

RESOLUTION NO. 09-2147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING OF TENTATIVE PARCEL MAP NO. 70939 TO CONSOLIDATE THREE (3) SEPARATE PARCELS OF LAND INTO ONE (1) PARCEL OF LAND FOR THE PROPERTY LOCATED AT 11727 ARKANSAS STREET IN THE LIGHT MANUFACTURING AND INDUSTRIAL (M-1) ZONE (CASE NO. 2009-16)

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1: An application was filed with the City of Artesia by Total Environmental Management (Curtis Scheetz), Inc on May 1, 2009. The following proposals have been submitted for this project: (1) Tentative Parcel Map No. 70939 to consolidate three (3) separate parcels of land into one parcel of land in order to allow a warehousing use for the property located at 11727 Arkansas Street;(2) a request for approval of a conditional use permit to legalize an existing warehousing use for the property located at 11727 Arkansas Street;(3) a request for design review approval for the site improvements on the property located at 11727 Arkansas Street. An additional resolution (P.C. Resolution No. 2009-17P) for Case No. 2009-16 accompanies this Resolution 2009-16P.

SECTION 2: On Tuesday, May 26, 2009, the Planning Commission conducted a duly noticed public hearing, and following the receipt of public testimony, closed the hearing and recommend that the City Council approve Case No. 2009-16.

SECTION 3: The City Council of the City of Artesia conducted a duly noticed public hearing on Monday, June 8, 2009, in compliance with the requirements of the Artesia Municipal Code.

SECTION 4: The project is categorically exempt from review under the California Environmental Quality Act ("CEQA") under State CEQA Guidelines Section 15315, Class 15, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SECTION 5: Based on all the evidence in the record, the City Council finds that the evidence presented justifies the approval of Tentative Parcel Map No. 70939 for the following reasons:

- A. The proposed Tentative Parcel Map and lot consolidation are consistent with the General Plan because the General Plan supports proposals to consolidate parcel of land in an orderly, functional and efficient manner. The lot consolidation will also allow for the continuation of an existing use, and expansion, which promotes continued economic vitality of the neighborhood.
- B. The project site is physically suitable for the type and density of development proposed because the site is flat and infrastructure is capable of supporting the proposed use and site improvements.
- C. The lot consolidation will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property is within a fully developed urban area.
- D. The lot consolidation is not likely to cause serious public health problems because conditions of approval have been applied to the project to require compliance with applicable codes and ordinances designed to protect public health and safety.
- E. The proposed lot consolidation will not conflict with the General Plan policies and land use designation for light industrial and manufacturing uses because the entire parcel would be combined into one parcel of land and continue to comply with development standards of Section [9.2.3403](#) of the Artesia Municipal Code and be consistent with the General Plan designation.
- F. The discharge of waste from the lot consolidation into an existing community sewer system will not result in the violation of the existing requirements prescribed by the California Regional Water Quality Board because the proposed commercial building will be pursuant to provisions of Division 7 of the California Water Code.

SECTION 6: Based on the findings set forth above and on all other evidence in the record, the City Council approve Tentative Parcel Map No. 70939 (Case No. 2009-16) subject to the following conditions:

1. This is for the approval for (1) Tentative Parcel Map No. 70939, to consolidate two separate parcels of land into one parcel of land for the property located at 11727 Arkansas Street
2. The applicant shall submit a check to the City of Artesia for the amount of seventy five dollars (\$75.00) made payable to Los Angeles County Clerk for the Fish and Game Exemption filing.

3. Prior to Grading Permit: The applicant shall comply with all requirements, current as of the time of construction, of the National Pollution Discharge Elimination System (MS4) Permit and City of Artesia Stormwater Pollution Prevention requirements throughout the construction and thereafter, and plans shall incorporate all best management practices as required. Cross lot drainage is not allowed and historical orientation of flows shall be maintained wherever practicable. All site runoff must be treated before leaving the project site.
 - a. Prior to Grading Permit: The proposed parking lot being over 5,000 square feet, the applicant shall prepare and submit a Standard Urban Stormwater Mitigation Plan (SUSMP). Prior to Certificate of Occupancy: The applicant shall install any structural Best Management Practices (BMP's) identified in the SUSMP and on project plans or documents, and shall record a separate covenant covering the entire subdivision for maintenance of said structural BMP's. BMP's shall provide treatment, filtration/infiltration of pollutants including, but not limited to, hydrocarbons, metals, and bacteria and all other pollutants of concern, or 303 (d) listed impairments for the San Gabriel River or Coyote Creek, to the satisfaction of the City Engineer.
 - b. Prior to Grading Permit: Applicant shall submit an Erosion Control Plan incorporating the requirements of the Stormwater Pollution Prevention Plan, signed by a Registered Civil Engineer, and plans shall be approved by the City Engineer. This may be incorporated into the Grading Plans.
 - c. Clearing and grubbing shall not be allowed prior to grading permit unless approved by the City Engineer, the Notice of Intent (NOI) is filed, if applicable, and Erosion and Dust Control measures are implemented.
4. Prior to the issuance of any grading permits, the applicant shall submit a geotechnical report for the review and approval. The report shall include the information and be in a form per Los Angeles County Standards. The report shall include a section on soils analysis verifying that on-site soils are suitable for the proposed development. These studies shall include assessment of potential soil-related constraints and hazards such as slope instability, settlement, liquefaction, and related seismic impacts. The studies shall include specific mitigation measures, addressing all identified geotechnical constraints, in accordance with the Uniform Building Code and relevant City or County grading and subdivision ordinances. Tentative Tract Map approval for this project shall be granted at the applicant's risk with respect to this item.

5. Prior to Grading Permit: The applicant shall submit a Grading Plan prepared by a Registered Civil Engineer including proposed building footprints and all site grading and drainage improvements and plan shall be reviewed and approved by the City Engineer.
 - a. Prior to Grading Permit: The applicant shall submit a Dust Abatement Plan, and said Plan shall be reviewed and approved by the City Engineer.
 - b. If deemed necessary a Hydrology Report shall be submitted and approved with the Grading Plan that shall identify and determine the Drainage improvements necessary to mitigate storm water flows to and from the site. The plans shall include devices to carry site flows to keep concentrated flows away from public sidewalk and eliminate offsite drainage impacts. No increase in downstream runoff shall be allowed and any potential increases shall be mitigated on-site.
 - c. Prior to Grading Permit: The applicant shall submit grading bonds to cover grading and drainage improvements.
6. Prior to Grading Permit: The applicant shall submit a Demolition Plan and shall process a Demolition Permit. Said plan shall be reviewed by the City Engineer and Los Angeles County Building Department. Applicant shall implement all necessary Erosion Control measures prior to start of demolition and shall submit an Erosion Control Plan for prior review and approval.
7. Prior to Building Permit: If applicable, Site water and sewer plans shall be prepared by a licensed civil engineer and shall be reviewed and approved by the City Engineer. Any fire hydrants and fire flow shall be approved by the Fire Authority and proof of adequate pressure from the water company shall be submitted to the City Engineer. The applicant shall also provide proof of adequate sewer capacity in the form of a sewer study that shall be reviewed and approved by the City Engineer.
8. Prior to permit issuance for the installation of offsite water facilities for connection and service to the subdivision, application to Golden State Water Company for plans to be prepared and submitted is required, and said plans shall be approved by the City Engineer. The applicant is cautioned to contact the water purveyor very early in the design process to assure adequate pressure and to initiate final engineering of necessary water improvements.
9. Prior to the recordation of Parcel Map 70939, or prior to issuance of a Building Permit, whichever comes first, the applicant shall be required to

enter into a Subdivision Improvement Agreement and post bonds or other securities to cover the cost of the public right-of-way and other improvements. This requirement may be waived if all improvements are installed and inspected for approval prior to the recordation of the Parcel Map.

10. Prior to Grading Permit: The applicant shall submit Encroachment Permit Plans, including street plans for any work within the public right-of-way of Arkansas Street or the public alley. Said plans shall be prepared by a Licensed Civil Engineer and shall be reviewed and approved by the City Engineer.
11. Prior to Certificate of Occupancy the applicant shall construct street improvements as follows:

Arkansas Street :

12. Remove existing driveway(s) and sidewalk as well as any damaged curb and gutter or other improvements. Construct new sidewalk and new driveway(s) to meet accessibility requirements by A.D.A. and State of California regulations, and replace broken or damaged curb or other improvements to the satisfaction of the City Engineer.
13. Provide street trees, irrigation and landscaping in accordance with the approved landscape plans.
14. Provide illumination calculations verifying adequate lighting or install new streetlights as deemed necessary. Provide new or rehabilitate any existing signage and / or striping as required.
15. Provide slurry seal for the half street width along the project frontage of any public street where pavement cuts or utility trenching is necessary, as determined by the City Engineer. If utility trenching is not required then this condition shall not apply.
16. Provide new or rehabilitate any existing signage and / or striping as required.
17. Prior to Building Permit: The project civil engineer and soils engineer shall submit a Certification of Line and Grade to the City Engineer stating that all grading, over excavation, re-compaction etc. have been completed in conformance with the approved Grading Plan and Soils Report recommendations.
18. Prior to certificate of Occupancy: The project civil engineer shall submit a precise grade certification to the City Engineer stating that all precise

grading, swales, drainage and storm water quality devices and improvements, etc., have been constructed in accordance with the approved plans. Said work is subject to verification by the City Engineer and Building Inspector.

19. A Final Parcel Map prepared by, or under the direction of, a registered civil engineer authorized to practice land surveying or a licensed land surveyor shall be processed through the City of Artesia's City Engineer and the Los Angeles County Land Development Division prior to being filed with the County Recorder, for the consolidation of the two existing lots.
20. Prior to Recordation of the Parcel Map, the Applicant shall show the precise position and character of each monument found or set at every boundary corner. Applicant shall set durable monuments at every property corner not less substantial than an iron pipe of a two (2) inch outside diameter, not less than two and one-half (2-1/2) feet in length, with concrete plug and tag, and set at least two (2) feet into the ground, or of such other character and stability as may be approved by the City Engineer.
21. Prior to Certificate of Occupancy all final survey monuments shall be set by the applicant's surveyor and approved by the City Engineer and applicant shall pay related inspection fees.
22. Prior to recordation of the final Parcel Map the applicant shall post a bond to cover the cost of setting final survey monuments. Final monuments may be set in lieu of the bond and inspected by the City Engineer prior to recordation
23. Prior to Certificate of Occupancy the applicant shall provide the proposed project with all required utilities.
24. Easements for all on-site utilities, public and private, shall be granted on the Parcel Map or via a separate instrument and recorded for ingress and egress, maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, gas, telephone, and landscaping, if required. Recordation of a quitclaim, prior to Certificate of Occupancy, is required for any existing easement that is no longer required to service the site.
25. Will Serve letters shall be required prior to Building Permit. The following is a list of the minimum Will Serve letters required:
 - a. Southern California Edison
 - b. Water Company
 - c. Sewer Maintenance District insinuate

26. Prior to installation of public improvements the applicant shall submit a Landscape and Irrigation Plan for the parkway between the street curb and the property lines of the subject site, for the entire length of the subject site's street or public right-of-way frontages for Planning and City Engineer approval. The plan shall include trees in sufficient size and quantity to meet the criteria set forth by the City of Artesia Street Tree Policy. The species of the trees shall also be approved by the Planning Department, per the requirements set forth by the City Council. The plans shall also provide for a fully automatic irrigation system maintained by the subdivision to serve the landscaped parkway area. The landscaping and irrigation system shall be fully installed prior to final inspection of the subject subdivision.
27. Any perimeter or building walls facing or visible from a public street or public alley shall include planting of vines or other means approved by City staff to deter graffiti. Walls adjacent to a private lot or a parcel not part of the public right of way shall be set back from the property line, where necessary, in order to allow for installation of vines and automated irrigation within the subject site boundary.
28. Continued maintenance of all landscape and other improvements shall be the perpetual responsibility of the property owner. The landscaping shall be well maintained in a healthy and consistent manner to the satisfaction of the City of Artesia.
29. All utility service shall be installed fully underground. Existing utilities shall be converted to be fully underground for the portions of the site being redeveloped.
30. Prior to the issuance of building permits, the applicant shall pay all applicable fees.
31. Prior to Certificate of Occupancy the applicant shall record Parcel Map 70939.
32. Prior to Grading Permit: The project shall comply with all requirements of the Americans with Disabilities Act (ADA) and related State and Federal accessibility requirements, including but not limited to, ADA Path of travel, accessible parking stalls, handicap ramp(s) including truncated domes, etc.
33. Prior to Grading Permit: The Los Angeles Regional Water Quality Control Board has stated that projects should be designed to be effectively 95% pervious. Applicant shall implement Low Impact Development practices. Generally, reduce hardscape, increase landscape areas and reduce or eliminate site runoff.