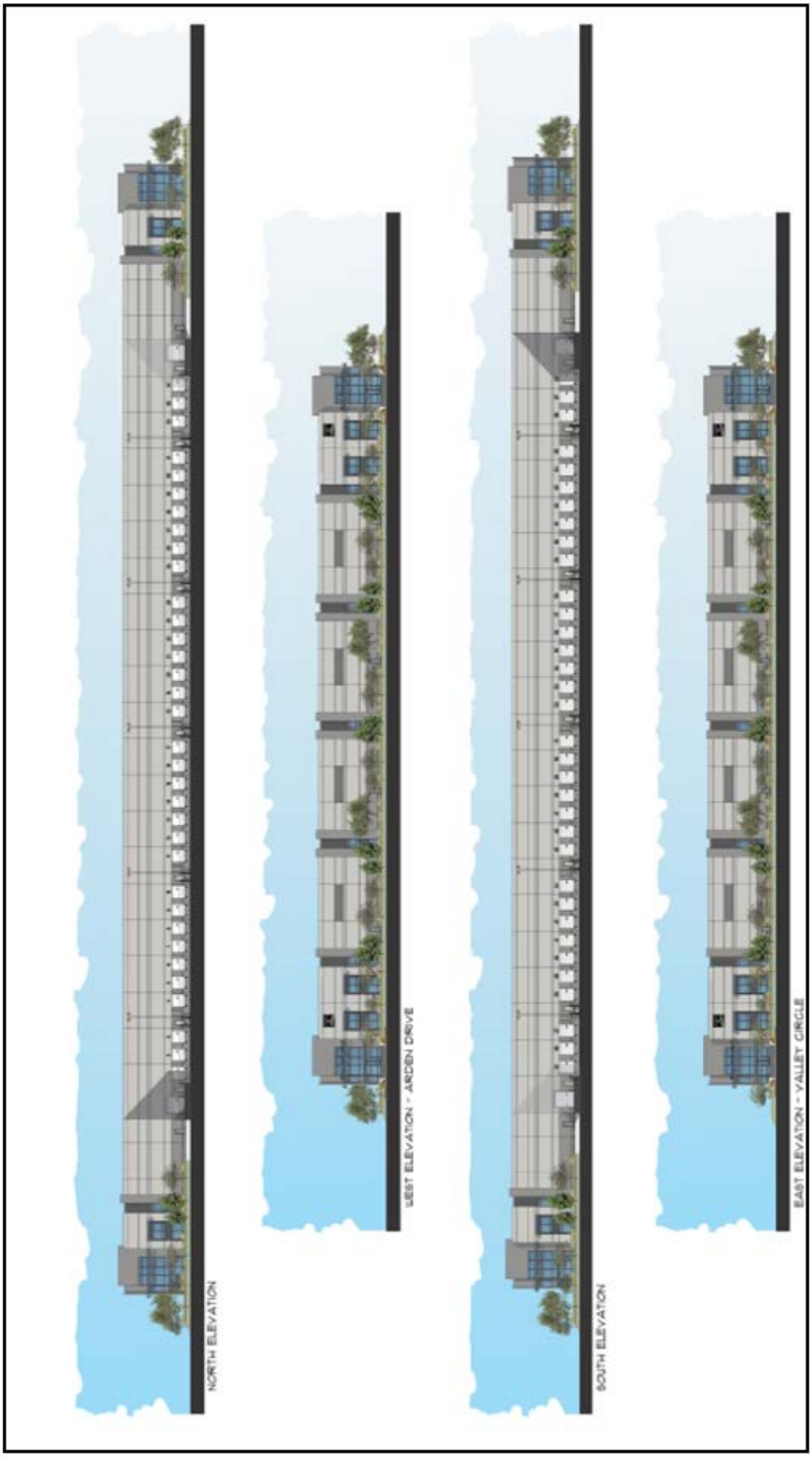


Exhibit 2 – Elevations



BACKGROUND:

The 15.4-acre (gross) site is currently vacant and undeveloped, but has been fully disturbed by past development of the property with light industrial (glass manufacturing) buildings, dating back to approximately 1948. The previous light industrial buildings were demolished between 2007 and 2012.

On September 29, 2015 El Monte City Council adopted Resolution No. 9613, approving a request to establish and construct a new 182,429 square foot retail commercial building and related improvements. The entitlements included a General Plan Amendment, Zone Change, and Design Review.

The approvals listed above have expired. As such, the subject site's General Plan Land Use Designation and Zoning have been reverted back to Industrial Business Park and M-2 (General Manufacturing) respectively.

ENTITLEMENTS REQUESTED:

The entitlements requested for the proposed industrial building are listed as follows:

- Design Review (DR No. 08-19) for a new nonresidential structure of 5,000 square feet or more; and
- Modification (MOD No. 04-20) to deviate from a maximum allowable fence/wall height of eight (8) feet to allow certain screening walls to be a maximum of 15 feet in height.

This request is made pursuant to the requirements of Chapters 17.20 and 17.22 of the El Monte Municipal Code (EMMC).

The applicant also submitted a Conditional Use Permit (CUP No. 18-19) application on July 18, 2019 and the project was also noticed to include CUP No. 18-19, which was for the new development or construction or occupancy of an industrial building in any M zone within one hundred fifty (150) feet of a residentially zoned or used property (EMMC § 17.24.040.43).

However, on October 1, 2019, the City Council adopted Ordinance No. 2954 which amended EMMC § 17.24.040.43 to only require a CUP for construction of any new, non-accessory industrial structure in any M-zone within 150 feet of residentially zoned property. As such, the proposed project does not require a CUP as it is not within 150 feet of residentially zoned property.

PROJECT CHARACTERISTICS:

Site Plan

As shown in the project plans (Exhibit 1), the site plan, the Applicant proposes to construct a 370,992 square foot (sf) concrete tilt up industrial building on a through lot with frontages along Arden Drive and Valley Circle. The development includes 20,000 sf

of office space, 10,000 sf of mezzanine space, and 340,992 square feet of high-cute cold storage warehouse or high-cube transload and short-term storage warehouse uses. The subject site is 665,780± square feet (15.28± acres) in size (net). The building is proposed at 46± feet in height. The remainder of the property will be provided with 276 off-street parking, 28-foot fire lane and internal driveways and landscaping.

Floor Plan

As shown in the floor plan of the project plans (Attachment B – Floor Plan) the design of the building shows potential to accommodate a maximum of four (4) tenants. Each corner of the proposed building is designed to accommodate up to 5,000 sf (total 20,000 sf) of office space. A 10,000 sf mezzanine is proposed. While the specific use of the industrial building is speculative at this point, the applicant has provided analysis for the remainder of the floor area utilized for High-Cube Cold Storage Warehouse. In addition, the applicant proposes four (4) outdoor employee break areas located approximately at each building corner are proposed.

Off-Street Parking

A total of 274 off-street parking spaces are required. Per the EMMC, up to 25 percent of the square footage of an industrial use can be office and still follow industrial parking standards. The parking requirement for the project has been calculated using the required parking ratio for industrial spaces, as follows:

- 1 space for each 400 square feet of gross floor area for the first 5,000 square feet;
- 1 space for each 500 square feet of gross floor area for the for the next 5,001 to 10,000 square feet;
- 1 space for each 750 square feet of gross floor area for the for the next 10,001 to 25,000 square feet; and
- 1 space for each 1,500 square feet of gross floor area for floor area above 25,001 square feet.

The site plan shows a total of 276 parking spaces and 68 truck loading parking spaces at surface level. Of that amount, the applicant proposes a total of six (6) ADA off-street parking spaces, and 15 electric vehicle (EV) spaces. In addition, a total of 22 spaces are dedicated to clear air van pool vehicles. The applicant also proposes a total of four (4) bike racks, located near the Arden Drive building entrances, which are capable of accommodating up to seven (7) bikes each.

Access and Circulation

Regional access to the site is provided via the 1-10 freeway. A total of four (4) driveways with full access points for both passenger vehicles and heavy trucks are proposed for the through lot. Two (2) driveway approaches are proposed at the north west and south west portion of the site along Arden Drive. The north west driveway approach will be signalized at Rose Street. Two (2) additional driveways approaches are located along the north east and south east portion of the lot along Valley Circle. A fire lane at 28 feet in width, which also serves as the internal vehicular access, surrounds the proposed buildings.

The proposed loading dock areas for the proposed industrial building are located on the north and south elevations of the building, away from the view of the public right-of-ways along Arden Drive and Valley Circle.

Architectural Design

As shown on the elevations of Exhibit 2, the architectural design of the proposed 370,996 square foot industrial building reflects a contemporary style of architecture, consisting of tilt-up concrete walls and flat roofs. The elevations showcase recessed prominent towers at the visible corners of the façade and at the mid-sections of the street facing façades. The heights of these main features are higher than the rest of the building. This design provides visual interest through varying rooflines.

The proposed building would measure approximately 48.5 feet in height. Within the loading dock areas, total building height would extend to approximately 52.5 feet in height, although this would occur as a result of ramps at the docking doors that slope down four (4) feet such that, when viewed from off-site locations, the building height in the docking areas would appear to be the same height as building elements in the non-docking areas.

The visible corners are provided with a substantial amount of blue reflective glazing treated with dark colored mullions and aluminum canopies. The mid-section towers are recessed approximately three (3) feet into the building line of the main body of the building and are designed with glazing to provide variation in the wall surfaces at the front facades.

Further vertical and horizontal articulation is provided with panel reveals that have a maximum of 3/8” chamfer depth. The combination of vertical and horizontal lines provides a clean and modern aesthetic. Blank walls are further articulated by the use of color variation between the main body of the building, which is designed in a light grey tone and the tower elements, which are designed in a dark grey/black color and blue. The simple color palette unifies all the different architectural elements of the d painted a mixture of light grey, dark grey/black, and blue colors, with dark grey/black and blue used as to highlight certain architectural features.

In an effort to reduce the visibility of the loading docks and the trailer storage areas, the loading docks are not located on the street facing façade. The loading dock elevations along the north and south portion of the building are similar to the other main body of the building in that these facades are treated with vertical and horizontal panel reveals with 3/8” chamfer depth and painted to match the main body of the building. The base of these facades (up to the height of the dock doors) is treated with the dark grey/black and color matching the tower elements. Within the docking areas would be a series of overhead doors to facilitate the transfer of goods to and from trucks. Screening walls are proposed which will aid in screening the loading dock areas.

Fences and Walls

The proposed fence and wall show an eight (8) foot high tubular steel gate bounded by 12 to 15 foot high concrete tilt up screen walls at each end located approximately 210 feet from the front facing facades on Arden Drive and 170-190 feet from Valley Circle

(Attachment B - Fence and Wall Plan). Theses screen walls continue on to the north and south property lines, taper in to eight (8) feet in height, and are connected by an eight (8) foot high tubular steel fence.

The combination of the screening walls and tubular steel fence serve to screen truck activity from the street and also from the adjacent properties. A modification application to exceed the maximum allowable height of walls and fences from eight (8) feet to a maximum of 15 feet in height is requested by the applicant. Any other walls or fences not contemplated as part of this project review would be required to meet the EMMC standards and design guidelines.

Landscaping

The conceptual landscaping plan (Attachment B – Conceptual Landscaping Plans) is designed to define street edges, building entrances, and parking areas throughout the project. The project proposes 42,282 square feet of landscaped areas throughout the site. The majority of the landscape will be planted along the street frontages of Arden Drive and Valley Circle.

The landscape planter width is approximately 14 feet along Arden Drive and 15 feet along Valley Circle. The off-street parking stalls that face these frontages were reduced from 18 feet to 16 feet so that an additional two (2) feet of landscaping in the form of vehicle overhang could be provided. An eight (8) foot wide planter is proposed adjacent to the street facing building facades.

The conceptual landscaping plan includes a combination of water efficient trees, shrubs, and ground cover plants. A variety of plant materials are proposed that will beautify the project site. Specifically, along Arden Drive, 17 new 36-inch box sized Magnolia trees are proposed. Project driveway entrances from Arden would be highlighted with 24-inch box African sumac. The frontage on Valley Circle is proposed with 23 new 24-inch boxed sized Chiltalpa trees.

The Applicant will be required to submit a full landscape and irrigation plan depicting all proposed plant types/materials to the Planning Division for review and approval. The landscape plan shall be designed to comply with Sections 17.10 and 17.11 of the EMMC in regards to landscape requirements and water efficiency.

Property Operation and Maintenance Agreement

As a condition of approval, to ensure ongoing compliance with the conditions of approval and to ensure that the property and all improvements located thereupon are properly maintained, the applicant is required to execute a Property Operation and Maintenance Agreement with the City.

PROJECT ANALYSIS:

2011 General Plan Consistency

The subject property is located within the Industrial Business Park land use designation which is intended to allow for the development of El Monte's modern industrial parks as envisioned by the City's General Plan. Overall, the industrial development makes

efficient use of the available land and serves to further many of the goals listed within the City's General Plan, such as:

1) Eliminating blight and neighborhood deterioration by placing a vacant and underutilized portion of land into a productive industrial use;
2) Assisting in providing a balanced distribution of well-maintained commercial businesses in the area;
3) Facilitating the development of a strong industrial element within the City,
4) Providing a range of employment opportunities; and
5) Assisting in stabilizing the tax base.

The subject site is also identified as the Northwest Industrial District (NID) Strategic Area by the General Plan Land Use Element. The objective of the NID is to attract a balance of sustainable manufacturing, distribution, and technology-oriented business. The NID serves as a strategic location near population centers, and access to railroads and the I-10 offer strategic cost and advantages to business. Surrounding residential neighborhoods can provide a labor force for employers in the area. It is staff's assessment that the proposed project is consistent with the objectives of the NID.

Design Review

According to the Community Design Element of the General Plan, the development of new industrial projects should be designed to convey the following principles:

- Thoughtful modulation of building volumes and masses and façade articulation to create visual interest.
- Architectural treatment of all building elevations and variation in quality materials and colors.
- Contemporary, clean, and distinctive industrial buildings with clearly visible entrances.
- High-quality materials that are durable and attractive, and withstand weather and time.
- Landscaping of open spaces and frontage-facing streetscapes with greenery, trees, and flowers to create an inviting image for principal buildings.
- Landscaping to define entrances to buildings, parking lots, and the edges of various land uses, and to buffer the property from adjacent properties, neighborhoods, or thoroughfares.
- Landscaping of setbacks, berms, and other similar natural features to reduce the mass and scale of the industrial development and present a pedestrian-friendly image.
- Require site loading and service areas to be as far as possible from the street front and ensure that such uses are adequately screened with high-quality articulated walls, trees, and other landscaping to present a clean finish to passersby.

The proposed project design demonstrates compliance with the Community Design Element principles and will serve as a catalyst for future development. The architectural elevations were reviewed in the context of enhancing the City's image and appearance. Due to the large scale of the proposed building, features that would break up the

massing were critical to providing the desired overall appearance. The following design features have been noted in making this determination:

- ✓ The design of the buildings demonstrates an aesthetic quality and value, while maintaining a quality scale fitting to the proposed use as an industrial complex. The proposed project also demonstrates consideration of building compositions and detailing with the goal of achieving a human scale environment by creating a human scale in the size, bulk, scale and height of the buildings, so that it does not overwhelm pedestrians or motorists.
- ✓ The architectural treatments for the elevations include a variation of colors and materials through the utilization of concrete tilt-up walls that are broken up with recess accent reveals, towering elements with glazing and prominent corners with glass store fronts visible at each end of Arden Drive and Valley Circle.
- ✓ The utilization of horizontal and vertical architectural articulations and accents and of various colors throughout the exterior of the building presents a highly defined and clean appearance.
- ✓ The access driveways and parking lots, with the utilization of landscaping features do not detract from the architecture of the buildings.
- ✓ The fences and walls proposed have been designed in such a manner to accent the architecture of the buildings and shield the truck parking spaces and dock doors from off-site views.

Zoning Code

The site is zoned M-2 (General Manufacturing). Table 1 on the following page provides the development standards for the M-2 zone and identifies how the proposed project complies with each standard. The table has been prepared so that the Planning Commission may better understand the reasoning behind staff's recommendation.

Modification

The purpose of the Modification is to increase the maximum wall and fence height from eight (8) feet to 15 feet in certain portions of the site, pursuant to Section 17.20.020 of the EMMC.

There are a total of 68 full size loading spaces proposed. The north and south elevations of the building is designed with 34 loading docks each. Per EMMC § 17.08.090, full size loading spaces shall be screened from view of adjacent streets. Additionally, the Addendum to the FPEIR includes a condition of approval which requires screening walls measuring up to 15 feet in height along the western gates (Arden Drive) that provide access into the northern and southern truck courts. Allowing wall heights and gates that exceed the height of eight (8) feet will help to shield adjacent properties from on-site industrial activities and comply with the Addendum to the FPEIR. In order to satisfy this requirement and to provide additional screening of the loading dock activity from adjacent properties, a modification to increase the maximum allowable wall height to 15 feet is necessary.

Table 1. Development Standards

Development Feature	M-2 Zoning Requirements	Proposed	Meets Standard
Minimum Front Yard Setback	50 ft. from the center line of street; 5 ft. from property line	Arden Drive – 118 ft from center line; 82 from property line Valley Circle - 102 from center line; 83 ft from property line	Yes
Minimum Interior Side Yard Setback	0 ft. if abutting non-residential 20 ft. if abutting residential	South PL - 80± ft North PL - 75± ft	Yes
Minimum Street Side Yard Setback	5 ft.	N/A	N/A
Minimum Rear setback (Eastern Property Line)	0 ft. if abutting non-residential 25 ft. if abutting residential	N/A	N/A
Maximum Height	40 ft. if within 100 ft. of R-2 and R-1 zoned properties.	44± ft (not adjacent to residentially zoned properties)	Yes
Minimum Parking	274 total parking stalls including 5 accessible stalls	276 total parking stalls including 6 accessible stalls	Yes
Fence Heights:	8'-0"	8' to15'	**No; Modification requested**
Minimum Landscape Planter Width Along Street Frontage	7 ft. minimum	14 ft. along Arden Drive; 15 ft. along Valley Circle (after dedications)	Yes
Minimum Landscape Area in Parking Lot	12,722± sf	32,722± sf	Yes
Maximum FAR	1.0	0.56±	Yes
Maximum Lot Coverage	No maximum	.54	Yes
Off-Street Loading	Fifteen (15) loading spaces (15 ft. by 40 ft. with 14 ft. height clearance)	68 loading dock spaces	Yes

There are a total of 68 full size loading spaces proposed. The north and south elevations of the building is designed with 34 loading docks each. Per EMMC § 17.08.090, full size loading spaces shall be screened from view of adjacent streets. Additionally, the Addendum to the FPEIR includes a condition of approval which requires screening walls measuring up to 15 feet in height along the western gates (Arden Drive) that provide access into the northern and southern truck courts. Allowing wall heights and gates that exceed the height of eight (8) feet will help to shield adjacent properties from on-site industrial activities and comply with the Addendum to the FPEIR. In order to satisfy this requirement and to provide additional screening of the loading dock activity from adjacent properties, a modification to increase the maximum allowable wall height to 15 feet is necessary.

CITY REVIEW PROCESS:

Staff and other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process enables the various City Departments and Divisions (i.e. Planning, Building, Public Works/ Engineering, Police and the County Fire Department) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. In addition, the review process ensures that each proposal is designed to be compatible with the neighboring properties. In this way, the quality and economic health of local residential, school, commercial and industrial districts are appropriately maintained. Conditions of approval were received from the reviewing parties and are included in the Resolution. In summary, staff believes that this is a well-designed project that will serve to enhance the neighborhood.

ECONOMIC DEVELOPMENT BENEFITS:

The proposed use will create construction-related jobs, tax revenues and permanent employment. The applicant estimates approximately 180 constructions jobs should the project receive approval. The current assessed valuation of the property is $21.8 million and after construction the proposed project will be valued at over $80 million. Once the project is completed and operational, approximately 350 to 875 jobs would be available.

ENVIRONMENTAL REVIEW:

An Initial Study (IS) and Addendum to the 2011 General Plan and Zoning Code Update Environmental Impact Report (FPEIR) (SCH# 2008071012) (Attachment C) in compliance with the requirements of the California Environmental Quality Act (CEQA) were prepared by T&B Planning, a professional environmental consulting firm specializing in CEQA documentation and compliance. An FPEIR Addendum is proper under CEQA because redevelopment projects were contemplated and previously evaluated by the General Plan and Zoning Code Update FPEIR and none of the thresholds calling for the preparation of a subsequent or supplemental EIR have been met.

The following technical reports have been prepared for the Addendum and are included as Appendices to the Addendum:

Appendix A1: Air Quality Impact Analysis
Appendix A2: Health Risk Assessment
Appendix B: Habitat Assessment
Appendix C: Energy Analysis
Appendix D: Geotechnical Report
Appendix E: Greenhouse Gas Analysis
Appendix F1: Phase I Environmental Site Assessment
Appendix F2: Subsurface Site Investigation Report
Appendix F3: Site Management Plan
Appendix G1: Hydrology Report
Appendix G2: Low Impact Development
Appendix H: Noise Report
Appendix I: Traffic Impact Analysis

Following a detailed evaluation of the project's potential environmental effects, T&B Planning, Inc. and City of El Monte staff have determined that the proposed project would not cause any new or more severe environmental effects beyond those already disclosed by the General Plan and Zoning Code Update FPEIR. Additionally, it has been determined that all other potential environmental impacts would result in a less than significant with the implementation of mitigation measures outlined in the Project Consistency with Applicable General Plan EIR Mitigation Measures (Draft Resolution No. 3574 - Attachment "A")

A brief summary of air quality, noise and traffic are included below. These environmental factors were identified by the FPEIR significant and unavoidable. More detailed information on all the environmental factors and the completed analysis can be found in Attachment C.

Air Quality
The General Plan and Zoning Code Update FPEIR concluded that air quality impacts associated with traffic-generated pollution and objectionable odors would be less than significant, but that construction emissions; conflicts with South Coast Air Quality Management District (SCAQMD) plans and thresholds; and the placement of sensitive land uses near Interstate 10 (I-10) would be significant and unavoidable.

The PFEIR included three (3) applicable mitigation measures to address air quality as follows:

- FPEIR Mitigation Measure 2-1 specifies that the City shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions, incorporated as conditions of approval. Conditions of approval which are listed in the draft resolution (Attachment "A").

  Generally, the project's construction and operational activities are required to comply with various regulatory requirements to reduce air quality emissions. These include rules from the California Air Resources Board (CARB), and

standards from the Southern California Air Quality Management District (SCAQMD).

- FPEIR Mitigation Measure 2-2 specifies that the City shall require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).

  The project would not affect the existing sidewalks along Arden Drive or Valley Circle, and the project site is not designated for bike or pedestrian paths.

- FPEIR Mitigation Measure 2-3 specifies that the City shall evaluate new development proposals for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (April 2005), and that new development that is inconsistent with the recommended buffer distances shall only be approved if feasible mitigation measures have been incorporated into the project design to protect future sensitive receptors from harmful concentrations of air pollutants as a result of proximity to existing air pollution sources.

  Two (2) technical reports were prepared to analyze the project. The project's Air Quality Impact Analysis (AQIA) concluded that localized air quality pollutants during project construction and long-term operation would be below the SCAQMD localized significance thresholds, and thus the project would not expose nearby sensitive receptors (i.e., residences and school uses) to substantial pollutant concentrations. Additionally, the project-specific Health Risk Assessment (HRA) concluded that the project would not expose nearby sensitive receptors, including residents, school children, and works to cancer or non-cancer risks exceeding the SCQAMD thresholds of significance.

The project's construction and operational activities are required to comply with various regulatory requirements to reduce air quality emissions. These include rules from the California Air Resources Board (CARB), requirements from the California Green Building Standards Code (CBSC) and standards from the Southern California Air Quality Management District (SCAQMD).

Further, the EIR Addendum recommends additional conditions of approval be applied to the project's Resolution (Attachment A) the Addendum's Executive Summary.

Noise

The PFEIR included four (4) applicable mitigation measures to address noise:

- FPEIR Mitigation Measures 9-1 require acoustical analysis to be conducted for new development projects.

  The Addendum to the FPEIR found that the proposed project is not proposing a noise sensitive land use in that the project proposes high-cube cold storage warehouse uses. A condition of approval is recommended requiring noise barriers in the form of screens that are eight (8) feet high be provided along the

northern property line and screen walls measuring up to 15 feet high along either side of the western gates (along Arden Drive) providing access into the northern and southern truck courts be provided

.

- FPEIR Mitigation Measure 9-2 require a vibration analysis to be conducted for new development projects.

  The Addendum to the FEIR analysis states that a project-specific noise impact analysis found that vibration levels would be below all applicable thresholds of significance.

- FPEIR Mitigation Measure 9-3 addresses development adjacent to railways and is not applicable to the project site.

  This is not applicable to the project because high–cube cold storage warehouses are not vibration sensitive land uses.

- FPEIR Mitigation Measure 9-4 requires that construction activities associated with new development that occurs near sensitive receptors be evaluated for potential noise impacts and that noise attenuating measures be incorporated into the construction operations to reduce construction-related noise to the extent feasible.

  The project was evaluated as part of a site-specific Noise Impact Analysis, which determined construction-related noise impacts would be less than significant, but nonetheless identified measure to reduce construction-related noise. Conditions of approval are included which address minimizing noise during construction and compliance with the City's noise ordinance, which prescribes permitted construction hours and maximum allowable noise levels.

Further, the EIR Addendum recommends additional conditions of approval to supplement the regulatory requirement listed above. The conditions are included as an attachment in the draft Resolution.

Transportation and Traffic

The General Plan and Zoning Code Update FPEIR concluded that buildout of the City's General Plan (including from redevelopment projects) would result in significant and unavoidable traffic impacts associated with traffic on Lower Azusa Road; traffic on state highway (Caltrans) intersections; freeway mainlines and ramps; and traffic on County Congestion Management Plan (CMP) roadways.

A Traffic Impact Analysis (TIA) was prepared by Urban Crossroads. The TIA analyzed potential impacts to traffic and circulation for the following conditions:

- Existing (2019)
- Existing plus Project (E+P)
- Opening Year Cumulative (2021) Without and With Project
- Horizon Year (2035) Without and With Project

The TIA analyzed nine (9) intersections including one in the city of Temple City (Arden Drive and Lower Azusa Road). Based on the Traffic Impact Analysis report, the EIR Addendum concludes that the project would generate a net total of 788 vehicle trip-ends per day, including 534 passenger vehicle trips and 254 truck trips. When the trucks are converted to passenger-car-equivalent (PCE) trips (to account for the fact that trucks are longer in length and take more time to pass through an intersection as compared to passenger vehicles), the project is calculated to generate 1,136 daily PCE trips.

For the purposes of this analysis, it is assumed that the building would include up to 370,992 square feet of High-Cube Cold Storage Warehouse in order to account for any minor changes to the building area as part of the final design. If all or part of the building is ultimately not cold storage and instead operates as a High-Cube Transload and Short Term Storage Warehouse use, the analysis using High-Cube Cold Storage Warehouse will overstate the project's traffic impacts because High-Cube Transload and Short Term Storage Warehouse generates fewer truck trips.

The EIR Addendum concludes, based on the project's TIA report, impacts to study area intersections would be less than significant under all study scenarios, the applicant has nonetheless agreed to a conditions of approval requiring fair-share contributions towards improvements to two study area intersections at Baldwin Avenue and Valley Boulevard and Santa Anita Avenue and Valley Boulevard

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:

In order to approve the project, the Planning Commission is required to make certain findings. Sections 6 through 7 of the Resolution contain recommended findings and Section 8 contains the recommended conditions of approval, for the Planning Commission's consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission evaluate the proposal and consider the following Actions:

1. Approve Design Review No. 08-19 and Modification No. 04-20 subject to conditions of approval and make the Findings of Fact articulated in the Resolution; and
2. Adopt the Addendum to the City's 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012).

ATTACHMENTS:

A. Resolution No. 3574 with Findings, Conditions of Approval and Project Consistency with Applicable General Plan EIR Mitigation Measures (Attachment "A)
B. Project Plans (Site Plan, Floor Plan, Elevations, Fence and Wall, and Landscaping)

C. Initial Study and Addendum to the City Of El Monte General Plan and Zoning Code Update Environmental Impact Report (SCH# 2008071012)
https://www.ci.el-monte.ca.us/DocumentCenter/View/4046/Black-Creek-El-Monte-EIR-Addendum-2020-06-17

   Addendum Appendices
   https://www.ci.el-monte.ca.us/DocumentCenter/View/4047/Black-Creek-Logistics-3900-Arden-Drive---Technical-Appendices

D. 2011 General Plan and Zoning Code Update Environmental Impact Report (FPEIR) –
https://www.ci.el-monte.ca.us/DocumentCenter/View/1481/Environmental-Impact-Report?bidId=

E. Public Notice/Radius Map/Photos of Posting

RESOLUTION NO. 3574

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW NO. 08-19 AND MODIFICATION NO. 04-20 APPROVING THE CONSTRUCTION OF A 370,992 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT 3900 ARDEN DRIVE, EL MONTE, CALIFORNIA

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

SECTION 1 – PROJECT DESCRIPTION AND BACKGROUND. On July 18, 2019, Jaime Cruz, 18831 Bardeen Ave, Suite 100, Irvine, CA 92612, filed an application with the El Monte Planning Division for Design Review No. 08-19 and Modification No. 04-20 to construct a 370,992 square foot multi-tenant industrial building on a 15.28± (665,780± square foot) vacant lot.

Pursuant to the provisions of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the state guidelines for CEQA (Cal. Code Regs., tit. 14, § 15000 et seq.) ("CEQA Guidelines"), the City is the "lead agency" for the preparation and consideration of environmental documentation for the Project;

In 2011, the City prepared an update to its General Plan and Zoning Code (El Monte Municipal Code Title 17) and prepared and certified the "City of El Monte General Plan and Zoning Code Update Environmental Impact Report" (State Clearinghouse No. 2008071012) (hereinafter, the "General Plan EIR"). The update to the General Plan included a Land Use Map, which was evaluated under the General Plan EIR, designated the Property for "Industrial/Business Park" land uses. The General

Plan EIR was prepared to evaluate the potential environmental impacts associated with the update of the El Monte General Plan Elements, Land Use Map, Zoning Code, and ultimate buildout of the City. The General Plan EIR was certified by the El Monte City Council (the "City Council") in June 2011 and focused on the impacts from changes to land use associated with buildout of the land use plan set forth in the update to the General Plan and impacts from the resulting population and employment growth in the City.

In connection with the Project, an initial study and addendum to the General Plan EIR (the "Addendum") has been prepared pursuant to CEQA Guidelines Section 15164 in order to determine whether any significant environmental impacts which were not identified in the General Plan EIR would result from the Project or whether previously identified significant impacts would be substantially more severe in connection with the Project. The Addendum is on file with the City Planning Division and is incorporated into this Ordinance by reference as though fully set forth herein.

SECTION 2 – PUBLIC HEARING. This request is made pursuant to the requirements of sections 17.22 (Design Review) and 17.20 (Modification/Variance) of the El Monte Municipal Code (EMMC). The property, located at 3900 Arden Drive, is a through lot with frontages along Arden Drive and Valley Circle, approximately 335 feet north of East Valley Boulevard, with the following Assessor's Parcel Number, to-wit:

APN: 8575-024-043

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider an approval of Design Review No. 08-19 and Modification No. 04-20 and adoption of an Addendum to the 2011 General Plan Environmental

Impact Report (EIR) (SCH#2008071012) before this Planning Commission on June 30, 2020 at which time, all interested persons were given full opportunity to be heard and present evidence.

SECTION 3 - ZONING. The property is currently zoned M-2 (General-Manufacturing). Surrounding properties are zoned and improved as follows:

- North: M-2; City of El Monte Transportation Yard
- South: M-2; Industrial/Commercial
- West: C-3; Residential and Commercial
- East: M-2; Industrial

SECTION 4 - GENERAL PLAN. That General Plan Land Use Designation for the property is Industrial Business Park (IPB). The land use context of the IBP is described as allowing a mix of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods. As such, the proposed project meets the intent of the IBP; therefore, the project is consistent with the 2011 El Monte General Plan.

SECTION 5 - ENVIRONMENTAL. In compliance with Section 15164 of the California Environmental Quality Act (CEQA) guidelines, an Addendum to the City of El Monte's General Plan and Zoning Code Update Final Program EIR (FPEIR) (SCH#2008071012) has been prepared for this project with the purpose of determining if the proposed project would cause any new or more severe environmental effects beyond those already disclosed by the FPEIR.

Based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Section 15162 the

CEQA Guidelines calling for the preparation of a subsequent EIR have occurred, specifically:

A. As demonstrated in the Addendum's Environmental Checklist Form and its associated analyses (refer to Sections 3.0 and 4.0, respectively), the Project would not require major revisions to the previously-certified General Plan EIR because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts as compared to what was evaluated and disclosed in the EIR;

B. Subsequent to the certification of the General Plan EIR, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time the General Plan EIR was certified, the site was previously developed with industrial buildings. The buildings and associated site improvements were demolished between 2007-2012. The project site currently sits vacant from development.

C. Subsequent to the certification of the General Plan EIR, no new information of substantial importance has become available which was not known at the time the EIR was prepared, and as a result:

    1. The Project will not result in any new or more significant effects not discussed in the General Plan EIR;

    2. The Project will not result in substantially more severe impacts than shown in the General Plan EIR; and

    3. The mitigation measures identified in the Addendum implement the mitigation measures of the General Plan EIR and the Project Applicant has agreed to such measures.

D. There are no mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR and that would substantially reduce one or more significant effects on the environment.

In accordance with the findings set forth above, the Planning Commission has determined that the proposed project will not exacerbate the unavoidable significant effects on the air quality, noise, and transportation and traffic identified in the certified FEIR (SCH#2008071012). Additionally, the Planning Commission has also determined

that all other potential environmental impacts would result in a less than significant with the implementation of mitigation measures outlined in the Project Consistency with Applicable General Plan EIR Mitigation Measures (Attachment “A”).

SECTION 6 – DESIGN REVIEW FINDINGS. That all necessary findings for the granting of Design Review No. 08-19 in accordance with EMMC Section 17.22.060 – Findings can be made in a positive manner and are as follows:

A. The granting of the design review request will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

Finding of Fact:
The granting of the Design Review request will not be detrimental to the public health or welfare or be injurious to the property or to improvements in the zone or vicinity in that the proposed development is permitted in the M-2 (General Industrial) zone and will have a positive effect on the existing uses. Specifically, the site has sat vacant for many years and attracts public safety nuisance activities. As proposed, the development is designed in accordance with the comprehensive design guidelines includes a generous amount of landscaping along Arden Drive and Valley Circle which would complement the new 370,992 square foot new modern industrial building. Adequate screening is provided to screen the loading dock from surrounding properties. The proposed project would transform the aesthetics and positively enhance the vicinity.

Additionally, to minimize potential detriments to the public health or welfare during construction, conditions of approval have been recommended which requires that the contractor place all stationary construction equipment so that the emitted noise is directed away from noise sensitive receptors near the project location (Attachment A - COA 1.13-3). Also, a condition of approval which limits noise-generating construction activities to occur in compliance with the EMMC (Attachment “A” - COA 1.13-4) is incorporated into the resolution.

To minimize potential impacts from the future occupancy of the tenant space(s), a maintenance agreement is required by the EMMC. A maintenance agreement would address noise, signage, and building and landscape maintenance of the site when occupied.

Staff has determined that these recommended conditions of approval will ensure that the project is not detrimental to the public health or welfare or injurious to the properties and their improvements adjacent to the project site.

B. The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance.

Finding of Fact:
The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors. The architectural elevations were reviewed in the context of enhancing the City's image and appearance through good aesthetic use of materials texture, and colors that are appealing. Specifically, features that would break up the massing of a largely scaled building were critical to providing the desired overall appearance. For example, the proposed building is designed with a Contemporary style of architecture, consisting of tilt-up concrete walls and flat roofs. The large massing of the building is broken up through the use of building line variation, vertical articulation, horizontal articulation, use of different materials, and colors. Other design elements that would provide a desirable environment for neighbors include the generous landscape palette along the street frontages. Outdoor employee break areas are incorporated to ensure a quality work environment for future employees.

A maintenance agreement will be required to be recorded by the applicant as part of the project's conditions of approval to ensure the new building, landscaping, off-street parking and fencing are maintained at all times.

The proposed project will be distinct in that it is a high quality new development which is designed to add value to its surrounding context. Therefore, the design of the project will provide a desirable environment for its occupants and visiting public as well as its neighbors.

C. The design and layout of the proposed project would not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards.

Finding of Fact:
The design and layout of the proposed project would not unreasonably interfere with use and enjoyment of neighboring existing or future development in that the site that currently sits vacant attracts public safety nuisances. Since the site was historically developed with a similar type of development since 1948, it is not likely to unreasonably interfere with the use and enjoyment of neighboring existing or future development. As proposed, the development is designed in accordance with the comprehensive design guidelines includes a generous amount of landscaping along Arden Drive and Valley Circle complementing the proposed modernly designed industrial 370,992 square foot industrial building.

The proposed project will not result in vehicular and/or pedestrian hazards in that the proposed project is located in an urbanized built-out community. Additionally, the site

has adequate access from Valley Boulevard, Lower Azusa Road, Arden Drive, and Valley Circle. Therefore, an existing internal circulation system is in place. The project improvements and land uses are consistent with the intent and the applicable development standards of the City's Zoning Code, and the General Plan.

Further, the traffic generated by the proposed 370,992 square foot warehouse was analyzed in the addendum to FPEIR which found no significant impacts. Though no impacts were found, the applicant has agreed to conditions of approval requiring fair-share contributions towards improvements to two study area intersections (Baldwin Avenue at Valley Boulevard and Santa Anita Avenue at Valley Boulevard) for the project, which are consistent with the mitigation identified by the FEIR's traffic study.

D. The architectural design of the proposed project is compatible with the character of the surrounding neighborhood and the provisions of this chapter and the general plan contemplate harmonious, orderly and attractive development.

Finding of Fact:
The proposed project would provide high quality architectural and landscape design compatible with the character of the surrounding neighborhood, provisions of the design review ordinance, and General Plan in that the contemporary style of architecture proposed consisting of tilt-up concrete walls and flat roofs has been designed to include appropriate articulation and fenestration to relieve any appearance of monotonous design.

Specifically, the large massing of the building is broken up through the use of building line variation, vertical articulation, horizontal articulation, use of different colors throughout the body of the building. The main features of the elevations are prominent towers provided at main entries and at the visible corners of the façade and at the mid-sections of the façades and side elevations. Blank walls are further articulated by the use of color variation between the base and main body of the building façade. The mid-section towers are recessed approximately three feet from the building line of the main building facade to provide variation in the wall surfaces. Further vertical articulation is provided with panel reveals to have a maximum of 3/8" chamfer.

Adequate lighting and trash collection facilities are incorporated into the site design as required by the design review standards. Generous amounts of landscaping are proposed along the Arden Drive and Valley Circle street frontages. The design enhancements would demonstrate harmonious, orderly, and attractive development and is overall consistent with the following Community Design Element of the City's General Plan:

<u>CD-7.11 Industrial Buildings</u>

- ✓ Thoughtful modulation of building volumes and masses and façade articulation to create visual interest.
- ✓ Architectural treatment of all building elevations and variation in quality materials and colors.

- ✓ Contemporary, clean and distinctive industrial buildings with clearly visible entrances.
- ✓ High-quality materials that are durable and attractive and withstand weather and time.

E. The landscape considerations including the location, type, size and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas, have been provided to insure visual relief, to complement buildings and structures and to provide an attractive environment.

Finding of Fact:
The proposed conceptual landscaping plan is designed to define street edges, building entrances, and parking areas throughout the project. The project proposes 42,282 square feet of landscaped areas throughout the site. The majority of the landscape will be planted along the street frontages of Arden Drive and Valley Circle. The conceptual landscaping plan includes a combination of water efficient trees, shrubs, and ground cover plants. A variety of plant materials are proposed that will beautify the project site. Specifically, along Arden Drive, 17 new 36 inch box sized Magnolia trees are proposed. The frontage on Valley Circle is proposed with 23 new 24 inch boxed sized Chiltalpa trees. All new landscaping is required to have a fully automatic irrigation system. Irrigation (including spray and/or drip) shall be provided, in the Construction Document phase, and to be installed per local California water regulations. The new landscape design will provide an attractive environment for the surrounding community, employees and visitors on site.

SECTION 7 – MODIFICATION. All necessary findings for the granting of Modification No. 04-20, to increase the maximum wall and fence height from eight (8) feet to fifteen (15) feet in certain portions of the site, pursuant to Section 17.20.020 of the EMMC can be made in a positive manner and are as follows:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

Findings of Fact:
There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, in that the subject site is a through lot (with two frontages) proposed with a new 370,992 square foot industrial building. The subject site is located east of Arden Drive, with the C-3 (General Commercial) zone on Arden Drive to the west, which includes a mixture of commercial and existing non-conforming residential uses. To the north of the site is the City of El

Monte Transportation Yard. South of the site is an existing warehousing/commercial development. An industrial/commercial use is located to the east of the subject site.

Solid concrete tilt-up walls with varying heights depending on the grade of the property of eight (8) feet to 15 feet are proposed along the two (2) vehicular entrances along Arden Drive and two (2) vehicular access points along Valley Circle. These screen walls are proposed along the north and south property line to screen the truck parking and loading activity from adjacent properties. Further, the Addendum to the FPEIR includes a condition of approval which requires screening walls measuring up to 15 feet in height along the western gates (Arden Drive) that provide access into the northern and southern truck courts. Allowing wall heights and gates that exceed the height of eight (8) feet will help to shield adjacent properties from on-site industrial activities and comply with the Addendum to the FPEIR.

B. The granting of such modification will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity in which the property is located.

Findings of Fact:
The proposed industrial development is consistent with the General Plan Land Use designation of Industrial/Business Park and implementing M-2 zoning. An Initial Study and Addendum was prepared pursuant to CEQA Guidelines and the proposed use has been determined to have a less than significant effect on the environment with the incorporation of appropriate mitigation measures. Conditions of approval and mitigation measures were imposed and will be applicable to the proposed project to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area.

C. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications.

Findings of Fact:
Adjacent uses include existing non-conforming residential uses on the west side of Arden Drive, City of El Monte Transportation Yard to the north, commercial/industrial uses to the south, and industrial uses to the east of the subject site, which has frontage along Arden Drive and Valley Circle. Extending the maximum allowable wall height on the project site at these locations will shield these uses from industrial activities on the project site. Other industrial building developments in the same zone classification have been granted screening walls that exceed the maximum allowable height of eight (8) feet to screen truck loading activity.

D. The granting of such modification will not adversely affect the comprehensive general plan.

Findings of Fact:
The approval of such modification to allow portions of wall heights on all four sides of the property at the four vehicular access points and shared north and south property lines up to 15 feet will not adversely affect the comprehensive General Plan. The following General Plan policies demonstrate the modification's consistency with the General Plan:

LU-1.2 Mitigation. Require new uses to provide buffers between existing uses where potential adverse impacts could occur, such as decorative walls, setbacks and landscaping, restricted vehicular access, parking enclosures, and lighting control.

LU-7.13 Building Design. Require thoughtful building designs that balance functionality, form, durability, aesthetics, and sustainability considerations that produce buildings of lasting quality, convey the image of a modern industrial park, and improve values of surrounding residential neighborhoods.

LU-7.15 Land Use Buffers. Require developers and property owners to mitigate the negative impacts (e.g., noise, air quality, traffic, etc.) of their nonresidential operations that materially affect the quality of life of neighboring residential areas as a precondition to expansion, relocation, or operation of nonresidential uses.

SECTION 8 – APPROVALS AND CONDITIONS. The Planning Commission does hereby approve Design Review No. 08-19 and Modification No. 04-20 and adopt and the Addendum to the General Plan EIR, subject to the following conditions of approval and mitigation measures:

GENERAL

1. The project shall substantially conform to Design Review No. 08-19 and Modification No. 04-20 and the associated plans as presented to the Planning Commission on June 30, 2020.

2. Approvals for the Conditional Use Permit and Design Review shall remain effective for a period of twelve (12) months from the date of final approval by the City Planning Commission; provided however, that prior to such date, permits shall have been obtained to begin grading or construction of the project, unless a time extension has been approved by the Planning Commission.

3. The project's Mitigation Monitoring and Reporting Program is incorporated as part of this resolution as Attachment "A" (Project Consistency with Applicable General Plan EIR Mitigation Measures/Mitigation Monitoring and Reporting Program) attached hereto and made apart hereof.

4. A copy of the approved Resolution No. 3574 containing the conditions of approval and the mitigation measures (Attachment “A”) shall be included in the development plans prior to building plan-check submittal.

5. The project’s Mitigation Monitoring and Reporting Program is incorporated as part of this resolution as Attachment “A” (Project Consistency with Applicable General Plan EIR Mitigation Measures/Mitigation Monitoring and Reporting Program) attached hereto and made apart hereof.

6. All applicable conditions of approval shall be met or confirmed to have been appropriately addressed by the Community and Economic Development Director or designee prior to issuance of building permits and subsequently confirmed prior to occupancy of any buildings.

7. All Planning Division, Building Division, Code Enforcement Division, and Public Works Engineering Division, standards and conditions shall be complied with prior to the issuance of building or at the other specified time set forth in these conditions or approval or as set forth in City Codes.

8. All City and Los Angeles County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.

9. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in this Planning Commission Resolution within fifteen (15) days following the adoption of this Planning Commission Resolution.

10. The applicant shall provide the project case planner with a detailed status of all conditions of approval and mitigation measures to confirm compliance at key points of the project including: 1) grading activities; 2) issuance of building permits; and 3) final occupancy of building.

11. Prior to the issuance of grading and building permits, the applicant shall provide a closure letter from the Los Angeles Regional Water Quality Control Board (Water Board) to the City of El Monte which confirms that any open cases with the Water Board have been resolved and closed.

12. Adherence to the entitlement conditions of approval, addendum conditions of approval, addendum mitigation measures and addendum regulatory requirements shall be demonstrated at all times. A failure to comply may be cause for a review by the Planning Commission for potential revision or revocation of the approvals herein pursuant to EMMC §17.24.100 (Revocation).

LEGAL

13. By acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from

any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

14. Subject to review and applicability by the Community and Economic Development Director, Public Works Director, and the City Attorney or their designee, to ensure ongoing compliance with the conditions of approval set forth under this resolution and to ensure that the property and all improvements located thereupon are properly maintained, the applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the applicant) shall execute a maintenance agreement with the City of El Monte which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

    a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.).
    b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, and/or restrictions on certain uses, including uses determined by the Planning Commission (or the City Council upon appeal) to be incompatible or inconsistent with any authorized uses; compliance with applicable State and/or federal statutes and regulations, including but not limited to compliance with statutes and regulations regarding the appropriate operating guidelines for certain equipment (e.g., emissions standards, radio frequency emissions standards etc.);
    c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
    d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
    e. On-going compliance with the following:
    Trucks shall utilize Valley Boulevard to the south instead of Lower Azusa Road to the north, during the morning drop off period (7:30 A.M. to 8:00 A.M.) for Gidley School.

f. If the applicant and the owner of the property are different (e.g., if the applicant is a tenant or licensee of the property or any portion thereof), both the applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.
g. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.
h. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.
i. The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final building occupancy related to this entitlement.

FENCES, WALLS AND GATES

15. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the applicant shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new property line wall upon submittal for plan check.

16. All proposed fencing/wall shall be first reviewed and approved by the Planning Division. A scaled site plan showing the location of the wall/fencing must be provided. An elevation view of the fencing/wall will also be required.

17. All fences and walls shall be decorative on both sides. Block walls shall be stucco, or other decorative finish approved by Planning Division staff, to match the proposed development.

18. Where proposed, new interior and perimeter fences and walls for the project site shall be of a decorative design and manufactured/built using durable materials and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.

19. Architectural plans including a site plan, elevations, and specifications for all walls/fences/gates shall be submitted to the Planning Division for review and approval.

20. The approved project includes approval for solid decorative block or concrete tilt up walls at heights varying between eight (8) feet and fifteen (15) feet along the north and south property line and at all four (4) vehicular access points facing Arden Drive and Valley Circle as shown on the approved project plans. The installation of fences and walls that were not contemplated as part of this proposal are subject to wall/fence height limitations of the EMMC.

CONSTRUCTION

21. The applicant shall provide a construction management plan to the project case planner for review and approval. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. No grading or building permits shall be issued without the approval of this plan.

22. The applicant shall provide a staging and construction plan to the Planning Division for review and approval prior to issuance of demolition or grading permits. The staging areas and storage of equipment and materials shall be set back a minimum 100 feet from any residential use.

23. The project must comply and be designed to meet the all requirements of the current California Building Code. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.

24. Prior to the commencement of construction on the site, the developer shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.

25. All new construction shall comply with the City of El Monte Construction & Demolition Diversion Program prior to the commencement of any demolition and/or construction. Refuse dumpsters and roll-up boxes shall be provided by Valley Vista Services. Complete and submit a Bin Rental Form to certify that Valley Vista Services has been contracted to handle the project waste stream. A Bin Rental Form must be approved by Valley Vista Services, and all disposal fees paid to Valley Vista before a building permit is issued by the City. Please see the Building Division for more information and to obtain the required forms.

26. The developer and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project,

construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. Trucking deliveries and pickups from the project site shall be prohibited during the periods identified by a school within the radius and during peak hours when children are coming to or leaving the school. Additionally, all project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during all phases of project construction and until the project has received final approval. The applicant shall be required to submit to the Planning Division evidence that this condition has been satisfied prior to issuance of a grading permit.

27. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.

28. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.

29. All trash and refuse (i.e. solid waste) shall be disposed of in dumpsters or other like containers; and all such waste shall be removed from the premises on a routine basis, as provided under EMMC Chapter 8.20, by a solid waste hauler duly franchised to provide such service to the property. Applicant shall divert sixty five percent (65%) of its solid waste through recycling services provided by a solid waste hauler duly franchised to provide such service to the property. Pending completion of all construction activities upon the property, surplus construction materials shall be stored so as to be screened from view when not actually in use. All construction and demolition debris shall be removed from the property in compliance with EMMC Chapter 8.20. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City of El Monte. The removal of all other wastes from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City of El Monte.
    a. Prior to the issuance of a Building Permit, the developer shall submit to the Building Safety Division, the Environmental Services Division and the City Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to ensure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
    b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the El Monte Municipal Code or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and

debris generated during the construction process were properly disposed and/or diverted.

c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this resolution, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.

30. Fire protection facilities, including access, shall be provided prior to and during construction.

ART IN PUBLIC PLACES

31. The Project shall be required to comply with the Art in Public Places Ordinance. The Developer shall submit plans for the display of public art on or in the vicinity of the Property as approved by the City Council. In lieu of acquiring and installing an art work, project applicants may contribute funds to the art in public places fund established pursuant to EMMC § 15.07.080, equal to one percent (1%) of the total project cost, not-to-exceed a maximum in lieu contribution of $100,000 per project. The in-lieu fee shall be paid by the project applicant before the issuance of building permits, unless otherwise provided by the City Council. Project applicants shall indicate on their art in public places application that they wish to make an in-lieu contribution.

OPERATIONS STANDARDS

32. The site and the public R.O.W. adjacent to any portions of the site, shall be kept free of weeds, trash, or other debris, and that abandoned vehicles be promptly reported, pursuant to the Municipal Code and Los Angeles County Fire and Health Codes at all times.

33. Graffiti must be removed from any interior/exterior surfaces to the structures and improvements on the property within 24 hours following the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint that has been color-matched to the surface to which it is applied or graffiti may be removed with solvents or detergents, as appropriate.

34. All business activities and all storage shall take place within the confines of the building. There shall be no outdoor display, advertisement, merchandizing, debris, and storage of containers and inoperable vehicles at any time. No storage of materials or supplies or inventory shall be permitted outside of the structure.

ARCHITECTURE AND SITE DESIGN

35. Applicant shall provide colored elevations of the approved building design during building plan check review.

36. Applicant shall provide a minimum of four (4) short term bicycle racks capable of accommodating seven (7) bikes. Additionally, four (4) long term bicycle racks capable of accommodating seven (7) bikes shall be provided on the site. The bike racks shall be located on all building entries (Arden Drive and Valley Circle) and adjacent to any walkway areas. The locations of the bicycle racks shall be provided on the site plan and also an elevation view of the decorative bicycle racks shall also be provided during building plan check review.

37. The proposed electric vehicle parking stalls shall be located close to the building entrances. This requirement shall be shown on the plans during building plan check review.

38. Applicant shall provide future opportunities for the site to meet the sustainability requirement of the General Plan for industrial projects including solar panel installation and installation of electric charging stations.

LANDSCAPING

39. Comply with EMMC §17.10 – Landscape Ordinance. The landscape plan shall provide a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and a variety of foliage and flower color and consider planting placement in all planters. The landscape plan shall include a plant legend containing plant symbol, botanical name, common name, size, spacing in “inches” and estimated quantity.

40. Provide the total landscape square footage and dimensions for all planters. A minimum of five (5) percent of the parking area shall be landscaped with planters distributed throughout the site. The five (5) percent landscape calculation excludes required setback landscape and additional buffer landscape.

41. Applicant shall submit detailed landscape and irrigation plans that comply with the EMMC § 17.11 – Water Efficiency. All of the components required in the Documentation Package must be complete and submitted to the Planning Division for initial review and completeness prior to submitting the plans and approved documentation package to the Building Division for comprehensive review.

42. All landscaping irrigation systems shall be required to be automated, high-efficient irrigation systems that use bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors to reduce water use.

43. The Developer shall prepare a landscape documentation package that includes a water efficient landscape worksheet, soils management report, grading and drainage review for landscape. The water efficient landscape worksheet is required to include calculations that show that the estimated total water use (ETWU) is below the maximum applied water allowance (MAWA), as defined in the ordinance.

44. All landscape and irrigation areas shall be installed prior to a Certificate of Occupancy.

OUTDOOR BREAK AREAS

45. Each building corner (total of four (4)) shall be provided with break areas as shown on the approved plans. Break areas shall have seating, shade structures/canopies, landscaping and trash containers.

LIGHTING

46. The developer shall submit a photometric plan to the Building and Planning Divisions for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the City Planner or designee, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values. The plan shall be approved prior to the issuance of building permits.

47. The developer shall submit for review by the Planning Division and the Engineering Division, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and approved by the Planning Division and Engineering Division prior to the issuance of building permits.

TRASH ENCLOSURE

48. The applicant shall submit a design for the onsite trash enclosure for review and approval by the Planning Division and the City's Solid Waste Service Provider during building plan check review. The trash enclosure shall include a designated area for solid waste disposal and a designated area for recycling disposal. The design will be reviewed for aesthetic value and use of quality materials. All waste collection areas shall be paved and enclosed on at least three (3) vertical sides by solid five (5) foot high wall and on the fourth side by a view obscuring gate to

screen the containers from view. The over-all height of the trash enclosure shall not exceed seven (7) feet. The trash enclosure shall be of a size sufficient to contain all trash containers maintained outside the building. The finish and color of the trash enclosure shall be designed to match a primary element from the site building style as well as incorporate a decorative solid cover per the approval of the City Planner or designee.

SECURITY

49. Applicant shall submit a proposed security camera system installation plan to the City's Police Department for review and approval. A security installation plan shall incorporate a High Definition Recording camera surveillance system for the building and property. The Police Department shall have the authority to make changes to the plan as needed to enhance public safety. The system must be set up for at least 45 calendar days and must be made available to a City Employee upon request. The system shall be maintained and operating at all times.

UTILITIES AND MECHANICAL EQUIPMENT

50. All onsite utilities service lines shall be underground and not visible to the public view.

51. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location. The location of all valves and gas meters shall be completely screened from public view.

52. The applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within the parking, turnaround or on any façade facing a public street.

53. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design.

54. Mechanical equipment that is not properly screened at any given time shall be provided with screening to the satisfaction of the Planning Division.

DECORATIVE PAVING

55. Decorative concrete or pavers shall be provided at the first 20 feet of the each driveway entrance. The proposed materials shall be reviewed by the Planning Division prior to installation.

PEDESTRIAN AND VEHICULAR SAFETY

56. Signs shall be placed on the interior and exterior of the Project site that warn drivers about pedestrian traffic and pedestrians about truck traffic. A sign plan shall be submitted for review and approval by the Public Works Engineering Division and the Planning Division.

MASTER SIGN PROGRAM

57. The applicant shall submit a Master Sign Program to the Planning Division for review and approval. The master sign program shall be in compliance with the City's EMMC § 17.12 (Sign Standards and Sign Regulations). Specifically, permitted sign type and materials for the sign program can include individually-cut metal type letters, channel letters, or other high-quality signage as approved by the Planning Division. Canister and roof signs are prohibited.

58. Two (2) monument signs shall be permitted along Arden Drive, and one (1) monument sign shall be permitted along Valley Circle as part of the Master Sign Program. The maximum allowable height of monument signs shall be ten (10) feet.

59. The Master Sign Program shall prohibit window and temporary signs.

PUBLIC WORKS ENGINEERING

The following conditions and public improvements will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

GENERAL:

60. The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable sewer fee, street fee, storm drain fee, traffic fee, technology enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site

development, and construction are based on actual square footage of the proposed development (20 ksf Office, 351 KSF Warehouse). EMMC § 15.08 and EMMC § 16.34.030

Sewer	$	257,008.00
Storm Drain	$	238,168.00
Street	$	148,400.00
Traffic	$	14,035.74
Tech Enhancement	$	13,737.51
Total	**$**	**671,349.25**

The foregoing amounts of the various development impact fees are subject to refinement and changes based on the design plans for the project as approved by the City and/or changes in the City development impact fees.

61. Project Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, emergency access circulation for development, etc. and shall construct all Fire Department required improvements. LACFD approval will be required:
    i. Prior to Planning Commission Approval (LACFD Land Development Division).
    ii. Prior to Grading/Building Permits (LACFD Building Division).

62. Environmental Documentation. The time limits set forth in El Monte Municipal Code (EMMC) Chapter 16.12.040 for taking action on tentative maps shall not be deemed to commence until the environmental documentation for the subdivision is completed in compliance with the California Environmental Quality Act (CEQA) as required by the City.

63. The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.

64. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, tentative tract/parcel maps and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
    i. Provide documentation verifying existing monitoring well show as abandoned has been properly abandoned.
    ii. Identify ownership/responsibility for monitoring well proposed to be removed or abandoned. Project Applicant responsible for removal/abandonment in accordance with current regulations and requirements.

65. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a “medium risk” or “high risk” geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.

66. Comply with the City’s ordinances and regulations pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

67. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.

68. No encroachment into the City right-of-way from private property will be allowed.

69. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

MAPPING / DEDICATIONS / EASEMENTS / QUITCLAIM-VACATING EXISTING EASEMENTS:

70. All Documents are to be recorded in the Los Angeles County Recorder’s Office prior to issuance of “Notice of Completion”/Certificate of Occupancy” and an electronic copy of the approved dedications/easement/vacation of existing easements is submitted to the Engineering Division for our records. A Registered Civil Engineer or Land Surveyor licensed by the State of California must prepare and submit the proper documents, legal descriptions and maps describing the dedications. The final City of El Monte dedications must be submitted to City of El Monte City Council for approval before submitting to the Los Angeles County Recorder's Office for recordation.

71. Project Applicant is responsible to install, document, and submit centerline tie information for new streets, revisions to existing streets, and replacement of centerline ties removed during construction.

72. Dedications: Streets fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway. Dedications will be made as Easements for Street Purposes.

    i. Arden Drive: Arden Drive is a Minor Arterial Street requiring right-of-way of 84 to 88 feet per the City’s General Plan. Current right-of-way is 80 feet. Dedicate 8 feet of Right-of-Way as required to obtain full street width of 88 feet to the City of El Monte along Arden Drive for street purposes.

ii. Valley Circle: City – Dedicate Valley Circle Right-of-Way and additional 2-4 feet for Public Street purposes for ADA Sidewalk and Street Lights
iii. Dedication for corner cut for ADA Ramp at northeast corner of Arden Drive and Rose Street

73. New Easements:
    i. 10-foot Easement for existing City 8-inch sewer located in the southeast corner of the lot will be required.
    ii. New City Access easement from Arden Drive to replace existing City Access Easement as required by the City Engineer.

73. Existing Easements:
    i. Vacate existing 4-foot wide easement for ADA / sidewalk purposes along Arden Drive.
    ii. New City Access easement from Arden Drive to replace existing City Access Easement as required by the City Engineer.

74. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.

GRADING AND DRAINAGE:

75. The Grading and Drainage Plan must include standard City of El Monte NPDES and Grading and Drainage Notes and be prepared in accordance with the City of El Monte Grading Manual.

76. Additional sampling may be required by the Lead Environmental Agency (LEA). Additional sampling and recommendations/requirements that arise from the additional sampling shall be the responsibility of the applicant.

77. A bond shall be submitted to the City of El Monte in an amount determined by the City to complete minimum grading and drainage improvements deemed critical by the City.

78. Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.

79. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the

given area and the ability of the proposed/existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements. Majority of site must convey stormwater to Valley Circle. Stormwater conveyance to Arden Drive is limited to 1.0 acres (maximum area).

80. Project Applicant must show FEMA Flood Zone designation on Grading and Drainage Improvement Plans. If project is within a designated flood zone, the 100 year flood elevation in adjacent flood control channel and provide information proposed pad elevations are above this elevation or otherwise protected against a 100-year flood event.

81. Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.

82. Trash Enclosures must comply with Planning Division requirements, have a solid cover, and be designed to contain fluids from the temporarily stored solid wastes, and fitted with a drain that connects to the Sewer.

83. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

84. The Storm Water Pollution Prevention Plan (SWPPP) is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) requires that all stormwater discharges associated with construction activity, where said activity results in soil disturbance of one acre or more of land area, must be permitted under the CGP and have a fully developed site SWPPP on-site prior to beginning any soil disturbing activities. The CGP requires the development of a project-specific SWPPP. The SWPPP must include the information needed to demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirement, please visit the following website:
https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp
A Waste Discharge Identification Number (WDID#) must be obtained prior to commencing any work.

85. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840 This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014 The LID is a narrative

report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

i. Filtration and infiltration methods must be used if permitted/allowable to defray a large percentage of the storm water runoff into the storm drain system.

SEWER

86. Project Applicant / Civil Engineer shall show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
    i. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line and at property line.
    ii. Project Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County in customary form prior to issuance of a grading permit for the Project.

WATER:

87. It is the Project Applicants' responsibility to contact the Water Purveyor (**City of El Monte Water Department**) to obtain approval of service and that the purveyor has adequate water to provide such service. A Will Serve letter from **City of El Monte Water Department** will be required.

88. After obtaining Fire Department Fire Flow requirements, analysis to verify sufficient water pressure and flow may be required for:
    i. General conditions.
    ii. During MID (maximum instantaneous demand) conditions.
    iii. During fire flow and MID conditions.

89. The water supply system serving the development shall be adequately sized to accommodate the total required domestic water and fire flows, in compliance with the **City of Water El Monte Department** and Los Angeles County Fire Department requirements.
    i. Project Applicant / Civil Engineer shall submit water system improvement plans and calculations for the development to the City for review and approval; or
    ii. Project Applicant / Civil Engineer shall submit copy of all water system improvement plans and calculations required and approved by **City of El Monte Water Department** for coordination and verification.

90. A minimum ten (10) feet wide non-exclusive easement is required for water system pipelines and facilities and incidental purposes for all water lines operated by the City of El Monte utilized in providing water to the Project.

91. All existing water services no longer required as part of the Project shall be abandoned at the mainline.

92. Relocate any existing water meters out of existing drive approaches.

OVERHEAD UTILITIES:

93. Project Applicant shall underground any existing overhead utilities that are to serve the property in accordance with EMMC Chapter 16.28.110. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.

94. Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Project Applicant.

PARKING LOT AND DRIVEWAYS:

95. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer (EMMC 17.08.030) and/or in accordance with recommendations of the Geotechnical Engineer.

96. All drive approaches shall be ADA compliant. Insufficient width in the parkway will require Project Applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.

STREET AND TRAFFIC:

97. Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval prior to issuance of encroachments for work in the public right-of-way (Arden Drive).

98. Arden Drive is scheduled for pavement improvements in 2021. Any work in Arden Drive after City pavement improvements are subject to the requirements of the City's Pavement cut restrictions. Streets that have been paved or repaved within the previous 5-years are subject to City Ordinance No. 2873 which states: Streets fronting the proposed project have been repaved within the past 5-years and subject to City Ordinance No. 2873 and will require grind and overlay for one-half of street for all pavement cuts on project side of street only and full street grind and

overlay for pavement cuts that cross street centerline/striped centerline in accordance with City guidelines and requirements along entire project frontage for the following streets:

99. Work in concrete streets that requires trenching, excavations, or otherwise cutting into the street will require full concrete panel replacement for all panels affected.

100. Striping plan, if necessary must be submitted as part of the roadway improvements on Arden Drive if required per condition 8 nn.

101. Existing Traffic Signal at Arden Drive and Rose Street shall be modified to comply with traffic for the proposed development as directed by the City Engineer.

102. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.

103. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.

104. Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.

105. Fog Seal per the Standard Specifications for Public Works Construction shall be applied within Valley Circle from Valley Blvd to terminus Cul-de-Sac.

106. Project Applicant shall remove all existing curb paint and replace in kind on all curbs fronting the proposed development.

107. On-site roadway lighting for Valley Circle shall be designed and installed in accordance with Illuminating Engineering Society (IES) standards. Engineer shall submit street lighting system improvement plans and calculations for the development to the City for review and approval.

108. Parkway trees shall be installed by the Project Applicant within the street public right-of-way segments per the City of El Monte Tree Ordinance in the quantities and locations as directed by the City of El Monte Public Works Department.

109. A focused traffic study shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval. The study shall focus on onsite and offsite circulation including but not limited to access locations, inbound/outbound turning movements, internal circulation, and parking operations

to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.

i. Applicant agrees to compensate the City of El Monte for fair share cost of improvements including land acquisition costs, design costs, and all other costs associated with the required improvements to mitigate project generated traffic at the following intersections:
    1. Baldwin Avenue and Valley Blvd
    2. Santa Anita Avenue and Valley Blvd

110. Development impacting the surrounding roadway system must take into account and mitigate the additional traffic volumes and the altering of existing traffic patterns. In addition to designing appropriate access for the proposed development, planners and developers must strive to maintain a satisfactory transportation level of service and safety for all roadway users. Traffic mitigation concerns will take into account the recommendations of the approved traffic impact study as performed by a State of CA licensed traffic engineer.

111. Enter into a public improvement agreement with the City and post a Faithfull Performance bond and a Labor and Materials Bond in the amount of 150% of the estimated cost to cover the construction of the proposed offsite improvements. A Warranty Bond shall be provided in the amount of 100% of the cost of the estimated improvements and shall be in effect for one year after the date of acceptance of the project improvements. Alternate security or Cash deposits will be accepted in lieu of the required bonding. EMMC §16.32.030, EMMC §16.32.040, and EMMC §16.32.045.

LOS ANGELES COUNTY FIRE DEPARTMENT

ACCESS REQUIREMENTS:

112. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

113. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

114. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

115. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

116. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the Aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.2; Appendix D104.1, D104.2 & D104.3

117. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

118. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. Fire Code 503.2.4 & Appendix D103.5

119. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3; Appendix D102.1

120. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE”. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3

121. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 and Section 503.2.2 shall be maintained at all times. Fire Code 503.4

122. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

123. A minimum 5-foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

124. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5

125. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

126. GATE REQUIREMENTS: The method of gate control shall be subject to review by the Fire Department, prior to clearance to proceed to public hearing. All gates, to control vehicular access, shall be in compliance with the following:

    a. The keypad location shall be located a minimum of 50 feet from the public right-of-way.
    b. The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 28 feet, clear-to-sky, with all gate hardware is clear of the access way.
    c. Construction of gates shall be materials that allow manual operations by one person.
    d. Gates shall be of the swinging or sliding type.
    e. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective.
    f. Electric gate operators, where provided, shall be listed in accordance with UL 325.
    g. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
    h. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
    i. An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. Fire Code Sections 503.5; 503.5.1; 503.2; 503.6; Appendix D103.7

<u>WATER SYSTEM REQUIREMENTS:</u>

127. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.

128. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

129. All required private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
    a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
    b. All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1
    c. The on-site fire hydrants are required to be adjacent to the designated “Private Driveway and Fire Lane”.

130. The required fire flow for the public fire hydrants for this project is 4000 GPM at 20 psi residual pressure for 4 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1.

131. The required fire flow for the on-site private fire hydrants for this project is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Each individual on-site private fire hydrant is required to flow 1250 GPM @ 20 psi residual pressure for 2 hours. Fire Code C106.1

132. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

133. Install three (3) public fire hydrants as noted on the site plan by the Fire Department.
    a. Two (2) public fire hydrants are required to be installed on Arden Drive.
    b. One (1) public fire hydrant is required to be installed on Valley Circle.

134. Install eight (8) on-site fire hydrants as noted on the site plan by the Fire Department.

SECTION 9 – PLANNING COMMISSION APPROVAL. The Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

_____
Amy Wong, Chairperson

ATTEST:

_____
Adrian Perez, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Adrian Perez, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3574 adopted by the Planning Commission of the City of El Monte, at a special meeting by said Commission held on June 30, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Adrian Perez, Secretary
El Monte City Planning Commission

Attachment "A": Project Consistency with Applicable General Plan EIR Mitigation Measures/Mitigation Monitoring and Reporting Program

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
AIR QUALITY			
2-1 The City of El Monte Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:			
• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as: o Requiring use of nontoxic soil stabilizers to reduce wind erosion. o Applying water every four hours to active soil-disturbing activities. o Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.	Yes	<u>SCAQMD Rule 403 Compliance:</u> All Project-related construction activities are required to comply with the provisions of SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. <u>SCAQMD Rule 1186:</u> All Project-related construction activities are required to comply with SCAQMD Rule 1186 "PM_{10} Emissions from Paved and Unpaved Roads and Livestock Operation." Rule 1186 requires the use of street sweepers certified by the Air Quality Management District (AQMD),	<u>Condition of Approval 1.3-1:</u> As a condition of grading permits and building permits, the developer shall prepare, submit for review, and obtain approval from the City of El Monte of a dust control plan in accordance with SCAQMD Rule 403 and Rule 1186. Construction contractors shall be required to ensure compliance with the dust control plan and permit periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance. Also, the requirement to comply with the dust control plan shall be specified in bid documents issued to prospective construction contractors.

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		and the use of non-toxic chemical stabilizers for dust control.	
• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits	Yes		Condition of Approval 1.3-2: As a condition of building permits, on-site electrical power shall be made available to the construction contractor(s) to encourage the use of electric-powered construction equipment.
• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.	Yes		Condition of Approval 1.3-3: Prior to the issuance of grading permits and building permits, the developer shall submit a signed letter from the construction contractor(s) to the City of El Monte verifying that all construction equipment engines to be used on the Project site engines are properly serviced and maintained per manufacturer's standards and have been tuned-up in the past 6 months. Construction contractors shall permit periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance.
• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.	Yes	CARB Off-Road Diesel-Powered Equipment Idling Regulation, Rule 2485: Diesel-powered off-road equipment is prohibited by law from idling for more than 5 minutes. CARB Commercial Vehicle Idling Regulation, Rule 2449: Commercial vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs.	Condition of Approval 1.3-4: As conditions of grading permits and building permits, construction contractors shall be required to post signs on the site that instruct construction equipment operators to turn off equipment when not in use and limit idling to a maximum of 5 consecutive minutes. Construction contractors shall be required to permit

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		or heavier are prohibited by law from idling for more than 5 minutes.	periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance.
• Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super- Compliant_AIM.pdf.	Yes	SCAQMD Rule 1113: Construction activities are required to comply with SCAQMD Rule 1113 "Table of Standards." Rule 1113 pertains to VOC emissions by requiring the use of architectural coatings that contain low amounts of VOC (no more than 100 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications.	Condition of Approval 1.3-5: As a condition of building permits, paint products must comply with the VOC requirements specified in SCAQMD Rule 1113. Construction contractors shall be required to ensure compliance and permit periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance. Also, this requirement shall be specified in bid documents issued to prospective construction contractors.
2-2 The City of El Monte shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).	Yes	California Green Building Standards Code (CBSC): Pursuant to CBSC Chapter 5, Division 5.1, secure bicycle parking is required to be provided on the site in the quantity specified by the CBSC. The CBSC also includes mandatory provisions for parking for clean air vehicles and electric vehicle charging stations. These features reduce energy use and fossil fuel use, which reduce air pollutant emissions.	Project Design Feature: The Project would not affect the existing sidewalks along Arden drive or Valley Circle, and the Project site is not designated for bike or pedestrian paths.
2-3 The City of El Monte shall evaluate new development proposals within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A	Yes	SCAQMD Rule 402: All Project-related construction and operational activities are required to comply with SCAQMD Rule 402, "Nuisance." Rule 402 prohibits the discharge air contaminants or other materials that would cause health or safety hazards to any	Project Design Feature: In conformance with PEIR Mitigation Measure 2-3, two technical reports were prepared for the Project. The Project-specific Air Quality Impact Analysis (AQIA) concluded that localized air quality pollutants during Project construction and

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Community Health Perspective (April 2005). New development that is inconsistent with the recommended buffer distances shall only be approved if feasible mitigation measures, such as high efficiency Minimum Efficiency Reporting Value filters, have been incorporated into the project design to protect future sensitive receptors from harmful concentrations of air pollutants as a result of proximity to existing air pollution sources.		considerable number of persons or the public. CARB Rule 2485, Commercial Truck and Bus Idling Restrictions Near Schools: School busses, transit busses, and commercial motor vehicles are prohibited from idling within 100 feet of a school for more than five consecutive minutes or periods aggregating more than five minutes in any one hour. CARB Commercial Vehicle Idling Regulation, Rule 2449: Commercial vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs. or heavier are prohibited by law from idling for more than 5 minutes. CARB Truck and Bus Regulation: Diesel trucks and buses with a GVWR of 14,001+lbs are required to meet particulate matter (PM) filter requirements and upgrade to 2010 model year (MY) or newer engines by January 1, 2023. SCAQMD Permit to Construct, Rule 201: A permit is required from the SCAQMD to erect, install, alter or replace any stationary equipment, the use of which may cause the issuance of air contaminants or the use of which may eliminate, reduce or control the issuance of air contaminants.	long-term operation would be below the SCAQMD localized significance thresholds, and thus the Project would not expose nearby sensitive receptors (i.e., residences and school uses) to substantial pollutant concentrations. Additionally, the Project-specific Health Risk Assessment (HRA) concluded that the Project would not expose nearby sensitive receptors, including residents, school children, and workers, to cancer or non-cancer risks exceeding the SCAQMD thresholds of significance. Condition of Approval 1.3-6: As conditions of grading permits and building permits, simultaneous soil disturbance shall be limited to a maximum of 12.0 acres per day for site preparation and grading activities. Construction and demolition contractors shall be required to ensure compliance and permit periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance. Also, this requirement shall be specified in bid documents issued to prospective construction contractors. Condition of Approval 1.3-7: As a condition of building occupancy permits, signs shall be required to posted in all loading dock and delivery areas that state the following: "Turn off all diesel engines when not in use. Trucks

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			shall not idle for more than five (5) minutes. Report violations to [telephone numbers shall be listed for the building facilities manager and the California Air Resources Board to report violations]."
BIOLOGICAL RESOURCES			
The FPEIR did not identify any significant impacts to biological resources and did not identify any mitigation measures to reduce impacts to biological resources.	N/A	N/A	Condition of Approval 1.4-1. In accordance with the Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code, if construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within three (3) days of the start of any vegetation removal or ground-disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall be confined to areas outside of a no-disturbance buffer. The size of the no-disturbance buffer (generally 300 feet for migratory and non-migratory song birds and 500 feet raptors and special-status species) will be determined by the wildlife biologist, in coordination with the CDFW guidelines, and will depend on the level of noise and/or

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			surrounding disturbances, line of sight between the nest and the construction activity, ambient noise, and topographical barriers. These factors shall be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may occur.
CULTURAL RESOURCES			
The FPEIR did not identify any significant impacts to cultural resources and did not identify mitigation measures to reduce impacts to cultural resources.	N/A	California Health and Safety Code § 7050.5, as well as the Public Resources Code § 5097 et. seq.: In the event that Native American human remains are discovered, California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. require that the Native American Heritage Commission (NAHC) be contacted within 24 hours of the discovery and that the Most Likely Descendant, as identified by the NAHC, be contacted in order to determine proper treatment and disposition.	N/A

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GEOLOGY AND SOILS			
The FPEIR did not identify any significant impacts due to geology and soils and did not identify any mitigation measures to reduce impacts associated with geology and soils.	N/A	NPDES and SWPPP Compliance: The Project Applicant is required to obtain coverage under a NPDES permit, implement provisions specified in the Project's SWPPP, and implement the provisions specified in the Project's Low Impact Development (LID). Compliance with the NPDES permit, SWPPP, and the Project-specific LID would ensure the implementation of an effective combination of water pollutant control measures (i.e., Best Management Practices) to reduce or eliminate the discharge of pollutants in stormwater during construction and/or operation. Geotechnical Study Compliance: In accordance with City requirements to implement site-specific geotechnical recommendations, all grading and building plans shall incorporate the recommendations of the report titled, "Geotechnical Investigation – Proposed Warehouse, East Side of Arden Drive, North of Valley Boulevard, El Monte, California," dated April 19, 2019 and prepared by Southern California Geotechnical. Alternatively, the Project shall incorporate the recommendations of any new or updated geotechnical studies that may be prepared to address construction of the Project.	N/A

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		California Building Standards Code (CBSC): The Project is required by law to comply with the California Building Standards Code, which addresses construction standards including those related to seismic and soil conditions.	
GREENHOUSE GAS EMISSIONS			
5-1 The City of El Monte shall prepare a Climate Action Plan within 24 months after adopting the El Monte General Plan. The goal of the Climate Action Plan shall be to reduce GHG emissions from all activities within the City boundaries to support the state's efforts under AB 32 and to mitigate the impact of climate change on the City, state, and world. The Climate Action Plan shall include [Emission Inventories and a "Business as Usual Scenario].	No		Not Applicable: This mitigation measure provides direction to the City of El Monte to adopt a City-wide Climate Action Plan (CAP), establish GHG emissions inventories, and define a "business as usual scenario." There are no components of the Project that would inhibit the City's ability to prepare a CAP and establish City-wide GHG emission inventories and a business as usual scenario. Further, the proposed Project would result in GHG emissions that are below the City's and SCAQMD industrial screening threshold of 10,000 $MTCO_2e$/yr, indicating that Project-related GHG emissions would be less than significant.
• Emission Targets: The City will develop plans to reduce or encourage reductions in GHG emissions from all sectors within the City: o A Municipal GHG Reduction Target which	No	CARB Rule 2485, Commercial Truck and Bus Idling Restrictions Near Schools: School busses, transit busses, and commercial motor vehicles are prohibited from idling within 100 feet of a school for more than five consecutive minutes or periods aggregating more than five minutes in any one hour.	Not Applicable: This mitigation measure directs the City to develop City-wide GHG reduction targets. There are no components of the Project that would inhibit the City's ability to develop reduction targets. Further, the proposed Project would result in GHG emissions that are below the City's and SCAQMD industrial screening threshold of

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shall include measures to reduce GHG emissions from municipal activities by at least 15 percent from existing conditions by 2020. o A Community Climate Action Plan in collaboration with the stakeholders from the community at large, which shall include measures reduce GHG emissions from community activities, and which shall seek to reduce emissions by at least 15 percent from existing conditions by 2020. The Climate Action Plan shall include specific measures to achieve the GHG emissions reduction targets identified above. Measures listed below, along with others, shall be considered during the development of the Climate Action Plan (CAP):		CARB Rules 2484 and 2499, Off-Road Equipment and Commercial Vehicle Idling Regulations: Diesel-powered off-road equipment and commercial vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs. or heavier are prohibited by law from idling for more than 5 minutes. [Reduction of vehicle idling limits GHG emissions from tailpipe emissions.] CARB Truck and Bus Regulation, Rule 2025: Diesel trucks and buses with a GVWR of 14,001+lbs are required to meet particulate matter (PM) filter requirements and upgrade to 2010 model year (MY) or newer engines by January 1, 2023. [Meeting these requirements limits GHG emissions from tailpipe emissions.] California Green Building Standards Code (CBSC), Title 20 and Title 24: Pursuant to the CBSC, non-residential projects are required to comply with mandatory provisions including but not limited to providing parking areas for clean air vehicles, providing electric vehicle charging stations, installing energy efficient appliances, lighting and fixtures, constructing roofs to be solar-ready, and recycling and/or reusing at least 65% of non-hazardous construction debris. [Compliance with the CBSC limits GHG	10,000 $MTCO_2e$/yr, indicating that Project-related GHG emissions would be less than significant. The following Conditions of Approval will implement the reduction measures recommended by Mitigation Measure 5-1 that are applicable to development projects. Condition of Approval 1.8-1: As a condition of building permits, dedicated landscape water meters are required. All landscaping irrigation systems shall be required to be automated, high-efficient irrigation systems that use dripline bubbler irrigation; low-angle, low-flow spray heads; or pressure regulators and moisture sensors to reduce water use. [Water conservation reduces GHG emissions associated with the production and distribution of water.] Condition of Approval 1.8-2: As a condition of building permits, the City of El Monte shall ensure that energy efficient lighting and lighting control systems will be used that meet or exceed the CBSC requirements. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.] Condition of Approval 1.8-3: As a condition of building permits, light-colored roofing

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		emissions associated with fossil fuel consumption.] California Water Conservation in Landscaping Act of 2006 (AB 1881) and Executive Order B-29-15: AB 1881 required local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes. The Project is required to comply with the City of El Monte 's adopted water efficient landscape requirements and would therefore be consistent with the requirements of AB 1881 in order to help conserve California's water resources and to promote efficient water use, thereby reducing GHG emission associated with the provision, conveyance, and treatment of water. Executive Order B-29-15 (2014) further enhanced water restrictions to meet the mandatory 25% potable water use reduction requirements. [Water conservation reduces GHG emissions associated with the production and distribution of water.]	materials shall be required that have a low heat reflective value. Dark-colored roofing materials shall be restricted. [Light-colored roofing materials have a lower heat value than dark colors and reduces the heat island effect.] Condition of Approval 1.8-4: Construction plans shall show adequate electrical capacity in the buildings to accommodate the future installation of EV charging facilities where most appropriately located on the Project site. Condition of Approval 1.8-5: As a condition of building permits, outdoor electrical outlets shall be installed on buildings to support the use of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators. [Use of electric-powered equipment reduces GHG emissions from the use of combustion engines.] Condition of Approval 1.8-6: As a condition of building occupancy permits, signs shall be required to be posted in all loading dock and delivery areas that state the following: "Turn off all diesel engines when not in use. Trucks shall not idle for more than five (5) five minutes. Report violations to [telephone numbers shall be listed for the building facilities manager and the California Air

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			Resources Board to report violations]. [Reduction of vehicle idling limits GHG emissions from tailpipe emissions.] Condition of Approval 1.8-7: Prior to issuance of grading or building permits, the Project Applicant shall prepare a landscape documentation package that includes a water efficient landscape worksheet, soil management report, and grading and drainage review plan for areas to be landscaped. The water efficient landscape worksheet is required to include calculations that show that the estimated total water use (ETWU) is below the maximum applied water allowance (MAWA), as defined in the ordinance. [Water conservation reduces GHG emissions associated with the production and distribution of water.]
• Require all new or renovated municipal buildings to seek Silver or higher Leadership in Energy and Environmental Design (LEED) standard, or compliance with similar green building rating criteria.	No	California Green Building Standards Code (CBSC), Title 20 and Title 24: Pursuant to the CBSC, non-residential projects are required to comply with mandatory provisions pertaining to parking for clean air vehicles, providing electric vehicle charging stations, installing energy efficient appliances, lighting and fixtures, constructing roofs to be solar-ready, etc. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]	Not Applicable: This measure applies to new or renovated municipal buildings, which are not proposed as part of the Project.

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• Require that new developments design buildings to be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.	Yes		Project Design Feature: The Project's buildings are oriented east to west, which is optimal for passive energy efficient building orientation.
• Evaluate the feasibility of implementing a Public Transit Fee to support Metro in developing additional transit service in the City.	No		Not Applicable: This provision of Mitigation Measure 5-1 provides direction to City staff to evaluate the feasibility of implementing a fee to support public transit in the City and is not applicable to the proposed Project. Project Design Feature: Bus stops occur along East Valley Boulevard, with the nearest stop occurring at the intersection of Arden Drive and Valley Boulevard, approximately 400 feet south of the Project site. Thus, the Project's employees and visitors would have convenient public transit access.
• Require diesel emission reduction strategies to eliminate and/or reduce idling at truck stops, warehouses, and distribution facilities throughout the City.	Yes	CARB Commercial Vehicle Idling Regulation, Rule 2025: Commercial vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs. or heavier are prohibited by law from idling for more than 5 minutes. [Reduction of vehicle idling limits GHG emissions from tailpipe emissions.]	Condition of Approval 1.8-6 (duplicate): As a condition of building occupancy permits, signs shall be required to be posted in all loading dock and delivery areas that state the following: "Turn off all diesel engines when not in use. Trucks shall not idle for more than five (5) five minutes. Report violations to [telephone numbers shall be listed for the building facilities manager and the California Air Resources Board to report violations].

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			[Reduction of vehicle idling limits GHG emissions from tailpipe emissions.]
• Install energy efficient lighting and lighting control systems in all municipal buildings.	No	California Green Building Standards Code (CBSC), Title 24: Pursuant to the CBSC, non-residential projects are required to comply with mandatory provisions pertaining to energy-efficient lighting. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]	Condition of Approval 1.8-2 (duplicate): As a condition of building permits, the City of El Monte shall ensure that energy efficient lighting and lighting control systems will be used that meet or exceed the CBSC requirements. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]
• Require all new traffic lights installed be energy efficient traffic signals.	No		Not Applicable: The Project does not propose the installation of traffic signals. Thus, this provision of FPEIR Mitigation Measure 5-1 is not applicable to the proposed Project.
• Require the use of reclaimed water for landscape irrigation in all new development and on public property where such connections are within the service boundaries of the City's reclaimed water system.	No		Not Applicable: Reclaimed water is not available to the Project site.
• Require all new landscaping irrigation systems installed within the City to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low- flow spray heads; or moisture sensors.	Yes		Condition of Approval 1.8-1 (duplicate): As a condition of building permits, dedicated landscape water meters are required. All landscaping irrigation systems shall be required to be automated, high-efficient irrigation systems that use dripline bubbler irrigation; low-angle, low-flow spray heads; or pressure regulators and moisture sensors to reduce water use. [Water conservation

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			reduces GHG emissions associated with the production and distribution of water.] <u>Condition of Approval 1.8-7 (duplicate):</u> Prior to issuance of grading or building permits, the Project Applicant shall prepare a landscape documentation package that includes a water efficient landscape worksheet, soil management report, and grading and drainage review plan for areas to be landscaped. The water efficient landscape worksheet is required to include calculations that show that the estimated total water use (ETWU) is below the maximum applied water allowance (MAWA), as defined in the ordinance. [Water conservation reduces GHG emissions associated with the production and distribution of water.]
• Conduct energy efficiency audits of existing municipal buildings by checking, repairing, and readjusting heating, ventilation, and air conditioning systems, lighting, water heating equipment, insulation, and weatherization	No		<u>Not Applicable:</u> The Project is a proposed private high-cube cold storage warehouse use and does not involve any municipal buildings.
• Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.	No		<u>Not Applicable:</u> This provision of FPEIR Mitigation Measure 5-1 provides direction to City staff and decision-makers and is not applicable to the proposed Project.

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• Support and promote the use of low-and zero-emission vehicles by: o Encouraging the necessary infrastructure to facilitate the use of zero-emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations. o Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate zero-emission vehicles and/or plug-in electric hybrids. o Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, zero-emission vehicles, or better fleet mixes. o Establishing incentives, as appropriate, to taxicab	No	California Green Building Standards Code (CBSC), Title 24: Pursuant to the CBSC, non-residential projects are required to provide parking areas for clean air vehicles and provide electric vehicle charging stations. CARB Truck and Bus Regulation, Rule 2025: Diesel trucks and buses with a GVWR of 14,001+lbs are required to meet particulate matter (PM) filter requirements and upgrade to 2010 model year (MY) or newer engines by January 1, 2023: [Meeting these requirements limits GHG emissions from tailpipe emissions.]	Not Applicable: This provision of FPEIR Mitigation Measure 5-1 provides direction to the City to support and promote the use of low- and zero-emission vehicles. Aside from mandatory compliance with the CBSC and the CARB Truck and Bus Regulation, this provision of FPEIR Mitigation Measure 5-1 is not applicable to the proposed Project.

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owners to use alternative fuel or gas-electric hybrid vehicles.			
• Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.	No	California Green Building Standards Code (CBSC), Title 20 and Title 24: Pursuant to the CBSC, non-residential projects are required to comply with mandatory provisions including but not limited to providing parking areas for clean air vehicles, providing electric vehicle charging stations, installing energy efficient appliances, lighting and fixtures, constructing roofs to be solar-ready, and recycling and/or reusing at least 65% of non-hazardous construction debris. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]	Not Applicable: This provision of FPEIR Mitigation Measure 5-1 provides direction to the City to establish green building requirements and provide incentives for green building practices. Aside from mandatory compliance with the CBSC, this provision of FPEIR Mitigation Measure 5-1 is not applicable to the proposed Project.
• Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 provides direction to the City to identify and remove regulatory or procedural barriers to implementing green building practices and is not applicable to the proposed Project.
• Support the use of green building practices by: o Providing information,	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 provides direction to the City to provide training on green building

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marketing, training, and technical assistance about green building practices.			practices and is not applicable to the proposed Project.
o Adopting a Green Building ordinance with guidelines for green building practices in residential and commercial development.	No	California Green Building Standards Code (CBSC), Title 20 and Title 24: Pursuant to the CBSC, non-residential projects are required to comply with mandatory provisions including but not limited to providing parking areas for clean air vehicles, providing electric vehicle charging stations, installing energy efficient appliances, lighting and fixtures, constructing roofs to be solar-ready, and recycling and/or reusing at least 65% of non-hazardous construction debris. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]	Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs to City to adopt a Green Building ordinance and is not applicable to the proposed Project.
• Adopt energy efficiency performance standards for buildings designed to achieve a greater reduction in energy and water use than currently required by state law, including: o Standards for the installation of "cool roofs." o Standards for improved overall efficiency of lighting systems.	No	California Green Building Standards Code (CBSC), Title 20 and Title 24: Pursuant to the CBSC, non-residential projects are required to comply with mandatory provisions including but not limited to providing parking areas for clean air vehicles, providing electric vehicle charging stations, installing energy efficient appliances, lighting and fixtures, constructing roofs to be solar-ready, and recycling and/or reusing at least 65% of non-hazardous construction debris. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]	Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to adopt energy efficiency performance standards and is not applicable to the proposed Project.

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o Requirements for the use of Energy Star appliances and fixtures in discretionary new development.			
• Encourage the performance of energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements be presented to the buyer.	No	California Assembly Bill 802 (AB 802, 2015): California adopted Assembly Bill (AB) 802 in 2015 that requires owners and operators of all commercial, multifamily, and mixed-use properties greater than 50,000 square feet (and for multifamily and mixed-used properties with more than 17 units) to benchmark and publicly disclose building energy usage to the California Energy Commission. Additionally, AB 802 includes provisions for building owners and operators to obtain whole-building energy usage information directly from utilities, providing certain aggregation thresholds are met. The data access provisions ensure building owners can access the data they need to properly benchmark their building's total consumption.	Not Applicable: This provision of FPEIR Mitigation Measure 5-1 applies to residential and commercial buildings, and the Project is neither of those uses.
• Establish policies and programs that facilitate the siting of new renewable energy generation.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to establish policies and programs that facilitate new renewable energy generation and is not applicable to the Project.
• Require that any building constructed in whole or in part with City funds incorporate	No		Not Applicable: The Project does not propose any buildings that would be constructed in whole or in part with City funds; thus, this

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passive solar design features, such as daylighting and passive solar heating, where feasible.			provision of FPEIR Mitigation Measure 5-1 is not applicable to the proposed Project.
• Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 relates to municipal facilities and is not applicable to the proposed Project.
• Ensure that staff receives appropriate training and support to implement objectives and policies to reduce GHG emissions.	No		Not Applicable: This provision of Mitigation Measure 5-1 directs the City to provide City staff training and is not applicable to the proposed Project.
• Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel-efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 relates to City-owned vehicles and is not applicable to the proposed Project.
• Require the installation of outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators.	Yes		Condition of Approval 1.8-5 (duplicate): As a condition of building permits, outdoor electrical outlets shall be installed on buildings to support the use of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators. [Use of electric-powered equipment reduces GHG emissions from the use of combustion engines.]
• Implement measures to reduce employee vehicle trips and to mitigate emissions impacts	No	California Green Building Standards Code (CBSC), Title 24: Pursuant to CBSC Chapter 5, Division 5.1, secure bicycle parking is	Project Design Feature: The General Plan does not designate any alternative modes of transportation as pertaining to the Project site,

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
from municipal travel.		required to be provided on the site in the quantity specified by the CBSC. The CBSC also includes mandatory provisions for parking for clean air vehicles and electric vehicle charging stations. These features reduce energy use and fossil fuel use, which reduce air pollutant emissions.	such as trails or bicycle paths. The Project would be served by existing bus stops along Valley Boulevard, approximately 400 feet south of the Project site, which would promote the use of alternative transportation.
• Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 relates to City-owned existing hardscape areas and is not applicable to the proposed Project.
• Implement enhanced programs to divert solid waste from landfill operations by: o Establishing a diversion target that meets or exceeds AB 939 requirements. o Promoting and expanding recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.	No	California Green Building Standards Code (CBSC), Title 24: Pursuant to the CBSC, non-residential projects are required to recycle or reuse at least 65% of non-hazardous construction debris. [Compliance with the CBSC limits GHG emissions associated with fossil fuel consumption.]	Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to implement enhanced programs to divert solid waste from landfill operations, and is not applicable to the proposed Project.

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
• Establish a water conservation plan that may include such policies and actions as: o Maintaining and refining the City's tiered rate structure for water use. o Establishing restrictions on time of use for landscape watering or other demand management strategies. o Establishing performance standards for irrigation equipment and water fixtures, consistent with state law.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to establish a water conservation plan and is not applicable to the proposed Project.
• Ensure that building standards and permit approval processes promote and support water conservation by: o Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of nonroof impervious surfaces around the building(s). o Establishing menus and	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to establish programs to promote and support water conservation and is not applicable to the proposed Project.

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
check-lists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low- flow toilets and shower heads, moisture-sensing irrigation, and other such advances.			
• Organize workshops on waste reduction activities for the home or business, such as backyard composting or office paper recycling, and schedule recycling dropoff events and neighborhood chipping/mulching days.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to organize workshops to reduce waste and is not applicable to the proposed Project.
• Organize workshops on steps to increase energy efficiency in the home or business, such as weatherizing the home or building envelope, installing smart lighting systems, and how to conduct a self-audit for energy use and efficiency.	No		Not Applicable: This provision of FPEIR Mitigation Measure 5-1 directs the City to organize workshops on energy efficiency and is not applicable to the proposed Project.
5-2 Measures listed in Mitigation Measure 5-1 shall be considered by the City while reviewing all new development, as appropriate, between the time	Yes	Refer to the mandatory regulatory requirements identified above for FPEIR Mitigation Measure 5-1.	Project Design Feature: As indicated in the Project's GHG Analysis (Technical Appendix E), the proposed Project is calculated to produce GHG emissions that are below the City's and

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
of adoption of El Monte General Plan and adoption of the Climate Action Plan (CAP).			SCAQMD's industrial screening threshold of 10,000 $MTCO_2e$/yr. Conditions of Approval: Although the Project would exceed the City's GHG reduction target as established by FPEIR Mitigation Measure 5-1, the Project has nonetheless been conditioned to implement applicable GHG reduction requirements of FPEIR Mitigation Measure 5-1 (refer to Project Conditions of Approval 1.8-1 through 1.8-7).
5-3 Pursuant to a goal of overall consistency with the Sustainable Communities Strategies, the City of El Monte shall evaluate new development for consistency with the development pattern set forth in the Sustainable Communities Strategies plan, upon adoption of the plan by the Southern California Association of Governments.	Y		Project Design Feature: The Project was found to be consistent with the Southern California Association of Government's (SCAG) 2016 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS), which demonstrates that the Project would be consistent with, or otherwise would not conflict with, applicable provisions of the RTP/SCS. Accordingly, the Project is consistent with and implements General Plan FPEIR Mitigation Measure 5-3.
HAZARDS AND HAZARDOUS MATERIALS			
N/A	N/A	N/A	Condition of Approval 1.9-1: As a condition of grading permit approval, the City shall ensure that the Project's grading plans include a note requiring construction contractors to implement the recommendations and requirements of the Project's Site Management Plan (SMP), prepared by Path

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
			Forward, dated May 7, 2020, and included as Technical Appendix F3 to this EIR Addendum. Construction contractors shall maintain records of compliance with the SMP, and shall provide such records to the City of El Monte upon request. Condition of Approval 1.9-2: Prior to the issuance of grading permits, the applicant shall provide a closure letter from the Los Angeles Regional Water Quality Control Board (Water Board) to the City of El Monte which confirms that any open cases with the Water Board have been resolved and closed.
HYDROLOGY AND WATER QUALITY			
The FPEIR did not identify any impacts associated with hydrology and water quality, and did not identify any mitigation measures related to hydrology and water quality.	N/A	NPDES and SWPPP Compliance: The Project Applicant is required to obtain coverage under a NPDES permit, implement provisions specified in the Project's SWPPP, and implement the provisions specified in the Project's Low Impact Development (LID). Compliance with the NPDES permit, SWPPP, and the Project-specific LID would ensure the implementation of an effective combination of water pollutant control measures (i.e., Best Management Practices) to reduce or eliminate the discharge of pollutants in stormwater during construction and/or operation.	N/A

General Plan and Zoning Code Update FPEIR Mitigation Measures		Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
NOISE				
9.1	Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour along major roadways, freeways, railroads, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls) and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 and 21 of the California Code of Regulations).	No		Not Applicable: FPEIR Mitigation Measure 9-1 applies to new projects proposing noise-sensitive land uses. The Project proposes high-cube cold storage warehouse uses which are not noise-sensitive land uses. Accordingly, FPEIR Mitigation Measure 9-1 is not applicable to the proposed Project. Notwithstanding, mitigation is identified to ensure that Project-related operational noise levels remain below the City's noise ordinance standards and requirements. Condition of Approval 1.13-1: Prior to issuance of occupancy permits, the City of El Monte shall ensure that noise barriers have been constructed on the Project site in the locations shown on EIR Addendum Figure 5-4, Operational Noise Source Locations. Figure 5-4 indicates the need for 1) an 8-foot tall screen wall along the northern property line, for a distance of 100 feet easterly from the western gate of the northern truck court; and 2) screen walls measuring up to 15 feet in height along either side of the western gates providing access into the northern and southern truck courts.
9-2	Individual projects that involve vibration-intensive construction activities, such as pile drivers, jackhammers, and	Yes		Project Design Feature: In conformance with this requirement, a Project-specific Noise Impact Analysis was prepared, the results of which are provided as *Technical Appendix H*.

General Plan and Zoning Code Update FPEIR Mitigation Measures		Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
	vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceeds the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).			The results of the analysis indicate that Project-related construction vibration levels would be below all applicable thresholds of significance.
9-3	Prior to the issuance of building permits for any project that involves a vibration-sensitive use directly adjacent to a railway, the development project application shall retain an acoustical engineer to evaluate potential for trains to create perceptible levels of vibration indoors. If vibration-related impacts are found, mitigation measures shall be implemented, such as use of concrete, iron, steel, or	No		Not Applicable: FPEIR Mitigation Measure 9-3 applies to vibration-sensitive land uses. The Project proposes high-cube cold storage warehouse uses which are not vibration-sensitive land uses. Accordingly, FPEIR Mitigation Measure 9-1 is not applicable to the proposed Project.

General Plan and Zoning Code Update FPEIR Mitigation Measures		Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
	masonry materials, to ensure that levels of vibration amplification are within acceptable limits to building occupants, pursuant to the Federal Transit Administration vibration-annoyance criteria.			
9-4	Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures—such as installation of temporary sound barriers for adjacent construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing nonessential idling of construction equipment to no more than five minutes—shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.	Yes	El Monte Municipal Code Chapter 8.36, Noise Control: regulates the generation of impulsive or intrusive noise on properties within the City of El Monte. The City has established maximum permissible exterior noise levels as measured at the property line of the receiving property based on noise zones within the City. This Chapter also regulates the hours of construction noise.	Project Design Feature: The Project was evaluated as part of a site-specific Noise Impact Analysis, which determined construction-related noise impacts would be less than significant, but nonetheless identified measures to reduce construction-related noise. Condition of Approval 1.13-2: Prior to the issuance of grading permits and building permits, the developer shall submit a signed letter from the construction contractor(s) to the City of El Monte verifying that all construction equipment, fixed or mobile, has been equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. Construction contractors shall permit periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance. Condition of Approval 1.13-3: As conditions of grading permits and building permits, the construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
			sensitive receptors nearest the Project site. Construction contractors shall be required to permit periodic inspection of the construction site by City of El Monte staff or its designee to confirm compliance. Condition of Approval 1.13-4: Prior to approval of grading plans and/or issuance of building permits, the City shall verify that building and grading plans include a note indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 7:00 p.m. Mondays through Fridays and between the hours of 8:00 a.m. to 7:00 p.m. on Saturdays and Sundays (City of El Monte Municipal Code, Section 8.36.050(C)). The Project construction supervisor shall ensure compliance with the note and the City shall conduct periodic inspection at its discretion. Condition of Approval 1.13-5: Prior to approval of grading plans and/or issuance of building permits, the City shall verify that building and grading plans include a note indicating that the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 7:00 p.m. Mondays through Fridays; 8:00 a.m. to 7:00 p.m. on Saturdays and Sundays). The note also shall require the

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
			construction contractor to design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
PUBLIC SERVICES			
11-1 The City shall coordinate with the County of Los Angeles to identify available funding sources to fund expanded or new library facilities necessary to serve existing and future residents associated with implementation of the General Plan Update.	No	N/A	Not Applicable: FPEIR Mitigation Measure 11-1 directs the City to coordinate with the County of Los Angeles regarding new library facilities and is not applicable to the proposed Project.
TRANSPORTATION AND CIRCULATION			
13-1 The Circulation Element of the proposed General Plan shall be consistent with the traffic study prepared by The Mobility Group with the exception of the enhanced intersections as identified in Figure 6 of said study. All intersections identified in The Mobility Group traffic study as an enhanced intersection shall be consistent with the RBF-prepared traffic study.	No	Municipal Code Chapter 15.08: Prior to the issuance of building permits, the Project Applicant shall pay fees pursuant to the City of El Monte Municipal Code Chapter 15.08, Public Facilities Impact Fees.	Not Applicable: FPEIR Mitigation Measure 13-1 is intended to ensure consistency between the General Plan Circulation Element and the traffic study prepared by the Mobility Group. The Project does not propose any improvements that would conflict with either the General Plan Circulation Element or the Mobility Group traffic study. As such, this mitigation measure is not applicable to the proposed Project. Although Project impacts to study area intersections would be less than significant under all study scenarios based on LOS and/or the Project's de minimus changes to the v/c ratio, the Project Applicant has nonetheless

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
			agreed to the following conditions of approval. The conditions of approval would implement FPEIR Mitigation Measure 3-2, which requires the City to implement the Circulation Element of the General Plan in a manner consistent with the RBF-prepared traffic study, which was appended to the FPEIR as Technical Appendix F2 to the FPEIR. Conditions of Approval COA 1.17-1 and 1.17-2, listed below, would implement Mitigation Measure Nos. 1 and 3, respectively, from FPEIR Appendix F2 . <u>Condition of Approval 1.17-1:</u> Prior to the issuance of occupancy permits for the proposed Project, the Project Applicant shall make a fair-share fee contribution towards improving the intersection of Baldwin Avenue at Valley Boulevard to restripe the eastbound approach to convert the de facto right turn lane into a shared through/right lane, and to restripe the westbound approach to convert the de facto right turn lane into a shared through/right turn lane. The Project's fair-share contribution is 0.25% of the cost of the required improvements. <u>Condition of Approval 1.17-2</u>: Prior to the issuance of occupancy permits for the proposed Project, the Project Applicant shall make a fair-share fee contribution towards improving the intersection of Santa Anita

General Plan and Zoning Code Update FPEIR Mitigation Measures	Applicable to the Project?	Mandatory Regulatory Requirements Applicable to El Monte Logistics Center	El Monte Logistics Center Project Design Features and Conditions of Approval
			Avenue at Valley Boulevard to modify the northbound approach to provide an additional through lane. The Project's fair-share contribution is 0.28% of the cost of the required improvements.
13-2 The Circulation Element of the proposed General Plan shall be consistent with the RBF-prepared traffic study and all the traffic mitigation measures recommended therein.			Not Applicable: FPEIR Mitigation Measure 13-2 is intended to ensure consistency between the General Plan Circulation Element and the traffic study prepared by RBF. The Project does not propose any improvements that would conflict with either the General Plan Circulation Element or the RBF traffic study. As such, this mitigation measure is not applicable to the proposed Project. Conditions of Approval 1.17-1 and 1.17-2 apply and would implement a portion of the City's Circulation Element, as evaluated in the FPEIR.

BLACK CREEK® GROUP

JOB NO. 19151.00

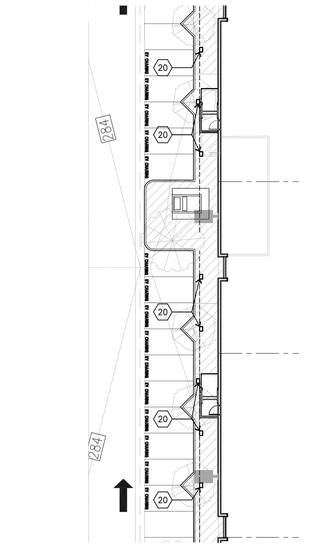
HPA architecture

12.20.2019

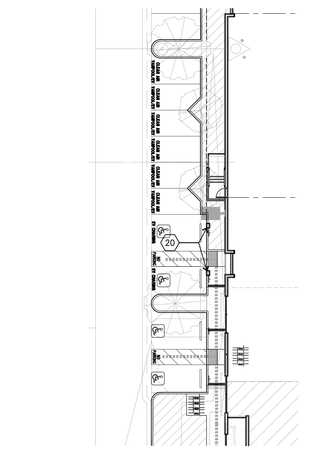
PERSPECTIVE RENDERING

BLACK CREEK EL MONTE LOGISTICS CENTER

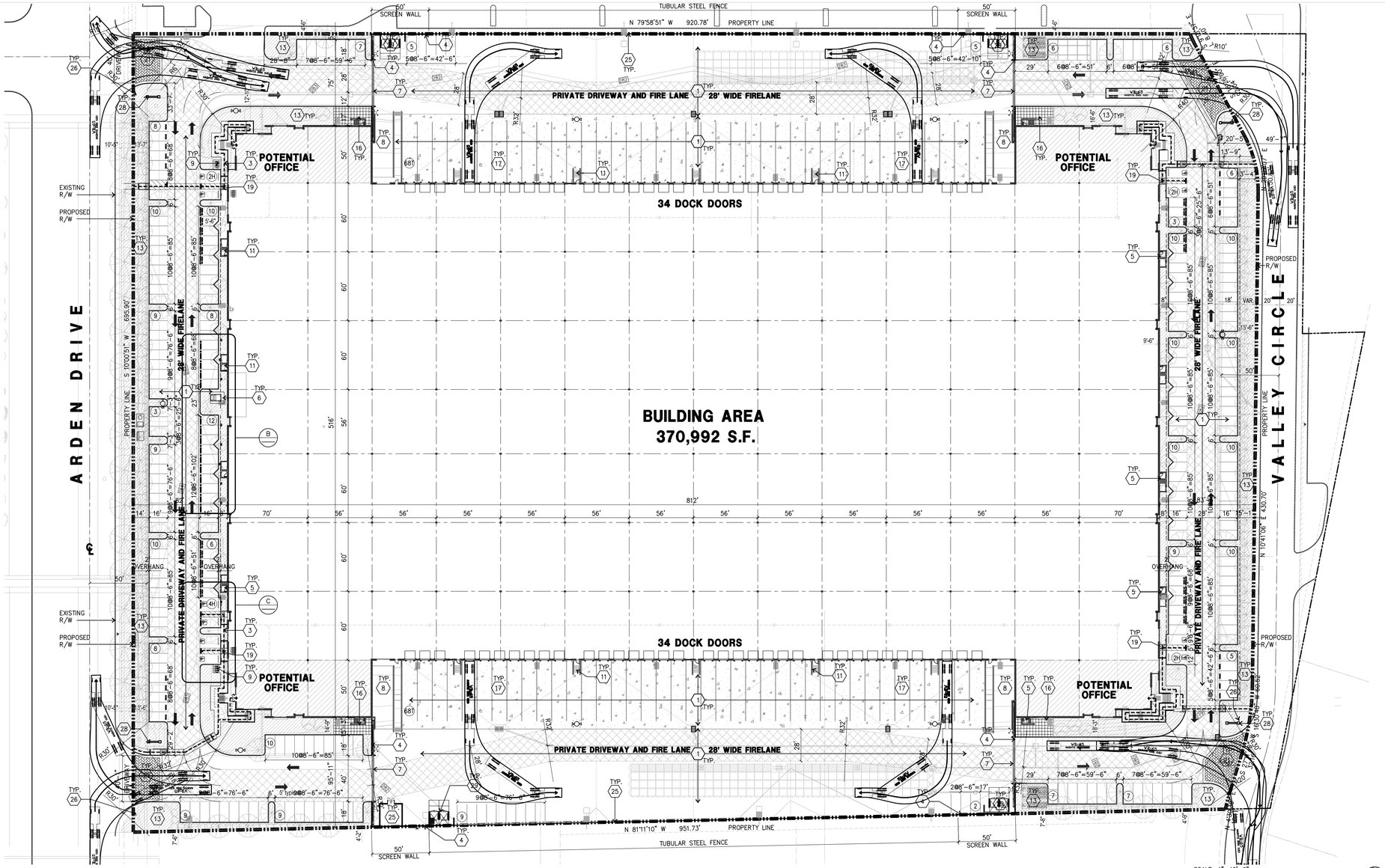
3900 ARDEN DR., EL MONTE, CA 91731



ENLARGED SITE PLAN (B)
scale: 1"=20'-0"



ENLARGED SITE PLAN (C)
scale: 1"=20'-0"



OVERALL SITE PLAN (A)
scale: 1"=40'-0"

SCALE: 1"=40'-0"
0 40' 80' 120'
TRUE NORTH

Property owner/ Applicant

BLACK CREEK GROUP
4675 MAC ARTHUR COURT, SUITE 625
NEWPORT BEACH, CA. 92660
TEL: (949) 892-4920
CONTACT: CHRIS SANFORD
ZACK DESPER

Address of the property

3900 ARDEN DRIVE
EL MONTE, CA. 91731

Assossor's Parcel Number

8575-024-043

Legal description

SEE GRADING PLANS

Zoning

M-2 (HEAVY INDUSTRIAL)

Applicant's respresentative

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2132
ATTN: JAIME CRUZ

Construction Type

III-B
AUTOMATIC FIRE SPRINKLER SYSTEM

Scope of Work

SPECULATIVE WAREHOUSE BUILDING

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT
2. FUTURE MONUMENT SIGN
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. CONCRETE SCREEN WALL. HEIGHT VARIES. SEE SHEET DAB-A5.0
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. TRANSFORMERS PER ELECTRICAL DRAWINGS AND SERVICE PROVIDER.
7. 8'-0" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES. DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
8. CONCRETE RAMP.
9A. SHORT TERM BIKE RACK, TYPICAL AVAILABLE FROM: PATTERSON-WILLIAMS ATHLETIC MFGR. MODEL# 1602-07P (HOLDS 7 BIKES)
9B. LONG TERM BIKE RACK, TYPICAL AVAILABLE FROM: PATTERSON-WILLIAMS ATHLETIC MFGR. MODEL# 1602-07P (HOLDS 7 BIKES)
10. FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POST PER "FP" DWGS.
11. EXTERIOR CONCRETE STAIR.
12. 12'W X 14H' OVERHEAD DOOR @ DRIVE THRU.
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
14. CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H,
15. PUMP HOUSE.
16. EMPLOYEE BREAK AREA
17. TEMPORARY 10' x 53' TRUCK PARKING
18. PRE-CAST CONC. WHEEL STOP.
19. TRUNCATED DOME.
20. PROPOSED ELECTRICAL CHARGERS
21. COLORED CONCRETE PAVER PER CITY STANDARDS.
22. NOT USED
24. SMOKING AREA
25. 8' METAL TUBULAR FENCE
26. HANDICAP ENTRY SIGN.
27. HANDICAP PARKING STALL SIGN
28. FUTURE MONUMENT SIGN
29. TRASH ENCLOSURE. SEE DAB-A4.6

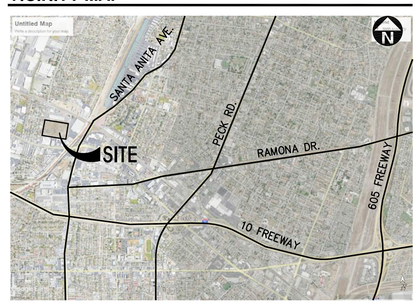
SITE PLAN GENERAL NOTES

- CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL 8'-6" X 18'
- HANDICAP PARKING STALL, 9' X 18 + 5' W ACCESSIBLE AISLE SEE DAB A4.1
- VAN ACCESSIBLE 12' X 18' + 5' W ACCESSIBLE AISLE SEE DAB A4.1
- CLEAN AIR VANPOOL/EV 10% OF PARKING PROVIDED
- VISITOR PARKING 8'-6" X 18'
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION
- CATCH BASIN APPROX. LOCATION
- WATER LINE - SEE CIVIL
- GAS LINE - SEE CIVIL
- SEWER LATERAL SEE CIVIL
- 28' WIDE FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT
- TEMPORARY TRUCK PARKING 10' WIDE X 53' LONG TRUCKS 75' LONG INCLUDING CARGO

PROJECT DATA

SITE AREA	
Net area in s.f.	665,780 s.f.
Net area in acres	15.28 ac
BUILDING AREA	
Office	20,000 s.f.
Mezzanine	10,000 s.f.
Warehouse	340,992 s.f.
TOTAL	370,992 s.f.
COVERAGE *(Based on net area)*	55.7%
AUTO PARKING REQUIRED	
Office: 1/250 s.f. (Above 25% GFA)	n/a stalls
Whse: 0-5K @ 1/400 s.f.	13 stalls
5K-10K @ 1/500 s.f.	10 stalls
10K-25K @ 1/750 s.f.	20 stalls
above 25K @ 1/1,500 s.f.	231 stalls
TOTAL	274 stalls
AUTO PARKING PROVIDED	
Standard (8.5' x 18')	229 stalls
ADA Van (12' x 18')	4 stalls
ADA Std. (9' x 18')	4 stalls
ADA Van EV (12' x 18')	1 stalls
ADA Std. EV (9' x 18')	1 stalls
Std. EV (8.5' x 18')	15 stalls
Clean Air Van Pool (8.5' x 18')	22 stalls
Total	276 stalls
TEMPORARY TRUCK PARKING PROVIDED	
10' X 53'	68 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Heavy Industrial (M2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 44'	
MAXIMUM FLOOR AREA RATIO	
FAR - 1.0	
LANDSCAPE REQUIREMENT	
Parking Area	41,004 s.f.
Percentage of net parking area	5%
Landscape required	2,050 s.f.
LANDSCAPE PROVIDED	
Percentage (based on site net area)	6.4%
In s.f.	42,282 s.f.
SETBACKS	
Front - not less than 50' from center of the street, 5' landscape	
Side - 5', contiguous to any residential zone - 20'	
Rear - 25', contiguous to any residential zone - 25'	

VICINITY MAP



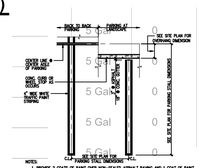
PROJECT DATA (continue)

CAL GREEN 5.106.4 BICYCLE PARKING

COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2

5.106.4.1.1 SHORT-TERM BICYCLE PARKING
PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS FOR 5 PERCENT OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACE BEING ADDED WITH A MIN. OF ONE TWO-BIKE CAPACITY RACK.
PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED.
5% OF 276 PARKING SPACES = 13.8 BICYCLE PARKING
14 BICYCLE PARKING REQUIRED.
2-7 CAPACITY BIKE RACK PROVIDED:
14 BICYCLE PARKING PROVIDED

5.106.4.1.2 LONG-TERM BICYCLE PARKING
PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED.
5% OF 276 PARKING SPACES = 13.8 BICYCLE PARKING
14 BICYCLE PARKING REQUIRED.
2-7 CAPACITY BIKE RACK PROVIDED INSIDE BUILDING.
12 LONG TERM BICYCLE PARKING SPACES PROVIDED.



OFFICIAL USE ONLY

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949·863·1770
fax: 949·863·0851
email: hpa@hparchs.com

Owner:

BLACK CREEK GROUP

4675 MacArthur Court
suite 625
Newport Beach, CA 92660
(949) 892-4900

Project:

Black Creek El Monte
Logistics Center

3900 Arden Drive
El Monte, CA 91731

Consultants:

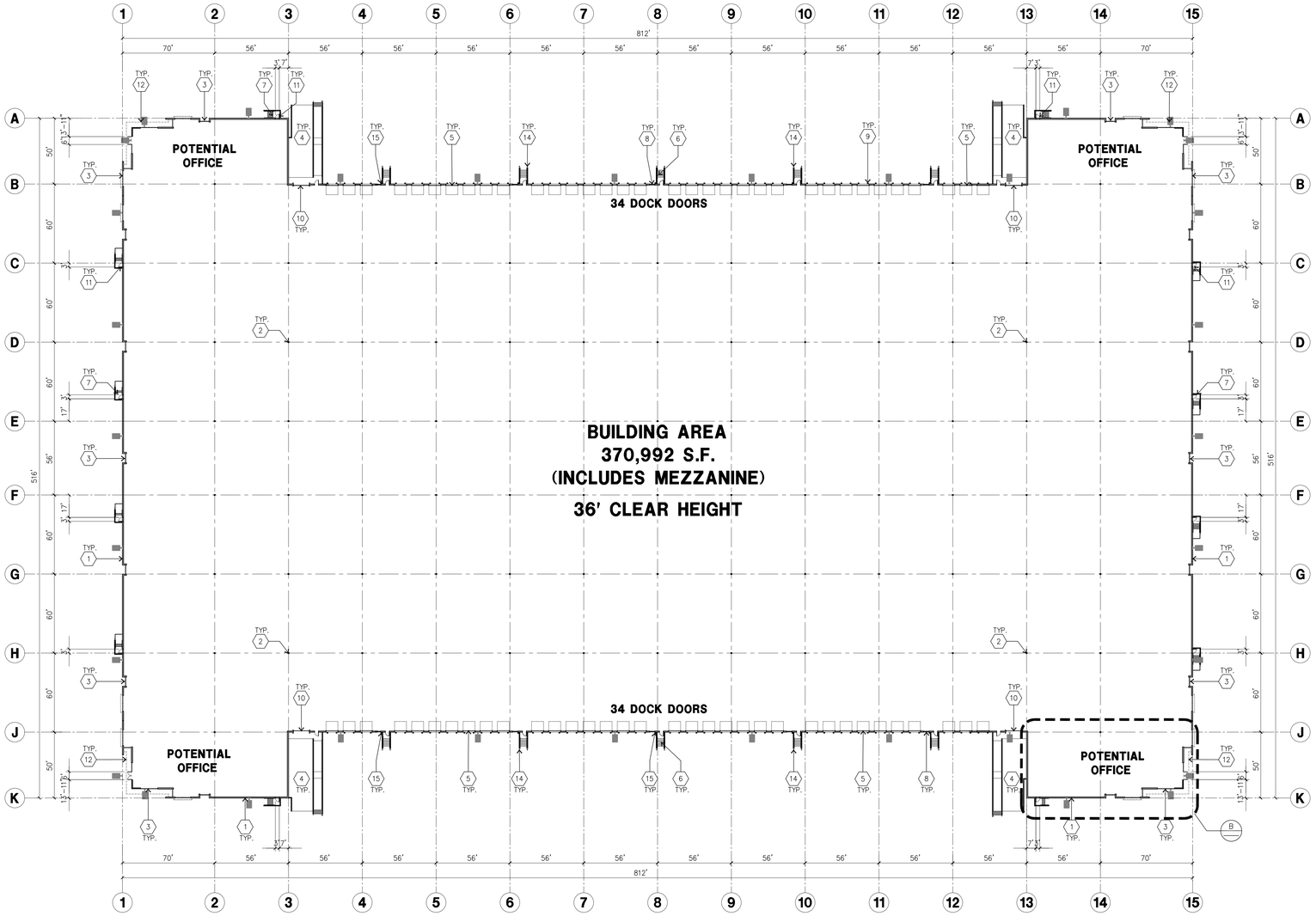
CIVIL	Thienes Eng.
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	Hunter
FIRE PROTECTION	
SOILS ENGINEER	

Title: Overall Site Plan

Project Number: 19151
Drawn by: JFC
Date: 7/01/19
Revision:

Sheet:

DAB-A1.1



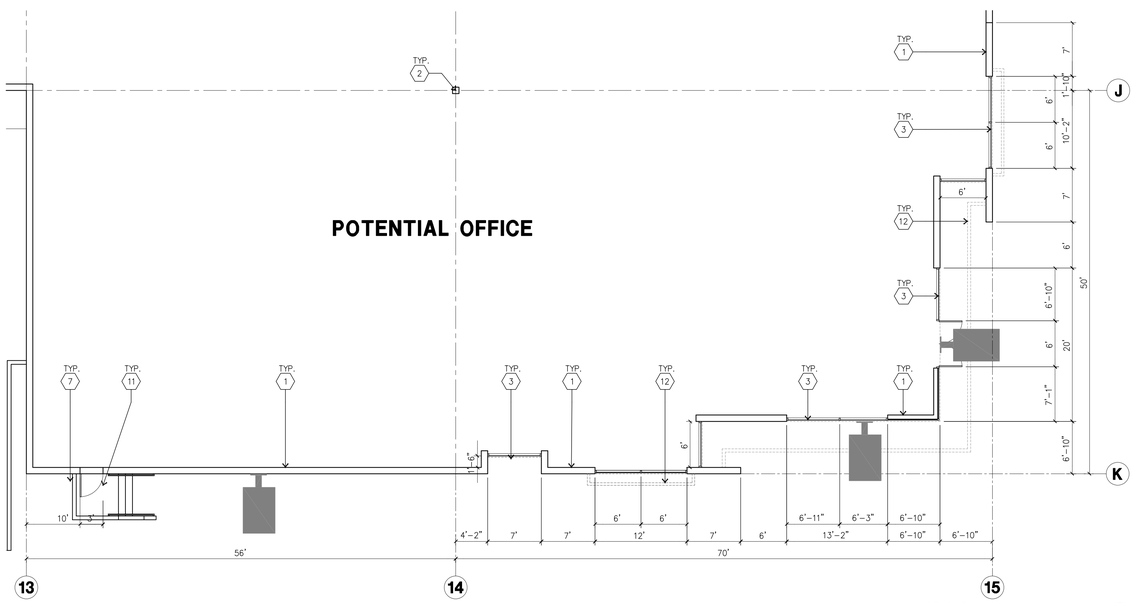
OVERALL FLOOR PLAN (A)

scale: 1" = 40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

TRUE NORTH



ENLARGED FLOOR PLAN (B)

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

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

0 8' 16' 24'

TRUE NORTH

KETNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL BLOW-UP AND WALL ON BOTH SIDE OF RAMP,
5. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. EXTERIOR CONCRETE STAIR
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER
10. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13. NOT USED
14. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
15. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER,
16. Z GUARD

GENERAL NOTES-FLOOR PLAN

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

D. NOT USED

E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE1 COAT OF WHITE TO COVER.

F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.

G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.

H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

I. FOR DOOR TYPES AND SIZES, SEE DOOR SCHEDULE

J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.

L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE

O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE DAB-A4.1 OFFICE SECTION.

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

BLACK CREEK GROUP

4675 MacArthur Court
suite 625
Newport Beach, CA 92660
(949) 892-4900

Project:

Black Creek El Monte Logistics Center

3900 Arden Drive
El Monte, CA 91731

Consultants:

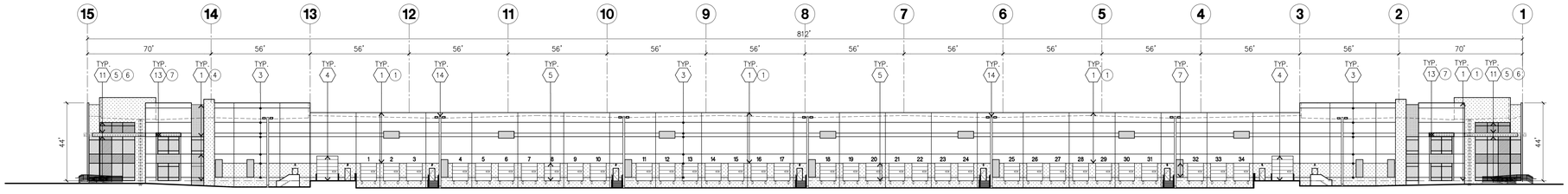
CIVIL	Thienes Eng.
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	Hunter
FIRE PROTECTION	
SOILS ENGINEER	

Title: overall floor plan

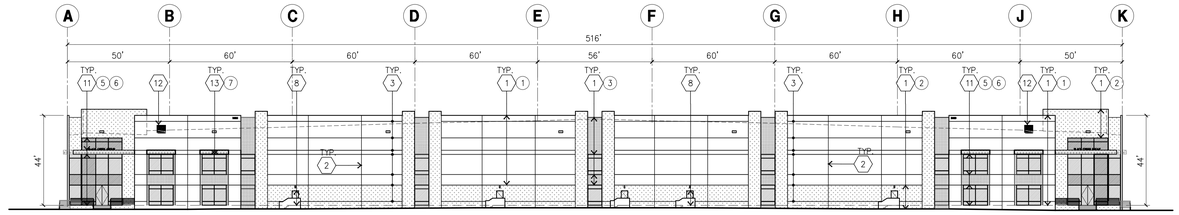
Project Number: 19151
Drawn by: JFC
Date: 7/01/19
Revision:

Sheet:

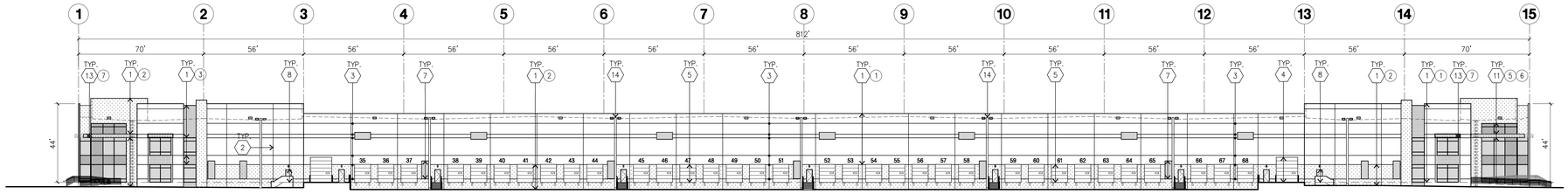
DAB-A2.1



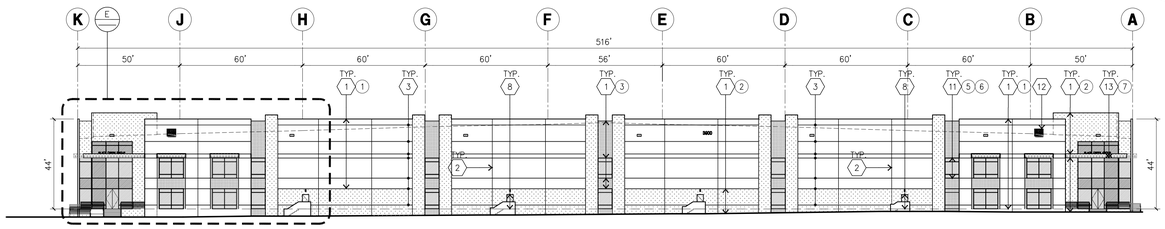
NORTH ELEVATION A
scale: 1" = 30'-0"



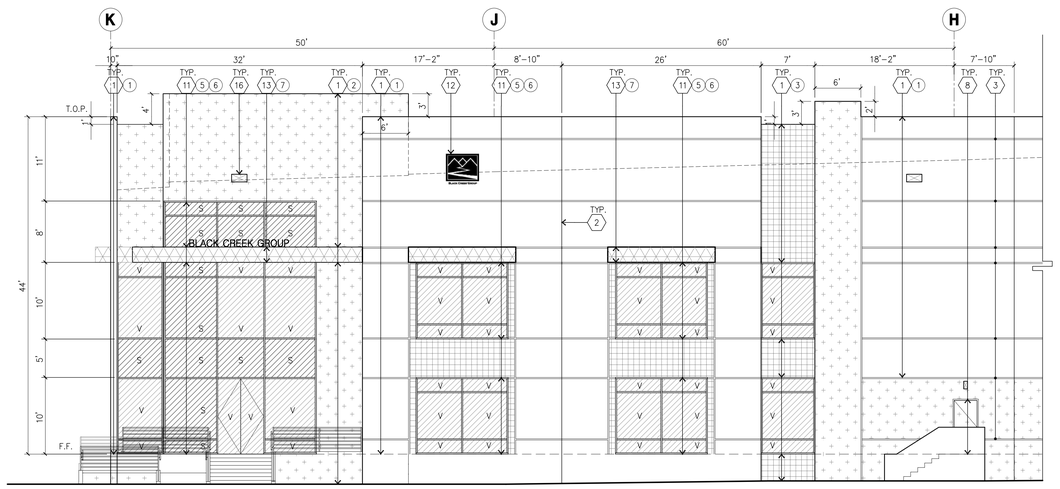
WEST ELEVATION B
scale: 1" = 30'-0"



SOUTH ELEVATION C
scale: 1" = 30'-0"



EAST ELEVATION D
scale: 1" = 30'-0"



ENLARGED EAST ELEVATION E
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. ROOF LINE BEYOND.
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. 8'X8' LOGO, CENTERED TO PANEL SPACE ABOVE GLAZING
13. EXTERIOR CANOPY
14. EXTERIOR DOWNSPOUT.
15. FREE STANDING ELEMENTS.
16. BUILDING LIGHTS

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL PAINT BRAND	SHERWIN-WILLIAMS SW7667 ZIRCON
2	CONCRETE TILT-UP PANEL PAINT BRAND	SHERWIN-WILLIAMS SW7670 GRAY SHINGLE
3	CONCRETE TILT-UP PANEL PAINT BRAND	SHERWIN-WILLIAMS SW7674 PEPPERCORN
4	CONCRETE TILT-UP PANEL PAINT BRAND	SHERWIN-WILLIAMS SW0000 XXX
5	MULLIONS	COLOR BLACK ANODIZED
6	GLAZING	COLOR BLUE REFLECTIVE GLAZING
7	CANOPY	MATERIAL ACRYLIC LATEX SYSTEMS MATTE SW 7674 PEPPERCORN @ METAL I-BEAM AWNING

GLAZING LEGEND

- S — TEMPERED SPANDREL GLASS
- V — TEMPERED VISION GLASS
- V — TEMPERED VISION INSULATED GLASS PPG: VISTACOOL (2) PACIFICA + SOLARBAN SOLARBAN 60 (3) CLEAR U VALUE: 0.27, SHGC: 0.21 AND VLT: 26% 1" INSULATED GLASS WITH 1/2" AIRSPACE AND (2) 1/4" LITES.

NOTE:
PROPOSED BUILDING HEIGHT: 44'

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949·863·1770
fax: 949·863·0851
email: hpa@hparchs.com

Owner:

BLACK CREEK GROUP

4675 MacArthur Court
suite 625
Newport Beach, CA 92660
(949) 892-4900

Project:

Black Creek El Monte Logistics Center

3900 Arden Drive
El Monte, CA 91731

Consultants:

CIVIL	Thienes Eng.
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	Hunter
FIRE PROTECTION	
SOILS ENGINEER	

Title: elevations

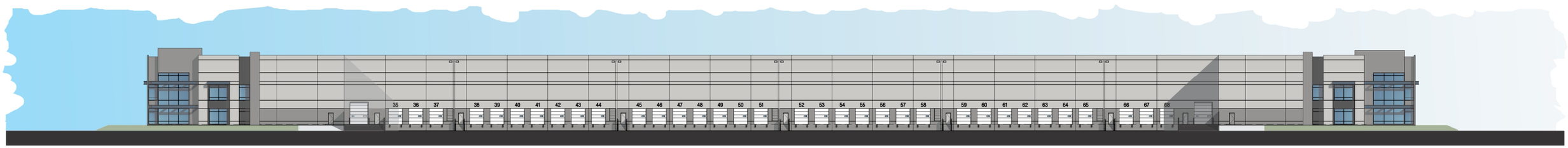
Project Number: 19151
Drawn by: JFC
Date: 7/01/19
Revision:

Sheet:

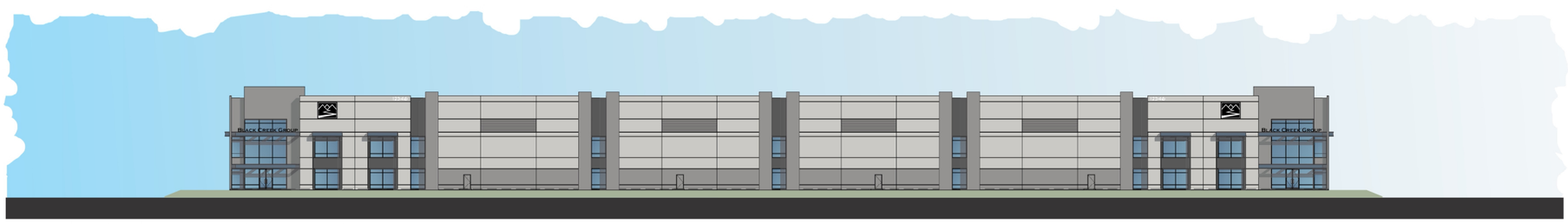
DAB-A3.1

NORTH ELEVATION

WEST ELEVATION - ARDEN DRIVE



SOUTH ELEVATION



EAST ELEVATION - VALLEY CIRCLE

BLACK CREEK® GROUP

JOB NO. 19151.00

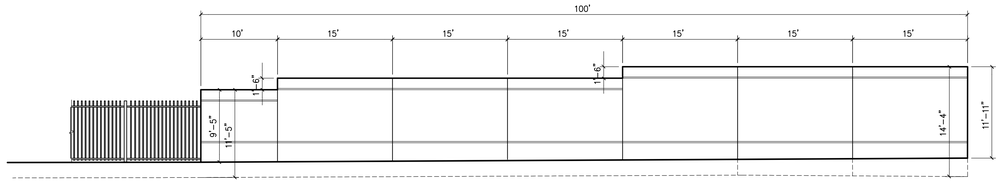
HPA architecture

12.12.2019

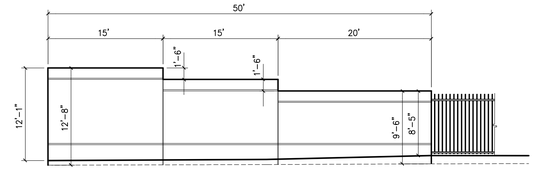
BUILDING ELEVATIONS - 38' CLEAR 9/5/9

BLACK CREEK EL MONTE LOGISTICS CENTER

3900 ARDEN DR., EL MONTE, CA 91731



ENLARGED SCREEN WALL, TYP. (B)
scale: 1/8" = 1'-0"



ENLARGED SCREEN WALL, TYP. (A)
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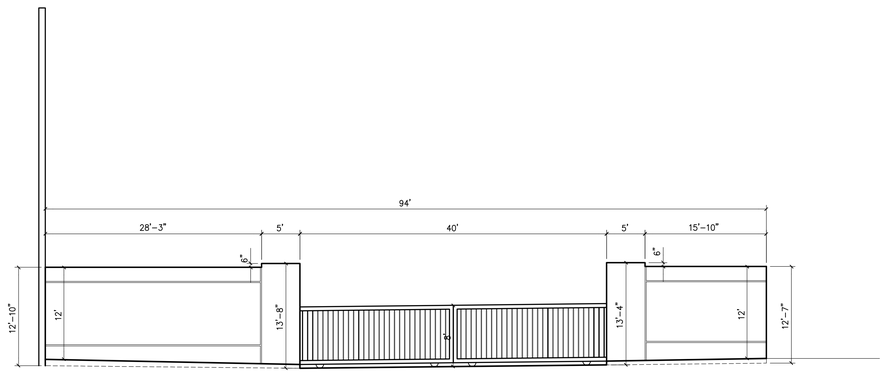

ENLARGED SCREEN WALL, TYP. (D)
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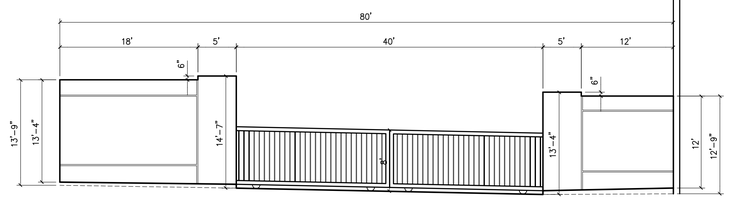

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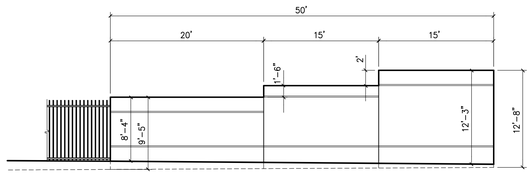

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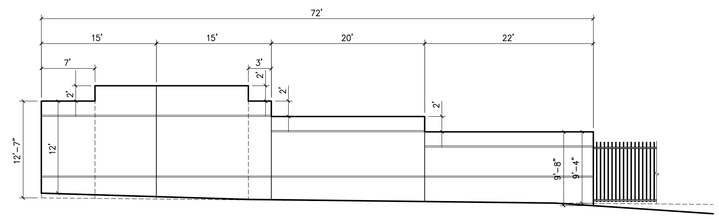

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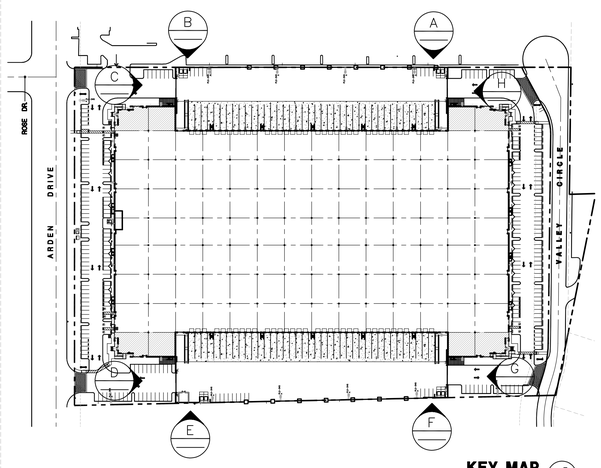
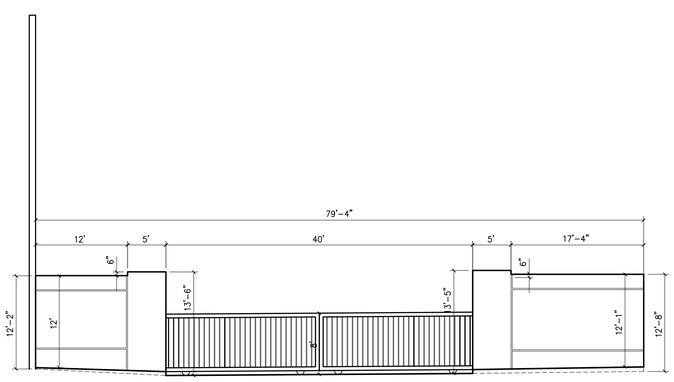


KEY MAP (J)
scale: N.T.S.



ENLARGED SCREEN WALL, TYP. (H)
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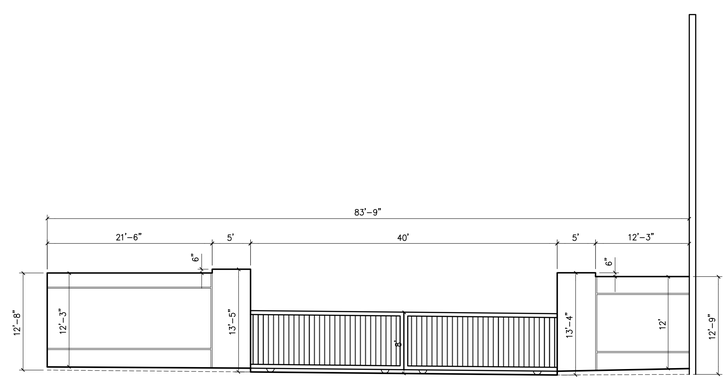


ENLARGED SCREEN WALL, TYP. (G)
scale: 1/8" = 1'-0"

NOTE:
FINISH MATERIAL OF WALLS TO MATCH BUILDING AND MATERIAL.

COLOR SCHED. - ELEVATIONS

(1) CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7667 ZIRCON

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

LICENSED ARCHITECT
YONG NAM
C-29451
3-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

BLACK CREEK GROUP

4675 MacArthur Court
suite 625
Newport Beach, CA 92660
(949) 892-4900

Project:

Black Creek El Monte Logistics Center

3900 Arden Drive
El Monte, CA 91731

Consultants:

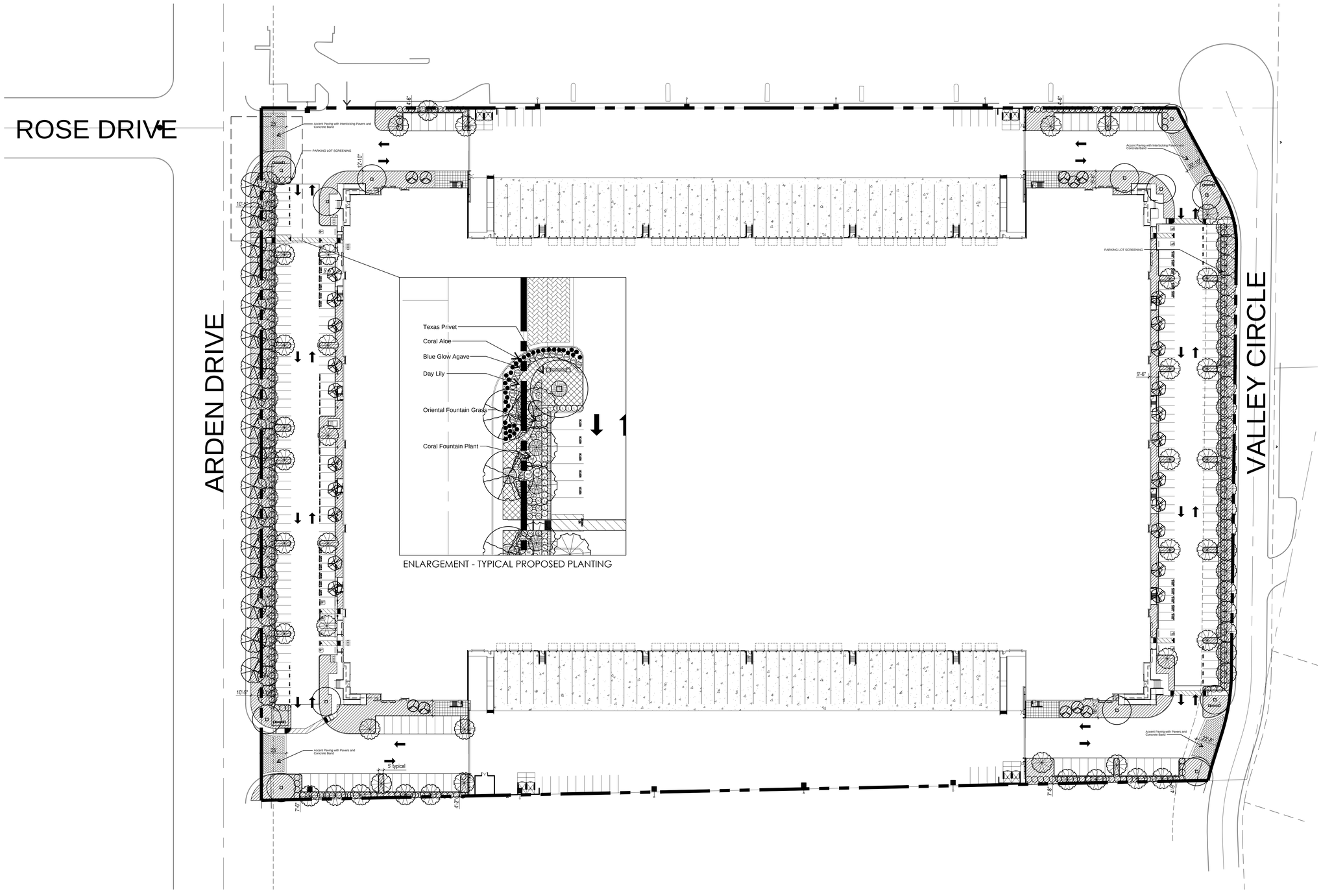
CIVIL	Thienes Engineering
STRUCTURAL	Miyamoto
MECHANICAL	Air Control Systems
PLUMBING	Johnson Plumbing
ELECTRICAL	Gregg Electric
LANDSCAPE	Hunter Landscape
FIRE PROTECTION	Advanco Fire
SOILS ENGINEER	So Cal Geotechnical

Title: SCREEN WALLS ELEV.

Project Number:	19151
Drawn by:	JFC
Date:	7/01/19
Revision:	

Sheet:

DAB-5.0



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS IV	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	91	L	Standard
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	10	M	Standard
	Magnolia g. 'Samuel Sommer' Magnolia	36" Box	17	M	Standard Street Tree
	Rhus lancea African Sumac	24" Box	13	L	Standard
	Tristania conferta Brisbane Box	15 Gal	21	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
	Acca sellowiana Pineapple Gauva	5 Gal		M	3' OC
	Baccharis p. 'Centenial' Coyote Bush	5 Gal		L	5' OC
	Pennisetum orientale Oriental Fountain Grass	5 Gal		M	3' OC
	Russelia equisetiformis Coral Fountain Plant	5 Gal		L	4' OC
	Dietes bicolor Fortnight Lily	5 Gal		M	3' OC
	Elaeagnus pungens Silverberry	5 Gal		L	4' OC
	Ligustrum j. Texanum Texas Privet	5 Gal		M	3' OC
	Muhlenbergia capillaris Pink Muhly	5 Gal		M	3' OC
	Muhlenbergia rigens Deer Grass	5 Gal		M	4' OC
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	4' OC
	Salvia greggii Autumn Sage	5 Gal		L	3' OC
	Salvia leucantha Mexican Sage	5 Gal		L	3' OC
	Westringia fruticosa Coast Rosemary	5 Gal		L	5' OC
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal		L	3' OC

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
	Agave 'Blue Flame' Blue Flame Agave	5 Gal		L	PER PLAN
	Agave 'Blue Glow Blue Glow Agave	5 Gal		L	PER PLAN
	Agave victoria-reginae Agave	5 Gal		L	PER PLAN
	Agave villmoriniana Agave	5 Gal		L	PER PLAN
	Aloe maculata Soap Aloe	5 Gal		L	PER PLAN
	Aloe striata Coral Aloe	1 Gal		L	PER PLAN
	Dasylerion wheeleri Desert Spoon	5 Gal		L	PER PLAN
	Echeveria 'Afterglow' Afterglow Echeveria	5 Gal		L	PER PLAN
	Hesperaloe parviflora Red Yucca	5 Gal		L	PER PLAN
	Lantana 'Gold Mound' Yellow Lantana	5 Gal		L	PER PLAN

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8' O.C.	L	
	Hemerocallis spp. Day Lily	1 Gal	24" O.C.	L	
	Carex pansa California Meadow Sedge	4" Pots	12" O.C.	M	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.	M	
	Trachelospermum jasminiodes Star Jasmine	1 Gal	24" O.C.	M	

OFF SITE PARKING - 67,693 SF
OFF SITE PARKING LANDSCAPE REQUIRED - 3,384 SF 5%
OFF SITE PARKING LANDSCAPE PROVIDED - 21,413 SF 31%
NOTE: NO EXISTING TREES ON SITE

NOTES:

1. The landscape shall provide a variety of groundcover, grasses, shrubs, perennials and ornamental trees with various textures, heights, sizes and a variety of foliage and flowering color.
2. The proposed landscape shall sufficiently provide screening of the parking areas from public right of way with a variation of trees and shrubs with various textures, heights, size and a variety of foliage and flowers.
3. Water efficiency- a preliminary review of water efficient application, certificate of landscape design, landscape worksheet, soil management report, landscape, grading, drainage, and irrigation plans are required prior to submitting to Building and Safety Division for comprehensive plan check. Priliminary review completeness shall be determined by the Planning Division.

N

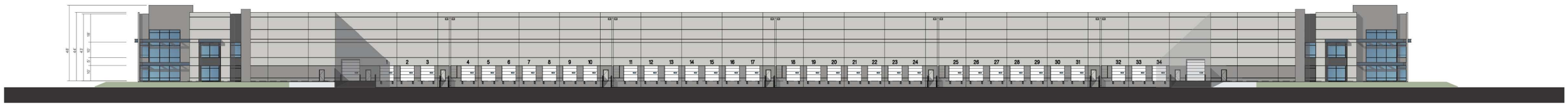
0 20' 40' 80'

Black Creek El Monte Logistic Center

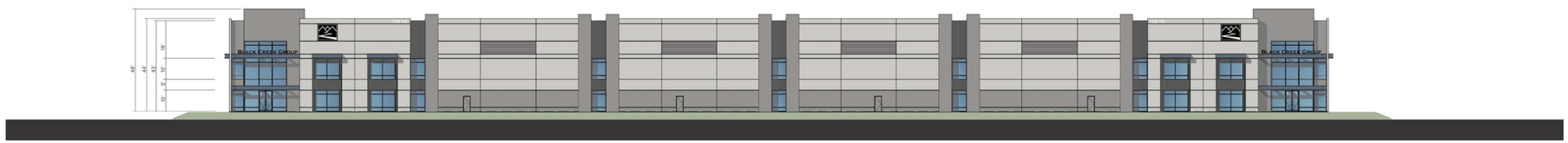
19-062
07.03.19 12.19.19
09.05.19
10.15.19

El Monte, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



NORTH ELEVATION



WEST ELEVATION - ARDEN DRIVE

1 Sherwin Williams SW 7667 Zircon

2 Sherwin Williams SW 7670 Gray Shingle

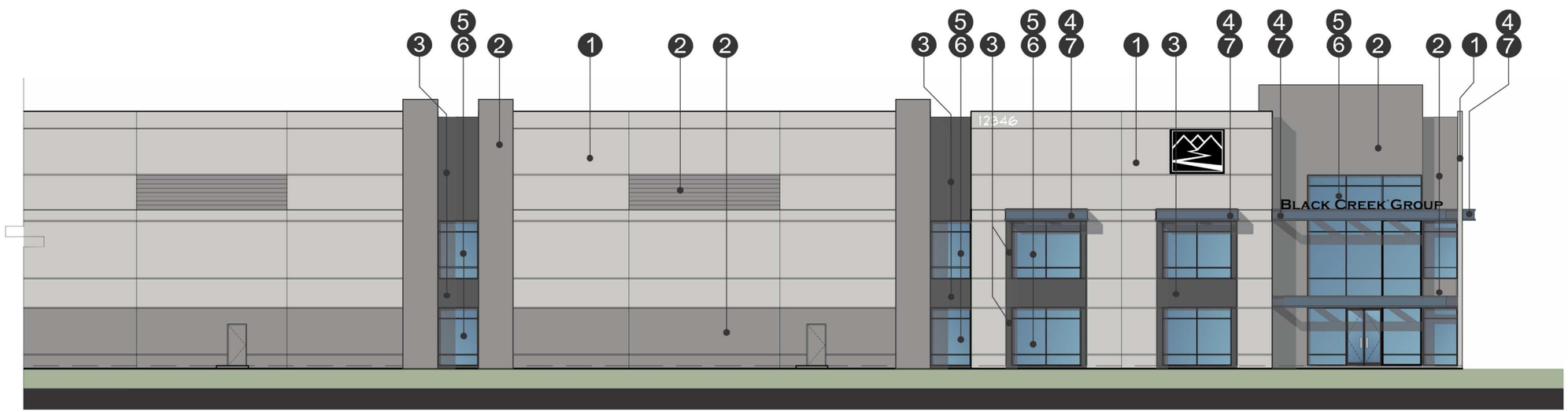
3 Sherwin Williams SW 7674 Peppercorn

4 Sherwin Williams SW 6243 Distance

5 Black Anodized MULLIONS

6 Blue Reflective GLAZING

7 Sherwin Williams - Acrylic Latex Systems Matte/High performance in color: SW 6243 Distance @ Metal I-Beam Awning



ENLARGED VIEW OF WEST ELEVATION - ARDEN DRIVE

BLACK CREEK® GROUP

JOB NO. 19151.00

HPA architecture

12.12.2019

BUILDING ELEVATIONS & MATERIAL BOARD

BLACK CREEK EL MONTE LOGISTICS CENTER

3900 ARDEN DR., EL MONTE, CA 91731

CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO CONSIDER APPROVAL OF AN INITIAL STUDY AND ADDENDUM TO THE CITY OF EL MONTE 2011 GENERAL PLAN AND ZONING CODE UPDATE ENVIRONMENTAL IMPACT REPORT (SCH#2008071012)

Hablamos Español favor de hablar con
Sandra Elias (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROPERTY LOCATION: 3900 Arden Drive/APN: 8575-024-043 (A full legal description of the property is on file in the office of the El Monte Planning Division)

APPLICATION: Conditional Use Permit No. 18-19, Design Review No. 08-19, and Modification No. 04-20

REQUEST: The Applicant is requesting approval to develop a 370,992 square foot (sf) concrete tilt up industrial building that would include 20,000 sf of office space, 10,000 sf of mezzanine space, and 340,992 sf of high-cube cold storage warehouse or high-cube transload and short-term storage warehouse uses. The property is a through lot with frontages along Arden Drive and Valley Circle, approximately 335 feet north of East Valley Boulevard. The property is within in the M-2 (General Manufacturing) zoning district, is approximately 15.4 acres in size, and currently sits vacant. The property was previously developed with industrial buildings dating back to approximately 1948.

Requested entitlements includes:

- Conditional Use Permit (CUP No. 18-19) for construction of any new primary, non-accessory industrial structure in any M-Zone property within 150 feet of residentially zoned property;
- Design Review (DR No. 08-19) for a new nonresidential structure of 5,000 square feet or more; and
- Modification (MOD No. 04-20) to deviate from a maximum allowable fence/wall height of eight (8) feet to allow certain screening walls to be a maximum of 15 feet in height.

This request is made pursuant to the requirements of Chapters 17.20, 17.22, and 17.24 of the El Monte Municipal Code (EMMC).

APPLICANT/ PROPERTY OWNER: BTC III El Monte Logistics Center LP c/o Black Creek Group
518 17th Street, 17th Floor
Denver, CO 80202

ENVIRONMENTAL DOCUMENTATION: An Initial Study was prepared for the project and determined that there will be less than significant impacts to the environment because mitigation measures would be incorporated into the project. Therefore, the proposed project would not result in or cause any new significant impacts, substantively increased or substantively different environmental impacts than those previously addressed in the 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012). As such, an Addendum to the 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012) has been prepared.

The Addendum to the 2011 General Plan and Zoning Code Update Environmental Impact Report (EIR) (SCH# 2008071012) is available on the City's Website at:
http://ca-elmonte.civicplus.com/499/Current-Projects

PLACE OF HEARING:

The Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled as follows:

Date: Tuesday, June 30, 2020 **(SPECIAL MEETING DATE)**
Time: 7:00 p.m.
Place: El Monte City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, California

Members of the public wishing to observe the meeting remotely may do so in one of the following ways:

(1) Turn your TV to Channel 3;
(2) City's website at http://www.elmonteca.gov/378/Council-Meeting-Videos; or
(3) Call-in Conference (888) 204-5987; Code 8167975.

Members of the public wishing to make public comment may do so via the following ways:
(1) Call-in Conference Line – comments/questions can be submitted per the instructions at the beginning of the meeting; and
(2) E-mail – All interested parties can submit questions/comments in advance to: nlee@elmonteca.gov.

Public comments on the environmental documentation or proposed application must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised (either orally or in writing) at the public hearing described in this notice.

The staff report on this matter will be available on or about June 25, 2020 on the City of El Monte website, which may be accessed at https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2 or by e-mailing nlee@elmonteca.gov.

Americans With Disabilities Act
In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

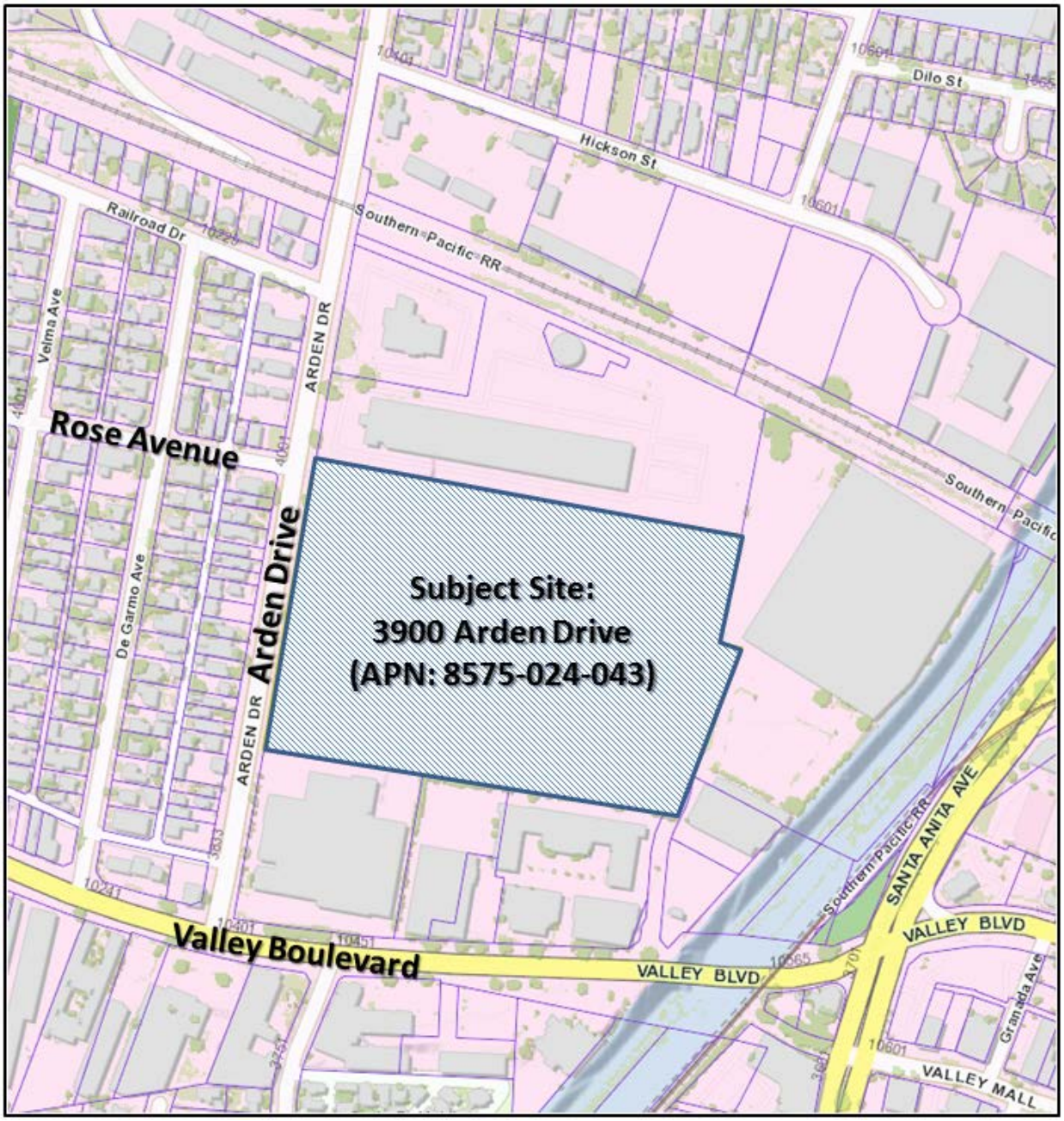
Additional questions:
Please contact Nancy Lee, Senior Planner at (626) 580-2096 or nlee@elmonteca.gov, Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published and Mailed On:	Thursday, June 18, 2020	City of El Monte Planning Commission Jason C. Mikaelian, AICP, Planning Commission Secretary

Location Map

Conditional Use Permit No. 18-19, Design Review No. 08-19, and Modification No. 04-20

3900 Arden Drive (APN: 8575-024-043)



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TO:	CITY PLANNING COMMISSION
FROM:	BETTY DONAVANIK COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR JASON C. MIKAELIAN, AICP COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY DIRECTOR
BY:	CRISTINA GRACIANO ASSOCIATE PLANNER
APPLICATION:	REVISION TO CONDITIONAL USE PERMIT NO. 41-04
LOCATION:	4921 SANTA ANITA AVE. (ALSO KNOWN AS 4921 KINGS ROW)
APPLICANT/ PROPERTY OWNER:	SAN GABRIEL VALLEY WATER COMPANY (SGVWC) 11142 GARVEY AVE. EL MONTE, CA 91733
ENVIRONMENTAL DETERMINATION:	ARTICLE 19. CATEGORICAL EXEMPTIONS – SECTION 15301 (CLASS 1 – EXISTING FACILITIES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES, AS AMENDED.
RECOMMENDATION:	ADOPT A CATEGORICAL EXEMPTION UNDER SECTION 15301 (CLASS 1 – EXISTING FACILITIES) AND APPROVE THE REQUESTED REVISION SUBJECT TO CONDITIONS

REQUEST

The Applicant is requesting approval to construct an approximate 4,600 square foot water treatment system to meet drinking water standards of the existing three (3) wells on the project site. The treatment system is an ion exchange system that uses a combination of treatment vessels that are proposed at a maximum height of 16’-4” and piping that is proposed at an approximate height of six (6) feet. The subject site is approximately 1.5 acres in size and is located in the C-3 (General Commercial) zone. The request is made by the San Gabriel Valley Water Company (SGVWC) pursuant to Chapter 17.24 of the El Monte Municipal Code (EMMC).

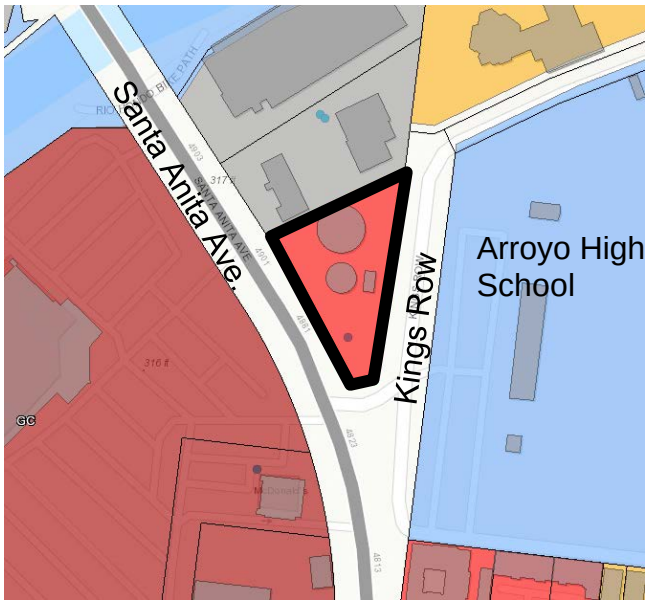
SUBJECT PROPERTY:

Location:	Corner of Santa Anita Ave. and Kings Row (triangular shaped lot)
General Plan:	General Commercial (GC)
Zone:	C-3 (General Commercial)
Street Frontage:	Santa Anita Ave. (primary): approximately 271 feet Kings Row (secondary): approximately 341 feet
Size:	1.05 acres
Existing Development:	Three (3) wells and two (2) reservoirs for SGVWC

SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North:	M-1 (Light Manufacturing)	Industrial/ Business Park	Commercial
South:	C-3 (General Commercial)	General Commercial	Commercial
East:	PF (Public Facility)	Public Facility	Arroyo High School
West:	C-3 (General Commercial)	Regional Commercial	Commercial

ZONING & AERIAL PHOTO:



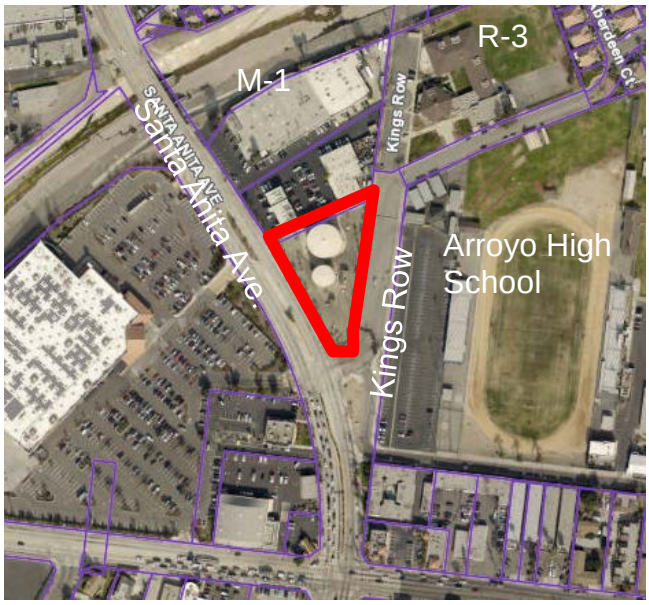


Exhibit 1: Site Plan

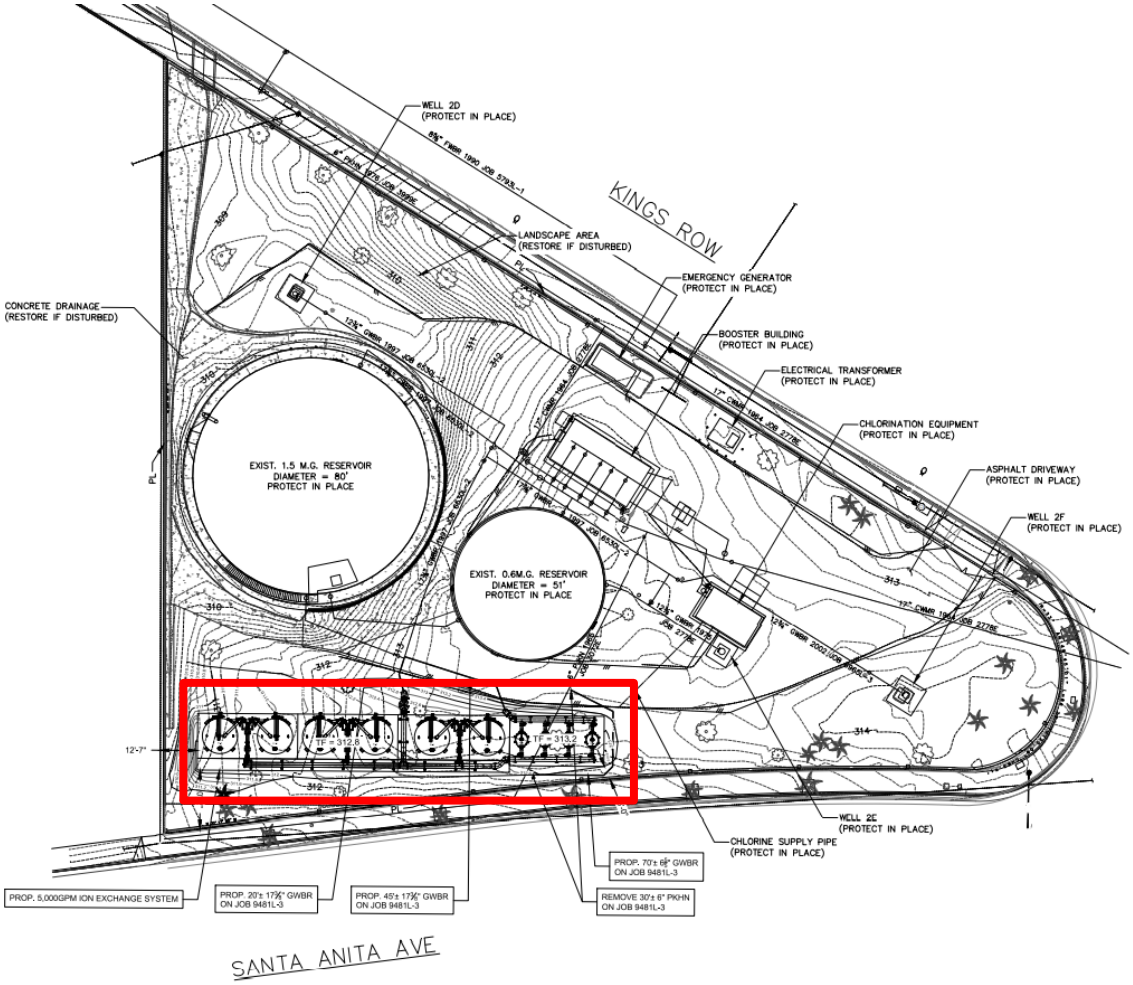
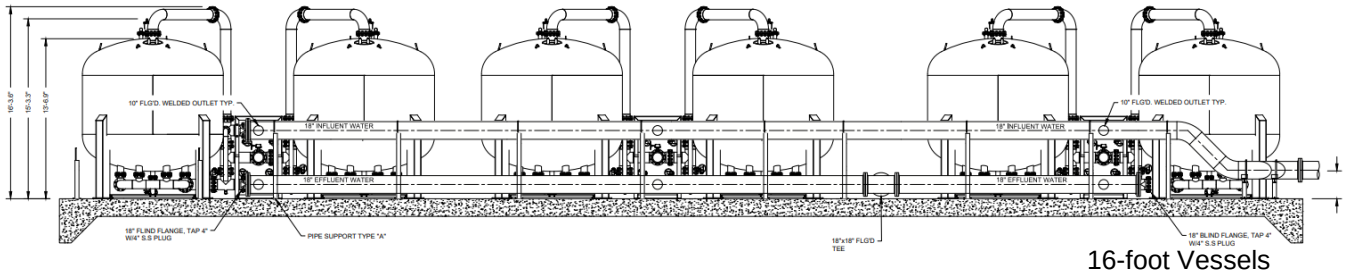
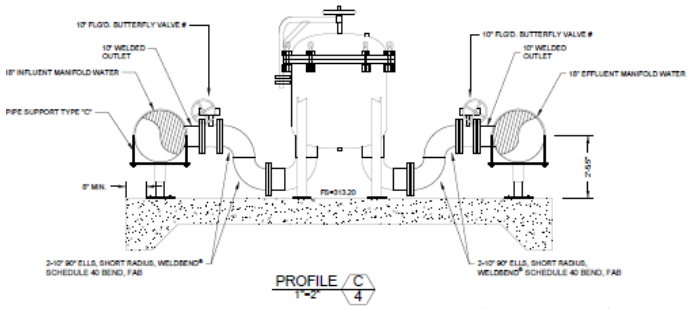


Exhibit 2: Elevations



16-foot Vessels



4-foot Vessels
(located closest to Santa Anita Ave.

BACKGROUND:

The site known as 4921 Santa Anita Ave. has historically operated as a water utility facility. The City's permit records show permits for SGVWC projects dating back to 1953 when the site was annexed to the City. Further, Planning records show the following entitlements:

Entitlement	Address	Approval Date	Resolution No.	Approval Description
Conditional Use Permit No. 5-74	4921 Tyler Ave.	May 3, 1974	Not found	To expand the existing water pumping station (no further description)
Conditional Use Permit No. 24-97	4921 Kings Row	August 19, 1997	2485	Approved a second, larger water reservoir on the site with an existing reservoir and three (3) wells
Conditional Use Permit No. 41-04	4921 Kings Row	December 14, 2004	2939	Removed an existing well and replaced with one (1) new well and pump station.

Although past projects have been approved under different street names, review of the City's records indicates that they all describe the same site. The site is currently developed with three (3) wells and two (2) water reservoirs. Wells 2D, 2E, and 2F pump water and move the water for storage into the reservoirs that can accommodate a combined 2.1 million gallons of water. The water in the reservoirs are used for operational (residential, commercial, and industrial consumption), fire protection and emergency use to the surrounding areas. The wells are not currently operational until this project can be completed.

PROJECT CHARACTERISTICS:

Per- and Polyfluoroalkyl Substances (PFAS)

Since 2016, the Environmental Protection Agency (US EPA) has issued a health advisory for a harmful set of chemicals known as per- and polyfluoroalkyl substances (PFAS). These substances are commonly known as "forever chemicals" to the general public. Historically, PFAS are man-made chemicals introduced in the 1940s that were used in the production of a variety of consumer goods, such as carpets, water resistant fabrics, non-stick cookware and other items. PFAS are no longer in production in the United States but their long lasting capacity has allowed them to infiltrate the environment, including drinking water. Specifically, these chemicals tend to accumulate in groundwater. The most commonly studied PFAS are Perfluorooctanoic acid (PFOA) and Perfluorooctanesulfonic acid (PFOS).

In 2018, the California State Water Resources Control Board, Division of Drinking Water (DDW), issued notification levels and response levels for PFOA and PFOS. Notification levels are precautionary, non-regulatory, health-based advisory levels for contaminants in drinking water that have not been issued maximum contaminant levels. Notification

levels are currently set at 5.1 parts per trillion (ppt) for PFOA and 6.5 ppt for PFOS per DDW. Notification level requires the water purveyor to notify the governing body of the local agency where the drinking water is provided of the presence of PFAS. Response levels are higher standards than notification level and require immediate action if the level exceeds predetermined concentration. Response levels are currently set at 10 ppt for PFOA and 40 ppt for PFOS. Reporting levels require immediate action, such as removing the water source from production, providing treatment of the system or notifying the public.

SGVWC conducted testing of wells 2D, 2E, and 2F to identify the presence of PFOA and PFOS. The notice dated January 30, 2020 identified that all three (3) wells are above notification levels but below response levels. The City of El Monte was notified of the PFAS presence on February 20, 2020. The following table summarizes the testing findings:

	Notification Levels	Reporting Levels	Current Concentration
Well 2D PFOS	6.5 ppt	40 ppt	11 ppt
Well 2E PFOS	6.5 ppt	40 ppt	8.2 ppt
Well 2F PFOA	5.1 ppt	10 ppt	5.4 ppt
Well 2F PFOS	6.5 ppt	40 ppt	12 ppt

The wells current concentration of PFOA and PFOS are below reporting levels. However, in the interest of public health, SGVWC has already taken the wells out of service and is requesting approval of the proposed water treatment system to remove the contaminants.

Site Development

The proposed project will allow the installation of an approximately 4,600 square foot ion-exchange resin water treatment system to clean water from the wells from PFAS prior to placing the water in the reservoirs. The proposed system is a proven effective treatment for PFOA and PFOS that has the capacity to treat two (2) wells at a time with a processing rate of 5,000 gallons per minute. SGVWC provided the following description:

> "The ion exchange filtration vessels are supplied by AqueoUS VETS, a California Small Business and Disabled Veteran Business Enterprise. The vessels contain a resin, which removes targeted PFAS/PFOA impurities from the water flowing through them. The vessels operate silently, so no additional noise will result from the water treatment system. There are three vessel pairs for a total of six vessels that operate in a lead/lag configuration, whereby water is processed and treated through the three pairs in parallel with each other. The process through each pair, water flows through the lead vessel and then the lag vessel, and then the cycle reverses. This process results in an extended life for the resin. There is no waste generated at the site as a result of this treatment process. Once every two years, the resin is removed from the vessels by tanker truck, and replaced with new resin. The resin is regenerated offsite for reuse, or properly disposed of in a landfill. Each vessel has a diameter of 12 feet and a height of approximately 14 feet, and 16 feet including inlet piping

> that flows water through the top of the vessel down through the resin, with the clean water flowing out of the bottom of the vessel. The system includes above-ground piping, and smaller 4-foot diameter by 4-foot high filter vessels that contain bag filters to remove any sediment from the water."

The location of the system is adjacent to Santa Anita Avenue. The setback ranges from 5'-0" at its closest point to the street side to 20'-2" as shown on Exhibit 1. The height of the steel vessels will be a maximum of 16'-4". The vessels located closer to Santa Anita Avenue will have a lower height of approximately 4'-0". During the submittal process, Staff identified Kings Row as a better candidate for locating the system due to Santa Anita being a major arterial and an entryway to the City. However, the open area adjacent to Kings Row has elevation change that would complicate the project by requiring retaining walls and extensive grading. Further, placement of the system along Kings Row would limit access to Well 2D for maintenance.

Site Enhancements

The site is currently enhanced with decorative perimeter fencing that is made of a combination of decorative block and wrought iron. The existing water reservoirs are a neutral, beige color that allows them to blend into the surroundings. The proposed water treatment system is conditioned to be painted a similar color to allow the mechanical equipment to further blend into its surroundings.

The proposed project has been conditioned to enhance the landscape for the site. Currently, the project applicant has not submitted landscape and irrigation plans. The applicant has been conditioned to retain a Landscape Architect for the project to enhance the site and provide proper screening of the proposed structure. SGVWC plans to work with RHA Landscape Architects-Planners, Inc. for the landscape plans. A combination of trees, shrubs and vines will be required to enhance both the Santa Anita Ave. and Kings Row frontages of the site. A maintenance agreement will also be required to ensure proper maintenance of the landscape and general upkeep.

Further, as part of the proposal, the project will require the removal of four (4) trees, two (2) of which are identified as protected Heritage trees pursuant to Section 14.03 of the Municipal Code. The applicant will further be required to retain a Certified Arborist to determine the health and valuation of the trees.

PROJECT ANALYSIS:

General Plan Consistency

The Public Services and Facility Element of the 2011 El Monte General Plan recommends, and has as a principal goal, that "high quality service levels for waste management, stormwater, wastewater, and water production in El Monte, sufficient to serve current and future residents, visitors, and the business community" (Goal PSF-3). Three specific policies of the General Plan are met with this project as stated below:

PSF-3.6 **Water Provision.** Continue to provide sufficient quantity of municipal water service that meets or exceeds state and federal health standards for drinking water.

PSF-3.7 **Water Conservation.** Require the incorporation of best management practices, where feasible, to conserve water in public landscaping, private development projects, and public agencies.

PSF-3.8 **Investment in Facilities.** Ensure that adequate investments continue to be made in repairing, rehabilitating, and upgrading City infrastructure to serve current and future customers.

Zoning Code Consistency

The project is located in a C-3 zone, and is required to adhere to the standards of that zone. The project is being revised pursuant to the originally approved CUP Section 17.24.040 - Conditionally permitted uses in specified zones:

> 47. Public utility or public service buildings, structures and uses, except facilities which are located within the Northwest El Monte redevelopment project area and part of an environmental remediation program reviewed and approved by a regulatory agency in a C-3 or less restrictive zone, if designed and installed pursuant to City Council resolution.

Table 1. Development Standards

Development Standard	**El Monte C-3 Zoning Code**	**Existing Building/Site**	**Meets Requirement?**
Floor Area:	75%	N/A	N/A
Setbacks:			
Front	5’-0”	N/A (triangular lot)	N/A
Street Side:	5’-0”	5’-0”	Yes
Rear (West):	20’-0”	10’-0”	No; Legal non-conforming
Parking:	N/A	N/A	N/A

CITY REVIEW PROCESS:

Planning staff and the other City Departments and Divisions have reviewed the proposed project through the City’s internal application review process. This review process enables the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police and Los Angeles County Fire) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City’s Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with any existing land uses and structures on-site

and on neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained. Based upon the review of the project, staff has determined that the proposed project's site improvements for the proposed site conforms to the requirements of the City's General Plan and Zoning Code, and is compatible with the surrounding area. Conditions of approval are applied to the project to address potential compatibility issues and enhance the project to achieve greater consistency with the intent of the General Plan and Zoning Code.

ENVIRONMENTAL REVIEW:

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is Categorically Exempt under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines, as amended.

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:

In order to approve the project, the Planning Commission is required to make certain findings. Sections 6 of the draft resolution contain recommended findings and Section 7 contains the conditions of approval for the Planning Commission's consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission evaluate the proposal and consider the following Actions:

A. Adopt a Categorical Exemption Under Article 19 Section 15301 (Class 1 – Existing Facilities) pursuant to the California Environmental Quality Act and Guidelines; and

A. Make the Finding of Facts articulated in the body of the Resolution in connection with each entitlement request and approve Revision to Conditional Use Permit No. 41-04, subject to conditions of approval.

ATTACHMENTS:

A. Resolution No. 3573, with Findings and Conditions of Approval
B. 2004 Approval Resolution No. 2939
C. 1997 Approval Resolution No. 2485
D. 1974 Approval Document
E. Development Plans
F. SGVWC PFAS Notice to the City of El Monte
G. Public Hearing Notice, Radius Map and Site Posting

Sources
https://www.epa.gov/pfas/basic-information-pfas
https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/PFOA_PFOS.html
https://oehha.ca.gov/water/notification-level/notification-level-recommendations-perfluorooctanoic-acid-pfoa

RESOLUTION NO. 3573

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING REVISION TO CONDITONAL USE PERMIT (CUP) NO. 41-04 TO ALLOW THE INSTALLATION OF A 4,600 SQUARE FOOT WATER TREATMENT SYSTEM AT A PREVIOUSLY APPROVED WATER PRODUCTION FACILITY AND ADOPTING A CATEGORICAL EXEMPTION FOR THE 1.5 ACRE SITE LOCATED AT 4921 SANTA ANITA AVENUE, EL MONTE, CALIFORNIA.

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

SECTION 1 – PROJECT DESCRIPTION AND BACKGROUND. The existing water production and storage facility pre-date the site's annexation to the City of El Monte. The water facility has subsequently been approved through CUP Nos. 5-74, 24-97, and 41-04.

On, May 18, 2020, San Gabriel Valley Water Company, 11142 Garvey Avenue, El Monte, CA 91733, filed an application to revise the previously approved Conditional Use Permit (CUP) No. 41-04 to allow the installation of an approximately 4,600 square foot water treatment system at the previously approved site that has three (3) existing wells and two (2) existing reservoir tanks on a 1.5 acre site that is located within the C-3 (General Commercial) zone.

SECTION 2 – PUBLIC HEARING. This request is made pursuant to the requirements of Section 17.24 of the El Monte Municipal Code (EMMC). The property is located at 4921 Santa Anita Avenue, a triangular shaped lot at the corner of Santa Anita Avenue and Kings Row, and described as follows, to-wit

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider a Revision to CUP No. 41-04 before this Planning Commission on June 30, 2020 at which time, all interested persons were given full opportunity to be heard and present evidence.

SECTION 3 - ZONING. The property is located within the C-3 (General Commercial) Zone. The surrounding zoning and land use of the adjacent properties are as follows:

- **North**: M-1; Commercial/Business Park
- **South**: C-3; Commercial
- **East**: PF; Public Facility - Arroyo High School
- **West**: C-3; Commercial

SECTION 4 - GENERAL PLAN. The General Plan land use designation is General Commercial. The 2011 El Monte General Plan designation is intended to allow a wide range of retail, service and commercial uses for the community and region at an intensity of up to .75 FAR. The existing water production facility and proposed water treatment system are permitted on the subject property so long as a revision to CUP No. 41-04 is approved by the Planning Commission which includes the adoption of a Categorical Exemption. The revised project is consistent with the goals of the 2011 El Monte General Plan, specifically, the Public Services and Facility Element recommends, and has a principal goal, to provide “high quality service levels for waste management, stormwater, wastewater, and water production in El Monte, sufficient to serve current and future residents, visitors, and the business community” (Goal PSF-3).

SECTION 5 - ENVIRONMENTAL. That in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and

the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined that the revised project is categorically exempt by Article 19 Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. No further environmental assessment is required.

SECTION 6 – CONDITIONAL USE PERMIT FINDINGS. That all necessary findings for the granting of the revision to CUP No. 41-04 pursuant to Chapter 17.24 (Conditional Use Permit) of the EMMC can be made in a positive manner as follows:

A. The granting of such conditional use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;

Finding of Fact:
The existing water production facility has historically provided water to the area since before the site's annexation to the City of El Monte. Granting of this conditional use permit to install a water treatment facility will enhance the public health and welfare of the vicinity by ensuring that the pumped water is being appropriately treated with the latest technology for the known pollutants at the source. The project has been conditioned to enhance the on-site landscape to ensure that the improvements provide an enhanced aesthetic to the vicinity.

B. The use applied for at the location indicated is properly one for which a conditional use permit is authorized;

Finding of Fact:
The existing use has previously been approved through CUP Nos. 5-74, 24-97, and 41-04. A public utility, such as water production facility and the necessary treatment system are allowed on the location since it is in a lot zoned C-3 as is required pursuant to EMMC Section 17.24.040(47) so long as it is approved by the Planning Commission with the adoption of a Categorical Exemption.

C. The site for the proposed use is adequate in size and shape to accommodate such use; and that all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust such use with the land and uses in the neighborhood are provided;

Finding of Fact:
The project site has been a water production and storage facility for over 70 years and is well established on the site. The addition of the water treatment system along the Santa Anita Avenue, a major arterial and entrance to the City, requires that the applicant submit substantial enhancements to the landscape. As such, the project has been conditioned to contract a Landscape Architect to adequately complete landscape enhancements to provide a visual break from the mechanical equipment as seen from the surrounding properties and street.

D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use;

Finding of Fact:
The proposed use will not generate traffic as it is an unmanned facility. The only traffic associated with the water storage facility is for any employees conducting routine maintenance on an as needed basis.

E. The granting of such conditional use permit will not adversely affect the purpose, goals and policies of the city general plan.

Finding of Fact:
The revised project is consistent with the goals of the 2011 El Monte General Plan, specifically, the Public Services and Facility Element recommends, and has a principal goal, to provide "high quality service levels for waste management, stormwater, wastewater, and water production in El Monte, sufficient to serve current and future residents, visitors, and the business community" (Goal PSF-3).

SECTION 7 – APPROVALS AND CONDITIONS. That the Planning Commission determines that the project is Categorically Exempt under Article 19 Section 15301 (Class 1 – Existing Facilities) in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, and does hereby approve the Revision to CUP No. 41-04 subject to the following recommended conditions:

GENERAL

1. All previous Planning Commission Resolutions shall remain in full force and effect. If a conflict should arise between the conditions of approval, then the most restrictive condition shall prevail.

2. The approval is for the installation and construction of an approximately 4,600 square foot ion exchange water treatment facility on an existing 1.5 acre water production facility with three (3) water production wells and two (2) water reservoirs.

3. The project shall substantially conform to the development plans presented for Revision to Conditional Use Permit No. 41-04 to the Planning Commission on June 30, 2020 provided that permits exist for the structures.

4. The Revision to Conditional Use Permit No. 41-04 approvals as contained herein shall be effective for a period of one (1) year from the date of approval, unless the Applicant has obtained landscape permits and any other appropriate permits from the City for the proposed project or has timely requested an extension of time within which to procure building permits.

5. The strict adherence to the conditions contained herein shall be demonstrated at all times. A failure to comply may be cause for a review by the Planning Commission for potential revocation of the use permit approved herein pursuant to EMMC Section 17.24.100 (Revocation).

6. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.

7. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to project completion or at another time specified in the conditions of approval or as outlined in City Codes.

8. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in the Planning Commission Resolution prior to issuance of Building Permits for the proposed project.

9. All activities on the property shall comply with the City of El Monte Noise Ordinance at all times.

10. The applicant shall mail a notice prior to the commencement of the project to the residents along Vista Lane, Aberdeen Court and Regency Court with contact information of the project manager. In addition, the site shall be posted with a sign containing the information from the notice, prior to the beginning of construction and shall remain in place and well maintained until construction is complete and final inspections have been conducted. All calls shall be returned within 24 hours. A draft notice shall be reviewed and approved by Planning staff prior to mailing.

11. SGVWC shall submit a security plan for approval by the Planning Division and the Police Department prior to completion. The security system shall have remote viewing cameras to reduce the risk of unauthorized people jumping the fence and

loitering on the property. The cameras will be monitored by the central control operator on a 24 hour a day basis. Signs shall also be prominently posted to advise the public that the site is being monitored, in an effort to deter people from trespassing.

12. Where deemed necessary by the City Planner, the site must be equipped with security lighting to deter people from trespassing. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.

13. The site shall be re-addressed to ensure conformity with typical addressing conventions.

LEGAL

14. By acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

15. Subject to review and applicability by the Economic Development Director, Public Works Director, and the City Attorney and to ensure ongoing compliance with the conditions of approval set forth under this resolution and to ensure that the property and all improvements located thereupon are properly maintained, the applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the applicant) shall execute a maintenance agreement with the City of El Monte which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

    a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.).
    b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, and/or restrictions on certain uses, including uses determined by the Planning Commission and City Council to be incompatible or inconsistent with any authorized uses; compliance with applicable State and/or federal statutes and regulations, including but not limited to compliance with statutes and

regulations regarding the appropriate operating guidelines for certain equipment (e.g., emissions standards, radio frequency emissions standards etc.);

c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements and the like, as applicable);
e. If the applicant and the owner of the property are different (e.g., if the applicant is a tenant or licensee of the property or any portion thereof), both the applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.
f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.
g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.
h. The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

16. Graffiti must be removed from any interior/exterior surfaces of the structures and improvements on the property within 24 hours following the application of the graffiti or within 24 hours of Applicant receiving notice of such graffiti by the City. Graffiti shall either be removed or the evidence of such vandalism painted over with a paint that has been exactly color-matched to the surface to which it is applied. If a non-painted surface, or where anti-graffiti coatings are used, graffiti may be removed with solvents or detergents, as appropriate.

CONSTRUCTION

17. The project must comply and be designed to meet all requirements of the current California Building Code. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan review.

18. The applicant shall provide proof of permits for the existing generators onsite or acquire Planning and Building Division approval.

19. Prior to commencing site preparation activities, the project site shall be secured with screening material to screen construction activities from view. The temporary screening fence shall be installed to the satisfaction of the Community and Economic Development Department and shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four (4) feet to provide visibility into the site at all times and for public safety purposes.

20. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.

21. Fire protection facilities; including access, must be provided prior to and during construction.

22. All trash and refuse (i.e. solid waste) shall be disposed of in dumpsters or other like containers; and all such waste shall be removed from the premises on a routine basis, as provided under EMMC Chapter 8.20, by a solid waste hauler duly franchised to provide such service to the property. Applicant shall divert sixty five percent (65%) of its solid waste through recycling services provided by a solid waste hauler duly franchised to provide such service to the property. Pending completion of all construction activities upon the property, surplus construction materials shall be stored so as to be screened from view when not actually in use. All construction and demolition debris shall be removed from the property in compliance with EMMC Chapter 8.20. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City of El Monte. The removal of all other wastes from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City of El Monte.

a. Prior to the issuance of a Building Permit, the developer shall submit to the Building Safety Division, the Environmental Services Division and the City Code Enforcement Division, the name and contact information for the contracted waste

hauler. It shall be the permittee's obligation to ensure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.

b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the El Monte Municipal Code or by the Chief Building Official, the permittee shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this resolution, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.

23. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse shall be disposed of in dumpsters and be removed from the premises on an as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of construction activities. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the Applicant or by a permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, and construction areas within the City.

    a. Prior to issuance of a Building Permit, the permittee shall submit to the City, the name and contact information for the contracted waste hauler. It shall be the permittee's obligation to insure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
    b. Prior to final approval for occupancy, the Applicant shall submit to the Planning Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed.

24. The water treatment system must be painted to match the existing water reservoirs with a neutral, beige color with anti-graffiti paint.

LANDSCAPING

25. The property owner is required to submit landscape and irrigation plans for improvements along Santa Anita Avenue and Kings Row. The submitted plans must be produced and stamped by a Licensed Landscape Architect as deemed appropriate by the City Planner.

26. The landscape shall be a minimum seven (7) foot planter and provide sufficient coverage through the use of trees with a minimum size of 24" box, shrubs and vines at a minimum size of 5 gallon with varying heights, texture, and form to properly screen the mechanical equipment. All shrubs and groundcover shall be appropriately spaced per species growing habits.

27. All landscape/irrigation shall be installed prior to final inspection.

28. The landscape and irrigation plans shall be submitted to the Planning Division in accordance with the City's Water Efficiency Landscape Ordinance (WELO). The required WELO packet shall be submitted to staff for review. Once the preliminary landscape/irrigation plans are deem acceptable and a full WELO packet is provided; the Applicant shall proceed with the building plan-check of the landscape/irrigation plans.

29. Upon completion and installation of the landscape, the second portion of the WELO packet shall be submitted with the certificate of installation, certificate of completion, irrigation audit, and any other necessary documentation pursuant to the City's WELO standards.

30. Comply with the City's Tree Protection and Preservation Ordinance, Chapter 14.03 – Tree Protection and Preservation of the El Monte Municipal Code (EMMC) for the proposed removals of Protected Heritage trees. Submission of a tree survey by a Certified Arborist is required. Proposed Heritage trees that are healthy will require a tree appraisal. Comply with the City's tree replacement policy, mitigation and all fees associated with the tree removal permit.

31. The applicant shall get LA County Fire Department clearance of the project and comply with any and all requirements as set forth by LACFD prior to commencing any work.

SECTION 9 – PLANNING COMMISSION APPROVAL. That the Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the Applicant.

_____
Amy Wong, Chairperson

ATTEST:

_____
Adrian Perez, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Adrian Perez , Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3573 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on June 30, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Adrian Perez, Secretary
El Monte City Planning Commission

RESOLUTION NO. 2939

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GRANTING APPROVAL UPON SPECIFIED CONDITIONS, CONDITIONAL USE PERMIT NO. 41-04 TO INSTALL A NEW WATER WELL AND PUMPING STATION AND REMOVE AN EXISTING WELL IN AN EXISTING DOMESTIC WATER PRODUCTION AND STORAGE FACILITY AND ADOPTION OF A CATEGORICAL EXEMPTION FOR A PROPERTY IN THE C-3 (GENERAL COMMERCIAL) ZONE LOCATED AT 4921 KINGS ROW, EL MONTE, CALIFORNIA.

The City Planning Commission of the City of El Monte, California, does hereby find, determine, and resolve as follows:

SECTION 1. That on September 1, 2004, there was filed by Steve Gao, San Gabriel Valley Water Company, 11142 Garvey Avenue, El Monte, California, an application for approval of Conditional Use Permit No. 41-04 to install a new water pump and well at an existing unmanned domestic water production and storage facility. The proposed unit replaces an existing water pump and well that will be removed as part of the proposal. The site is located in the C-3 (General Commercial) zone. The request is pursuant to Section 17.24.040(40) of the El Monte Municipal Code. The property is located at 4921 Kings Row, El Monte, California, and described as follows, to-wit:

See Exhibit "A"

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider the Conditional Use Permit before this Commission on November 23, 2004, at which time all interested persons were given full opportunity to be heard and present evidence.

SECTION 2. That the subject property is located at the intersection of Santa Anita Avenue and Kings Row. The site consists of 45,738± square feet of land area and is triangular in shape. The site is currently being used as a domestic water production and storage facility. Existing improvements include two 40-foot tall water storage tanks with a total capacity for 2.1 million gallons of water; three water wells with above ground pumps; a 260 square foot block building that houses the chlorination equipment; and a 510 square-foot block building housing the booster pumps and related equipment. The surrounding properties are zoned and used as follows:

North: M-1 (Light Manufacturing); light industrial and office
South: R-4 (High Density Residential); Driveway for the Arroyo High School
East: R-4 (High Density Residential); Parking lot for the Arroyo High School football field
West: M-2 (General Manufacturing); Retail Commercial Center

SECTION 3. That in accordance to the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines as amended, this project qualifies as a Categorical Exemption pursuant to Section 15302 (Class 2-Replacement or Reconstruction) of the CEQA Guidelines, as amended.

SECTION 4. That site has a General Plan Land Use designation of Industrial Business Park and the Zoning class is C-3 (General Commercial). The proposed use is a consistent with the General Plan land use designation and the implementing zone.

SECTION 5. That all the necessary findings for the granting of the Conditional Use Permit pursuant to Section 17.24.50 can be made in a positive manner and are as follows:

1. The granting of such conditional use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone.

   This finding is supported by the following fact:
   The proposed project is a removal and replacement of an existing water well located on a site that is currently being used for the same purpose. There are three existing wells on the site. The proposed project will not create any incremental increase in activities or operations of the project site. The proposed use is consistent with the General Plan Land Use designation of Industrial Business Park and implementing C-3 zoning. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the proposed project is required to comply with all conditions set forth in a resolution and the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity. Therefore, granting of the conditional use permit will not be detrimental to the public health or be injurious to the property or improvements to such zones and vicinity.

2. The use applied for at the location is properly one for which a conditional use permit is authorized.

   This finding is supported by the following fact:
   Pursuant to Section 17.24.040(40) of the EL Monte Municipal Code, the proposed installation of a new water well is a permitted use on the subject property upon the approval of a Conditional Use Permit by the City Planning Commission.

C. The site for the proposed use is adequate in size and shape to accommodate said uses; and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required to adjust said use with the land and surrounding uses are provided.

   This finding is supported by the following fact:
   The site and on-site parking spaces is adequate to accommodate the proposed use. The proposed installation includes a removal of one existing well and therefore will not have any incremental increase in operations or activities. Additionally, conditions have been

imposed to ensure that the proposal minimizes any potential negative impacts on the adjacent and surrounding properties. The proposed use will not change the fundamental character of the site as it exists.

D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed uses.

This finding is supported by the following fact:
The site is served by King Rows and Santa Anita Avenue and is in an unmanned facility. The only traffic associated with the site is for the purpose of routine maintenance. Kings Row is a Local Street with an 80-foot wide ROW and Santa Anita Avenue is a Major Arterial with a 100-foot wide ROW. The design and ROW of the streets fulfill standard design requirements of their classifications and are designed to accommodate the type and intensity of traffic to be generated by the proposed use. Therefore, no impacts are anticipated to the on-site circulation pattern, and approval of the Conditional Use Permit would have no impact on the existing roadway system.

E. The granting of such conditional use permit will not adversely affect the purpose, goals, and policies of the 1991 El Monte General Plan.

This finding is supported by the following fact:
The proposed project complies with the General Plan Land Use designation and implements its goals, objectives and strategies by allowing uses, which are compatible and pose no threat to adjacent or adjoining land uses through appropriate site planning, building improvements and operating procedures.

SECTION 6. That the City Planning Commission does hereby find that the project is Categorically Exempt pursuant to Section 15302 (Class 2- Replacement or Reconstruction) of the CEQA Guidelines as amended and does hereby approve the Conditional Use Permit subject to the following conditions:

1. The project shall substantially conform to development plans as presented to the Planning Commission on November 23, 2004 and as amended herein.

2. The applicant shall be required to submit to the Planning Division for review and approval a detailed landscape/irrigation plan proposing additional landscape element along, but not limited to, the property line fence.

3. That all Building Department, Engineering Department, and L.A. County Fire Department standards and conditions shall be complied with, prior to issuance of building permits.

4. That the conditional use permit approval as contained herein shall be effective for a period of one hundred and eighty (180) days from the date of final approval thereof; provided however, that prior to such date, building permits or a time extension shall have been obtained from the City.

5. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void, or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

6. That graffiti must be removed from any surfaces to the structures and improvements on the property within 72 hours following the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint, which has been color-matched to the surface to which it is applied or graffiti may be removed with solvents or detergents, as appropriate.

7. That the site be kept free of weeds, trash, or other debris, and that abandoned vehicles be promptly reported, pursuant to the Municipal Code and Los Angeles County Fire and Health Codes at all times.

8. That strict compliance to the City of El Monte Noise Ordinance shall be adhered to at all times.

9. The applicant shall submit a complete construction plan outlining all activities and the time frame from start to completion for all phases of project construction; all machineries that will be used on the site, and the number of workers that will be onsite for both the day and night shifts.

10. The applicant shall be required to submit a proposal for a temporary sound attenuation wall surrounding the project site prior to commencement of construction. This sound wall shall be removed upon project completion.

11. The applicant shall be required to submit a lighting plan detailing the necessary illumination levels and equipment during the construction process. All proposed lighting must be shielded to direct light onto the project site and prevent light and glare to adjacent properties.

12. That the applicant and project construction manager shall be required to notify the principal of the Arroyo High School about the proposed project, construction periods, and planned trucking routes, and to also coordinate trucking activities to and from the site. Trucking deliveries and pickups from the project site shall be prohibited during the periods identified by a school to be peak hour when children are coming to or leaving the school. Additionally, there shall be one onsite personnel present to direct traffic activities coming to and leaving the site during all phases of project construction and until the project has received final approval. The applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of a building permit.

13. That the applicant shall submit a proposal for a temporary onsite sign providing information and estimated construction period to inform the general public about the proposed project. There shall be contact information printed on the sign for the San Gabriel Valley Water Company as well as the City Planning Division. This sign shall be installed no less that 20 days prior to commencement of project construction and cannot be removed until the project has been completed.

14. That the applicant shall submit a truck and vehicle staging plan for review an approval by the Planning Services Manager prior to issuance of a Building Permit. This plan shall be adhere to at all times.

15. That the applicant shall submit a list of all property within 300 feet of the subject site as well as a proposed schedule of onsite activities during construction for review and approval by the Planning Services Manager. This list shall be used to notify public regarding the project and the proposed construction acitivities.

16. That the use and/or closure of the public right-of-way for storage of equipment or other purposes are prohibited unless the applicant has obtained prior approval from the City.

SECTION 7. That the Secretary of the City Planning Commission of the city of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

Tom Biodrowski, Acting Chairperson

ATTEST:

Bertha Mejia, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Bertha Mejia, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 2939 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on December 14, 2004, by the following votes to wit:

AYES: BIODROWSKI, BOBADILLA, CHING, GARCIA, GARNER

NOES:

ABSTAIN:

ABSENT:

Bertha Mejia, Secretary
El Monte City Planning Commission

RESOLUTION NO. 2485

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA, GRANTING UPON SPECIFIED CONDITIONS CONDITIONAL USE PERMIT NO. 24-97 TO PERMIT THE EXPANSION OF AN EXISTING WATER RESERVOIR FACILITY TO INCLUDE THE INSTALLATION OF A 40 FOOT HIGH BY 80 FOOT IN DIAMETER 1.5 MILLION GALLON WATER TANK FOR THE PROPERTY LOCATED AT 4921 KINGS ROW, EL MONTE, CALIFORNIA

The Planning Commission of the City of El Monte, California, does hereby find, determine and resolve as follows:

SECTION 1. That on July 1, 1997, there was filed by San Gabriel Valley Water Company, P.O. Box 6010, El Monte, California 91734, an application to permit the expansion of an existing water reservoir facility to include the installation of an existing 40 foot high by 80 foot in diameter water tank for the property located at 4921 Kings Row, El Monte, California, 91734 and specifically described to-wit:

> Those portions of Lots 18, 19, 30 and 31 of the western two-thirds of Rancho Francisquito, as shown on map recorded in Book 42, pages 93 and 94, of Miscellaneous Records, in the Office of the Recorder of the County of Los Angeles.

pursuant to which after due notice as required by law, a public hearing thereon was held by and before this Commission on August 5,1997, at which time all interested persons were given full opportunity to be heard and present evidence.

SECTION 2. The site is an triangular shaped parcel with a total square footage of 45,738 ± square feet (1.05 acres). Surrounding zoning and development is as follows: M-1 to the north and developed with a office/warehouse building; Arroyo High School to the south and east; M-2 to the west and developed with a shopping center.

SECTION 3. All the necessary findings contained in Section 9224.2 can be made in a positive manner.

1. That the granting of such Conditional Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or

vicinity.

Conditions have been imposed to assure that construction of the water reservoir tank will not be a nuisance or code enforcement problem.

2. That the use applied for at the location indicated is properly one for which a Conditional Use Permit is authorized.

Public utility facilities are conditionally permitted in the M-1 zone.

SECTION 4. That the El Monte Planning Commission finds and determines based upon a review of the Planning Department staff report, that the project is categorically exempt under Section 15301 as defined under the California Environmental Quality Act of 1970, as amended. The Planning Commission hereby accepts the recommendation of the Planning Division staff .

SECTION 5. That this Commission does hereby grant a Conditional Use Permit to permit the installation of a water reservoir for the property located at 4921 Kings Row, El Monte, California, subject to the following conditions:

1. That all development and maintenance must be in strict compliance with the approved site, landscape and elevation plans on file in the Planning Division.

2. That all Building Department, Engineering Department and Fire Department standards and conditions shall be complied with:
PUBLIC WORKS:
   a. The following fees have to be paid by the applicant prior to the approval of a permit: sewer $265 X 1 = $265; streets $703 X 1 = 703; traffic signals $5.86 X 3.86 X 5.026 = $113.70; Subtotal Development Fees $1,081.70
   b. Grading Plancheck Fee $100 per sheet. Applicant to pay all applicable public right of way improvement permit fees.
   c. Repair damaged sections of curb and gutter and sidewalk on Kings Row and Santa Anita frontage as directed by the public works.
   d. Provide a plan to comply with City's NPDES for city approval.
   e. Submit a copy of the NPDES permit issued to the applicant by the California Regional Water Quality Control Board.
   f. If no permit was obtained, applicant to apply for a notice of intent (NOI) with CRWQCB prior to construction.
   g. Provide a grading and drainage plan to a scale of 1 inch=20 feet (1"=20') prepared by a registered civil engineer in the State of California. The grading plan shall include a topographic contour map of the site with a one foot contour interval. This contour map shall be prepared within the last 12

months prior to a grading permit approval.

h. Prior to final acceptance, applicant to submit an as built of grading plans.

3. That, by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in any such defense.

4. That graffiti must be removed from any exterior surface of the structure and improvements on the property within 72 hours following the application of the graffiti. Graffiti must be either painted out with a paint color and texture of that which matches the improvements to which it was applied, or by the use of an appropriate non-toxic solvent.

5. That the applicant shall comply with all City of El Monte Codes, policies and provisions in effect at the time the application is approved.

6. That the use authorized by the conditional use permit shall be commenced or construction necessary and incident thereto shall begin within six (6) months after the conditional use permit has been granted. Failure to comply with this provision shall render the permit null and void.

7. Futhermore, the 1.5 million gallon reservoir shown shall be under construction within six months or the Conditional Use Permit shall become null and void.

8. The applicant shall submit a landscape and irrigation plan to be approved by the Planning Division.

9. That prior to construction the applicant shall be responsible for arranging a meeting with the Planning Division, High School District representative and the general contractor to arrange a construction schedule acceptable to all involved parties.

SECTION 6. That the Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

George Williams, Chairman

ATTEST:

Mark Persico, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, MARK PERSICO, Secretary of the Planning Commission of the City of El Monte, California, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 2485 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on August 19, 1997, by the following votes, to-wit:

AYES: Ching, Montes, Peters, Williams

NOES:

ABSTAIN:

ABSENT: Patel

Mark Persico, Secretary

5-3-74

SECTION 5. That this Commission does hereby grant a Conditional Use Permit to expand the existing water pumping station on the property located at 4921 Tyler Avenue, El Monte, subject to the following conditions:

1. That the noise level of the gas engines and the equipment driven thereby are kept to a minimum at the present time and must meet new noise standards when adopted.

2. Construction of full width sidewalks on all street frontages where curb and gutter presently exist.

3. Maintenance of all existing landscaping, trees and screening vegetation.

4. No storage of materials above fences surrounding facility.

5. All areas where vehicles are stored or operated to be paved per Code requirements.

6. The site shall at no time be operated so as to create objectional vibrations.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and cause a copy of same to be forwarded to the applicant.

FOUND IN BLDG PERMIT
JACKET UNDER 4921 SANTA ANITA.

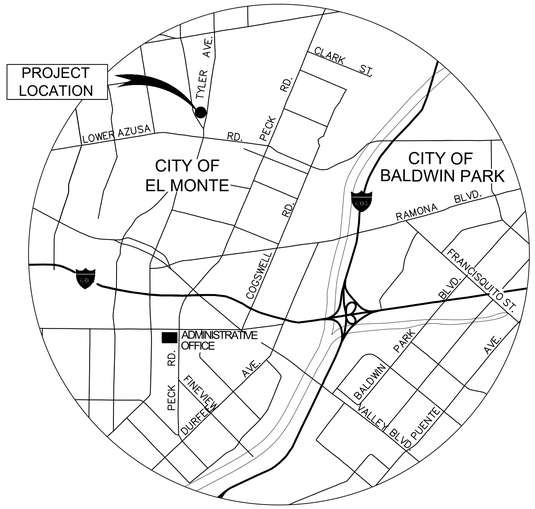
SAN GABRIEL VALLEY WATER COMPANY

PLANT No. 2

PFAS TREATMENT PLANT PLAN

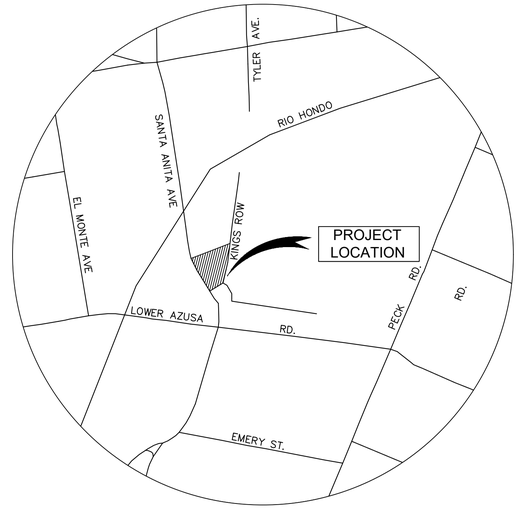
GENERAL NOTES

1. CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO VERIFY LOCATION OF EXISTING PIPELINE AND PROPOSED ALIGNMENT POINTS AND SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES FOUND OR ANY DETAILS NOT SHOWN ON THE DRAWINGS. EXPLORATION EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR BEFORE SUBMITTAL OF SHOP DRAWINGS FOR THE PIPE AND SPECIAL PIPE SECTIONS.
2. ALL WORKS DETAILED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION AND ALL SUPPLEMENTS, AND IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS INCLUDING ALL AMENDMENTS ADOPTED THERETO PRIOR TO THE DATE OF APPROVAL OF THESE PLANS.
3. THE CONTRACTOR SHALL NOTIFY SAN GABRIEL VALLEY WATER COMPANY (626) 448-6183, FIVE WORKING DAYS PRIOR TO THE START OF THE WORK.
4. NO REVISIONS SHALL BE MADE TO THE PLANS WITHOUT THE APPROVAL OF THE ENGINEER.
5. ELEVATIONS SHOWN ARE IN FEET ABOVE THE U.S.G.S. MEAN SEA LEVEL DATUM.
6. STATIONS SHOWN ON THE DRAWINGS ARE ALONG OR ON A LINE NORMAL OR RADIAL TO THE CENTER LINE OF CONDUIT OR CONTROL LINE.
7. STRUCTURAL DIMENSIONS CONTROLLED BY OR RELATED TO MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR AGAINST THE APPROVED EQUIPMENT SUBMITTAL PRIOR TO CONSTRUCTION.
8. MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, ANCHORAGES, OPENINGS, RECESSES AND REVEALS NOT SHOWN ON THE STRUCTURAL DRAWINGS BUT REQUIRED BY OTHER CONTRACT DRAWINGS OR APPROVED SUBMITTALS SHALL BE PROVIDED FOR PRIOR TO PLACING CONCRETE.
9. STRUCTURAL DRAWINGS SHALL BE USED IN COORDINATION WITH MECHANICAL, ELECTRICAL, ARCHITECTURAL, CIVIL DRAWINGS, AND SHOP DRAWINGS PROVIDED BY MANUFACTURERS OF EQUIPMENT.
10. STRUCTURES HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ON THE COMPLETED STRUCTURES. DURING CONSTRUCTION, THE STRUCTURES SHALL BE PROTECTED BY BRACING AND BALANCING WHEREVER EXCESSIVE CONSTRUCTION LOADS MAY OCCUR.
11. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WITHIN THE PROPOSED WORK AREA PRIOR TO THE START OF CONSTRUCTION.
12. ALL WATERLINES SHALL HAVE A MINIMUM OF 42 INCHES OF COVER UNLESS OTHERWISE SHOWN.
13. CONTRACTOR SHALL RESTORE THE GROUND SURFACE OF EXCAVATED AREAS TO ORIGINAL GRADE AS REASONABLY POSSIBLE UNLESS OTHERWISE SHOWN OR DIRECTED. ALL ROAD SURFACES SHALL BE RESTORED TO ORIGINAL GRADE UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES, STRUCTURES, FENCING, ETC. FROM DAMAGE. CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY DAMAGE TO SUCH FACILITIES.
15. ALL BURIED VALVES SHALL BE PROVIDED WITH VALVE BOX AND VALVE STEM EXTENSION.
16. WATERLINES SHALL BE PRESSURE TESTED AND DISINFECTED PRIOR TO CONNECTION WITH EXISTING LINES.
17. THE LOCATION OF AV VALVES AND BLOWOFF OUTLETS IS ONLY GENERALLY SHOWN, THE EXACT LOCATION WILL BE DETERMINED IN THE FIELD.
18. ALL BURIED STEEL AND IRON PIPE FITTINGS AND VALVES SHALL BE COATED AS INDICATED AND DOUBLE WRAPPED WITH 4-MIL HIGH DENSITY POLYTHELENE.
19. BELL AND SPIGOT JOINTS FOR CEMENT MORTAR LINED AND COATED STEEL PIPE SHALL BE BONDED FOR ELECTRICAL CONTINUITY USING BOND ROD OR CLIP AT CONTRACTORS OPTION.
20. CONTRACTOR MUST NOTIFY UNDERGROUND SERVICE ALERT (800) 422-4133 PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORK.
21. CONTRACTOR IS RESPONSIBLE FOR ERECTION AND ASSEMBLY OF TREATMENT EQUIPMENT PRE-PURCHASED FROM AQUEOUS VETS. ALL CONNECTING PIPING, CONDUIT, WIRE, ETC., SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR TO PROVIDE CRANE AND OPERATOR TO UNLOAD AND SET EQUIPMENT UNDER THE DIRECTION OF AQUEOUS VETS STAFF. DRAWINGS OF THE NEW EQUIPMENT, CONTAINED HEREIN, DEFINE THE LIMITS OF PIPING, CONDUIT, WIRE, ETC., PROVIDED BY THE VENDOR. ALL ADDITIONAL MATERIALS REQUIRED BY THE PLANS AND SPECIFICATIONS AND REQUIRED FOR A FULLY OPERATIONAL SYSTEM SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR.



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AV	COMBINATION AIR VACUUM / AIR RELEASE VALVE ASSEMBLY
BC	BEGINNING OF CURVE
BFV	BUTTERFLY VALVE
CA	COMPRESSED AIR
C.I.	CAST IRON
℄	CENTERLINE
CMLCSP	CEMENT MORTAR LINED & COATED STEEL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CV	CHECK VALVE DOUBLE CONTAINMENT
DBC	DOUBLE CONTAINMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRIBUTION SYSTEM
EC	END OF CURVE
EFF	EFFLUENT
ELEV	ELEVATION
EX	EXISTING
F.H.	EXIST FIRE HYDRANT
FF	FINISH FLOOR
FL	FLANGE, FLOW LINE, FLOOR
FV	FILTER VESSEL
G	GAS
GA	GAUGE
GALV	GALVANIZED
INF	INFLUENT
IPT	IRON PIPE THREAD
L.F.	LINEAR FEET
LLV	LONG LEG VERTICAL
MAT'L	MATERIAL
NPT	NATIONAL PIPE THREAD
OHW	OVERHEAD WIRES
PL	PROPERTY LINE
PV	PRESSURE VESSEL
R/W	RIGHT-OF-WAY
SCH	SCHEDULE
SGVWC	SAN GABRIEL VALLEY WATER COMPANY
SAM	SAMPLE TAP
SS	STAINLESS STEEL
SS	STEEL
TC	TOP OF CURB
T.O.	TOP OF
TOC	TOP OF CONCRETE
TEL, T	TELEPHONE
UON	UNLESS OTHERWISE NOTED
W	WATER, WATER LINE
W/	WITH

LEGAL DESCRIPTION

APN: 8538-001-002
ADDRESS: 4921 KINGS ROW, EL MONTE

PROPERTY OWNER

SAN GABRIEL VALLEY WATER COMPANY
11142 E. GARVEY AVENUE
EL MONTE, CA 91733
(626) 448-6183

CONSULTANTS

CIVIL/STRUCTURAL/MECHANICAL/ELECTRICAL

ENGINEERING DEPARTMENT
SAN GABRIEL VALLEY WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 201-7375

APPLICABLE CODES

ALL CONSTRUCTIONS SHALL COMPLY WITH 2019 COUNTY OF LOS ANGELES BUILDING, ELECTRICAL. MECHANICAL. PLUMBING, AND GREEN CODES.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES PUBLIC WORKS BENCHMARK 1G4157, ELEVATION 318.97 FEET (NAVD 88).

DESCRIPTION:
CSBM IN W END C. B. 45FT E/O BCR @ NE COR LOWER AZUSA RD & SANTA ANITA AVE MKD (BM 19-8A 1971).

DESIGN CRITERIA

ONSITE PRODUCTION WELLS

WELL 2D	2,413 GPM
WELL 2E	2,000 GPM
WELL 2F	1,576 GPM
TOTAL	5,989 GPM

PFAS REMOVAL
DESIGN FLOW 5,000 GPM

MAXIMUM 1, PFAS TREATMENT
INFLUENT CONCENTRATION 76.8 ng/l (ppt)

TARGET 1, PFAS TREATMENT
EFFLUENT CONCENTRATION NO DETECTION

MAXIMUM OPERATING PRESSURE 65 PSI

UNIT LEGEND

GALLONS PER HOUR	GPH
GALLONS PER MINUTE	GPM
MICROGRAMS PER LITER	µg/L
HORSE POWER	HP
POUNDS PER SQUARE INCH	PSI
DEGREES FAHRENHEIT	°F
GALLONS	GAL.
INCHES	", IN.
FEET	', FT.
INVERSE CENTIMETERS	CM-1
NANOMETERS	NM.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

ISSUED FOR REVIEW

SAN GABRIEL VALLEY WATER COMPANY
11142 EAST GARVEY AVENUE
P.O. BOX 6010 EL MONTE, CALIFORNIA 91734

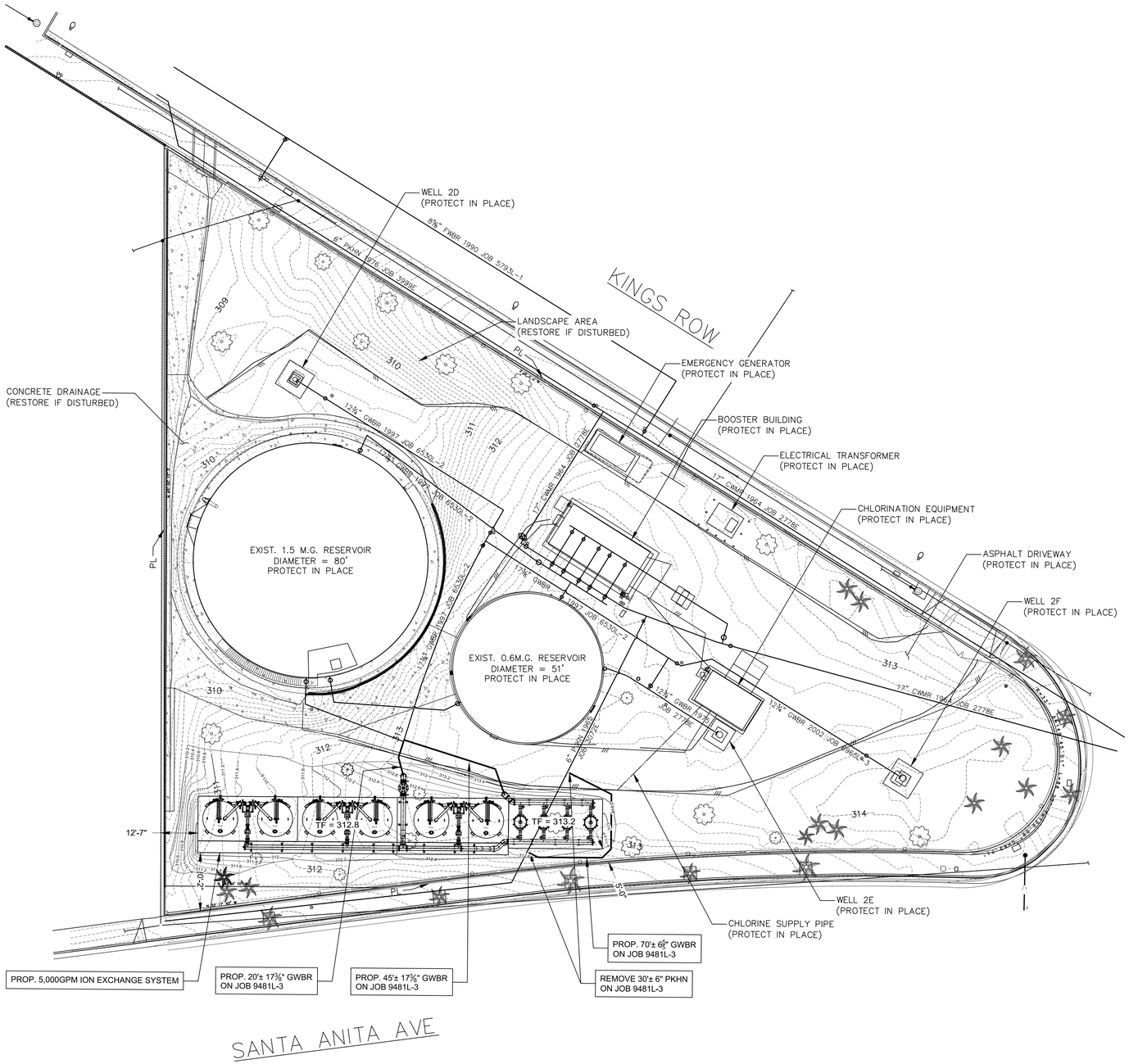
JOB NO. 9481L PART 4

PLANT NO. 2
PFOS TREATMENT PLAN
TITLE SHEET

DRAWN BY:	DATE 3/15/20
DESIGNED BY:	
REVIEWED BY:	
APPROVED BY:	
START	COMP.
TRACING CONFORMED	
SCALE NONE	T.G. PG. 597-D4
MAP 6	GRID 4535

SHEET 1 OF 6 SHEETS LOCATION CITY OF EL MONTE

5/14/2020 1:19pm



SCALE: 1" = 20'

0 10 20 40 60

LEGEND:

PROP. WATER	
EXIST. WATER	
EXIST. WROUGHT IRON FENCE	
EXIST. CONCRETE BLOCK WALL	
EDGE OF PAVEMENT	
STREET CENTER LINE	℄

ISSUED FOR REVIEW

SAN GABRIEL VALLEY WATER COMPANY
11142 EAST GARVEY AVENUE
P.O. BOX 6010 EL MONTE, CALIFORNIA 91734

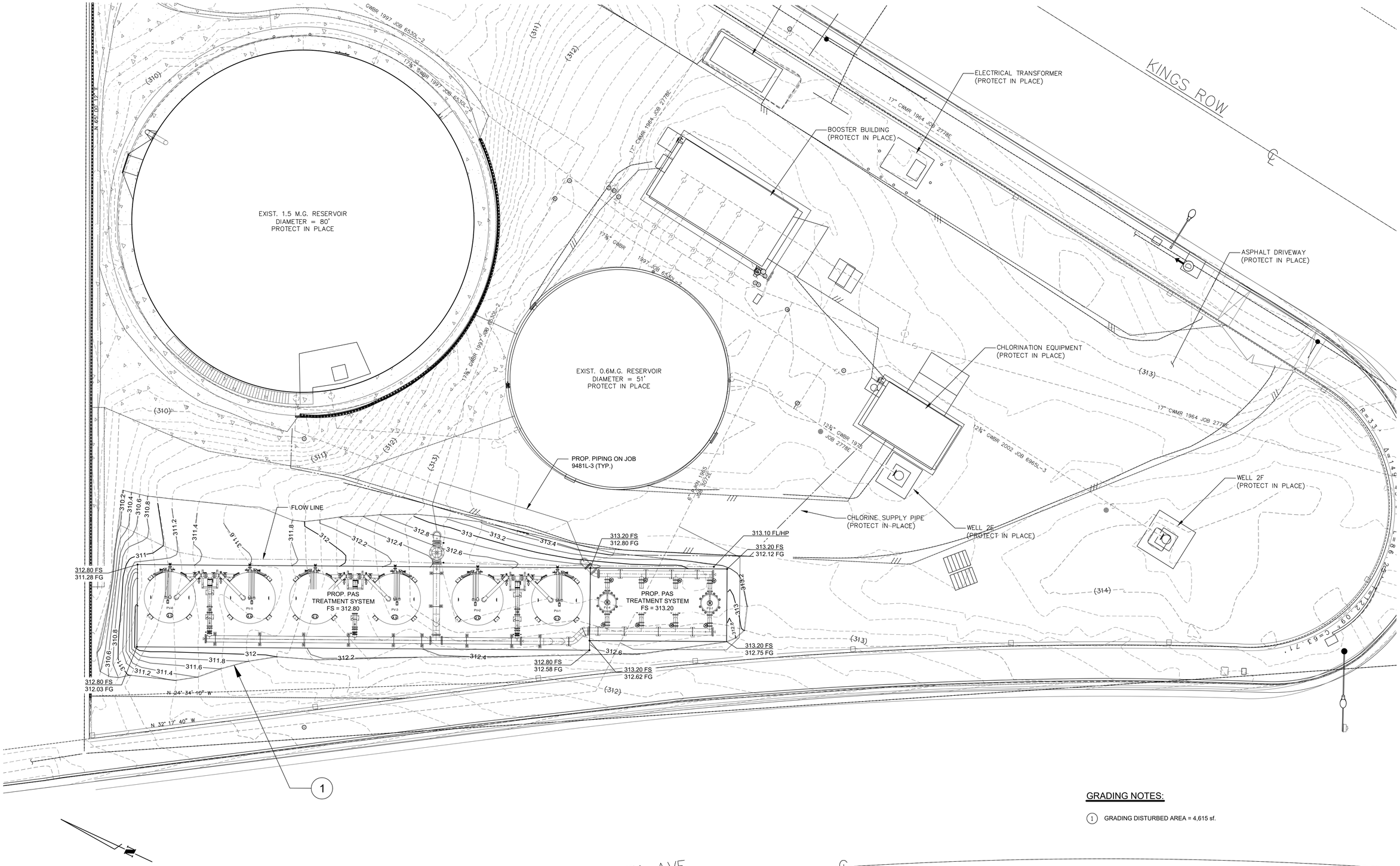
JOB NO. 9481L
PART 4

PLANT NO. 2
PFOS TREATMENT PLAN
C2 - SITE PLAN

DRAWN BY:		DATE 3/15/20	
DESIGNED BY:			
REVIEWED BY:			
APPROVED BY:			
START		COMP.	
TRACING CONFORMED			
SCALE 1"=20'	T.G. PG.	597-D4	
MAP 6	GRID	4535	

SHEET 2 OF 6 SHEETS LOCATION CITY OF EL MONTE

5/14/2020 1:19pm



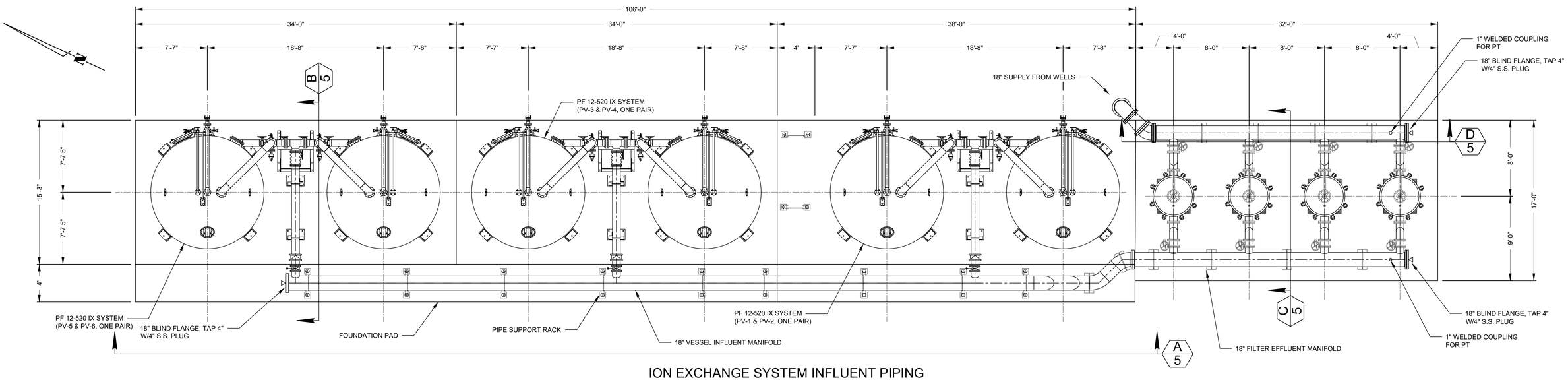
GRADING NOTES:

1. GRADING DISTURBED AREA = 4,615 sf.

ISSUED FOR REVIEW

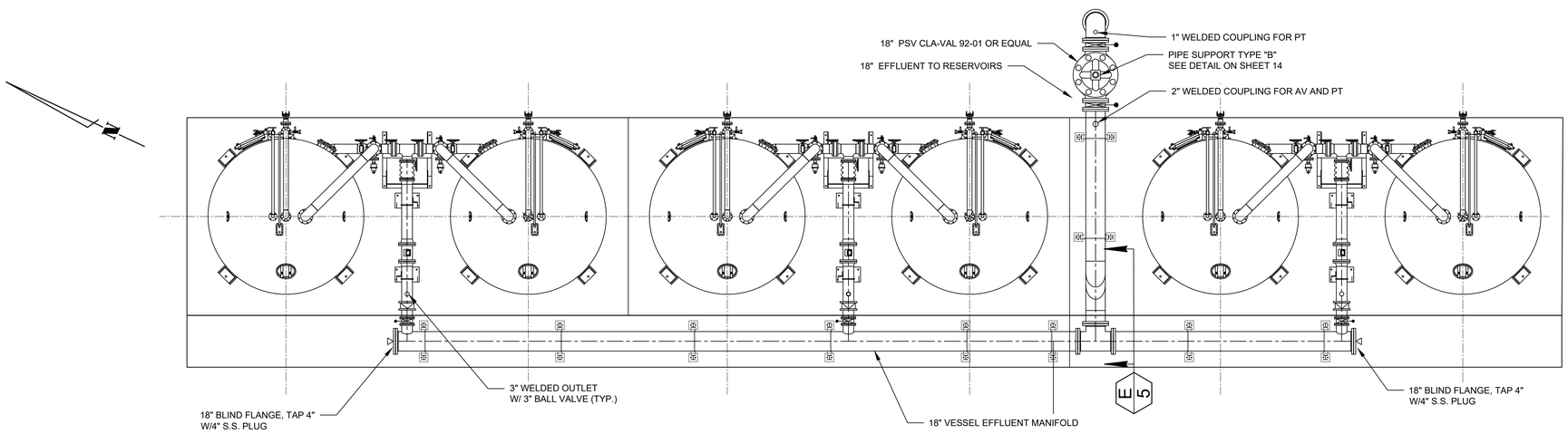
SAN GABRIEL VALLEY WATER COMPANY 11142 EAST GARVEY AVENUE P.O. BOX 6010 EL MONTE, CALIFORNIA 91734		DRAWN BY: CB, LL, JH	DATE 5/8/2020
		DESIGNED BY: CB	
		REVIEWED BY: LZ	
		APPROVED BY:	
JOB NO. 9481L PART 4	PLANT NO. 2 PFOS TREATMENT PLAN — GRADING PLAN	START	COMP.
		TRACING CONFORMED	
		SCALE 1" = 10' T.G. PG. 597-D4	
		MAP 6 GRID 4535	
SHEET 3 OF 6 SHEETS LOCATION CITY OF EL MONTE			

5/14/2020 1:19pm



ION EXCHANGE SYSTEM INFLUENT PIPING

SCALE: 1" = 5'



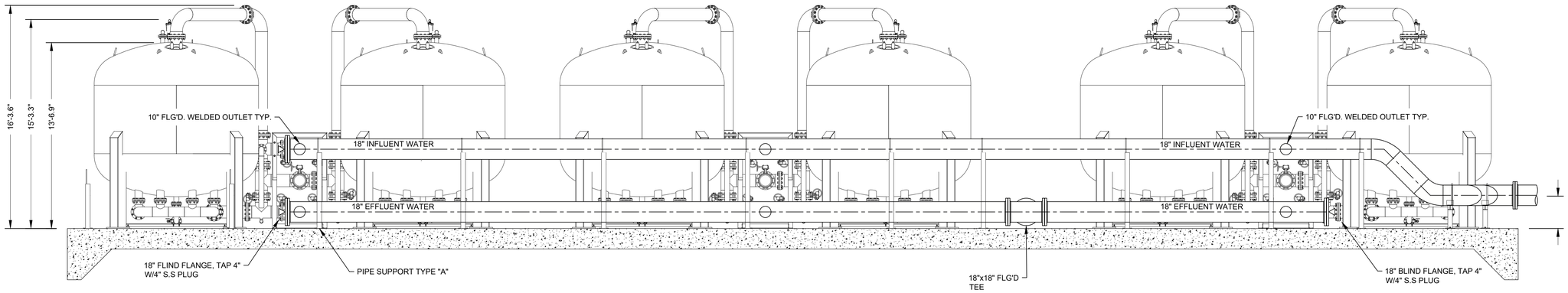
ION EXCHANGE SYSTEM EFFLUENT PIPING

SCALE: 1" = 5'

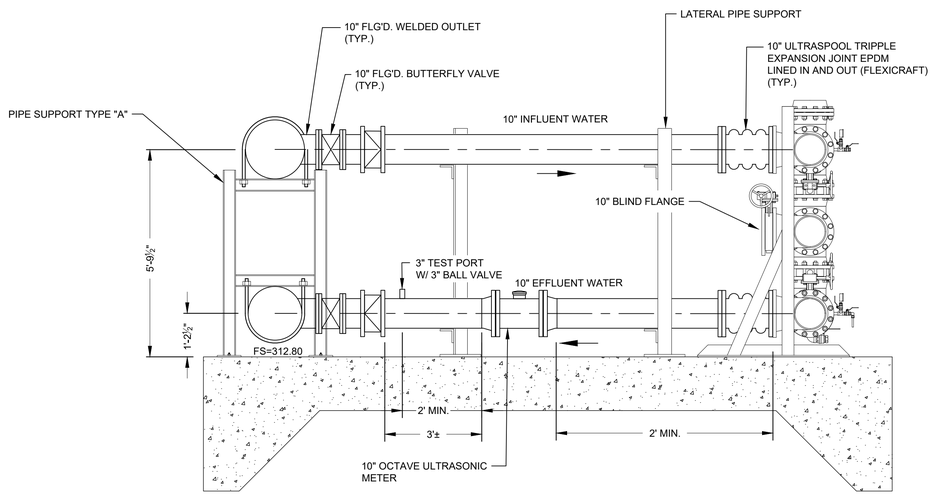
ISSUED FOR REVIEW

SAN GABRIEL VALLEY WATER COMPANY 11142 EAST GARVEY AVENUE P.O. BOX 6010 EL MONTE, CALIFORNIA 91734	DRAWN BY: CB, LL, JH	DATE 5/8/2020
	DESIGNED BY: CB	
	REVIEWED BY: LZ	
	APPROVED BY:	
JOB NO. 9481L PART 4	START	COMP.
PLANT NO. 2 PFOS TREATMENT PLAN ---- C4 - ION EXCHANGE SYSTEM PIPING	TRACING CONFORMED	
	SCALE AS SHOWN	NT.G. PG. 597-D4
	MAP 6	GRID 4535
SHEET 4 OF 6 SHEETS	LOCATION CITY OF EL MONTE	

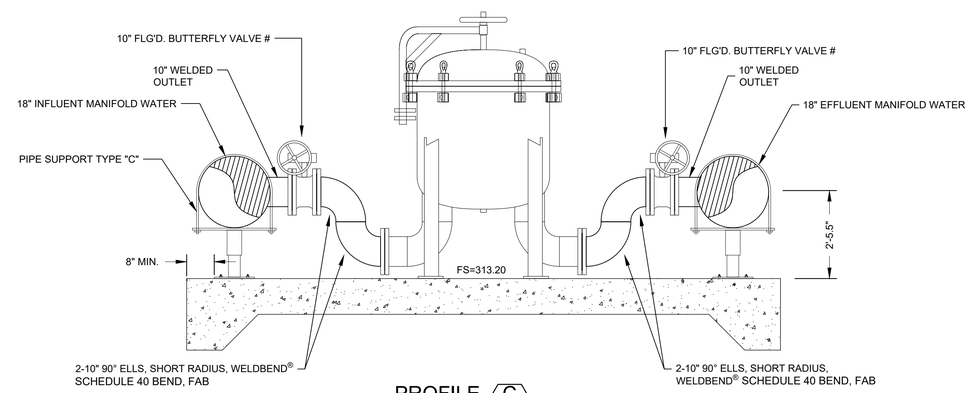
5/14/2020 1:20pm



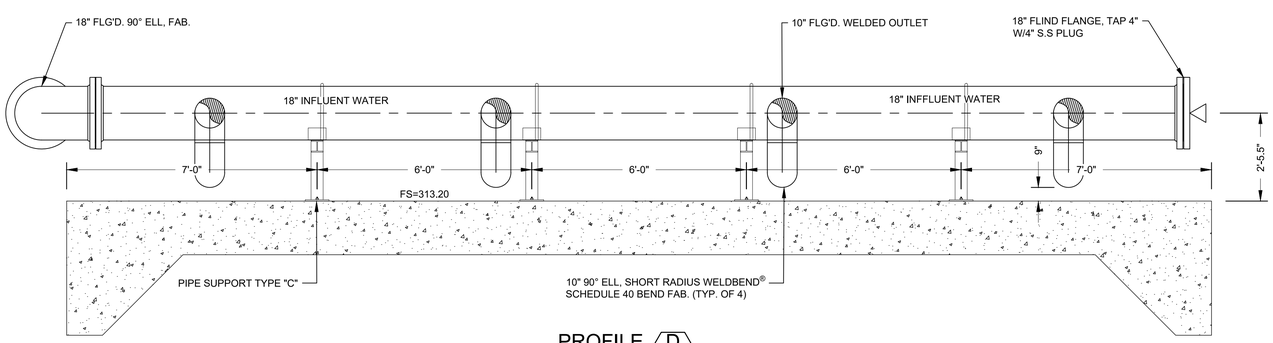
PROFILE A/4
1"=4"



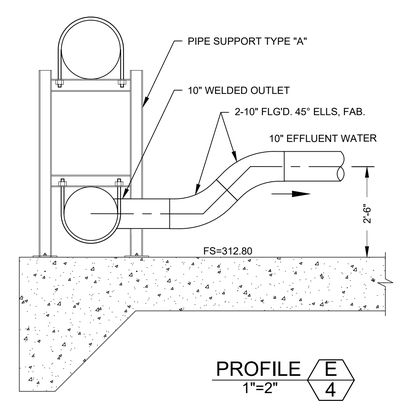
PROFILE B/4
1"=2"



PROFILE C/4
1"=2"



PROFILE D/4
1"=2"

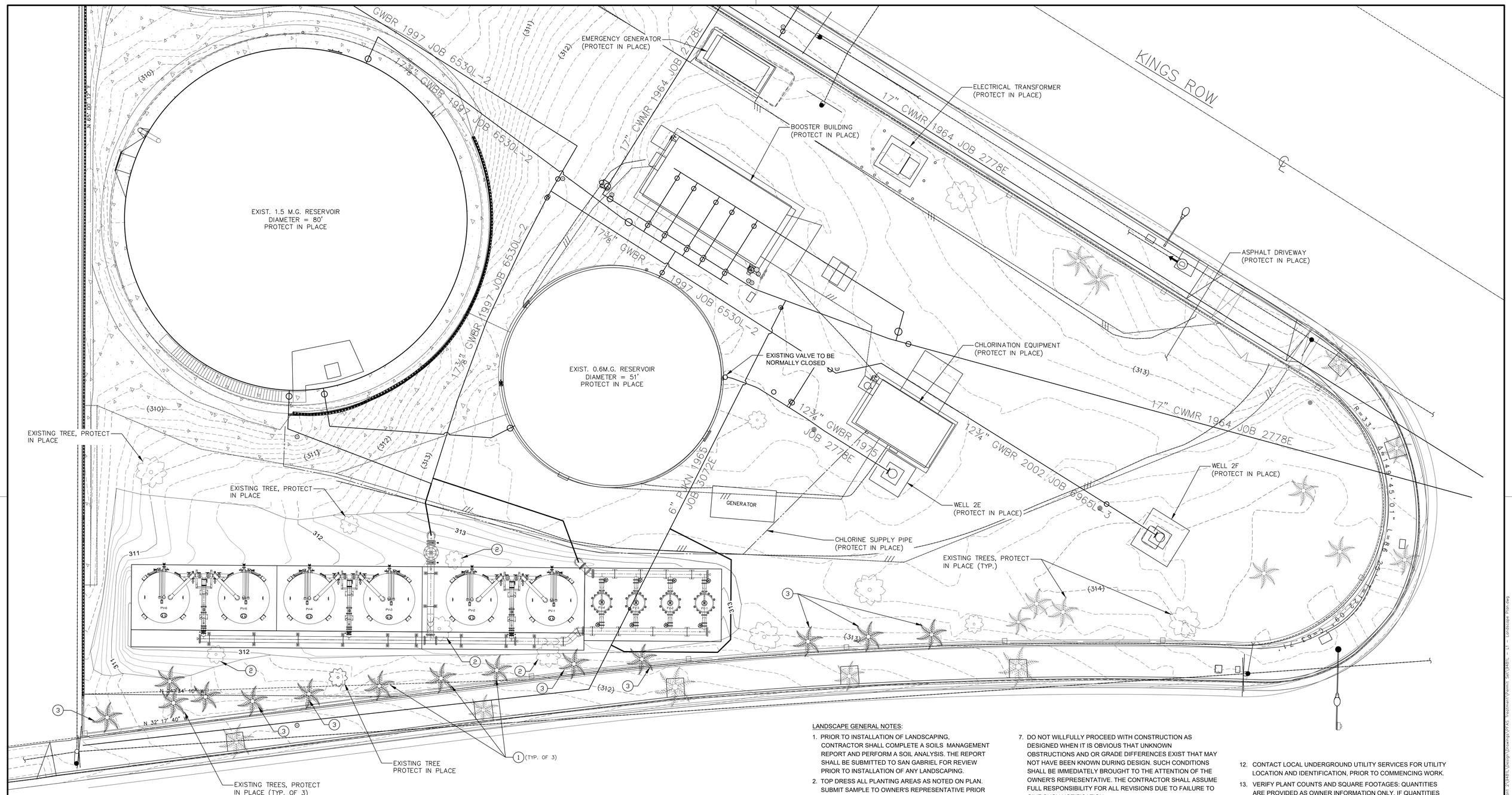


PROFILE E/4
1"=2"

ISSUED FOR REVIEW

SAN GABRIEL VALLEY WATER COMPANY 11142 EAST GARVEY AVENUE P.O. BOX 6010 EL MONTE, CALIFORNIA 91734		DRAWN BY: CB, LL, JH	DATE 5/8/2020
		DESIGNED BY: CB	
		REVIEWED BY: LZ	
		APPROVED BY:	
JOB NO. 9481L PART 4	PLANT NO. 2 PFOS TREATMENT PLAN ---- C5 - ION EXCHANGE SYSTEM PROFILES	START	COMP.
		TRACING CONFORMED	
		SCALE AS SHOWNT.G. PG.	597-D4
		MAP 6 GRID	4535
SHEET 5 OF 6 SHEETS LOCATION CITY OF EL MONTE			

5/14/2020 1:20pm



CONSTRUCTION NOTES:

1. RELOCATE EXISTING TREES INTERFERING WITH CONSTRUCTION. (TOTAL OF 3 TREES)
2. REMOVE EXISTING TREES INTERFERING WITH CONSTRUCTION.
3. PLANT ADDITIONAL TREES TO REPLACE REMOVED TREES

SCALE 1"=10'

0 5' 10' 20' 30' 40'

LANDSCAPE GENERAL NOTES:

1. PRIOR TO INSTALLATION OF LANDSCAPING, CONTRACTOR SHALL COMPLETE A SOILS MANAGEMENT REPORT AND PERFORM A SOIL ANALYSIS. THE REPORT SHALL BE SUBMITTED TO SAN GABRIEL FOR REVIEW PRIOR TO INSTALLATION OF ANY LANDSCAPING.
2. TOP DRESS ALL PLANTING AREAS AS NOTED ON PLAN. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL PLANTING AREAS SHALL BE THROUGHLY TILLED TO A DEPTH OF 8" WITH SOIL AMENDMENTS INCORPORATED PER THE SOILS TEST.
5. BACKFILL MIX FOR USE AROUND TREES AND SHRUBS SHALL BE PREPARED PER RECOMMENDATIONS OF SOILS TEST.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
7. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
9. ALL TREE PLANTING AND TREE STAKING SHALL BE PER CITY OF FONTANA STANDARD PLAN NO. 5031.
10. ALL NEW LANDSCAPE PLANTING SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL INSPECTION. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER'S REPRESENTATIVE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE OWNER.
11. FERTILIZER TABLETS SHALL BE AGRI FORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES PER MANUFACTURE'S RECOMMENDATION.
12. CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK.
13. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHIC SHALL PREVAIL.
14. SUBMIT SAMPLE PHOTOS OF EACH TREE TYPE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

ISSUED FOR REVIEW

SAN GABRIEL VALLEY WATER COMPANY 11142 EAST GARVEY AVENUE P.O. BOX 6010 EL MONTE, CALIFORNIA 91734	DRAWN BY: CB, LL, JH	DATE 5/8/2020
	DESIGNED BY: CB	
	REVIEWED BY: LZ	
	APPROVED BY:	
JOB NO. 9481L PART 4	START	COMP.
PLANT NO. 2 PFAS TREATMENT PLANT LANDSCAPE PLAN	TRACING CONFORMED	
	SCALE 1"=20' T.G. PG. 597-D4	
	MAP 6 GRID 4535	
SHEET 6 OF 6 SHEETS LOCATION CITY OF EL MONTE		

5/14/2020 1:20pm

SAN GABRIEL VALLEY WATER COMPANY

February 20, 2020

City Council
City of El Monte
Attention: City Clerk
11333 East Valley Boulevard
El Monte, CA 91731

Subject: San Gabriel Valley Water Company Wells 2D, 2E and 2F
Notification of Detections of Perfluorooctanoic Acid and
Perfluorooctanesulfonic Acid

Dear Councilmembers:

The purpose of this letter is to notify you of the presence of Perfluorooctanoic acid ("PFOA") and Perfluorooctanesulfonic acid ("PFOS") detected in San Gabriel Valley Water Company's ("San Gabriel") Wells 2D, 2E and 2F. In August 2019, the State Water Resources Control Board, Division of Drinking Water ("DDW") established notification levels of 5.1 parts per trillion ("ppt") for PFOA and 6.5 ppt for PFOS. San Gabriel voluntarily and proactively sampled its sources for PFOA and PFOS. Confirmed test results from Wells 2D, 2E and 2F detected PFOA and PFOS at concentrations above the notification levels, but below the response level of 10 ppt for PFOA and 40 ppt for PFOS.

San Gabriel is required to inform its governing body and the governing body of any local agency whose jurisdiction includes the areas where San Gabriel supplies drinking water with concentrations above the notification levels pursuant to Section 116455 of the Health and Safety Code. Notification levels are non-regulatory, health-based advisory levels established for contaminants in drinking water for which maximum contaminant levels have not been established. When chemicals are found at concentrations higher than their notification levels, certain notification requirements and recommendations apply. Enclosed is the notice that states the levels of PFOA and PFOS in the water delivered to customers from Wells 2D, 2E and 2F.

PFOA and PFOS are part of a group of man-made chemicals referred to as per- and poly-fluoroalkyl substances. Although these chemicals are no longer manufactured in the United States, they were extensively used for many years in consumer products such as carpets, clothing, paper, food packaging, fire-fighting foams and materials designed to be water-proof, stain resistant or non-stick. Based on current evaluation of recent human and animal toxicity data, exposure to PFOA and PFOS over certain levels may result in adverse health effects including hepatotoxicity, immunotoxicity, thyroid toxicity, reproduction toxicity, and cancer (pancreatic and liver).

11142 GARVEY AVENUE • P.O. BOX 6010 • EL MONTE, CALIFORNIA 91734-2010 • (626) 448-6183 • Fax (626) 448-5530

The United States Environmental Protection Agency and DDW are working to establish safe drinking water standards for these compounds. If a chemical is present in drinking water provided to consumers at concentrations above the response level, DDW recommends that the water system take the source out of service. Although test results from these wells do not exceed the response level at this time, we are planning to install a treatment system to remove PFOA and PFOS. In the meantime, San Gabriel will not be using the wells unless absolutely necessary. San Gabriel will also continue monitoring of these compounds in Wells 2D, 2E and 2F. Additional information will be provided to our customers in San Gabriel's Annual Consumer Confidence Report.

If you have any question or need additional information, please contact Hai-Van Nguyen, San Gabriel Valley Water Company's Water Quality Superintendent, at (626) 448-6183 or htnguyen@sgvwater.com. Thank you.

Very truly yours,

Martin E. Zvirbulis
Vice President

MEZ:HN:im
Enclosure

1. 116455 Notice

NOTICE

Date: January 30, 2020

To: San Gabriel Valley Water Company
California Public Utilities Commission
County of Los Angeles
City of Pico Rivera
City of Santa Fe Springs
City of Whittier

From: **San Gabriel Valley Water Company**

Pursuant to the requirements of Section 116455 of the Health and Safety Code of the State of California, notice is hereby given that water in the following well(s) has been found to contain a contaminant in excess of a Notification Level:

Well Identification(s): Well 2D

Well Location(s): Plant No.2, 4921 Kings Row, El Monte CA 91731

Well Type(s): Domestic Water

Type of Contaminant: Perfluorooctanoic acid (PFOA) and Perfluorooctanesulfonic acid (PFOS)

Origin of Contaminant: Unknown

Notification Levels: PFOS 6.5 parts per trillion

Concentration of Detected Contaminants: PFOS 11 parts per trillion

Status of Well(s): Operational

Statement of Health Concerns: *According to the State Water Resources Control Board, Division of Drinking Water, exposure to PFOA and PFOS above certain levels may result in adverse health effects including hepatotoxicity, immunotoxicity, thyroid toxicity, reproductive toxicity, and cancer (pancreatic and liver).*

Any question concerning this Notice should be directed to:

Hai-Van Nguyen
Water Quality Superintendent
Post Office Box 6010
El Monte, CA 91734 - 2010
Telephone No. (626) 448-6183

NOTICE

Date: January 30, 2020

To: San Gabriel Valley Water Company
California Public Utilities Commission
County of Los Angeles
City of Pico Rivera
City of Santa Fe Springs
City of Whittier

From: **San Gabriel Valley Water Company**

Pursuant to the requirements of Section 116455 of the Health and Safety Code of the State of California, notice is hereby given that water in the following well(s) has been found to contain a contaminant in excess of a Notification Level:

Well Identification(s): Well 2E

Well Location(s): Plant No.2, 4921 Kings Row, El Monte CA 91731

Well Type(s): Domestic Water

Type of Contaminant: Perfluorooctanoic acid (PFOA) and Perfluorooctanesulfonic acid (PFOS)

Origin of Contaminant: Unknown

Notification Levels: PFOS 6.5 parts per trillion

Concentration of Detected Contaminants: PFOS 8.2 parts per trillion

Status of Well(s): Operational

Statement of Health Concerns: *According to the State Water Resources Control Board, Division of Drinking Water, exposure to PFOA and PFOS above certain levels may result in adverse health effects including hepatotoxicity, immunotoxicity, thyroid toxicity, reproductive toxicity, and cancer (pancreatic and liver).*

Any question concerning this Notice should be directed to:

Hai-Van Nguyen
Water Quality Superintendent
Post Office Box 6010
El Monte, CA 91734 - 2010
Telephone No. (626) 448-6183

NOTICE

Date: January 30, 2020

To: San Gabriel Valley Water Company
California Public Utilities Commission
County of Los Angeles
City of Pico Rivera
City of Santa Fe Springs
City of Whittier

From: **San Gabriel Valley Water Company**

Pursuant to the requirements of Section 116455 of the Health and Safety Code of the State of California, notice is hereby given that water in the following well(s) has been found to contain a contaminant in excess of a Notification Level:

Well Identification(s): Well 2F

Well Location(s): Plant No. 2, 4921 Kings Row, El Monte CA 91731

Well Type(s): Domestic Water

Type of Contaminant: Perfluorooctanoic acid (PFOA) and Perfluorooctanesulfonic acid (PFOS)

Origin of Contaminant: Unknown

Notification Levels: PFOA: 5.1 parts per trillion

PFOS: 6.5 parts per trillion

Concentration of Detected Contaminants:

PFOA: 5.4 parts per trillion

PFOS: 12 parts per trillion

Status of Well(s): Operational

Statement of Health Concerns: *According to the State Water Resources Control Board, Division of Drinking Water, exposure to PFOA and PFOS above certain levels may result in adverse health effects including hepatotoxicity, immunotoxicity, thyroid toxicity, reproductive toxicity, and cancer (pancreatic and liver).*

Any question concerning this Notice should be directed to:

Hai-Van Nguyen
Water Quality Superintendent
Post Office Box 6010
El Monte, CA 91734 - 2010
Telephone No. (626) 448-6183

CI[illegible] OF EL MONTE PLANNING COMMIS[illegible]N
NOTICE OF PUBLIC HEARING

Hablamos Español favor de hablar con
Sandra Elias (626) 258-8626

TO:	All Interested Parties
FROM:	City of El Monte Planning Division
PROJECT LOCATION:	4921 Santa Anita Ave. (previously approved as 4921 Kings Row) / APN: 8538-001-002 (A full legal description of the property is on file in the office of the El Monte Planning Division).
APPLICATION:	Revision to Conditional Use Permit No. 41-04
REQUEST:	The Applicant is requesting approval to construct an approximate 4,600 square foot water treatment system to meet drinking water standards of the existing three (3) wells on the project site. The treatment system is an ion exchange system that uses a combination of treatment vessels that are proposed at a maximum height of 16'-4" and piping that is proposed at an approximate height of six (6) feet. The subject site is approximately 1.5 acres in size and is located in the C-3 (General Commercial) zone. The request is made pursuant to Chapter 17.24 of the El Monte Municipal Code (EMMC).
APPLICANT/ PROPERTY OWNER:	San Gabriel Valley Water Company 11142 Garvey Ave. El Monte, CA 91733
ENVIRONMENTAL: DOCUMENTATION	Article 19. Categorical Exemptions – Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.
PLACE OF: HEARING	Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The hearing is scheduled for: Date: Tuesday, June 30, 2020 **(SPECIAL MEETING DATE)** Time: 7:00 p.m. Place: El Monte City Hall City Hall East – Council Chambers 11333 Valley Boulevard, El Monte, California

Members of the public wishing to observe the meeting may do so in one of the following ways:
(1) Turn your TV to Channel 3;
(2) City's website at http://www.elmonteca.gov/378/Council-Meeting-Videos; or
(3) Call-in Conference (888) 204-5987; Code 8167975.

Members of the public wishing to make public comment may do so via the following ways:
(1) Call-in Conference Line – comments/questions can be submitted per the instructions at the beginning of the meeting; and
(2) E-mail – All interested parties can submit questions/comments in advance to: planning@elmonteca.gov.

(Continued on the reverse side)

Persons wishing to comment on the environmental documentation or proposed application may do so in in writing prior to the meeting date and must be received by 3:00 p.m. the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. Written comments shall be sent to Cristina Graciano; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at cgraciano@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact Cristina Graciano at (626) 258-8626. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

The staff report on this matter will be available on or about June 25, 2020 on the City of El Monte website, which may be accessed at http://elmonteca.gov/AgendaCenter/Planning-Commission-2 or by emailing planning@elmonteca.gov.

Americans With Disabilities Act

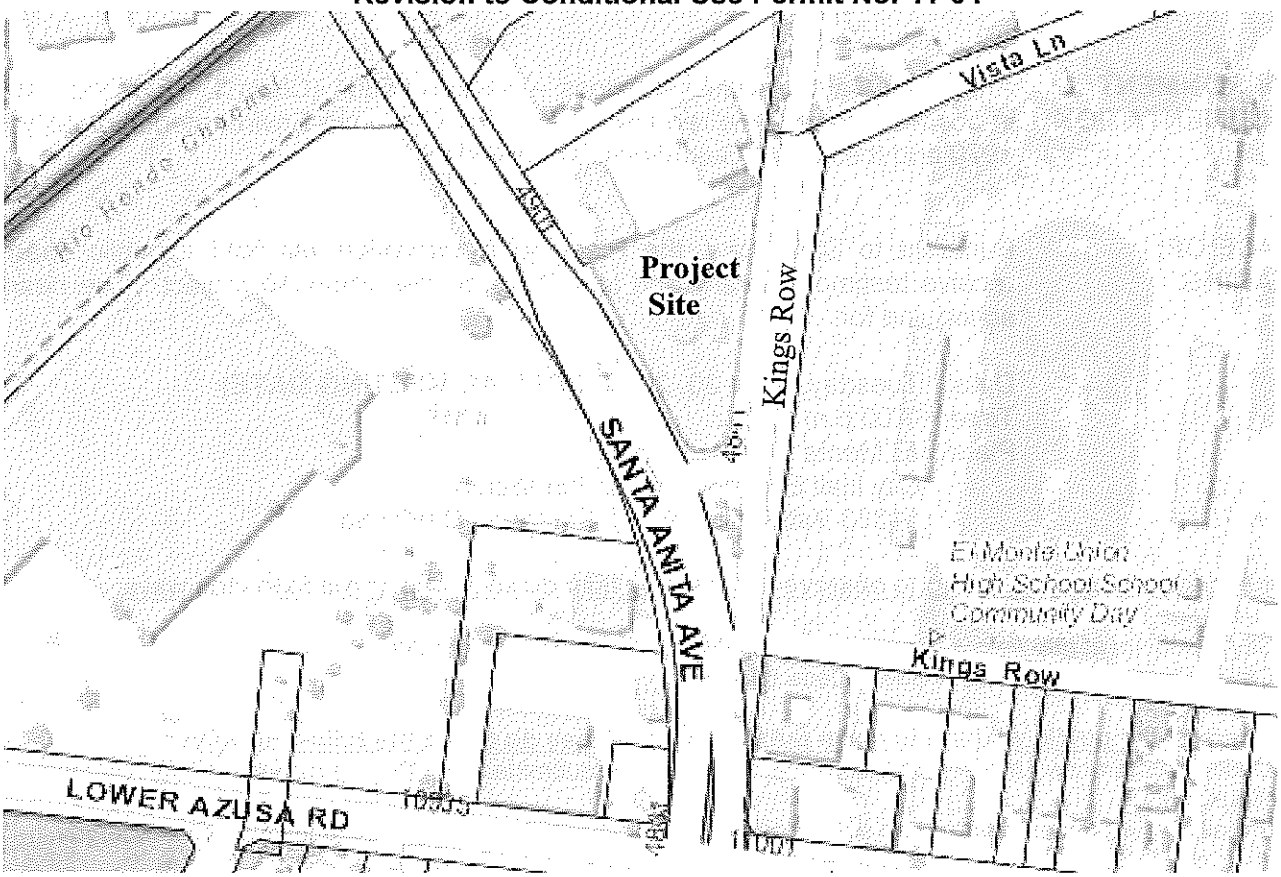
In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Published and mailed on:	Thursday, June 18, 2020	City of El Monte Planning Commission Jason Mikaelian, AICP, Planning Commission Secretary

LOCATION MAP

4921 Santa Anita Ave.

Revision to Conditional Use Permit No. 41-04



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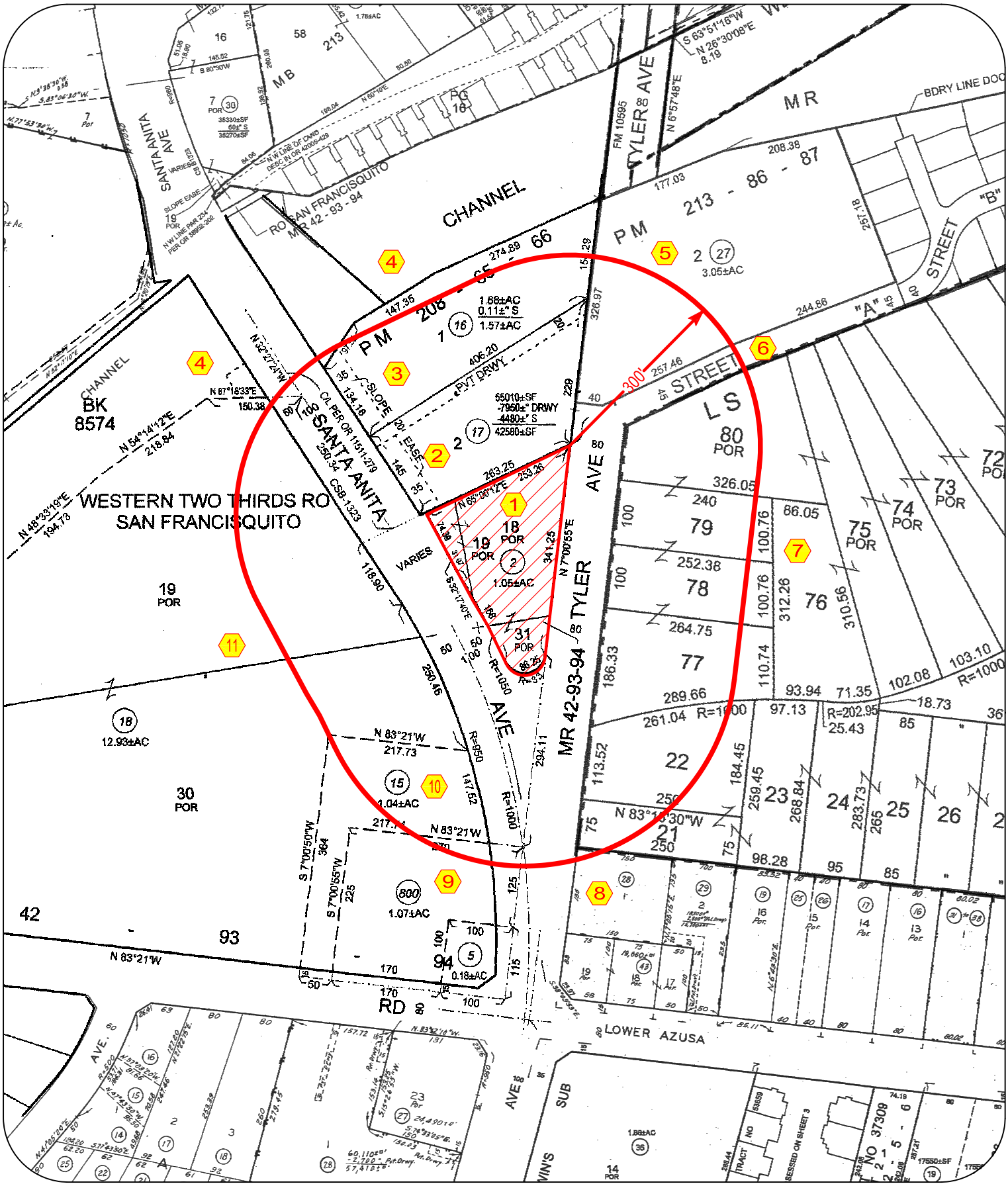
PROJECT INFORMATION

4921 KINGS ROW
EL MONTE,CA.
20-185

SCALE 1" = 200'



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