

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy

Norwalk, CA 90650

**From:** (Public Agency): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Address)

Project Title: CONDITIONAL USE PERMIT (CUP) CASE NO. 844

Project Applicant: VIEWPOINT AMBULANCE SERVICES

Project Location - Specific:

10740 Forest Street, Santa Fe Springs, CA 91010

Project Location - City: Santa Fe Springs Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN  
AMBULANCE SERVICES USE AT 10740 FOREST STREET**

Name of Public Agency Approving Project: City of Santa Fe Springs

Name of Person or Agency Carrying Out Project: Jimmy Wong

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: SECTION 15332, CLASS 32
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project qualifies as an in-fill development under the California Environmental Quality Act (CEQA) categorical exemption, specifically Class 32, Section 15332 (In-fill Development Projects). See attachment

Lead Agency

Contact Person: Jimmy Wong Area Code/Telephone/Extension: 5628680511 ext7451

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Jimmy Wong Date: 2024.10.15 10:41:10-07'00' Date: 10/15/2024 Title: Associate Planner

Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

**CASE NO.:** CUP 844

**PROJECT APPLICANT:** Viewpoint Ambulance Services  
Attn: Shahin Melamed  
10720 Forest Street  
Santa Fe Springs, CA 90670

**PROJECT ADDRESS:**  
10720 Forest Street  
Santa Fe Springs, CA 90670

**APN(s):** 8009-015-047

**PROJECT LOCATION:**

The Project Site is located at 10720 Forest Street in the City of Santa Fe Springs, CA, approximately 340 feet north of the centerline of Florence Avenue, 280 feet west of the centerline of Bloomfield Avenue.

**SURROUNDING LAND USES AND SETTING:**

The 0.96-acre Project Site is in an Industrial area of the City, surrounded by Industrial uses to the north, south, east, and west. The nearest Single-Family Residential uses are located approximately 815 feet to the north, and the nearest Public Facilities use is the City of Santa Fe Springs Municipal Services Yard, located approximately 650 feet to the east.

**PROJECT DESCRIPTION:**

The Applicant proposes to use the Project Site for establishment, operation and maintenance of an ambulance service. The Applicant would demolish existing outdoor covered service/storage areas and install a 2,250 square foot pre-manufactured building for office space (Figure 1 - Site Plan: Proposed). The building would require the installation of a foundation as well as trenching for installation of electrical, water, and sewer connections. There are four existing underground wells that are either capped or abandoned and would not be disturbed by construction or operation of the Proposed Project.

**GENERAL PLAN DESIGNATION:** Industrial  
**ZONING:** M-2 (Heavy Manufacturing)

**INFORMATION DEMONSTRATING THAT THE PROJECT SATISFIES THE CONDITIONS DESCRIBED IN SECTION 15332 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS:**

1. Is the project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations?

The Proposed Project is consistent with the existing Industrial General Plan Designation and M-2 (Heavy Manufacturing) Zoning applicable to the Project Site.

2. Is the proposed development located within the City limits on a project site of no more than five acres substantially surrounded by urban uses?

The Project Site is 0.96-acres, within City limits, and surrounded by Industrial, urban uses.

3. Does the project site have value as habitat for endangered, rare or threatened species?

The Project Site is currently occupied by impervious asphalt paving, storage structures, a fuel tank. The Project Site has no value as habitat for endangered, rare, or threatened species. The Proposed Project includes an additional 2470 square feet of landscaping, including turf and street trees, what currently exists.

4. Would approval of the project result in any significant effects relating to traffic, noise, air quality, water quality?

a- Traffic:

*Construction* - There would be a temporary minor increase in traffic due to construction vehicles during the construction phase. However, this impact would be temporary. Therefore, potential impacts associated with construction traffic would be less than significant.

b- Noise:

*Operation* - The Proposed Project consists of the demolition of existing outdoor storage/service areas, and installation of a 2,250 square foot pre-manufactured building for office space. Based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, Code 120 for General Heavy Industrial, the net increase of 0.96-acres is equivalent to 3 new peak hour trips. A traffic study was not required nor prepared. Therefore, potential impacts associated with traffic on surrounding roadway segments and **inters** s would be less than significant.

*Construction* - The Proposed Project would generate temporary noise during construction activities. Equipment used during construction could create noise impacts through the duration of the construction process. However, these impacts are temporary and would cease upon completion of construction. Title XV, Chapter 155.425(8) of the City's noise ordinance exempts

construction noise outside of a 500-foot radius from a residential zone. The Project Site is located over 500 feet from the nearest residential zone. Therefore, construction noise resulting from the Proposed Project is exempt from the City's construction noise ordinance and no impacts associated with construction noise would occur.

*Operation* - The Proposed Project is a service use with associated office space that, when constructed, would generate noise impacts consistent with those of surrounding land uses. Therefore, potential impacts associated with noise from the operation of the Proposed Project would be less than significant.

c. Air Quality:

The Proposed Project site is located within SoCAB which is characterized by relatively poor air quality and is a Federal- and State-designated nonattainment area for O<sub>3</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> (US EPA 2012). SCAQMD has established significance thresholds for both construction and operational activities relative to these criteria pollutants. Based on the following analysis, implementation of the Proposed Project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant construction emissions established by the SCAQMD.

*Construction* - The Proposed Project includes the demolition of existing outdoor storage/ service areas, relocation of an existing above ground petroleum tank, and installation of a 2,250 square foot pre-manufactured building for office space on a 0.96-acre parcel. General construction activities, such as site preparation, including demolition of the storage area, grading, and travel by construction workers can contribute to air pollutants. All construction activities would comply with SCAQMD Rule 403 (SCAQMD 2005) regarding the control of fugitive dust emissions, and existing City dust suppression practices that minimize dust and other emissions. Such controls include frequent watering of the Project Site, the covering and/or wetting of trucks hauling dirt, sand, soil or other loose materials off-site, street sweeping, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the Project Site, suspending grading and excavation activities in high winds (25 miles per hour [mph] or more) as well as implementation of a traffic control plan to minimize traffic flow interference from construction activities, etc., that would be incorporated into the construction plans.

Construction is conservatively anticipated to last one month and construction would be broken into two phases: demolition and building construction. Pollutant emissions resulting from Proposed Project construction activities were calculated using the CalEEMod model 2016.3.2. Construction emissions are based on conservative assumptions, which imply a default equipment mix and a worst-case construction schedule. As shown in Table 1 - *Project-Related Construction and Operational Emissions*, the incremental increase in emissions from Proposed Project construction activities fall well below SCAQMD significance thresholds for regional emissions. Therefore, potential air quality impacts associated with construction would be less than significant.

*Operation* - The Proposed Project's incremental increase in regional emissions resulting from operation of the Proposed Project would not exceed any SCAQMD thresholds. Mobile source emission calculations utilize the vehicle miles traveled {VMT} rate calculated by CalEEMod, based on the specific proposed land use and intensity. The daily VMT rate is based on the number of daily trips for each land use and applied to a commute percentage and an average trip length, both of which are land use specific values derived from CalEEMod. These values account for variations in trip frequency and length associated with commuting to and from the Proposed Project. Emission factors specific to the buildout year are projected based on SoCAB- specific fleet turnover rates and the impact of future emission standards and fuel efficiency standards. The increase in the consumption of fossil fuels to provide power, heat, and ventilation was considered in the calculations as stationary point source emissions. Future fuel consumption rates are estimated based on land use specific energy consumption rates. The emission factors used in this analysis represent a State-wide average of known power producing facilities, utilizing various technologies and emission control strategies, and do not consider any unique emissions profile. These emission factors are considered conservative and representative. Area source emissions were calculated by CalEEMod and include emissions from natural gas and landscape fuel combustion, consumer products, and architectural coatings {future maintenance}. As shown in Table 1, the operational pollutant emission concentrations resulting from the operation of the Proposed Project would not exceed SCAQMD thresholds. Therefore, potential air quality impacts associated with operation would be less than significant.

**Table 1 Project-Related Construction and Operational Emissions  
Mass Daily Thresholds (pounds per day)**

	VOE	NOx	CO	SOx	PM10	PM2.s
<b>Construction Emissions</b>						
SCAQMD Threshold	75	100	550	150	150	55
2018	1.22	11.96	9.39	0.02	1.70	1.07
Total	1.22	11.96	9.39	0.02	1.70	1.07
Exceed Threshold?	No	No	No	No	No	No
<b>Operational Emissions</b>						
SCAQMD Threshold	55	55	550	150	150	55
Project Emissions	1.66	4.0	10.32	0.04	2.81	0.79
Exceed Threshold?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2

Regional emissions refer to the ambient conditions surrounding the Project Site. Therefore, pollutant emissions associated with construction of the Proposed Project would be less than significant. Operational related impacts are typically associated with emissions produced from Project-generated vehicle trips. Based on the Proposed Project's anticipated compliance with SCAQMD Rule 403 and the small scale of development, potential impacts associated with air quality would be less than significant.

d. Water Quality:

The Proposed Project involves the installation of a 2,250 square foot pre-manufactured building for office space. Minor trenching and backfill would be required to install underground water and sewer connections. The Contractor shall implement storm water and urban runoff pollution prevention controls, and Best Management Practices (BMPs) on construction sites in accordance with Chapter 52, Storm Water Runoff, of the City Code. The Project Site is less than one acre, therefore, the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) would not apply and a Storm Water Pollution Prevention Plan (SWPPP) would not be required. Therefore, with compliance with Chapter 52 of the City's Code, potential impacts associated with water quality would be less than significant.

5. Can the project site be adequately served by all required utilities and public services?

a. Fire Protection:

The installation of a 2,250 square foot pre-manufactured building for office space could incrementally increase demands for fire protection services. However, the increased demand for fire protection services would be met with existing fire resources. Potential impacts to fire services would be adequately funded by an increase in tax revenue, over an extended period, relative to the increase in development intensity. Additional fire personnel and associated facilities and equipment would be provided through the annual Operating Budget and Capital Improvement Program review process. Fire Department needs are assessed annually, and budget allocations revised accordingly to ensure that adequate levels of service are maintained throughout the City. Building plans submitted for new development on the Project Site would be required to comply with fire safety requirements. Additionally, development of the Project Site would not result in the need for new or physically altered fire protection facilities. Therefore, potential impacts associated with fire protection would be less than significant.

b. Police Protection:

The installation of a 2,250 square foot pre-manufactured building for office space could incrementally increase demands for police services. However, like fire protection services, the increased demand for police protection services would be met with existing police resources. Development of the Project Site would not result in the need for new or physically altered police protection facilities. Therefore, potential impacts associated with police protection would be less than significant.

c. Schools:

The Proposed Project would include the installation of a 2,250 square foot pre-manufactured building for office space. No new residents would directly result from the Proposed Project, therefore no impacts to schools would occur.

d. Parks:

The Proposed Project would include the installation of a 2,250 square foot pre-manufactured building for office space. No new residents would directly result from the Proposed Project, therefore no impacts to parks would occur.

e. Other Public Facilities:

The Proposed Project would include the installation of a 2,250 square foot pre-manufactured building for office space. No new residents would directly result from the Proposed Project, therefore no impacts to other public facilities, such as libraries, would occur.

f. Wastewater/Sewer:

The Proposed Project would be served by the County of Los Angeles Public Works Department for wastewater (sanitary sewer) collection service. The Proposed Project is located within a developed area and there is an existing sanitary sewer main in Forest Street, adjacent to the Proposed Project. The Proposed Project would be required to connect to this existing sanitary sewer line. Due to the small size of the Proposed Project, existing wastewater infrastructure and facilities would be adequate to serve the wastewater collection requirements of the Proposed Project. Therefore, potential impacts to wastewater treatment facilities/sewer systems would be less than significant.

g. Storm Water Drainage:

The Proposed Project would include the installation of a 2,250 square foot pre-manufactured building for office space and minor trenching for underground sewer and water utility connections. Per Chapter 52 of the City's Code, the Applicant would be required to include specific design Best Management Practices to ensure that no storm water runoff generated on the Project Site would leave it without pre-treatment for urban pollutants. The Proposed Project would not alter any drainage pattern in a manner that would result in substantial erosion or siltation on or offsite. The Proposed Project would not involve an alteration of the course of a stream or river. The Project Site is less than one acre, therefore, the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity {Construction General Permit Order 2009-0009- DWQ} would not apply and a Storm Water Pollution Prevention Plan {SWPPP} would not be required. Therefore, with compliance with Chapter 52 of the City's Code, potential impacts associated with storm water drainage would be less than significant.

h. Water Supplies:

The City of Santa Fe Springs Water Utility Authority {SFSWUA} receives water from two main sources: groundwater through an interconnect with the City of Whittier and imported surface water from the Metropolitan Water District of Southern California {MWD}. The groundwater from the City of Whittier comes from six active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. The surface water received through the MWD is from the Colorado River and the State Water Project in Northern California<sup>1</sup>. The 2017 Urban Water Management Program concluded that the City would have adequate supply to meet water demand during normal, single dry, and multiple dry years over the next 25 years<sup>2</sup>. The Proposed Project is consistent with the General Plan and Zoning Code and was reflected in the City's demand calculations. Therefore, potential impacts associated with water supplies would be less than significant.

i. Solid Waste Disposal:

The Proposed Project would include the installation of a 2,250 square foot pre-manufactured building for office space to support a paving contractor business. The Proposed Project's contribution of solid waste would be minimal and would not significantly impact solid waste collection or landfill operations. Therefore, potential impacts associated with solid waste disposal would be less than significant.

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<sup>1</sup> <https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=9212>

<sup>2</sup> <https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=9166> (Page 7-5)



j. Electricity: k. Natural Gas: l. Telephone Service: m. Television Service:

The Project Site is in a built-out, urban setting. The site and the surrounding properties are fully served by various utility service providers. There are no anticipated significant service or system upgrades needed to serve the proposed Industrial use. Therefore, potential impacts associated with demand for these services would be less than significant.

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\*\* Authority: See Public Resources Code Section 21083 and Section 15332 of Title 14 of the California Code of Regulations.

**DETERMINATION:**

I find that the analysis adequately supports each question and that the effects of the Proposed Project are typical of those generated within that class of projects (*i.e.*, Class 32 - Infill Development Projects) characterized as in-fill development meeting the conditions of Section 15332 of Title 14 of the California Code of Regulations. The Proposed Project would not cause a significant effect on the environment and is, therefore, categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.

By: Core and Associates

\_\_\_\_\_  
Date 07/10/2024

Allen Adel  
Printed Name,

*Allen Adel*

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Phone Number