



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, OCTOBER 19, 2022 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The Planning Commission Meeting will be held in-person in the City Council Chambers located at 7800 Katella Avenue, Stanton, CA 90680.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to CommunityDevelopment@StantonCA.gov with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (Wednesday, October 19, 2022). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4237.

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 890-4237. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

1. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Ash, Vice Chair Adams, Commissioner Marques, Commissioner Frazier, Vacant

4. **SWEARING IN/SEATING OF NEW PLANNING COMMISSIONER**

The City Clerk will administer the Oath of Office to Ms. Helen Sanchez

5. **SPECIAL PRESENTATION**

None.

6. **APPROVAL OF MINUTES**

None.

7. **PUBLIC COMMENTS**

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments

8. **PUBLIC HEARINGS**

8A. **PUBLIC HEARING TO CONSIDER AMENDING CONDITIONAL USE PERMIT NO. C21-01 TO ALLOW KARAOKE AND LIVE BAND ENTERTAINMENT IN CONJUNCTION WITH A BONA FIDE RESTAURANT WITH ALCOHOL SERVICE LOCATED AT 12033 BEACH BLVD IN THE CG COMMERCIAL GENERAL ZONE**

RECOMMENDED ACTION

Planning Commission of the City of Stanton hereby resolve as follows:

- Conduct a public hearing;
- Declare the project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1 (Existing Facilities); and
- Adopt Resolution No. 2555 approving Amendment to Conditional Use Permit No. C21-01

8B. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO CONDITIONAL USE PERMIT NO. C19-07 FOR A MAJOR UTILITY SERVICE FACILITY LOCATED AT 8230 PACIFIC STREET, CONDITIONAL USE PERMIT NO. C22-04 TO ALLOW EXPANSION OF THE USE TO A PORTION OF THE ADJACENT PROPERTY LOCATED AT 10680 FERN AVENUE AND SITE PLAN AND DESIGN REVIEW NO. SPDR-819 TO ALLOW THE CONSTRUCTION AND EXPANSION FOR THE FACILITY IN THE IG INDUSTRIAL GENERAL ZONE.

RECOMMENDED ACTION

Planning Commission of the City of Stanton hereby resolve as follows:

- Conduct a public hearing;
- Declare the project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-fill Development) and Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2556 approving Amendment to Conditional Use Permit No. C19-07, Conditional Use Permit No. C22-04, and Site Plan and Design Review No. SPDR-819

9. NEW BUSINESS

None.

10. OLD BUSINESS

None.

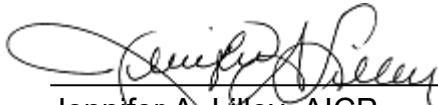
11. PLANNING COMMISSION COMMENTS

At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

12. DIRECTOR'S REPORT

13. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 13th day of October 2022.

A handwritten signature in black ink, appearing to read "Jennifer A. Lilley", is written over a horizontal line.

Jennifer A. Lilley, AICP
Community & Economic Development Director



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: October 19, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER AMENDING CONDITIONAL USE PERMIT NO. C21-01 TO ALLOW KARAOKE AND LIVE BAND ENTERTAINMENT IN CONJUNCTION WITH A BONA FIDE RESTAURANT WITH ALCOHOL SERVICE LOCATED AT 12033 BEACH BLVD IN THE CG COMMERCIAL GENERAL ZONE

RECOMMENDED ACTION

Planning Commission of the City of Stanton hereby resolve as follows:

- Conduct a public hearing;
- Declare the project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1 (Existing Facilities); and
- Adopt Resolution No. 2555 approving Amendment to Conditional Use Permit No. C21-01

BACKGROUND

The project site is located on the southwest corner of Chapman Avenue and Beach Boulevard within the Playa Galleria Shopping Center. The site is zoned CG (Commercial General), General Mixed Use Overlay District (*Exhibit 1*). The surrounding uses and existing land uses are mainly commercial with residential single-family housing located northwest of the subject property (Table 1). The property is separated by a 100-foot arterial roadway, Chapman Avenue from the referenced residential development.

Exhibit 1. Aerial of site and surrounding uses

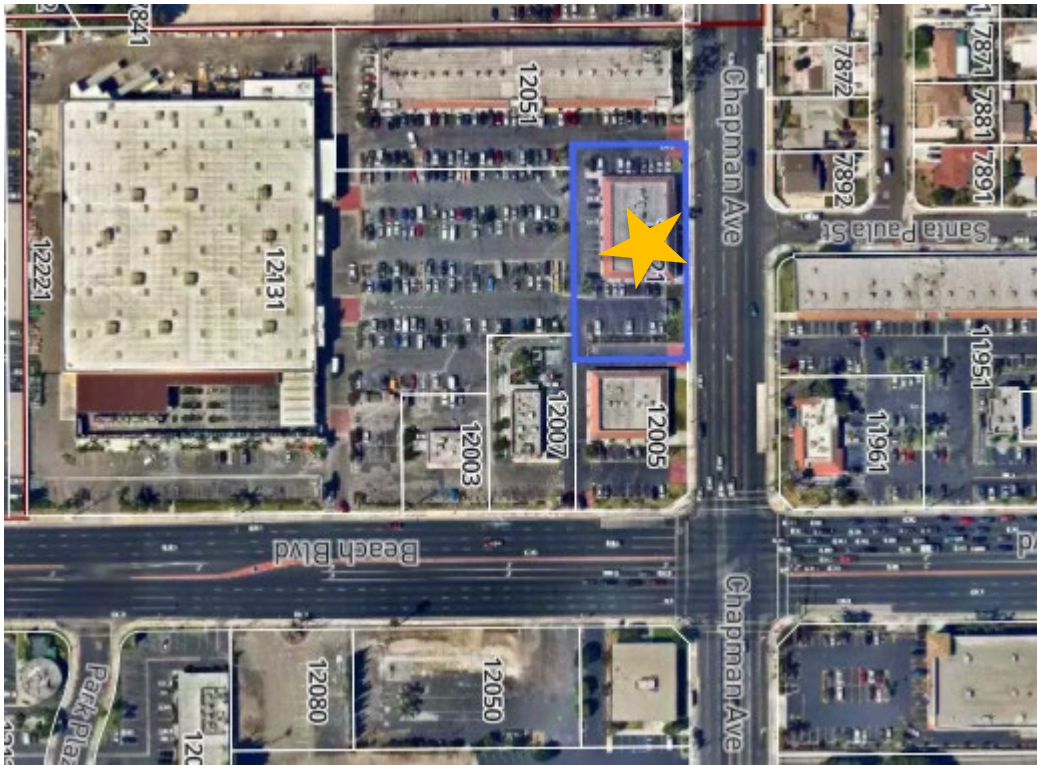


Table 1. Surrounding Land Use Designation

	Zoning	Existing Land Use
North	Single-Family Residential (RL) and Commercial General (GC)	Single-Family Residential (Northwest) and Commercial Center (Northeast)
East	Commercial General (GC)	Commercial Uses, including food establishments and liquor
South	Commercial General (GC)	Commercial Uses, The Home Depot anchoring the center
West	Commercial General (GC)	Commercial Use, including food establishments and retail store

PROJECT DESCRIPTION

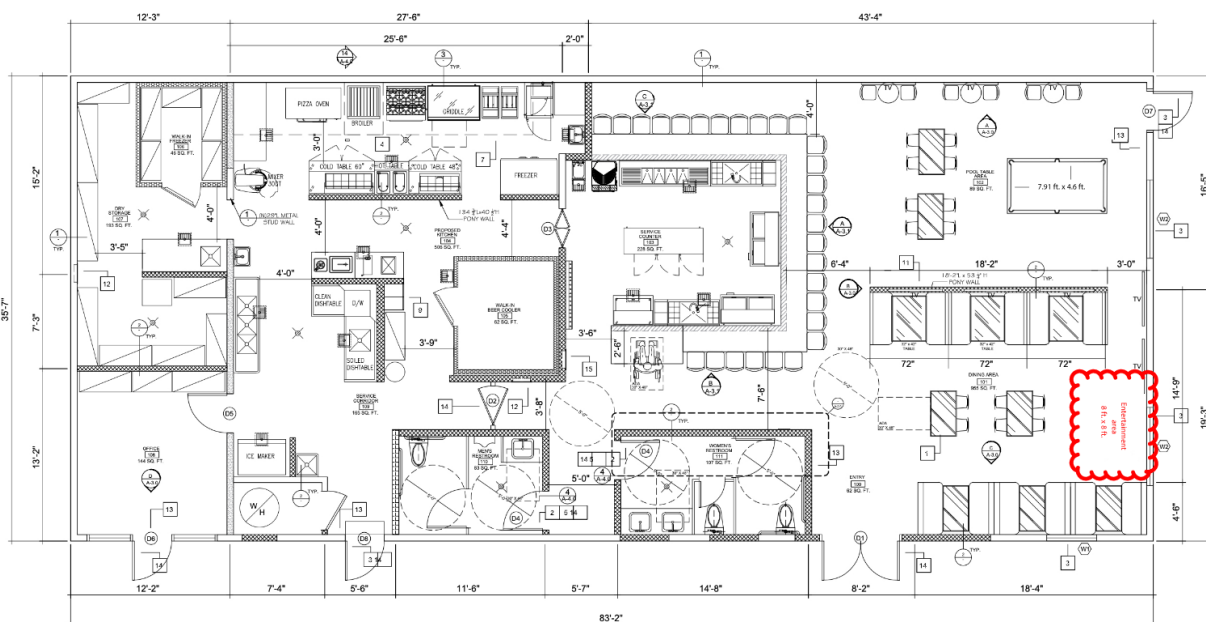
The project site is located at 12033 Beach Boulevard, formerly Mitsuyoshi Japanese Restaurant. The Mitsuyoshi Japanese Restaurant was granted Conditional Use Permit No.C86-17, allowing the restaurant to serve beer and wine and operated with an active business license for 34 years, from 1987 to 2021. On October 6, 2021, the Planning Commission approved Conditional Use Permit No. C21-01, for Lucky John's Kitchen to

operate as a bona fide restaurant including on-site sales of beer, wine, and distilled spirits. This action also revoked Conditional Use Permit No. C86-17.

ANALYSIS/JUSTIFICATION

Lucky John's Kitchen is proposing to amend Conditional Use Permit No. C21-01 to allow karaoke and live entertainment incidental to the primary restaurant use. These incidental uses are proposed to be from 9:00 pm to 2:00 am, Monday through Sunday. The applicant does not intend to have karaoke or live entertainment every day, however, would like the flexibility to offer live entertainment, as available, on various days.

Exhibit 2. Modified Floor Plan



The City of Stanton's Municipal Zoning Code allows for incidental uses, such as a bar, cocktail lounge, or any other use to operate in conjunction to a bona fide restaurant, so long as the incidental use does not exceed 35% of the total net floor area of the dining area. As indicated in Figure 2, the total tenant space is 2,870 square feet with the total area dedicated for dining is 955 square feet. The incidental uses include 228 square feet for the bar/lounge area, approximately 37 square feet for a pool table, and 64 square feet for live entertainment (karaoke or bands). The total area dedicated to incidental uses is approximately 329 square feet, 34.45% of dining area and thus within the allowance established by the Code.

All operations of the existing restaurant will remain the same. The floor plan is slightly modified to allow for the live entertainment set up as outlined above and shown in Exhibit 2. All conditions under Resolution No. 2555 remain and will continue to be required and adhered to by the operator.

ENVIRONMENTAL IMPACT

In accordance with the requirements of the California Environmental Quality Act (CEQA) this project has been determined to be Categorically Exempt under Section 15301, Class 1 (Existing Facilities).

PUBLIC NOTIFICATION

Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process.

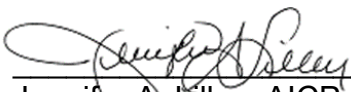
Prepared by,



Patricia Garcia
Assistant Planner

Approved by,



Maribeth Tinio
Planning Manager

Jennifer A. Lilley, AICP
Community and Economic Development Director

ATTACHMENTS

- A. PC Resolution No. 2555
- B. Vicinity Map
- C. Site Plan
- D. Floor Plan
- E. Projective Narrative

RESOLUTION NO. 2555

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON TO AMEND CONDITIONAL USE PERMIT NO. C21-01 TO INCLUDE KARAOKE AND LIVE ENTERTAINMENT AS INCIDENTAL USES IN CONJUNCTION WITH AN ALCOHOL SERVING BONA FIDE RESTAURANT AT 12033 BEACH BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on October 1, 1986, the Planning Commission of the City of Stanton approved Conditional Use Permit C86-17 for the operation of a bona fide restaurant with on-premises consumption of beer and wine at 12033 Beach Boulevard.

WHEREAS, on October 9, 2021, the Planning Commission of the City of Stanton conducted a duly noticed public hearing and revoked Conditional Use Permit C86-17 for the operation of a bona fide restaurant with on-premises consumption of beer and wine located at 12033 Beach Boulevard (CG) Commercial General zone.

WHEREAS, on October 9, 2021, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to allow the on-site sales and consumption of beer, wine and distilled spirits in conjunction with a bona fide restaurant located at 12033 Beach Boulevard in the CG (Commercial General) zone; and

WHEREAS, on October 11, 2022, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to allow for live entertainment as an incidental use with a bona fide restaurant located at 12033 Beach Boulevard.

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the Staff report prepared for this application as presented at the public hearing; and

WHEREAS, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City's procedures. Based upon the information received and Staff's assessment of the information, the Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(a) (Existing Facilities) and;

WHEREAS, all legal prerequisites have occurred prior to adoption of this resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The Planning Commission hereby finds that all of the facts, findings and conclusions set forth above in this resolution are true and correct.

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act, Section 15301, Class 1(a) (Existing Facilities).

SECTION 3: That in accordance with the findings as set forth in Sections 20.550.060 of the Stanton Municipal Code:

- A. The proposed use is consistent with the General Plan and any applicable specific plan.

The project meets Economic Development Goal ED-2.2 by promoting economic revitalization along major arterials Beach Boulevard and Katella Avenue. The project also meets Strategy ED-4.1 of the General Plan to assist existing business by facilitating the permitting process for those looking to expand their facilities. The approval of this amendment would allow an existing Stanton small business, Lucky Johns, to expand their offerings as a bona fide restaurant to include karaoke and live entertainment.

- B. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the zoning code and the municipal code.

A bona fide restaurant with the primary use being food sales and service and secondary and incidental use of on-site sales of beer, wine and alcoholic beverage as allowed within the Commercial General Zone with the approval of the Conditional Use Permit, and in compliance with Section 20.400.030 of the Stanton Municipal Code. The proposal to amend Conditional Use Permit No. C21-01 to allow karaoke and live entertainment is also permitted with the review and approval of a Conditional Use Permit. The proposed use and live entertainment comply with all applicable provisions of the Municipal Code.

- C. The design, location, size and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

The restaurant is surrounded by commercial uses to the north, east, and south, and residential uses located northwest of the subject property. The property is separated by a 100-foot arterial roadway, Chapman Avenue, from the residential development. Additionally, the business would operate entirely within existing commercial retail building footprint compatible with the other commercial uses within the shopping center. The business will be conditioned to keep all doors closed during operation of live entertainment. The proposed use is commercial in nature, in compliance with the Zoning Code and General Plan designation. As such, the proposed use would be consistent with existing and future commercial activities in the vicinity.

- D. The site is physically suitable in terms of its design, location, shape, size and operating characteristics of the proposed use; the provision of public and emergency vehicle access; public protection services; the provision of utilities; and served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The proposed use is located within an existing shopping center with access from three driveways along Chapman Avenue and Beach Boulevard. The proposed business would operate in an existing tenant space currently serviced by all public protection services, and utilities, and maintains existing access to two major arterial roadways, Chapman Avenue to the north and Beach Boulevard to the east of the property. The use would be conducted within the existing building and is not increasing the square footage or previous use of the building. As such, the site is physically suitable for the business operations.

- E. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

The site is suitable for the proposed use as it was previously operated as a restaurant. There is no increase of square footage and the business will operate within the existing tenant space. The proposed modification intends to add karaoke and live entertainment to the permitted incidental use. The project has been conditioned to keep doors closed during entertainment and will need to comply with the City's Noise Ordinance.

SECTION 4: That based upon the above findings, the Planning Commission hereby approves amending Conditional Use Permit No. C21-01 to allow karaoke and live entertainment in conjunction with a bona fide restaurant business located at 12033 Beach Boulevard in the CG (Commercial General) zone, subject to the following conditions:

A. That all conditions of the Planning Division be met, including but not limited to the following:

1. This approval amends Conditional Use Permit No. C21-01 to add live entertainment (karaoke and live entertainment, ie bands) as an approved incidental use subject to the conditions contained herein, in addition to all conditions contained in Planning Commission Resolution No 2355, which shall be upheld with this approval.
2. The proposed project will be constructed, developed, used, operated, and permanently maintained in accordance with the terms of the application, plans, drawings, and conditions imposed in the resolution of approval.
3. Incidental uses shall be consistent with the floor plan submitted as part of this application. Any modifications to the incidental uses shall require review and approval by the Planning Division. Any significant modifications shall require review and approval by the Planning Commission.
4. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days acceptance of the conditions of approval as adopted by the Planning Commission. In addition, the Applicant shall record the Conditions of Approval in the Office of

the County Recorder. Proof of recordation shall be provided to the Planning Division prior to commencement of live entertainment.

5. Karaoke and live entertainment (live band) shall be limited to Monday through Friday, 9:00 pm to 2:00 am. Any significant modifications to entertainment operating hours and/or type of live entertainment shall require review and approval by the Planning Commission.
6. All entertainment shall be limited to within the confines of the existing tenant space. No outdoor entertainment is permitted.
7. All exterior doors shall remain closed at all times during entertainment activities. Entertainment shall not be conducted at any time during which any applicable law or code requires an exterior door to be open.
8. All operations of the restaurant and entertainment uses shall be subject to the provisions of Chapter 9.28 of the Stanton Municipal Code (Noise Control). No noise emanations from the business shall exceed the noise standards specific to Section 9.28.050. If these standards are exceeded, as determined by a competent authority, the applicant shall be required, at its own expense, to modify operating hours, modify types of live entertainment and/or implement any other noise mitigation measures as may be recommended by a competent independent authority.
9. The Planning Commission may set this permit for a public hearing at any time to consider modifications of any conditions or revocation of the permit if non-compliance and/or nuisances occurs.
10. At no time shall the number of persons within the subject unit be greater than the occupancy allowed by the Building Division and Orange County Fire Authority.
11. In accordance with policies adopted by the City, the Applicant(s)/Owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigation/inspections that result in a finding of violation of any applicable laws and/or conditions of approval.
12. As a condition of issuance of this approval, the applicant shall indemnify, protect, defend, and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents,

departments agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedures Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the action.

C. That all conditions of the Orange County Fire Authority be met.

1. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to commencement of any live entertainment.

Prior to issuance of permit:

- Architectural (service codes PR204 or PR208)

Prior to concealing interior construction:

- Fire Alarm System (service code PR500-PR520)
- Fire Sprinkler System (service codes PR430-PR455), if the building is currently sprinklered and the system requires modification
- Hood and Duct extinguishing system (service code PR335)

SECTION 5: That based upon the above findings, the Planning Commission hereby APPROVES Amendment to Conditional Use Permit No. C21-01.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on October 19, 2022, by the following vote, to wit:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

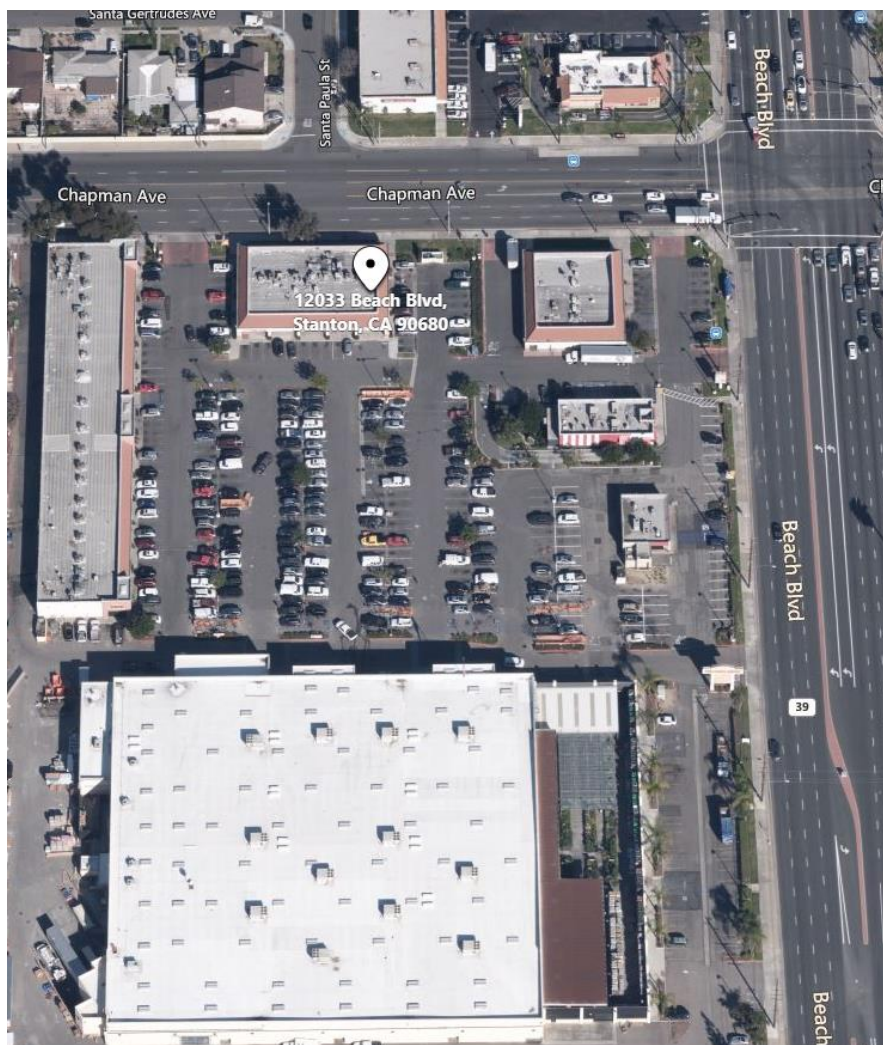
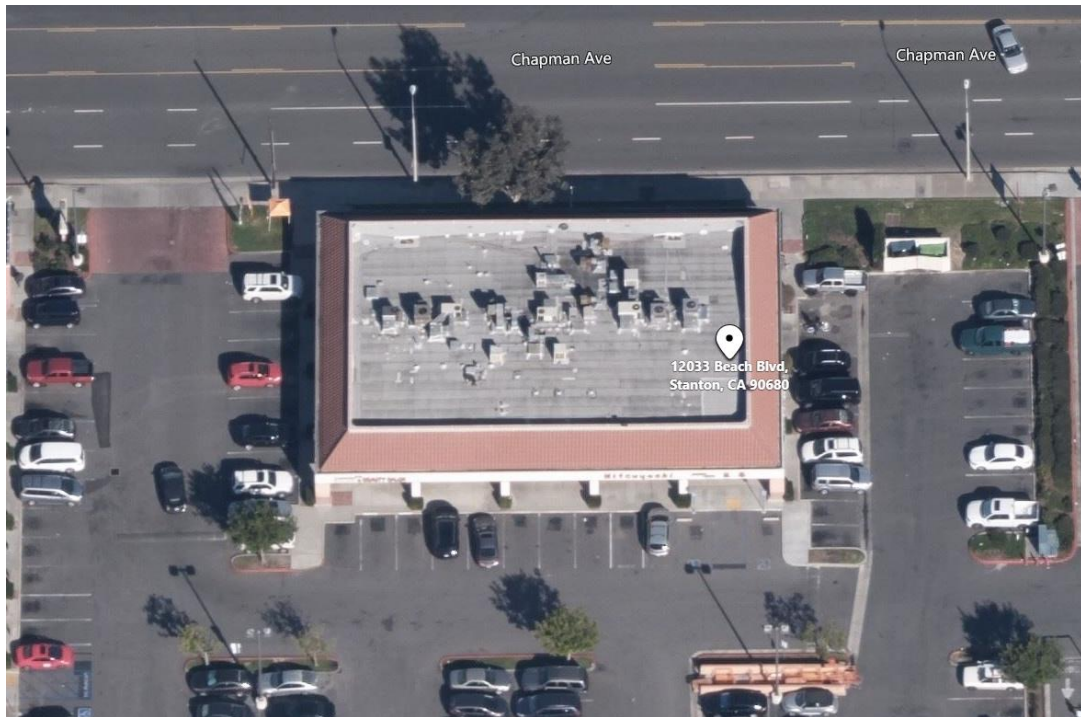
[SIGNATURES FOR RESOLUTION NO. 2555 ON NEXT PAGE]

[SIGNATURE PAGE FOR RESOLUTION NO.2555]

Elizabeth Ash, Chairman
Stanton Planning Commission

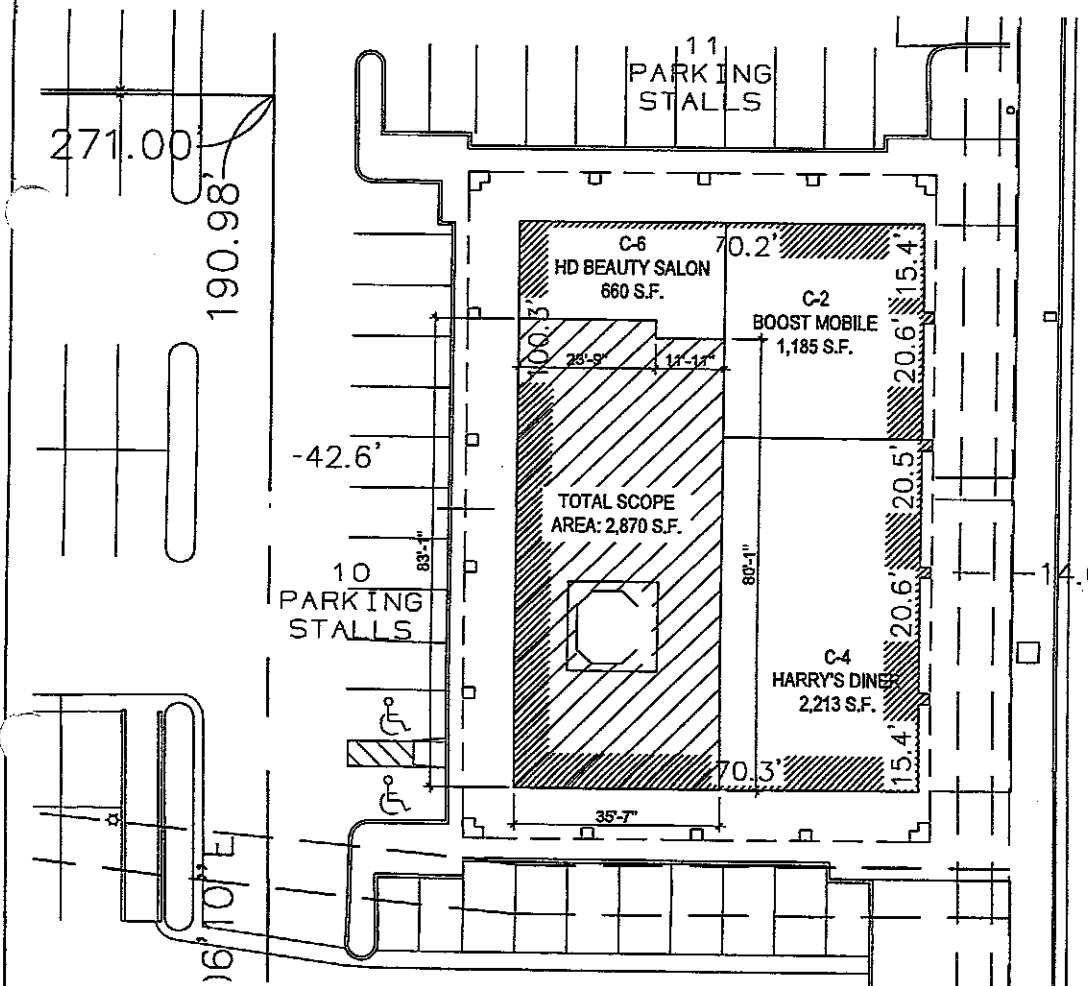
Jennifer A. Lilley, AICP
Planning Commission Secretary

12033 Beach Blvd. – Vicinity Map



LUCKY JOHN'S

12033 BEACH BLVD, STANTON, CA 90680



ENLARGED EXISTING SITE PLAN (NO CHANGE)
SCALE: N.T.S.

PROJECT INFORMATION

BUILDING CODE
A. 201 CALIFORNIA BUILDING CODE (CBC)
B. 201 CALIFORNIA ELECTRICAL CODE (CEC)
C. 201 CALIFORNIA MECHANICAL CODE (CMC)
D. 201 CALIFORNIA FIRE PREVENTION CODE (FPC)
E. 201 CALIFORNIA ENVIRONMENTAL CODE (CEC)
F. 201 CALIFORNIA ENERGY CODE (CEC)
G. CITY OF STANTON ORDINANCES

BUILDING INFORMATION

PARCEL APT
CONSTRUCTION TYPE
BUILDING AREA
SCOPE AREA (RESTAURANT)
BUILDING STORY
NUMBER OF SEATS
FIRE DEPARTMENT
OCCUPANCY GROUP

OCCUPANCY CALCULATION

AREA	AREA SQ. FT.	MAX. OCC. LOAD
DINING AREA	215 SQ. FT.	215 S.F. / 15 = 14.3
POOL TABLE AREA	47 SQ. FT.	47 S.F. / 15 = 3.1
KITCHEN	540 SQ. FT.	540 S.F. / 15 = 36.0
STORAGE/REAR DOOR	48 SQ. FT.	48 S.F. / 15 = 3.2
STORAGE CLOSET	70 SQ. FT.	70 S.F. / 15 = 4.7
RESTROOM	40 SQ. FT.	40 S.F. / 15 = 2.7
WASHROOM	10 SQ. FT.	10 S.F. / 15 = 0.7
PROPOSED MAX OCCUPANCY LOAD	170 SQ. FT.	113 S.F. / 15 = 7.5

ACCESSIBLE SEATING CALCULATION

TOTAL DINING AREA: 115 SQ. FT.
ACCESSIBLE SEATING REQUIRED: 1 SEAT
ACCESSIBLE SEATING PROVIDED: 1 SEAT

PARKING

AREA NAME	AREA SQ. FT.
GUEST PARKING	1 SQ. FT.
EMPLOYEE PARKING	1 SQ. FT.
PREP AREA	1 SQ. FT.
KITCHEN	1 SQ. FT.
STORAGE	1 SQ. FT.
RECYCLING (BATTERY)	1 SQ. FT.
TOTAL	1 SQ. FT.
1 PARKING SPACE PER 100 S.F.	1 SQ. FT.
GUEST PARKING REQUIREMENT = 1	

GUEST PARKING REQUIREMENT = 1
EMPLOYEE PARKING REQUIREMENT = 1
TOTAL PARKING REQUIREMENT = 2

EXISTING PARKING STALLS

TYPE OF PARKING	QTY
STANDARD	10
IMPASSE	1
TOTAL	11

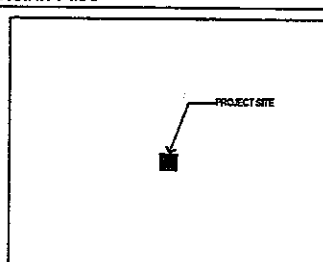
PARKING STALLS REQUIRED

PARKING STALLS PROVIDED: 11

NOTES

1. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.

VICINITY MAP



DRAWING INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING SITE PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED FURNITURE PLAN
A-4	PROPOSED ELEVATIONS
A-5	INTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS

GENERAL NOTES

1. THESE PLANS ARE INTENDED FOR A CONDITIONAL USE PERMIT ONLY.
2. THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF SERVICE ARE PROVIDED FOR THE OWNER AND WHEN COMBINED WITH OTHER PLANS AND SPECIFICATIONS THEY ARE INTENDED TO OBTAIN A CONDITIONAL USE PERMIT ONLY FOR THIS PROJECT. THEY ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. ALL CONDITIONS, SPECIFICATIONS, AND REQUIREMENTS SHALL BE OBTAINED FROM THE CITY OF STANTON.
3. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED ON THE FIELD AND ALL QUESTIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE RESOLVED BEFORE THE APPROVED WORK PROCEEDS. NO DIMENSIONS SHALL BE OBTAINED BY MEASURING THESE PLANS.
4. ALL LABORATORY TESTS, INSPECTIONS AND REPORTS THAT ARE REQUIRED BY THESE PLANS OR BY LAW.
5. NOTIFY THE PROJECT DESIGNER OF ANY DESIGN CHANGES PROPOSED BY OWNER OR THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION.
6. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS SHALL BE DETERMINED FROM DRAWINGS OTHER FLOOR, WALL, AND ROOF OPENING REQUIRED BY MECHANICAL OR ELECTRICAL SHALL BE VERIFIED SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
7. PLUMBING, MECHANICAL AND ELECTRICAL ARE NOT CHECKED FOR CODE COMPLIANCE. THESE TRADES ARE SUBJECT TO FIELD INSPECTION.

SCOPE OF WORK

DESIGN AND CONSTRUCTION PERMIT FOR A PROPOSED 2015 SQ. FT. RESTAURANT.

DIRECTORY

PROJECT CONTACT
LUCKY JOHN'S
12033 BEACH BLVD, STE 101
STANTON, CA 90680
TEL: (714) 867-7171

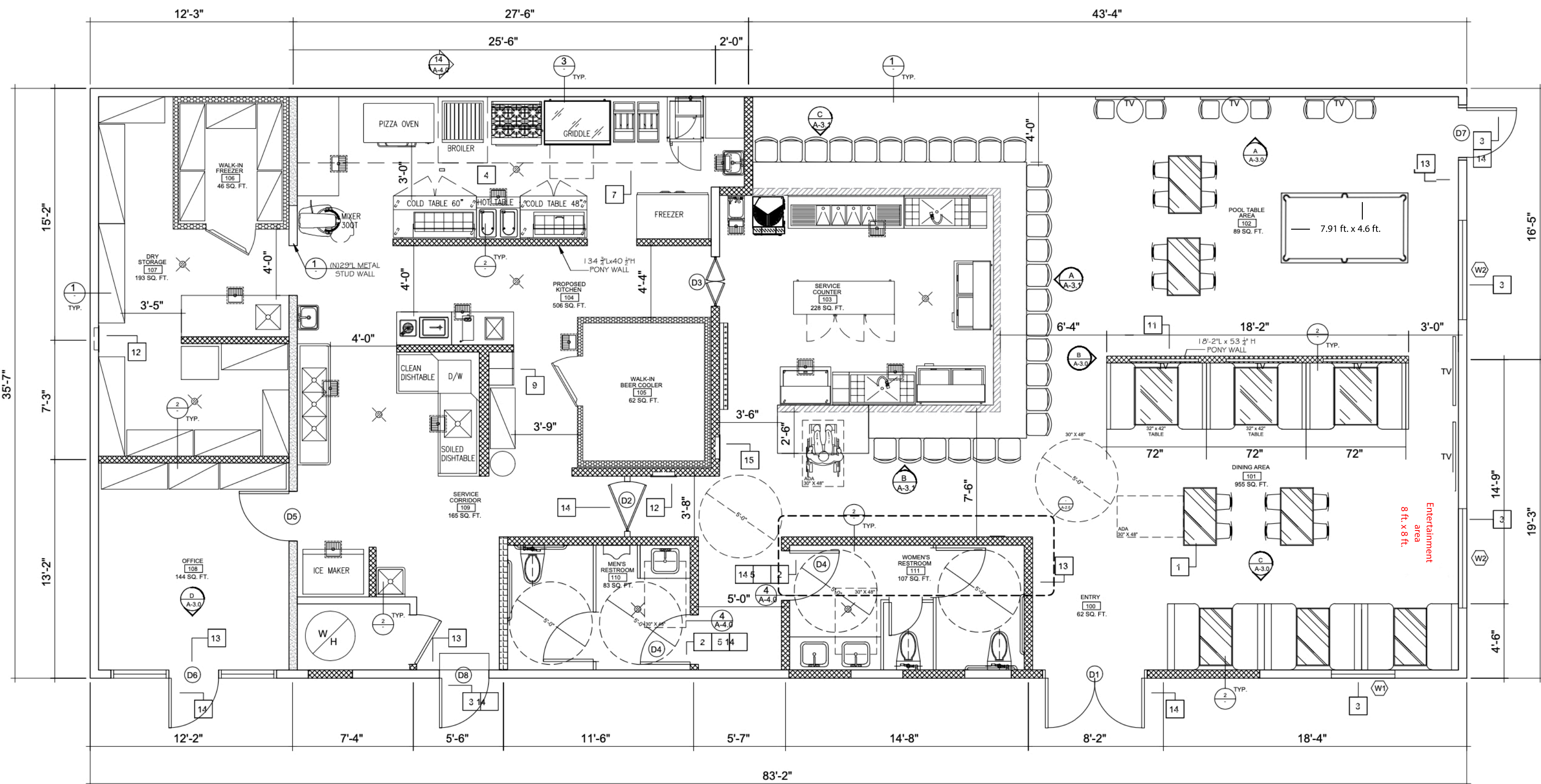
SYMBOLS

(D)	DOOR TYPE	(E)	ME. ELEV.
(W)	WINDOW TYPE	(S)	SECTION
(F)	FLOOR FINISH	(N)	NEW DOOR
(I)	WALL TYPE	(T)	TEMPERED GLASS
(S)	STRUCTURAL CORE	(E)	EXT. ELEV.
(C)	COLOR FINISH	(F)	FLOOR FINISH
(P)	PAINT FINISH	(E)	ELEV. OF FINISH
(R)	FOUNDATION		

LUCKY JOHN'S
12033 BEACH BLVD, STANTON, CA 90680
TEL: (714) 867-7171

PROJECT INFORMATION
PROJECT NO.: 12033
DATE: 10/1/2015
DRAWN BY: K.C.
CHECKED BY: DATE:
SCALE: DATE:
JOB NO.: DATE:
REV. DATE: REV.

TITLE SHEET
ENLARGED
SITE PLAN
T-1



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

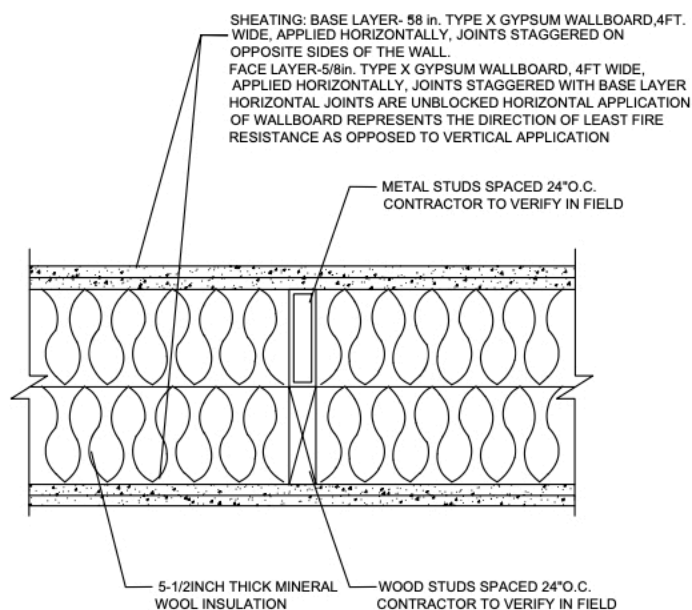
WALL LEGEND

- (E) 1-HR FIRE WALL TO REMAIN
- (E) 2-HR FIRE WALL TO REMAIN
- (N) UL 465 1-HR INTERIOR WALL 20-GA STUDS @ 16" O.C. W/ 5 TYPE X GYP. BOARD w/ INSIDE DRYWALL AND FRONT SIDE PLYWOOD.
- (N) 1-HR FIRE RATED WOOD FRAME WALL
- (N) PREFAB INSULATED W.I.C. & W.I.F. WALL (BY OTHERS)
- (E) 2-HR INTERIOR METAL FRAMING WALL @ 16" O.C. W/ 5/8" TYPE X GYP.

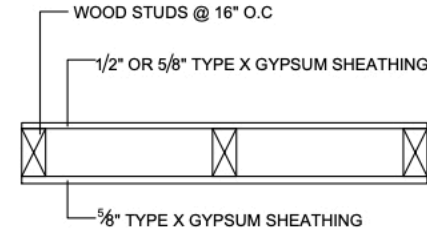
NOTE: UPPER AJOINING WALL TO MEZZANINE TO BE SHEATED IN 5/8" PLYWD. FOR BREAK-IN SECURITY.

FLOOR PLAN KEY NOTES

- ACCESSIBLE DINING SEATING. TABLETOPS 34" MAX HIGH, 30" MIN. KNEE CLEAR AT 19" MIN. DEEP. (TYP.)
- INSTALL SELF-CLOSER AT RESTROOM DOOR.
- EXISTING WINDOWS AND DOORS TO REMAIN & PROTECT.
- GREASE INTERCEPTOR TO INSTALL AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- RESTROOM DOOR SIGN AT 60"H (CENTER OF SIGN TO FLOOR).
- PROPOSED BAR COUNTER SEE SHEET A-3.1
- LINE OF EXISTING HOOD ABOVE
- PROPOSED ACCESSIBLE BAR COUNTER TO BE 28" TO 34" MAX HIGH AND 5'-0" MIN. WIDE. SEE SHEET A-
- LOCK OF LOCKERS TO BE 48" MAX. IN HEIGHT.
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITION AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (1133B.2.3.1)
- PROPOSED 53 1/4" HIGH PONY WALL
- LOCATION OF PROPOSED SUB-ELECTRICAL PANELS.
- EACH GRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT."
- DOORS SHALL ONLY BE EQUIPPED WITH NO-KNOWLEDGE, SINGLE ACTION HARDWARE. LOCKS THAT REQUIRE KEYS (SUCH AS DEAD BOLTS) OR ADDITIONAL ACTIONS TO OPERATE (SUCH AS MANUAL BOLTS) ARE NOT PERMITTED. CBC 1010.9, 1010.19.4, 1010.1.9.5
- (E) ELECTRICAL PANEL TO REMAIN.



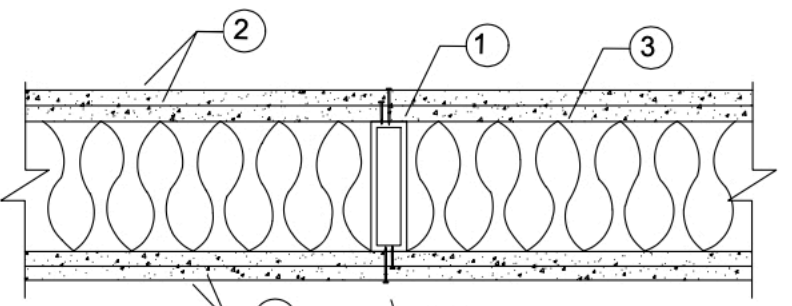
2HR FIRE RATING WALL ASSEMBLY



NOTES:

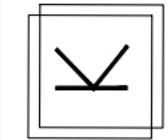
- INTERIOR SIDE: ONE LAYER 5/8 INCH TYPE X GYPSUM WALLBOARD OR WATER RESISTANT BACKER BOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO STUDS FASTENED WITH GWS-54 NAILS AT 8 INCHES O.C. OR 8 INCHES O.C. ON THE EDGES AND DOUBLE NAILED IN THE FIELD AT 12 INCHES O.C. OR 1 1/2 INCH TYPE W DRYWALL SCREWS AT 16 INCHES O.C.
- STUD CAVITY: WHEN USED WITH A 1/2-INCH TYPE X GYPSUM LAYER, SPACES BETWEEN THE STUDS ARE COMPLETELY FILLED WITH GLASS FIBER MINERAL WOOL BATT'S WEIGHING NOT LESS THAN 2 POUNDS PER CUBIC FOOT (8 POUND PER SQUARE FOOT OF WALL SURFACE) OR ROCKWOOL OR SLAG MINERAL WOOL BATT'S WEIGHING NOT LESS THAN 3.3 POUNDS PER CUBIC FOOT (1 POUND PER SQUARE FOOT OF WALL SURFACE) OR CELLULOSE INSULATION HAVING A NOMINAL DENSITY NOT LESS THAN 2.5 POUNDS PER CUBIC FOOT (REFERENCE IBC TABLE 722.6.2.5.5). WHEN USED WITH A 5/8-INCH TYPE X GYPSUM LAYER, STUD CAVITY INSULATION IS OPTIONAL.
- EXTERIOR SIDE: ONE LAYER 1/2-INCH TYPE X GYPSUM LAYER, SPACES BETWEEN THE STUDS ARE COMPLETELY FILLED WITH GLASS FIBER MINERAL WOOL BATT'S WEIGHING NOT LESS THAN 2 POUNDS PER CUBIC FOOT (8 POUND PER SQUARE FOOT OF WALL SURFACE) OR ROCKWOOL OR SLAG MINERAL WOOL BATT'S WEIGHING NOT LESS THAN 3.3 POUNDS PER CUBIC FOOT (1 POUND PER SQUARE FOOT OF WALL SURFACE) OR CELLULOSE INSULATION HAVING A NOMINAL DENSITY NOT LESS THAN 2.5 POUNDS PER CUBIC FOOT (REFERENCE IBC TABLE 722.6.2.5.5). WHEN USED WITH A 5/8-INCH TYPE X GYPSUM LAYER, STUD CAVITY INSULATION IS OPTIONAL.
- EXTERIOR FINISH SHALL BE A MATERIAL AND OF THE THICKNESS REQUIRED BY TABLE 1403.2 OF THE IBC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VINYL SIDING SHALL NOT BE PERMITTED WITH TYPE III OR TYPE IV CONSTRUCTION.

1HR FIRE RATING WALL ASSEMBLY



- 1 METAL STUDS SPACED 24" O.C. CONTRACTOR TO VERIFY IN FIELD
- 2 SHEETING: BASE LAYER, 5/8 in. TYPE X GYPSUM WALLBOARD, 4FT. WIDE, APPLIED HORIZONTALLY, JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL. FACE LAYER, 5/8 in. TYPE X GYPSUM WALLBOARD, 4FT. WIDE, APPLIED HORIZONTALLY, JOINTS STAGGERED WITH BASE LAYER. HORIZONTAL JOINTS ARE UNBLOCKED HORIZONTAL APPLICATION OF WALLBOARD REPRESENTS THE DIRECTION OF LEAST FIRE RESISTANCE AS OPPOSED TO VERTICAL APPLICATION
- 3 INSULATION: 5-1/2 INCH THICK MINERAL WOOL INSULATION
- 4 #10 TEK-SC @ 8" O.C.

2HR FIRE RATING WALL ASSEMBLY



Khandroo Designs
Building Design Services LLC
32325 COAST HIGHWAY, STE 207 LAGUNA BEACH, CA 92651
Tel: (714) 517-4743

REVISIONS	BY

LUCKY JOHN'S RESTAURANT
12033 BEACH BLVD, STANTON, CA 90680

DRAWN BY K.K.	DATE
CHECKED BY	DATE
SCALE	DATE
JOB NO.	DATE
REV. DATE 05.12.2022	REV.



PROPOSED FLOOR PLAN

A-1.1

BLAKE & AYAZ

2107 N. Broadway, Suite 106 Santa Ana, CA 92706

Tel: (714) 667-7171 | Fax: (714) 667-0477

legal@blakeandayaz.com

www.blakeandayaz.com

June 7, 2022

File No. 6575-2

Via Mail & Email

Ms. Jennifer Lilley
Community and Economic Development Director
City of Stanton
7800 Katella Ave.
Stanton, CA 90680
jlilley@stantonca.gov

Re: CUP for Live Entertainment for 12033 Beach Blvd., Stanton, CA 90680

Dear Ms. Lilley:

Our office has been engaged by Lucky John's Kitchen, LLC to amend conditional use permit C21-01 for 12033 Beach Blvd., Stanton, CA 90680. The request is to permit or otherwise allow live entertainment in the form of Karaoke, as described more fully herein.

REQUEST

In accordance with Stanton Municipal Code Section 20.400.170 Live Entertainment requires a conditional use permit for the addition of live entertainment to a premise. Lucky John's Kitchen, a bona fide restaurant, is licensed to serve beer, wine, and distilled spirits under a Type 47 license by the CA Department of Alcoholic Beverage Control. The Applicant is requesting to add live entertainment in the form of Karaoke for use by restaurant patrons.

BACKGROUND

The applicant requests to amend conditional use permit C21-01. Section 5, line item 10 indicates approval of this conditional use permit does not include live entertainment. Per condition

b

of Section 5, line item 11, the applicant is requesting to increase the incidental use to add live entertainment in the form of karaoke. The karaoke will be played through a laptop connected to one of the already approved, wall-mounted televisions.

PROJECT

Karaoke will be available Monday through Sunday from 9:00 p.m. to 2:00 a.m. The karaoke system will be temporary and removable. Rather than using a large machine, the karaoke will be streaming from a laptop and will be attached via HDMI cord to the existing wall mounted television.

Small band will be available for special occasions and planned scheduling. In order for our floor plan to accept described entertainment we would place a table in storage (please see attached floor plan.).

PERMITTED USE PER MUNICIPAL CODE

In accordance with Section 20.400.030.G of the Stanton Municipal Code: The proposed use will not be detrimental to surrounding properties and neighborhoods including ensuring that the use does not contribute to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. The proposed use will not adversely impact the suitability of adjacent commercially zoned properties for commercial uses. The proposed use will not have a significant effect on increasing daily trips to the site. The proposed use will not adversely affect the welfare of the residents in the area or result in an undue concentration in the neighborhood of establishments.

APPLICANT'S MISSION

The applicant believes that offering live entertainment in the form of Karaoke and a small band will provide customers with a chance to socialize with friends and others in the community. Karaoke and instruments brings people together to appreciate music and creates a fun and connected atmosphere. Karaoke isn't exclusive just to those who can sing well, and music is a great stress reliever after a long day.

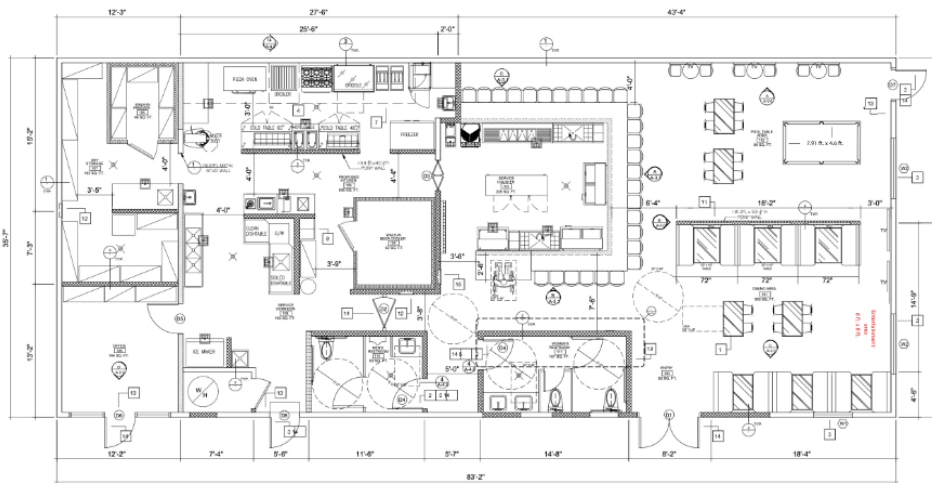
In conclusion, the applicant respectfully requests that the application herein be approved and looks forward to a great working relationship with the City of Stanton, the surrounding businesses, and the community at large.

Very truly yours,



MICHAEL AYAZ

FMA: ja
Encls.



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

- (1) 2HR FIRE RATING WALL TO REMAIN
- (2) 2HR FIRE RATING WALL TO REMAIN
- (3) 1HR FIRE RATING WALL TO REMAIN
- (4) 1HR FIRE RATING WALL TO REMAIN
- (5) 1HR FIRE RATING WALL TO REMAIN
- (6) 1HR FIRE RATING WALL TO REMAIN
- (7) 1HR FIRE RATING WALL TO REMAIN
- (8) 1HR FIRE RATING WALL TO REMAIN
- (9) 1HR FIRE RATING WALL TO REMAIN
- (10) 1HR FIRE RATING WALL TO REMAIN
- (11) 1HR FIRE RATING WALL TO REMAIN
- (12) 1HR FIRE RATING WALL TO REMAIN
- (13) 1HR FIRE RATING WALL TO REMAIN
- (14) 1HR FIRE RATING WALL TO REMAIN
- (15) 1HR FIRE RATING WALL TO REMAIN

FLOOR PLAN KEY NOTES

1. EXISTING WALLS TO REMAIN.
2. EXISTING WALLS TO REMAIN.
3. EXISTING WALLS TO REMAIN.
4. EXISTING WALLS TO REMAIN.
5. EXISTING WALLS TO REMAIN.
6. EXISTING WALLS TO REMAIN.
7. EXISTING WALLS TO REMAIN.
8. EXISTING WALLS TO REMAIN.
9. EXISTING WALLS TO REMAIN.
10. EXISTING WALLS TO REMAIN.
11. EXISTING WALLS TO REMAIN.
12. EXISTING WALLS TO REMAIN.
13. EXISTING WALLS TO REMAIN.
14. EXISTING WALLS TO REMAIN.
15. EXISTING WALLS TO REMAIN.



LUCKY JOHN'S RESTAURANT
12033 BEACH BLVD, STANTON, CA 90680

PROPOSED FLOOR PLAN
A-1.1



CITY OF STANTON

REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: October 19, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER AN AMENDMENT TO CONDITIONAL USE PERMIT NO. C19-07 FOR A MAJOR UTILITY SERVICE FACILITY LOCATED AT 8230 PACIFIC STREET, CONDITIONAL USE PERMIT NO. C22-04 TO ALLOW EXPANSION OF THE USE TO A PORTION OF THE ADJACENT PROPERTY LOCATED AT 10680 FERN AVENUE AND SITE PLAN AND DESIGN REVIEW NO. SPDR-819 TO ALLOW THE CONSTRUCTION AND EXPANSION FOR THE FACILITY IN THE IG INDUSTRIAL GENERAL ZONE.

RECOMMENDED ACTION

Planning Commission of the City of Stanton hereby resolve as follows:

- Conduct a public hearing;
- Declare the project is Categorical Exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-fill Development) and Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2556 approving Amendment to Conditional Use Permit No. C19-07, Conditional Use Permit No. C22-04, and Site Plan and Design Review No. SPDR-819

BACKGROUND

On January 15, 2020, the Planning Commission reviewed and approved the request, by Kara Miles, representing Stanton Energy Holdco LLC, for the construction and operation of the Stanton Battery Energy Storage (SBES), a major utility service facility at 8230 Pacific Street. At the time, the property consisted of a paved yard used for temporary

staging and storage for the construction of the adjacent Stanton Energy Reliability Center (SERC).

Due to changes in requirements for battery storage systems, the applicant represents that the project could not be constructed within a fully enclosed building as previously designed and approved. To address these changes, the applicant is requesting to amend Conditional Use Permit No. C19-07 to modify the layout of the storage and design of the facility. Additionally, the applicant proposes to expand the use into a portion of the northerly adjacent property, see Exhibit 1 below.

Exhibit 1. Aerial of site and surrounding uses



PROJECT LOCATIONS

The project currently exists at the 8230 Pacific Street property and the expansion would occur on the 10680 Fern Avenue property. The 8230 Pacific Street property is approximately 26,572 square feet and is primarily vacant with some battery storage operations reviewed and approved by the Commission. The 10680 Fern Avenue property is approximately 20,037 square feet and is currently used by an industrial use, a detergent manufacturer. The proposed utility use will only occupy the south westerly portion of the site and the detergent manufacturer will continue to utilize the majority of the property. Both sites are zoned as Industrial General (IG) and have an Industrial, General Plan

designation. The surrounding uses and existing land uses are mainly industrial with nonconforming residential, single-family housing located northwest of the subject properties, Table 1. Directly east of the project location is the existing Stanton Energy Reliability Center (SERC).

Table 1. Surrounding Land Use Designation

	Zoning	Existing Land Use
North	Industrial General (IG)	Warehouse and Distribution
East	Industrial General (IG)	Industrial Tenant Units
South	Industrial General (IG)	Self-Storage Facility
West	Industrial General (IG)	City Corporate Yard, Nonconforming Single-Family Residential

USE DESCRIPTION

As previously approved by Conditional Use Permit No. C19-07, the proposed project consists of the construction of a major utility facility for energy storage systems. The proposed facility would provide local and regional ancillary services to the electric grid to benefit the residents of the City of Stanton (City) and adjacent cities. The proposed equipment includes energy storage batteries located in purpose-built equipment enclosures, inverters to convert alternating current electric energy into direct current electrical energy, transformers to change voltage of the electricity, and switchgear/breaker assemblies and other protective electrical equipment. The facility will connect to SCE's substation located on the adjacent facility via underground electrical cables.

ANALYSIS/JUSTIFICATION

Amendment to Conditional Use Permit No. C19-07 – 8230 Pacific Street

The project site located on 8320 Pacific Street was granted a Conditional Use Permit that allowed for the construction of an unmanned major utility service facility. The facility was originally designed to be within a fully enclosed building however, due to updates in battery safety, the applicant represents the building can no longer be a fully enclosed structure with a roof. The applicant proposes to modify the design and layout of the facility and construct a fully screened and enclosed structure without a roof covering, Attachment D – Project Plans. The proposed “building” will be constructed with 25-foot corrugated metal walls, painted in beige tones with blue trim and includes painted false windows on the elevations visible from the public right-of-way. The layout of the facility has also been modified but maintains a 20-foot, front yard setback and no setbacks along the side property lines as permitted by the Zoning Code for the IG Zone.

Conditional Use Permit No. C22-04 – 10680 Fern Avenue

The project proposes to expand the energy storage facility to the adjacent property at 10680 Fern Avenue. The proposal is to demolish two existing shed structures and construct the new utility facility in the southeastern portion of the site. The existing

detergent manufacturing use will continue to operate on the remaining portion of the lot. Design of the facility will be the same as the enclosures at 8230 Pacific Avenue which includes 25-foot corrugated metal walls painted to match all adjacent facilities.

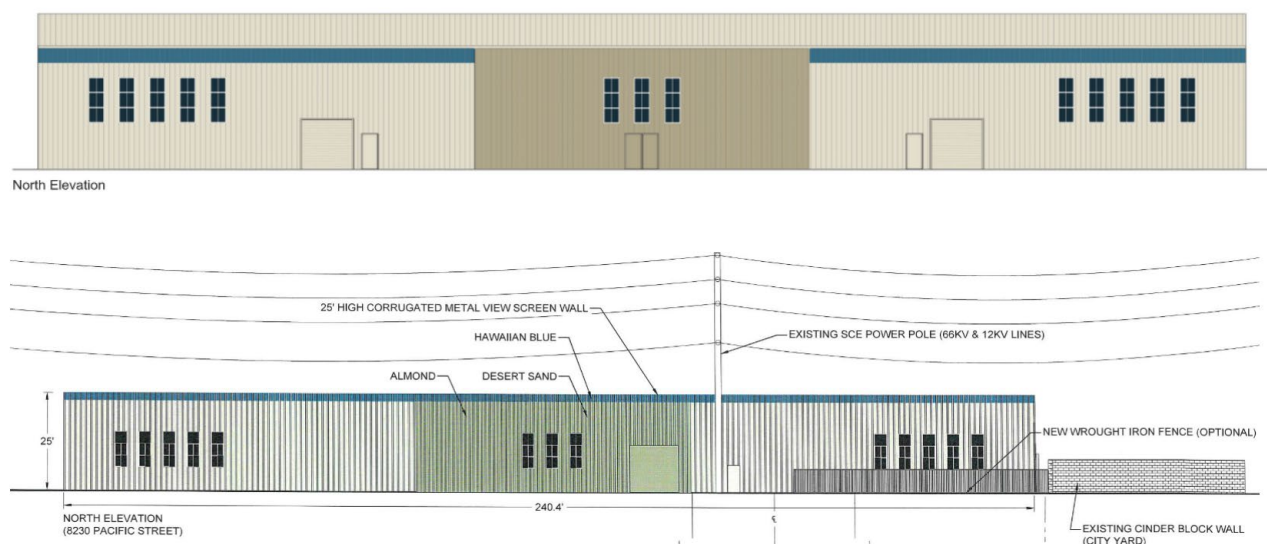
Site Plan and Design Review No. SPDR-819

The Stanton Battery Energy Storage (SBES) project proposes the construction of two, 25-foot-high, metal structures on the above referenced sites. The structures will be constructed of a corrugated metal material and painted to match the color and design of the existing utility facility, Stanton Energy Reliability Center (SERC), located at 10711 Dale Avenue – See Exhibit 3, which is also constructed without a fully covered roof but appears as a warehouse building.



Exhibit 2 – Stanton Energy Reliability Center at 10711 Dale

The current proposal intends to mimic this design to give the appearance of a warehouse building, including false windows on the elevations. In doing so the buildings are aesthetically consistent and compatible with surrounding development and the energy battery systems are fully screened from public view. The facility is proposed to be constructed up to the interior side and rear property lines. The zoning code does not require interior and rear yard setbacks in the Industrial General Zone. The site at 8230 Pacific Avenue will provide a 20-foot, front yard setback and includes water-efficient landscaping. The proposed landscaping creates a buffer between the proposed industrial use and single-family residential developments northwest of the sites, thus softening and minimize the potential visual impact of the proposed structure. As currently designed, the project meets all required development standards, as applicable to a major utility facility.



**Exhibit 3. Proposed Buildings - Top: North Elevation (original proposal).
Below: North Elevation (current request)**

The project is an unmanned major utility facility and designed for remote operation, with periodic on-site inspections and maintenance. The applicant anticipates semi-annual to annual fire system testing and inspections, periodic system performance testing, annual electrical equipment inspections and testing, quarterly HVAC system inspections and testing, among other routine maintenance. Since vehicles are not regularly on-site, an access agreement has been established to allow facility staff access and temporary parking of any maintenance vehicles on the adjacent property, 10711 Dale Avenue currently occupied by Stanton Energy Reliability Center (SERC). Due to the unmanned nature of the use, no parking impacts are anticipated.

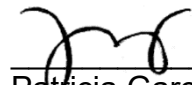
ENVIRONMENTAL IMPACT

In accordance with the requirements of the California Environmental Quality Act (CEQA) this project has been determined to be Categorically Exempt under Section 15332, Class 32 (In-fill Development) and Section 15303, Class 3 (New Construction or Conversion of Small Structures).

PUBLIC NOTIFICATION

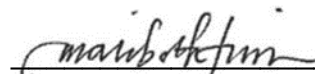
Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,

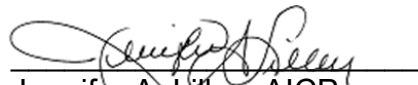


Patricia Garcia
Assistant Planner

Approved by,



Maribeth Tinio
Planning Manager



Jennifer A. Lilley, AICP
Community and Economic Development Director

ATTACHMENTS

A. PC Resolution No. 2556

- B. Vicinity Map
- C. Applicant Narrative
- D. Project Plans
- E. Color and Materials

8230 Pacific Street and 10680 Fern Avenue

Vicinity Map



Stanton Battery Energy Storage

5.2 Project Description

Project Description Summary

The Stanton Battery Energy Storage Project will be an energy storage system with power and duration ratings of approximately 70MW/ 280MWh. The Project will provide local and regional ancillary services to the electric grid to benefit the residents and businesses of the City of Stanton (City) and adjacent cities.

Stanton Energy Holdco, LLC (Applicant) is requesting:

1. an amendment to Conditional Use Permit (CUP) C19-07 for SBES Project area at 8230 Pacific Street,
2. a new Conditional Use Permit (C22-06) for SBES Project area at 10680 Fern Avenue, and
3. approval of a new Precise Plan of Development.

Collectively, the approvals would allow construction and operation of a Major Utility Service Facility (SMC 20.700.130) including ancillary outdoor electrical equipment, screening walls, OCFA approved firewalls. The Project is directly adjacent but operationally and commercially unrelated to the adjacent energy facility located at 10711 Dale Avenue.

The following Table 1 summarizes the SBES Project location and features.

TABLE 1 (SBES Project Summary Details)

Project Area Designation:	Parcel A	Parcel B
Address:	8230 Pacific Street	10680 Fern Avenue
Conditional Use Permit #:	C19-07	C22-06
APNs:	126-531-40 & 126-553-18	126-591-10 & 126-591-11
Applicant Contact Information:	Kara Miles Stanton Energy Holdco, LLC 650 Bercut Drive, Suite A Sacramento, CA 95811 (916) 716-9451	Kara Miles Stanton Energy Holdco, LLC 650 Bercut Drive, Suite A Sacramento, CA 95811 (916) 716-9451
Property Owner Contact Information:	Peter P. Valov 16581 Melville Circle Huntington Beach, CA (562) 708-6005	Todd Kusserow SRP Leasing, LLC 8322 Standustrial St., Ste. C Stanton, CA 90680 (310) 906-8203
Project Lot Size:	~0.61 Acres	~0.46 Acres
Zoning Designation:	IG	IG
Power Rating:	35 Megawatts	35 Megawatts
Energy Discharge Duration Rating:	140 Megawatt-hours	140 Megawatt-hours
Nominal Discharge Duration:	4 hours	4 hours

RECEIVED

OCT 06 2022

COMMUNITY DEVELOPMENT

Project Description, Design and Operation

The proposed Project is designed to receive energy from an electric interconnection with Southern California Edison (SCE) when electricity demand is low (relative to supply), store the energy, and later discharge the energy back to the SCE electric system when demand is high. The Project's energy storage equipment will include the following: (1) energy storage batteries located in purpose built equipment enclosures, (2) inverters to convert alternating current (AC) electric energy into direct current (DC) electrical energy and the reverse when discharging to the SCE grid, (3) transformers to change the voltage (V) of the electricity, e.g. from 690VAC to 13,800VAC, and (4) switchgear/breaker assemblies and other protective electrical equipment.

See Attachment 5A to the Project Description for photos and illustrations of typical energy storage facility configurations.

The Project will include HVAC systems and fire protection systems, with all OCFA plan-check requirements being satisfied.

The Project will connect to SCE's Barre substation located directly east and north of the adjacent utility facility via underground electrical cables. The proposed Project will be unoccupied and designed for remote operation. Periodic on-site inspections and maintenance activities are expected to occur at least quarterly. Anticipated maintenance activities will include semi-annual and annual fire system testing and inspections, annual electrical equipment inspections and testing, periodic system performance testing, quarterly HVAC system inspections and maintenance, and equipment repairs as needed.

The following Table 2 summarizes types and quantities of energy storage equipment to be located on each of the SBES Parcels:

TABLE 2 (Anticipated Quantities, Manufacturers, Ratings, Etc.)

Project Area Designation:	Parcel A	Parcel B
Energy Storage System Integrator	Energy Vault	Energy Vault
Quantity of Power Blocks	14	14
Battery Enclosures per Power Block	1	1
Battery Manufacturer/Model	Samsung E4D	Samsung E4D
Inverters per Power Block	2	2
Inverter Manufacturer	EPC Power	EPC Power
Power Rating per Power Block	2.6 MVA	2.6 MVA
Power Rating per Parcel	Nominally 35 MW	Nominally 35 MW
Battery Enclosure Dimensions	11.5' W x 40.25' L	11.5' W x 40.25' L
Battery Enclosure Floor Area	463 s.f.	463 s.f.
Zoning Designation:	IG	IG
Floor Area Ratio (FAR), Max Allowed by Zoning Ordinance, IG zone	1.0	1.0
Total Floor Area of All Battery Enclosures	6,482 s.f.	6,482 s.f.
Project Lot Size:	~0.61 Acres 26,572 s.f.	~0.46 Acres 20,038 s.f.
Project FAR	0.24	0.32

Project Access and Parking

Access to the Project is from the intersection of Pacific Street and Fern Avenue, with the driveway approach located at the northwest corner of Project Parcel A (8230 Pacific Street). Secondary access to the Project is from the main entrance gate to the SERC Project located at 10711 Dale Avenue. Internal access roadways will satisfy OCFA fire lane requirements.

Additionally, the SBES Project and the adjacent major utility service facility (SERC) have entered into an Access Agreement allowing facilities staff to access either project from the other project's roads and gates. The Access Agreement also allows service personnel working on SBES to park within SERC secured project boundaries. No dedicated parking spaces are included directly on-site for the SBES Project. Instead, parking for maintenance vehicles will be available within the SERC project site via the Access Agreement. The project will include a 24hr/7day per week remotely monitored security system.

Screening and Signage

The Project's maximum height will not exceed the IG zone ceiling of 32.5', with the tallest equipment components estimated at approximately 21.5' high, and with wall enclosures completely screening the equipment. Wall heights are planned at 25' above ground level (AGL). The screening walls will utilize a corrugated metal exterior with designs and colors similar to those used for the equipment buildings located on the adjacent utility project, i.e. the Stanton Energy Reliability Center located at 10711 Dale Avenue. All Project screening walls will be in compliance with setback requirements.

The project would be developed to all lot lines on both SBES Parcel A (8230 Pacific) and SBES Parcel B (10680 Fern) except that the setback area along Fern Avenue and Pacific Street will be observed. A Landscape Plan has been submitted for that 20' setback area, and includes plants and materials of Blue Chalkstick, Vangated New Zealand Flax, Bushy Yate, Pine Muhly, Red Fountain Grass, and boulders, in compliance with City landscape standards for industrial zones, subject to City review.

A business sign stating Stanton Battery Energy Storage, LLC will be posted at the entrance on Pacific Avenue under a separate sign permit.

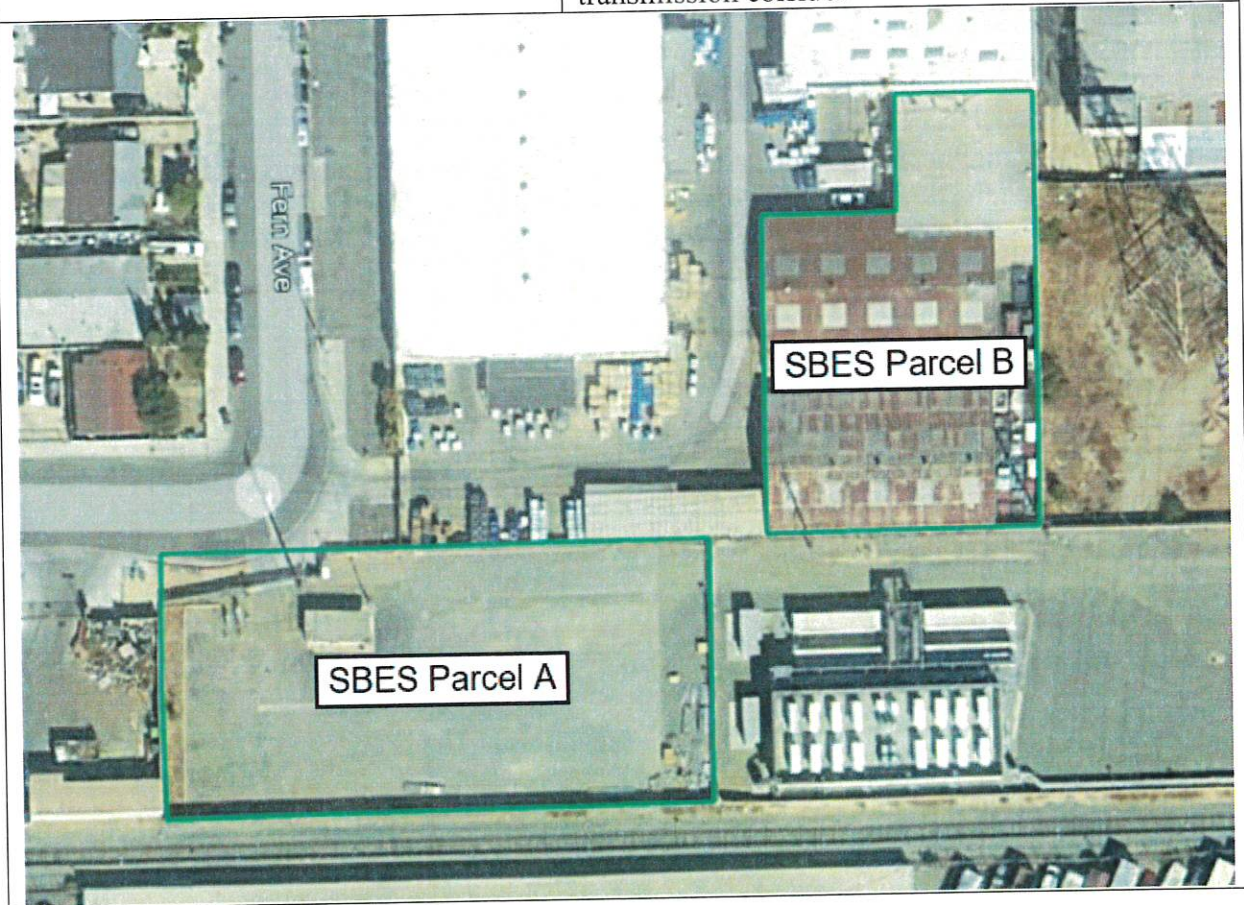
Construction Phases

The Project is intended to be built in one phase. It is possible the Project could be built out in multiple phases if required by SCE or other LSE counterparties. All Project site improvements including the driveway, landscape setback, steel screens and possible vegetative screening will be constructed during the first phase, if phasing occurs.

Zoning/ Land Use

Both Project Parcels are zoned Industrial General (“IG” zoning district). Land uses surrounding the SBES Project Parcels include:

West of Parcel A	City of Stanton corporate yard
Northwest of Parcel A	Low-density residential uses
North of Parcel A	Orange County Chemical Supply (OCCS) commercial/industrial use
South of Parcel A	Single-track railroad line (UPRR)
East of Parcel A	Major utility facility (SERC)
West & North of Parcel B	Orange County Chemical Supply (OCCS) commercial/industrial use
Northeast of Parcel B	Commercial/Industrial use on Standustrial
South of Parcel B	Major utility facility (SERC)
East of Parcel B	Southern California Edison Company’s transmission corridor



Impacts to Existing Businesses

Due to the Project’s unstaffed, remotely operated condition, no traffic interferences are anticipated during Project operation. The SBES Project shares portions of lots with two existing business operations, Orange County Chemical Supply on SBES Parcel B (10680 Fern) and Stanton Energy Reliability Center on SBES Parcel A (8230 Pacific). Access to the SBES Project is expected to normally occur via the interior private access road that connects Pacific

Street to Dale Avenue. Both the SBES Project facility and the SERC facility will be operated and maintained by the same Operations and Maintenance Provider, so no inter-Project conflicts will exist. Access to the SBES Parcel B portion of SBES will typically occur from the shared interior access road, so no conflict is anticipated with Orange County Chemical Supply's normal daily operations. No impacts to area businesses are anticipated.

Topography

The site is flat across the entire length. Soils exports are not expected given a plan usage of pile or pier foundations in lieu of mat foundations.

Required Approvals

Stanton Energy Holdco, LLC (Applicant) anticipates the following required approvals:

1. an amendment to Conditional Use Permit (CUP) C19-07 for SBES Project area at 8230 Pacific Street,
2. a new Conditional Use Permit (C22-06) for SBES Project area at 10680 Fern Avenue, and
3. approval of a new Precise Plan of Development.

Follow-up required approvals would include grading and building permits, OCFA plan-check approvals, and other related approvals for final engineering and construction.

Environmental Review

At the discretion of the City acting as Lead Agency, the original Project approval was considered categorically exempt from environmental review under the California CEQA Class 32 exemption. Inclusion of the expanded land area is not expected to change the categorical exemption finding. The addition of SBES Parcel B to the original Project area (SBES Parcel A) will not change the Project's ability to meet the five conditions of a Class 32 exemption: (a) it would be consistent with the applicable designations and policies of the City's General Plan and Zoning Ordinance; (b) it would be developed within City limits on a site no more than five acres that is substantially surrounded by urban uses; (c) the project site does not contain any habitat for endangered, rare or threatened species; (d) approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required public utilities and services.

Stanton Battery Energy Storage 8230 Pacific Street

Exhibit 5A Technology

Example Energy Storage Installations

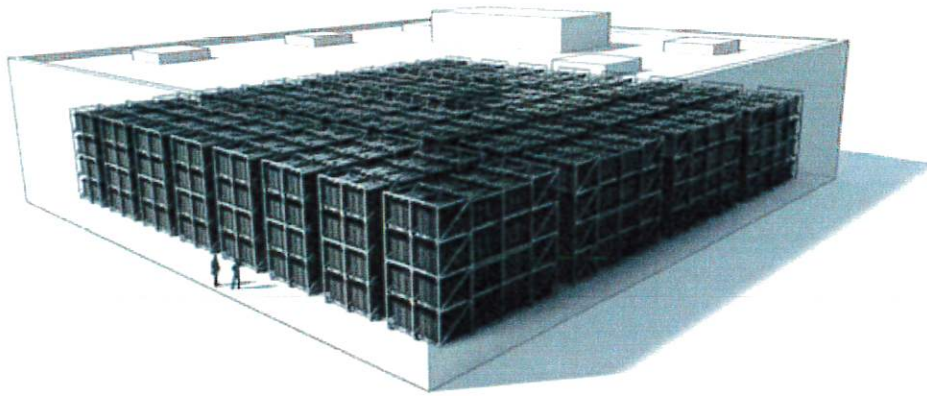
A. General Electric- Container



B. Tesla- Container Grid Energy Storage



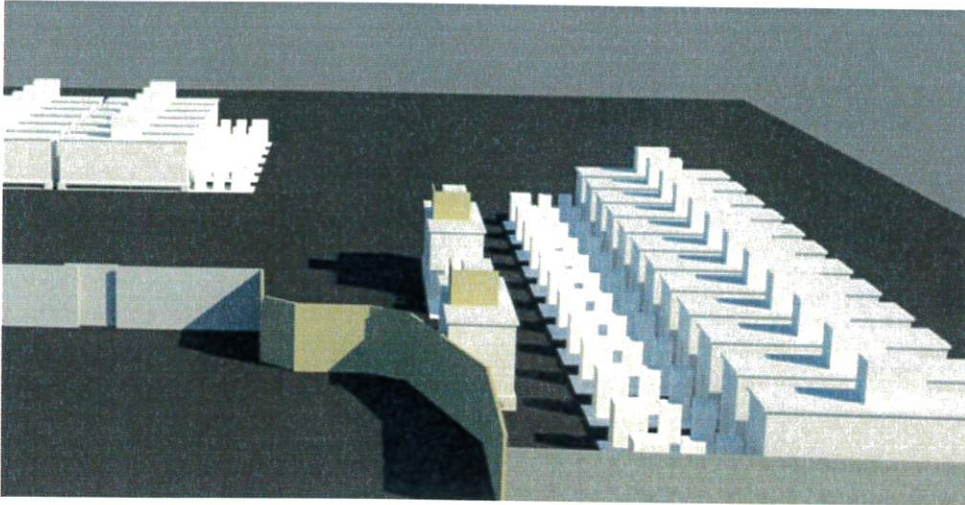
C. Energy Storage- Building



D. Mitsubishi Energy Storage- Stacked Containers



E. Energy Vault



87654321

PROJECT DESCRIPTION:

THE STANTON BATTERY ENERGY STORAGE PROJECT WILL CONSIST OF UP TO A 70MW/ 280MWH ENERGY STORAGE SYSTEM WHICH WILL PROVIDE LOCAL AND REGIONAL ANCILLARY SERVICES TO THE ELECTRIC GRID TO BENEFIT THE RESIDENTS OF THE CITY OF STANTON (CITY) AND ADJACENT CITIES. STANTON ENERGY HOLDCO, LLC (APPLICANT) IS REQUESTING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP) C19-07 FOR A PORTION OF THE PROJECT LOCATED AT 8230 PACIFIC STREET, AND A NEW CUP (C22-06) FOR A PORTION OF THE PROJECT LOCATED AT 10680 FERN AVENUE. CUP C19-07 AND PRECISE PLAN OF DEVELOPMENT PPD-801 PREVIOUSLY APPROVED CONSTRUCTION AND OPERATION OF A MAJOR UTILITY SERVICE FACILITY (SMC 20.700.130), INCLUDING ANCILLARY OUTDOOR ELECTRICAL EQUIPMENT, SCREENING WALLS, AND FIREWALLS TO BE APPROVED BY OCFA. THE PROJECT IS UNRELATED TO THE ADJACENT ENERGY FACILITY LOCATED AT 10711 DALE AVENUE.

PARKING NOTE: THE STANTON BATTERY ENERGY STORAGE (SBES) PROJECT AND THE ADJACENT MAJOR UTILITY SERVICE FACILITY (SERC) HAVE ENTERED INTO AN ACCESS AGREEMENT ALLOWING FACILITIES STAFF TO ACCESS EITHER PROJECT FROM THE OTHER PROJECT'S ROADS & GATES. THE ACCESS AGREEMENT ALSO ALLOWS SERVICE PERSONNEL WORKING ON SBES TO PARK WITHIN THE SERC PROJECT BOUNDARIES. NO DEDICATED PARKING SPACES ARE INCLUDED DIRECTLY ON-SITE FOR THE SBES PROJECT.

	SBES PROJECT PARCEL A	SBES PROJECT PARCEL B
ADDRESS:	8230 PACIFIC STREET	10680 FERN AVENUE
APNS:	126-531-40 & 126-553-8	126-591-10 & 126-591-11
APPLICANT CONTACT INFORMATION:	KARA MILES STANTON ENERGY HOLDCO, LLC 650 BERCUT DRIVE, SUITE A SACRAMENTO, CA (916) 716-945	KARA MILES STANTON ENERGY HOLDCO, LLC 650 BERCUT DRIVE, SUITE A SACRAMENTO, CA (916) 716-945
PROPERTY OWNER CONTACT INFORMATION:	PETER P. VALOV 16581 MELVILE CIRCLE HUNTINGTON BEACH, CA (562) 708-6005	TODD KUSSEROW SRP LEASING, LLC 8322 STANDUSTRIAL ST., STE C STANTON, CA 90680 (310) 906-8203
PROJECT LOT SIZE:	~0.61 ACRES	~0.46 ACRES
ZONING DESIGNATION:	IG	IG

EXISTING EASEMENTS - SBES PARCEL A

13

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ORANGE COUNTY FLOOD CONTROL DISTRICT, A CORPORATION
PURPOSE: DRAINAGE PIPES AND ROADWAY
RECORDING DATE: MAY 11, 1959
RECORDING NO: BOOK 4708, PAGE 548 OFFICIAL RECORDS

18

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON

MAP/PLAT: PARCEL MAP NO. 92-193
RECORDING NO: BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS
PURPOSE: RAILROAD

20

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

RESERVED BY: SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION
PURPOSE: RAILROAD PURPOSES AND RELATED EQUIPMENT FACILITIES, TRANSPORTATION AND COMMUNICATION SYSTEMS, PIPELINES AND A LIMITED RIGHT-OF-WAY OF ACCESS TO RAILROAD EASEMENT PROPERTY
RECORDING DATE: JANUARY 10, 1994
RECORDING NO: AS INSTRUMENT NO. 94-0018303 OFFICIAL RECORDS
AFFECTS: THAT PORTION THEREOF LYING NORTHERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE AND ITS EASTERLY PROLONGATION OF SAID PARCEL 2.

21

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF STANTON, A MUNICIPAL CORPORATION
PURPOSE: STORM DRAIN SYSTEM
RECORDING DATE: MAY 17, 1995
RECORDING NO: AS INSTRUMENT NO. 95-0211256 OFFICIAL RECORDS

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 17, 1995 AS INSTRUMENT NO. 95-0211257 OFFICIAL RECORDS.

23

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: TRANSMISSION LINES AND FIBER OPTIC LINE
RECORDING DATE: FEBRUARY 26, 2004
RECORDING NO: AS INSTRUMENT NO. 2004-000147854 OFFICIAL RECORDS

EXISTING EASEMENTS - SBES PARCEL B

5

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS AND PIPE LINES
RECORDING NO: IN BOOK 8261, PAGE 423, OFFICIAL RECORDS

6

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF STANTON, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC STREET AND PUBLIC UTILITY
RECORDING DATE: FEBRUARY 16, 1983
RECORDING NO: AS INSTRUMENT NO. 83-074618, OFFICIAL RECORDS

NOTES:

REV	DATE	DESCRIPTION	DRAWN

LANIER

DESIGN GROUP

DESIGN | DRAFTING | SERVICES

info@lanierdesigngroup.com

www.lanierdesigngroup.com

Wellhead Services, Inc.

650 Bercut Dr, Suite C - Sacramento, CA 95814

Phone: 916-447-5171 Fax: 916-447-7602

DRAWN

LDG

DATE

04/13/22

ENG. APPROVAL

DATE

SCALE

1:##

PROJECT

STANTON BESS

SHEET

1

DRAWING TITLE

SITE PLAN - NOTES

DWG NO.

SBES-E-100

REV

0

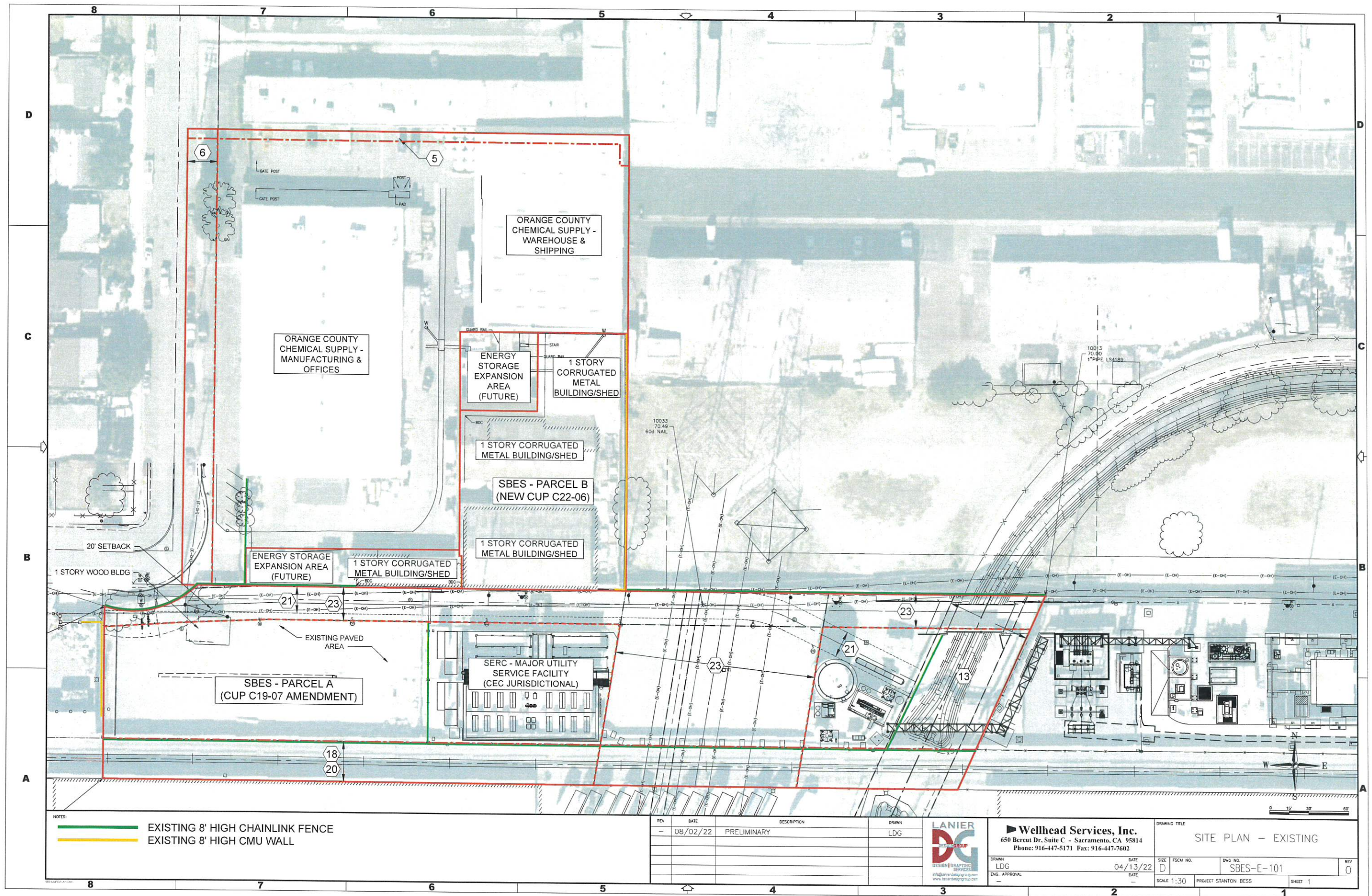
87654321

RECEIVED

OCT 06 2022

COMMUNITY DEVELOPMENT

87654321



NOTES:
— EXISTING 8' HIGH CHAINLINK FENCE
— EXISTING 8' HIGH CMU WALL

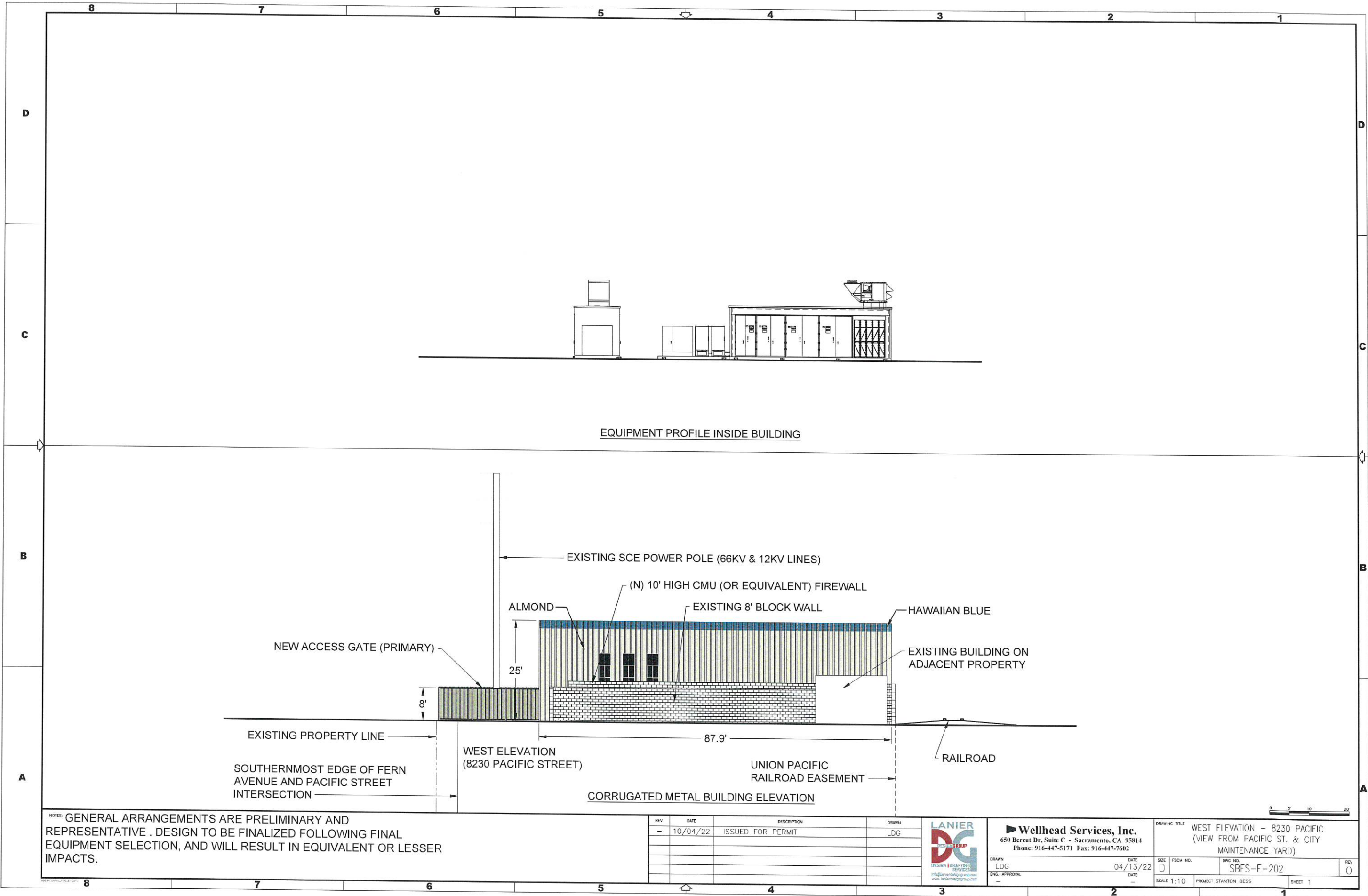
REV	DATE	DESCRIPTION	DRAWN
—	08/02/22	PRELIMINARY	LDG



Wellhead Services, Inc.
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Phone: 916-447-5171 Fax: 916-447-7602

DRAWN: LDG
DATE: 04/13/22
ENG. APPROVAL: —

DRAWING TITLE			
SITE PLAN - EXISTING			
SIZE: D	FSCH NO.:	DWG NO. SBES-E-101	REV: 0
SCALE: 1:30		PROJECT: STANTON BESS	
SHEET: 1			



EQUIPMENT PROFILE INSIDE BUILDING

EXISTING SCE POWER POLE (66KV & 12KV LINES)

(N) 10' HIGH CMU (OR EQUIVALENT) FIREWALL

ALMOND

EXISTING 8' BLOCK WALL

HAWAIIAN BLUE

NEW ACCESS GATE (PRIMARY)

25'

EXISTING BUILDING ON
ADJACENT PROPERTY

8'

EXISTING PROPERTY LINE

87.9'

WEST ELEVATION
(8230 PACIFIC STREET)

UNION PACIFIC
RAILROAD EASEMENT

RAILROAD

SOUTHERNMOST EDGE OF FERN
AVENUE AND PACIFIC STREET
INTERSECTION

CORRUGATED METAL BUILDING ELEVATION

NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE. DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

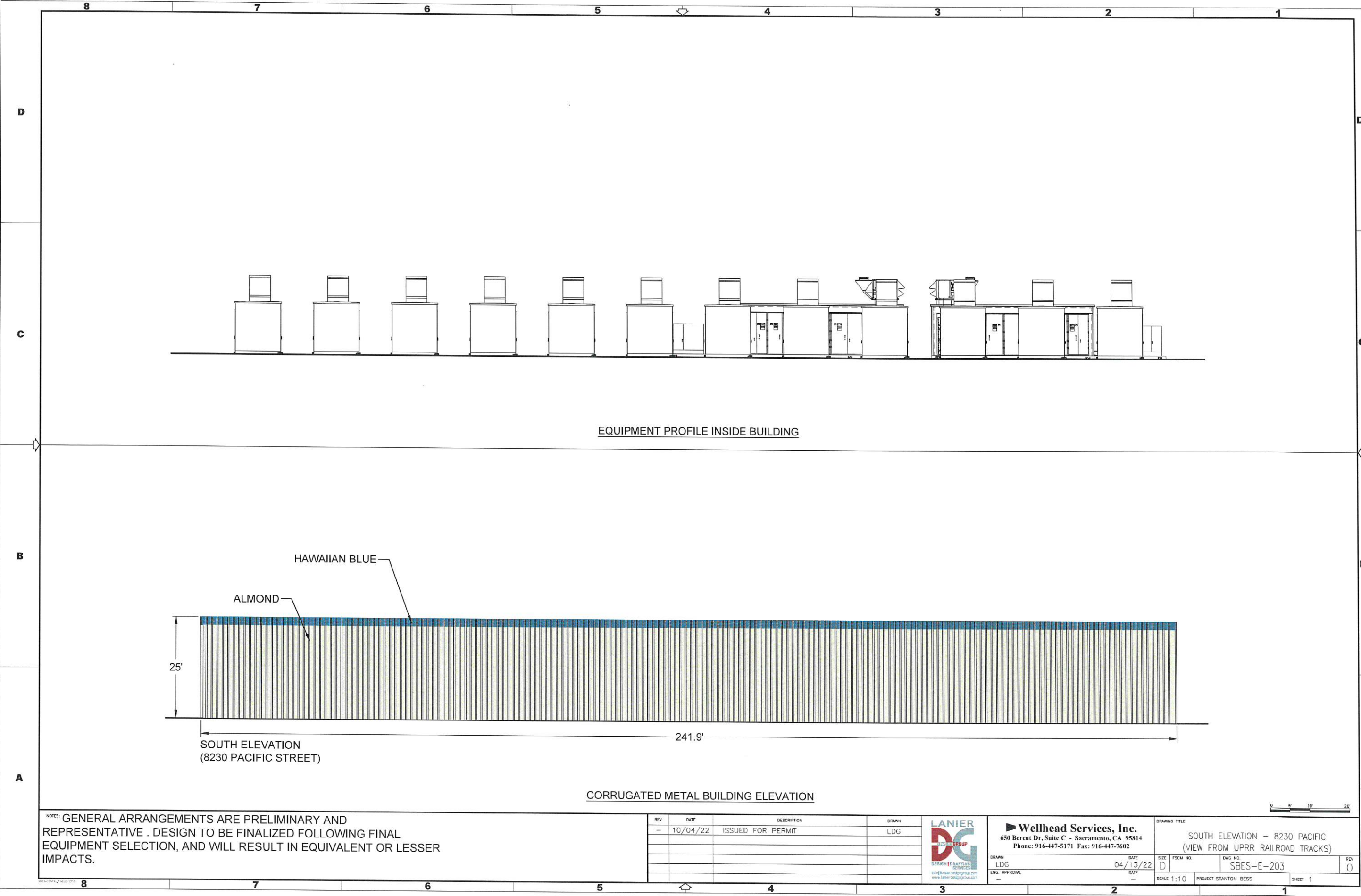
REV	DATE	DESCRIPTION	DRAWN
-	10/04/22	ISSUED FOR PERMIT	LDG



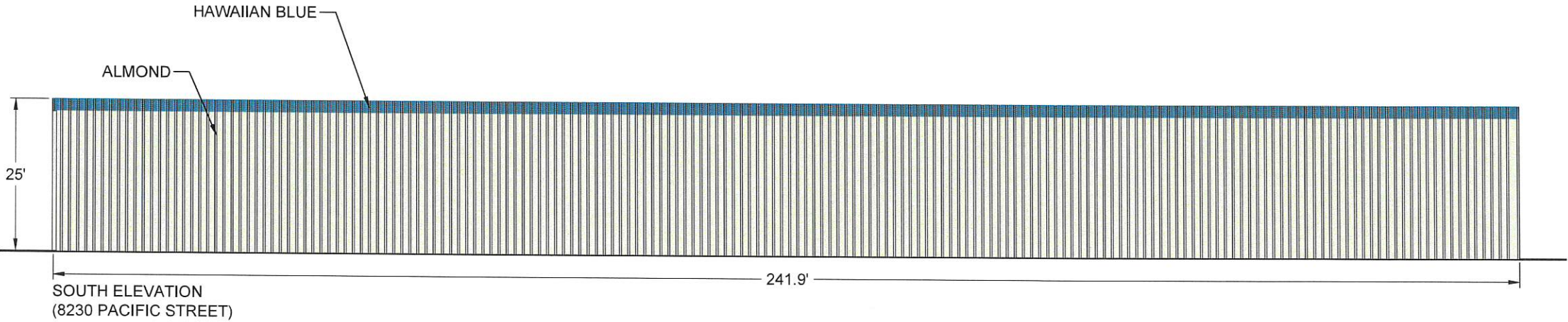
Wellhead Services, Inc.
650 Bercut Dr, Suite C - Sacramento, CA 95814
Phone: 916-447-5171 Fax: 916-447-7602

DRAWN: LDG DATE: 04/13/22
ENG. APPROVAL: DATE: -

DRAWING TITLE		WEST ELEVATION - 8230 PACIFIC (VIEW FROM PACIFIC ST. & CITY MAINTENANCE YARD)	
SIZE	D	FSM NO.	
DWG. NO.	SBES-E-202		REV
SCALE 1:10		PROJECT STANTON BESS	SHEET 1



EQUIPMENT PROFILE INSIDE BUILDING



CORRUGATED METAL BUILDING ELEVATION

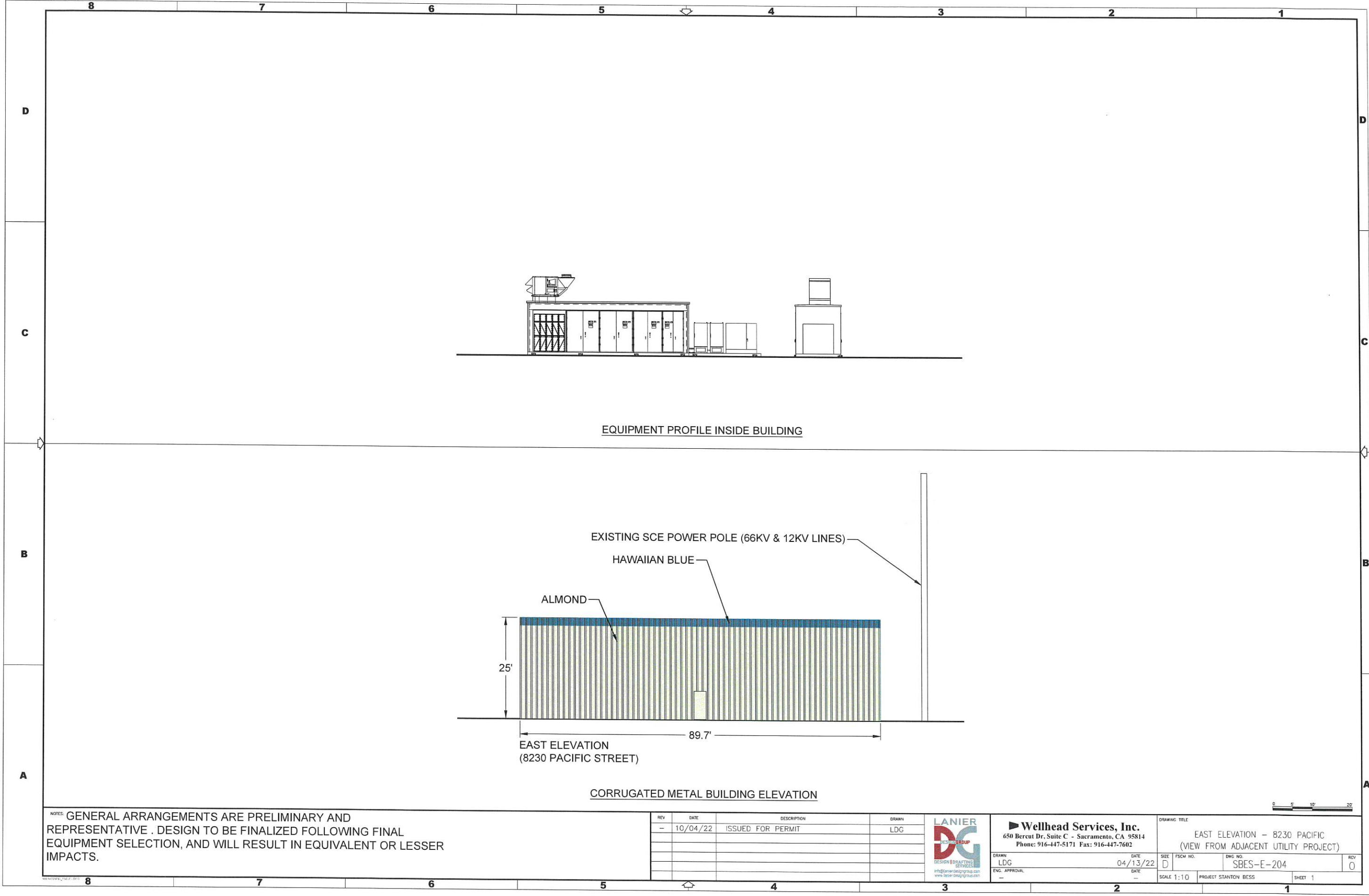
NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE . DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

REV	DATE	DESCRIPTION	DRAWN
-	10/04/22	ISSUED FOR PERMIT	LDG



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DRAWN LDG	DATE 04/13/22	SIZE D	PSCM NO.	DWG NO. SBES-E-203	REV 0
ENG. APPROVAL	DATE	SCALE 1:10	PROJECT STANTON BESS	SHEET 1	



EQUIPMENT PROFILE INSIDE BUILDING

EXISTING SCE POWER POLE (66KV & 12KV LINES)

HAWAIIAN BLUE

ALMOND

25'

89.7'

EAST ELEVATION
(8230 PACIFIC STREET)

CORRUGATED METAL BUILDING ELEVATION

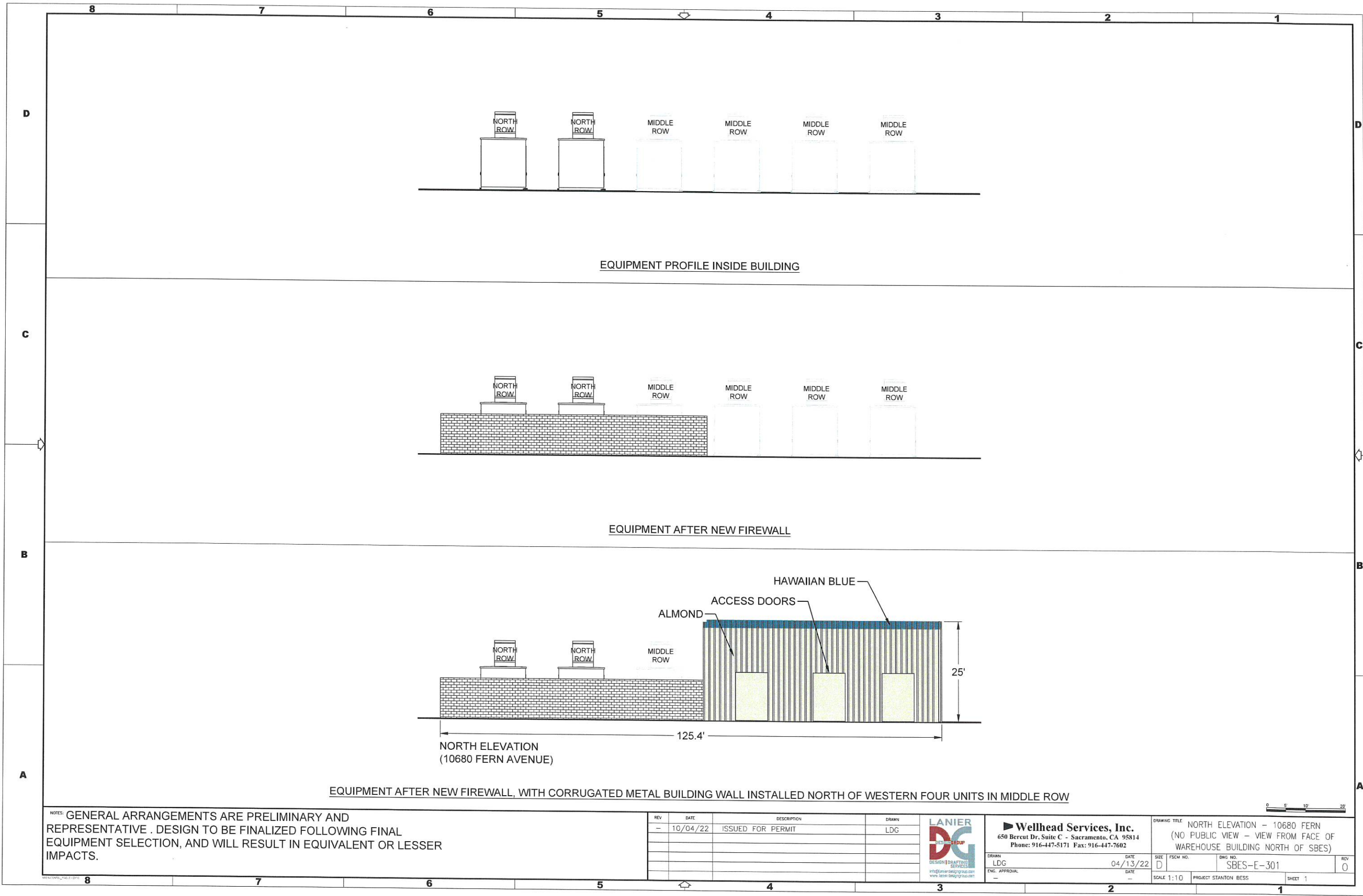
NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE. DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

REV	DATE	DESCRIPTION	DRAWN
-	10/04/22	ISSUED FOR PERMIT	LDG



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DRAWING TITLE			
EAST ELEVATION - 8230 PACIFIC (VIEW FROM ADJACENT UTILITY PROJECT)			
DRAWN LDG	DATE 04/13/22	SIZE D	DWG NO. SBES-E-204
ENG. APPROVAL -	DATE -	SCALE 1:10	PROJECT STANTON BESS
SHEET 1		REV 0	



NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE . DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

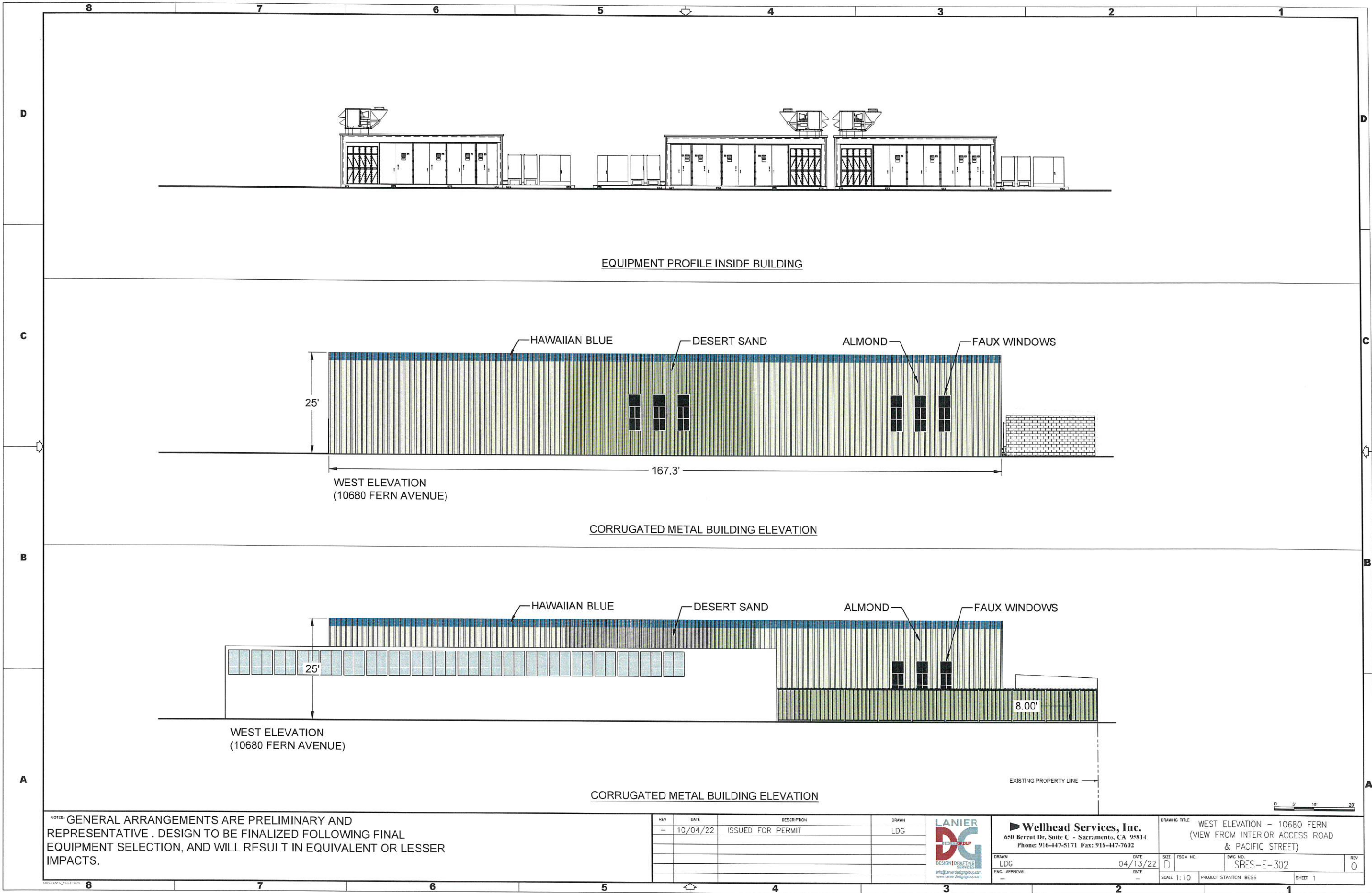
REV	DATE	DESCRIPTION	DRAWN
-	10/04/22	ISSUED FOR PERMIT	LDG



Wellhead Services, Inc.
650 Bercut Dr, Suite C - Sacramento, CA 95814
Phone: 916-447-5171 Fax: 916-447-7602

DRAWING TITLE NORTH ELEVATION - 10680 FERN
(NO PUBLIC VIEW - VIEW FROM FACE OF WAREHOUSE BUILDING NORTH OF SBES)

DRAWN LDG	DATE 04/13/22	SIZE D	PSCM NO.	DWG NO. SBES-E-301	REV 0
ENG. APPROVAL -	DATE -	SCALE 1:10	PROJECT STANTON BESS	SHEET 1	



NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE . DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

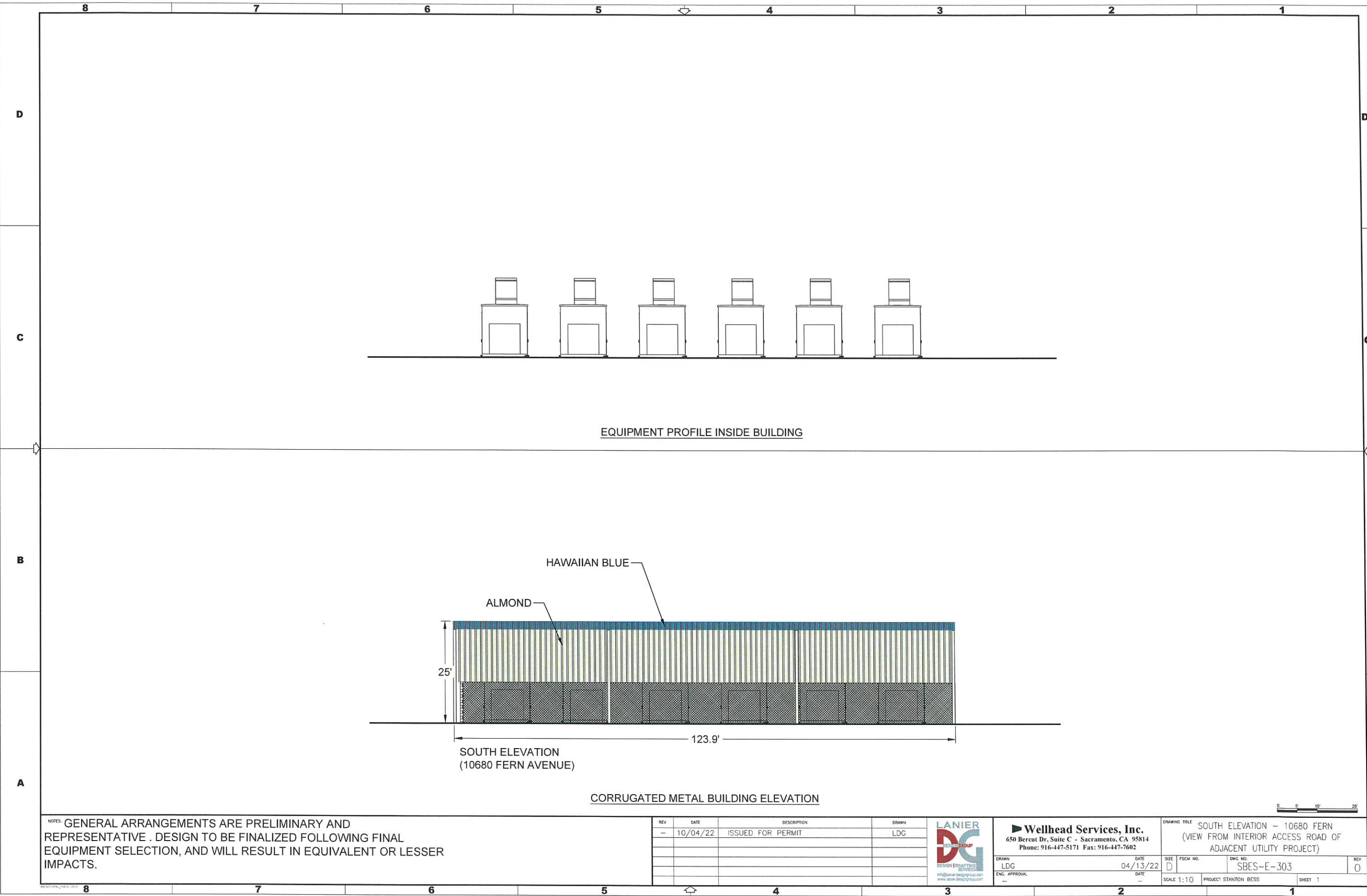
REV	DATE	DESCRIPTION	DRAWN
-	10/04/22	ISSUED FOR PERMIT	LDG



Wellhead Services, Inc.
650 Bercut Dr, Suite C - Sacramento, CA 95814
Phone: 916-447-5171 Fax: 916-447-7602

DRAWN: LDG DATE: 04/13/22
ENG. APPROVAL: DATE: -

DRAWING TITLE: WEST ELEVATION - 10680 FERN (VIEW FROM INTERIOR ACCESS ROAD & PACIFIC STREET)		SIZE: D	FSCH NO.:	DWG NO: SBES-E-302	REV: 0
SCALE: 1:10	PROJECT: STANTON BESS	SHEET: 1			



NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE. DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

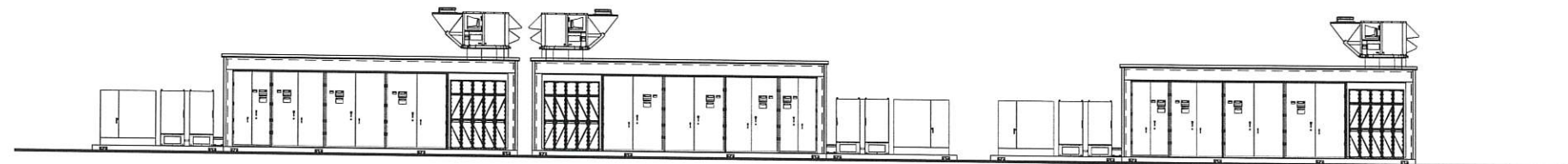
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-	10/04/22	ISSUED FOR PERMIT	LDG



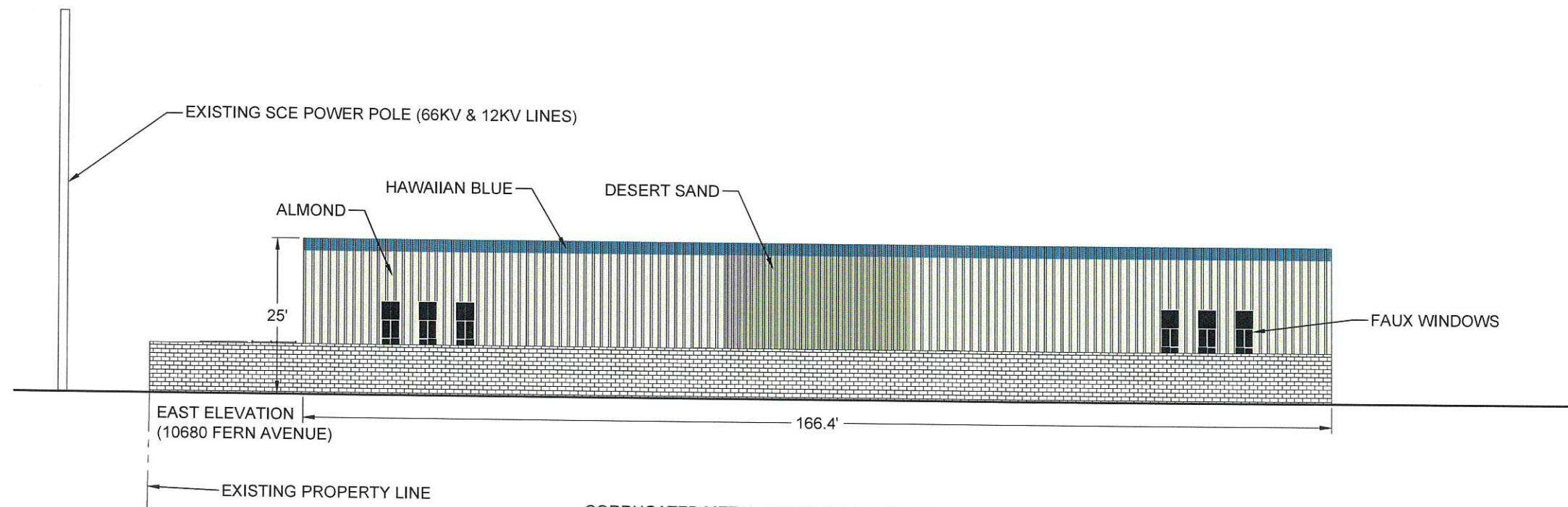
Wellhead Services, Inc.
650 Bercut Dr, Suite C - Sacramento, CA 95814
Phone: 916-447-5171 Fax: 916-447-7602

DRAWN: LDG
ENG. APPROVAL: _____

DRAWING TITLE: SOUTH ELEVATION - 10680 FERN (VIEW FROM INTERIOR ACCESS ROAD OF ADJACENT UTILITY PROJECT)	
DATE: 04/13/22	SIZE: D
DATE: _____	SCALE: 1:10
DWG NO.: SBES-E-303	PROJECT: STANTON BESS
REV: 0	SHEET: 1



EQUIPMENT PROFILE INSIDE BUILDING



CORRUGATED METAL BUILDING ELEVATION

NOTES: GENERAL ARRANGEMENTS ARE PRELIMINARY AND REPRESENTATIVE . DESIGN TO BE FINALIZED FOLLOWING FINAL EQUIPMENT SELECTION, AND WILL RESULT IN EQUIVALENT OR LESSER IMPACTS.

REV	DATE	DESCRIPTION	DRAWN
-	10/04/22	ISSUED FOR PERMIT	LDG



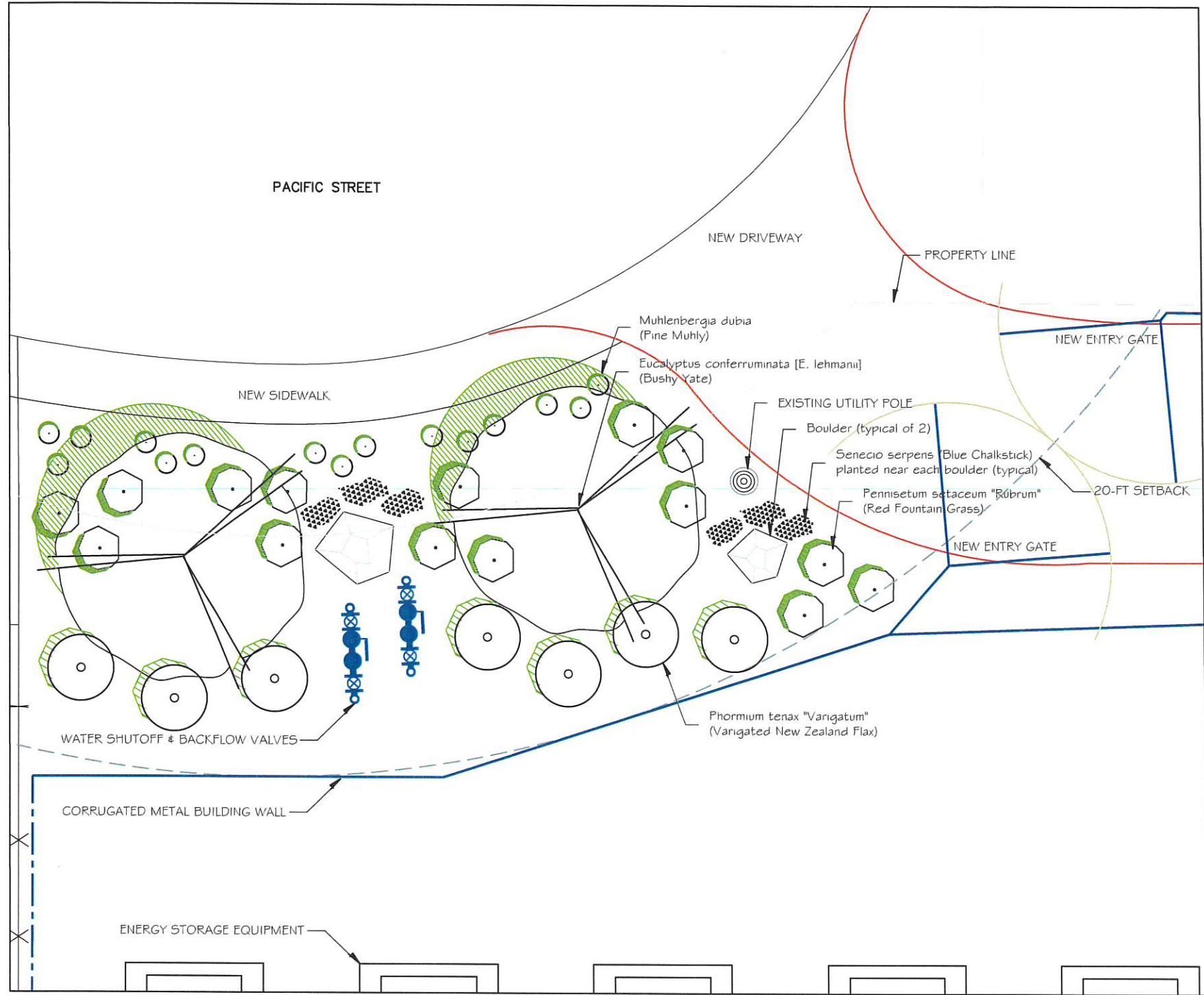
Wellhead Services, Inc.
650 Bercut Dr. Suite C - Sacramento, CA 95814
Phone: 916-447-5171 Fax: 916-447-7602

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ENG. APPROVAL: -

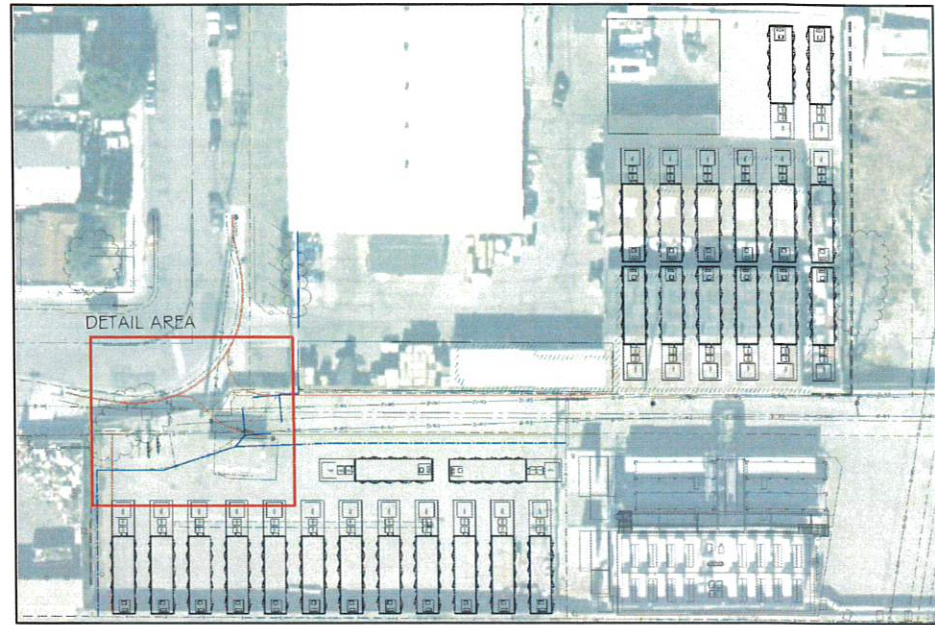
DATE: 04/13/22

DRAWING TITLE: EAST ELEVATION - 10680 FERN (VIEW FROM SCE TRANSMISSION CORRIDOR & DALE AVE. ~950' TO THE EAST)			
SIZE: D	PSCM NO.:	DWG NO. SBES-E-304	REV: 0
SCALE 1:10		PROJECT STANTON BESS	SHEET 1

PLAN DETAIL

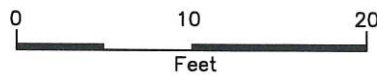


PLAN OVERVIEW (Not to scale)



PLANT PALETTE LEGEND

SYMBOL	TYPE AND SPECIES
EVERGREEN CANOPY TREE - Pacific Street	
	Eucalyptus conferruminata [E. lehmannii] (Bushy Yate) or Photinia x fraseri (Fraser Photinia)
MEDIUM HEIGHT EVERGREEN SHRUB	
	Phormium tenax "Variegatum" (Variegated New Zealand Flax)
ORNAMENTAL GRASSES	
	Pennisetum setaceum "Rubrum" (Red Fountain Grass)
	Muhlenbergia dubia (Pine Muhly)
SUCCULENT GROUNDCOVER	
	Senecio serpens (Blue Chalksticks)



LANDSCAPE CONCEPT

The landscape concept for the Stanton Battery Energy Storage entry incorporates a combination of evergreen trees, medium size shrubs, and ornamental grasses. The landscape plan calls for medium-height evergreen canopy trees within the area located between the new sidewalk and the perimeter fence. Within this landscaped area, there will also be a limited number of shrubs, clustered informally with small and medium height ornamental grasses. To add visual interest, boulders accented by succulent groundcover will also be placed in the landscaped areas. The landscaping will enhance the site's appearance and partially screen new fencing and structures.

The suggested plant palette includes drought tolerant species that are appropriate to the regional setting and local site conditions.

NOTES:

- 1. Landscape layout is preliminary and subject to change based on final engineering and other factors.
- 2. A drip irrigation system will be installed to provide regular watering of new landscaping.
- 3. Decomposed granite to a depth of 3 to 4 inches will be applied within the planting area for water conservation and weed suppression.
- 4. All planting shall meet SBES safety, operations, and maintenance requirements, including clearance requirements for underground and overhead conductors.
- 5. All landscaping and irrigation shall conform to applicable landscape related City and Regional Standards.

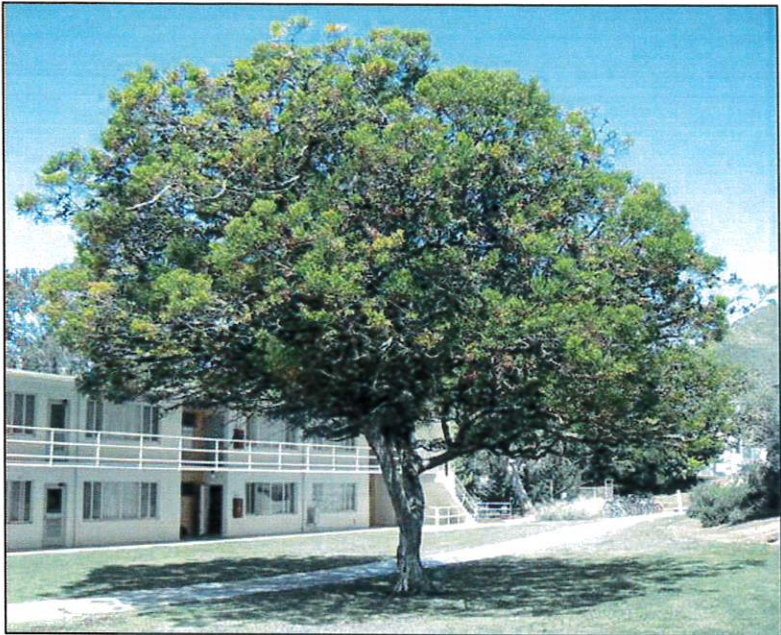
PLANT SIZE AND QUANTITY ESTIMATE

TYPE AND SPECIES	ESTIMATED QUANTITY	CONTAINER SIZE	GROWTH RATE	APPROXIMATE HEIGHT AT 5 YEARS	APPROXIMATE MATURE HEIGHT / WIDTH	APPROXIMATE TIME TO MATURITY
EVERGREEN CANOPY TREE - Pacific Street						
Eucalyptus conferruminata [E. lehmannii] (Bushy Yate)	2	15 Gallon or 24" Box	2'-3' / year	18'	12'-25' / 10'-25'	10 years
or Photinia x fraseri (Fraser Photinia)		15 Gallon or 24" Box	2'-3' / year	18'	12'-20' / 8'-12'	5 - 8 years
MEDIUM HEIGHT EVERGREEN SHRUB						
Phormium tenax "Variegatum" (Variegated New Zealand Flax)	7	1 Gallon or 5 Gallon	-	6'	6' / 6'	
ORNAMENTAL GRASSES						
Pennisetum setaceum "Rubrum" (Red Fountain Grass)	15	1 Gallon	-	4'-5'	4'-5' / 4'-5'	
Muhlenbergia dubia (Pine Muhly)	15	1 Gallon	-	1'-3'	1'-3' / 2'-3'	
SUCCULENT GROUND COVER						
Senecio serpens (Blue Chalksticks)	6	4" or 1 Gallon	-	1'	1' / 2'-3'	

Tree growth and size estimates based on information contained in: Reimer, Jeffrey L. and W. Mark. "SelectTree: A Tree Selection Guide." <http://selecttree.calpoly.edu/>

Shrub size estimates based on information contained in: Brenzel, Kathleen Norris. Sunset Western Garden Book. Menlo Park, CA: Sunset Publishing Corporation, 2012., and San Marcos Growers, <http://www.smgrowers.com/>

EVERGREEN CANOPY TREE



Eucalyptus conferruminata [E. lehmannii] (Bushy Yate)
Photo source: California Polytechnic State University / Selectree 2016



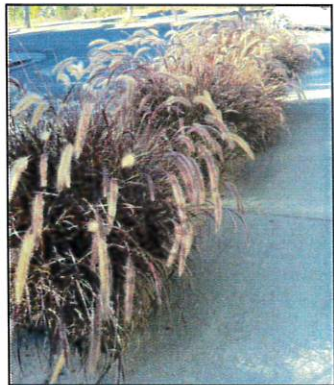
Photinia x fraseri (Fraser Photinia)
Photo source: City of Los Angeles, Street Tree Selection Guide 2016

MEDIUM HEIGHT EVERGREEN SHRUB



Phormium tenax (New Zealand Flax)
Photo source: Environmental Vision 2005

ORNAMENTAL GRASSES



Pennisetum setaceum "Rubrum" (Red Fountain Grass)
Photo source: Environmental Vision 2016

SUCCULENT GROUND COVER



Senecio serpens (Blue Chalksticks)
Photo source: Monrovia 2016



Muhlenbergia dubia (Pine Muhly)
Photo source: UC Master Gardeners 2016

Section II, #5: Color and Materials Board

1. Star buildings color chart for corrugated metal view screen wall, with colors from constructed SERC project.
2. Design concept from existing SERC concept – SBES drawings expected to be delivered Wednesday, 10/5/2022.
3. Cochran brochure – SBES to use the Ornamental Castle Spike (same as the SERC project)
4. Spiked Fence simulation 1 – SERC fencing simulation with castle spikes
5. Spiked Fence simulation 2 – SERC metal gate and fence screening simulation

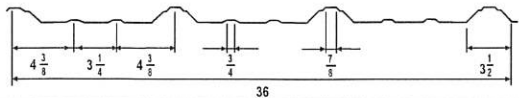
RECEIVED

OCT 03 2022

COMMUNITY DEVELOPMENT

STAR STANDARD COLORS

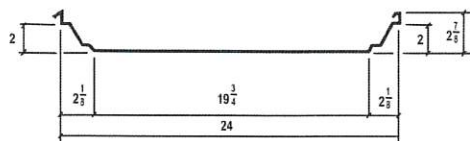
DURA-RIB®



Colors grayed out have not been used in the SERC color palette. Colors remaining are included in the SERC color palette.

36

STARSHIELD®

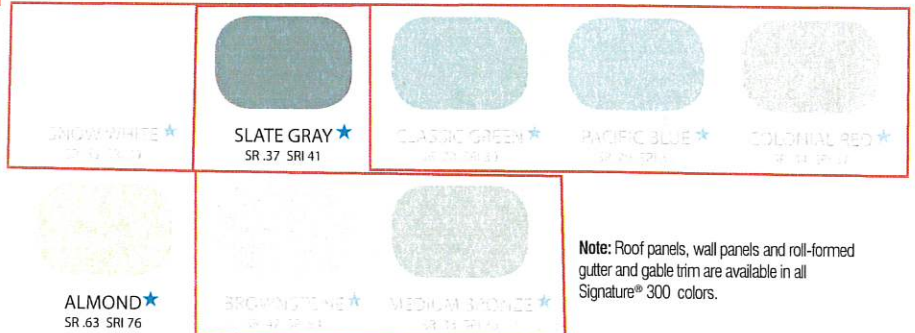


Field Seamed System

SIGNATURE® 200 | SILICONIZED POLYESTER | Polar White is a Straight Polyester.

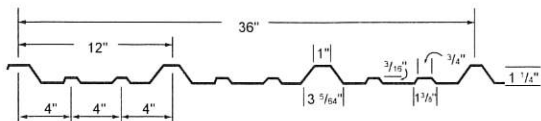


SIGNATURE® 300 | KYNAR 500® | HYLAR 5000®

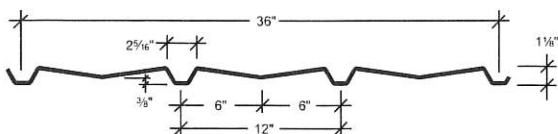


COMMERCIAL/ INDUSTRIAL & FASTAR COLORS

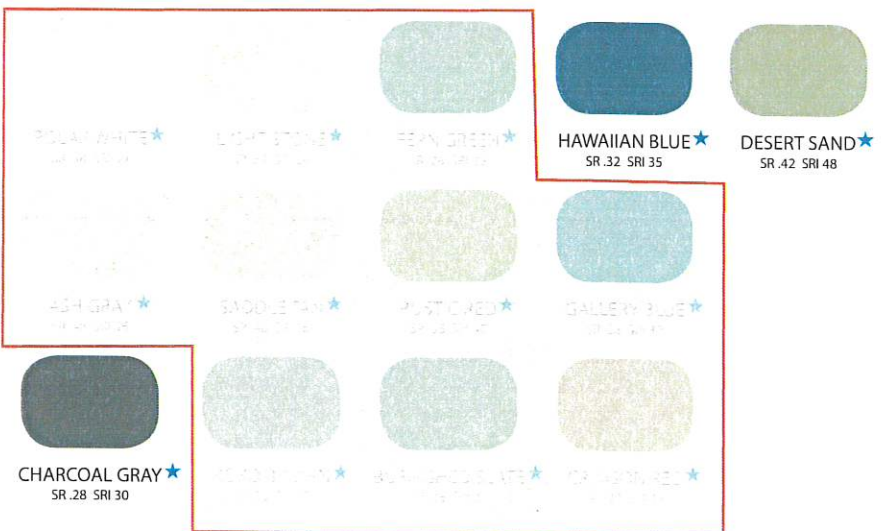
PBR



PBA

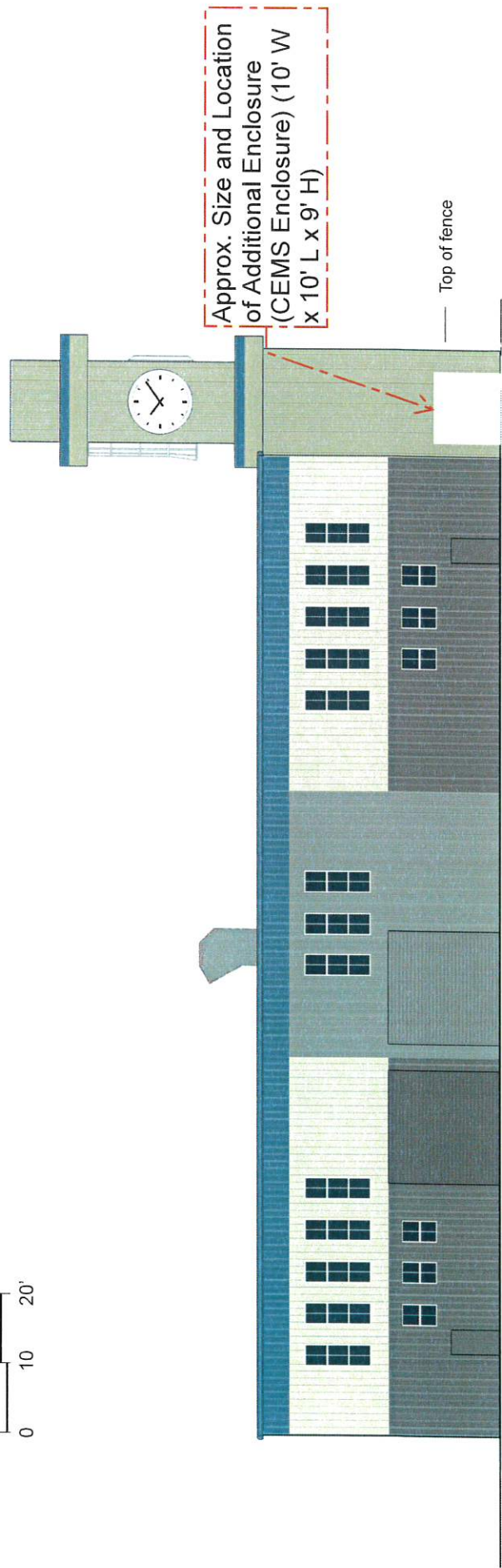
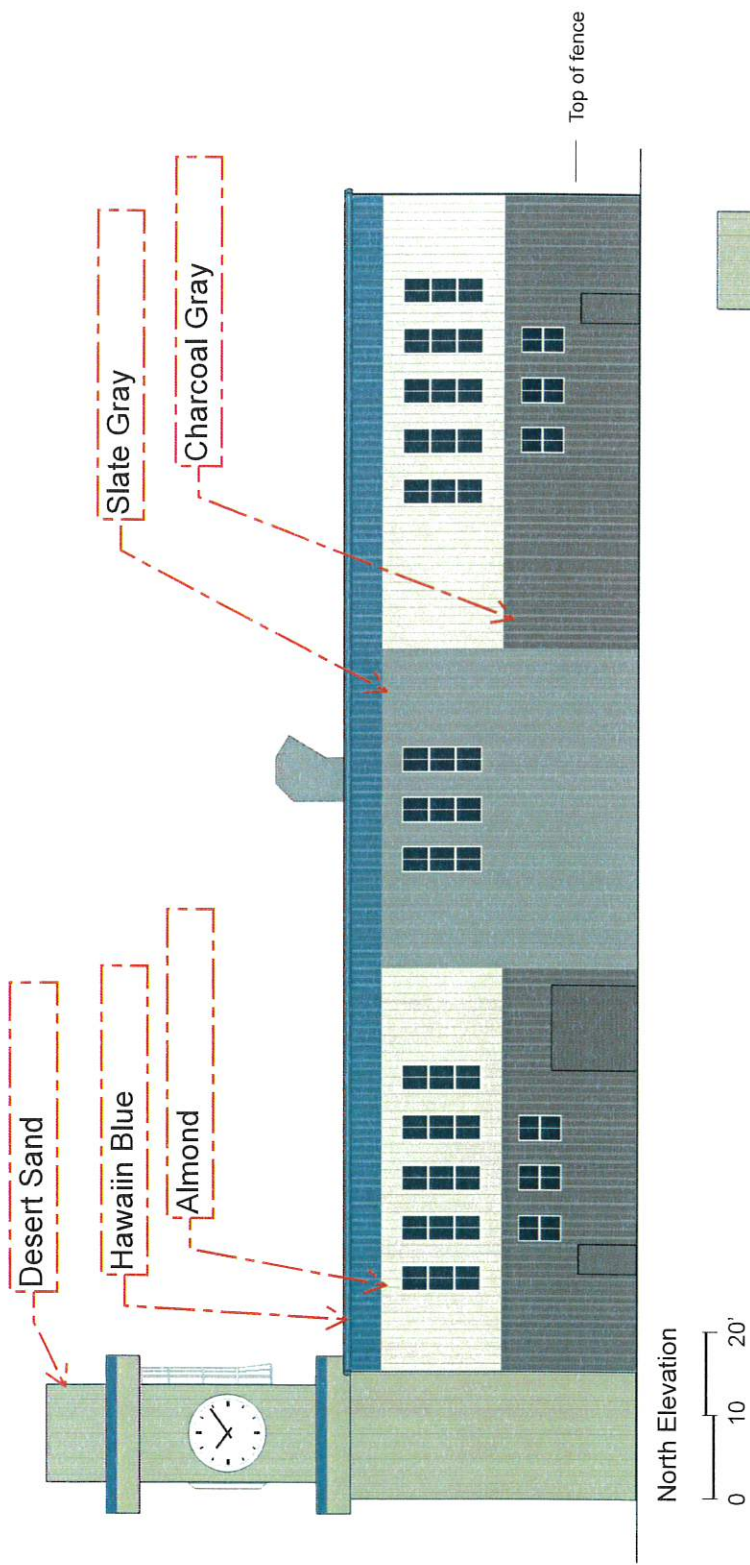


SIGNATURE® 200 | SILICONIZED POLYESTER



SIGNATURE® 300 | KYNAR 500® | HYLAR 5000®





South Elevation

APPENDIX 5.13A
Building Aesthetic Treatment Concept
 Stanton Energy Reliability Center

Perimeter Enhancements
WALL & FENCE TOPPINGS

ENHANCE YOUR SECURITY



ORNAMENTAL CASTLE SPIKE



SHARK TOOTH SPIKE



RIPPER® FLATWRAP 450



RIPPER® COIL 450



SMART COIL

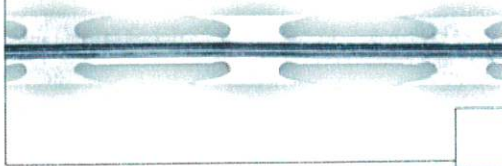
← For more information visit www.cochrane.co/WallSpikes →

DESIGN REGISTRATIONS AND PATENTS APPLY

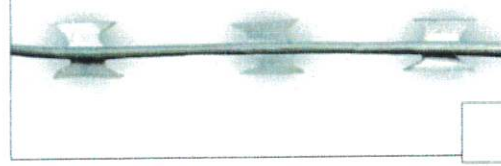
Physical Perimeter Security Barriers



- High tensile steel reinforcing band for maximum strength
- More difficult to cut, sharper, longer blades
- Deeper cut, higher risk



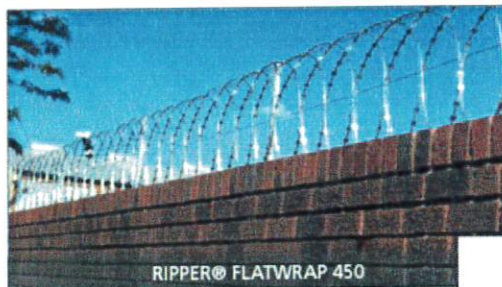
- Easier to bend
- Blunter, shorter barbs, easier to grab and bend



RIPPER® COIL 450



STANDARD COIL 450



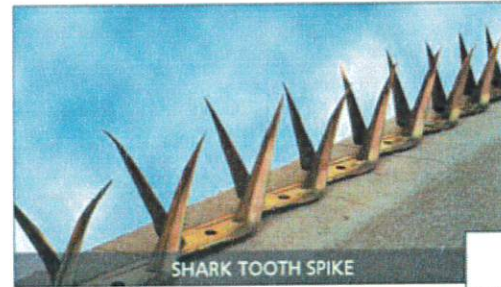
RIPPER® FLATWRAP 450



H135
SMART COIL
PHYSICAL DETERRENT - COVERT DETECTION



ORNAMENTAL CASTLE SPIKE



SHARK TOOTH SPIKE



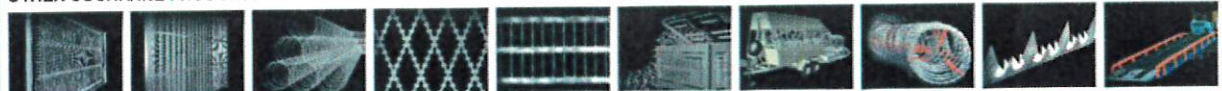
RIBBON STRIP 4 STRAND



RIBBON STRIP 3 STRAND

DEALER

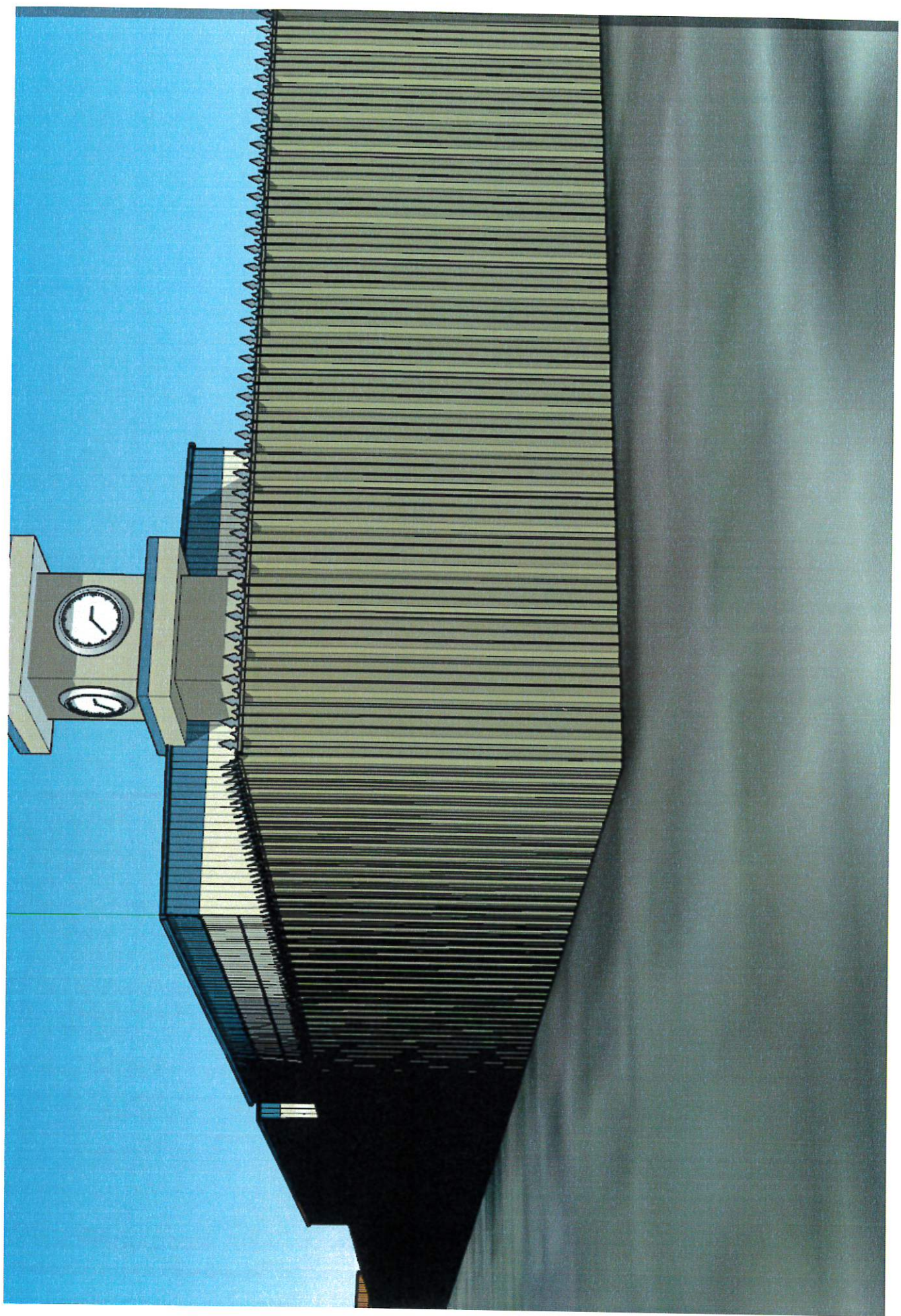
OTHER COCHRANE PRODUCTS

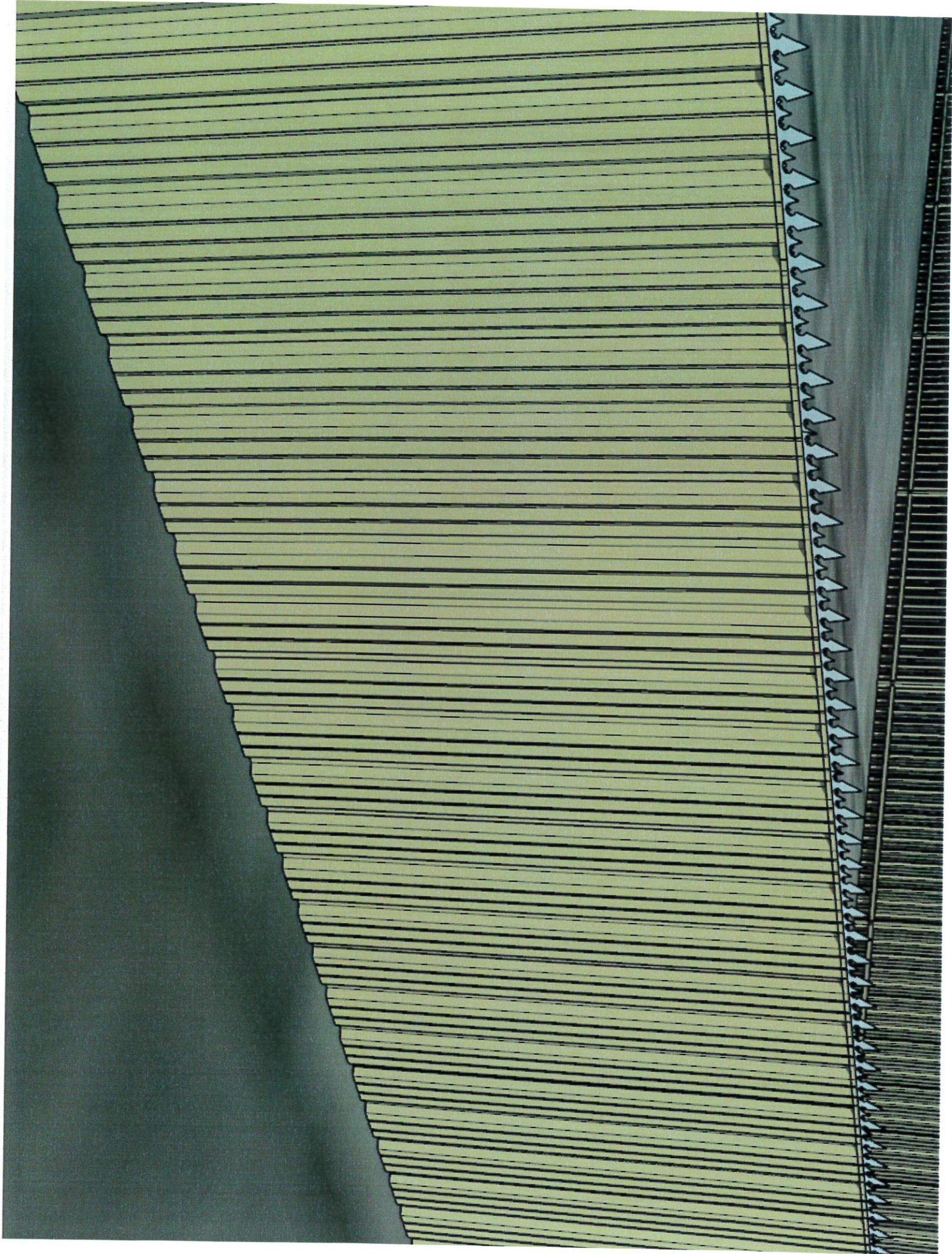


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RESOLUTION NO. 2556

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. C19-07 FOR A MAJOR UTILITY SERVICE FACILITY AT 8230 PACIFIC STREET (APN 126-531-40 and 126-553-18), CONDITIONAL USE PERMIT NO. C22-04 TO ALLOW AN EXPANSION OF THE USE TO A PORTION OF THE ADJACENT PROPERTY AT 10680 FERN AVENUE (APN 126-591-10 and 126-591-11) AND SITE PLAN AND DESIGN REVIEW NO. SPDR 22-819 TO ALLOW CONSTRUCTION OF THE MAJOR UTILITY SERVICE AND EXPANSION IN THE IG (INDUSTRIAL GENERAL) ZONE

THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Section 20.220.020 of the Stanton Municipal Code (SMC) requires a conditional use permit and Section 20.530.050 of the Stanton Municipal Code (SMC) requires a Site Plan and Design Review for a major utility service facility;

WHEREAS, on January 15, 2020, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Conditional Use Permit No. C19-07 to allow a major utility service facility at property located at 8230 Pacific Street in the IG (Industrial General) zone; and

WHEREAS, on October 19, 2022, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve an amendment to Conditional Use Permit No. C19-07, Conditional Use Permit No. 22-04 and Site Plan and Design Review No. SPDR 22-819 to allow for the construction and operation of a major utility service facility at 8230 Pacific Street and a portion of 10680 Fern Avenue within the IG (Industrial General) Zone;

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, adoption of this resolution approving an amendment to Conditional Use Permit C19-07 will have the effect of superseding and replace conditions set forth in Planning Commission Resolution No. 2556; and

WHEREAS, staff has reviewed the environmental form submitted by the applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development); and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The Planning Commission hereby finds that all of the facts, findings and conclusions set forth above in this resolution are true and correct.

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), 15303, Class 3 (New Construction and Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development). The Project is within that class of projects (*i.e.*, Class 32 - In-fill Development projects) which consists of in-fill development meeting the conditions described in Section 15332 of the CEQA Guidelines; that is, (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. The Planning Commission finds and determines that the Property is located within an "urbanized area", as that term is defined in Section 15387 of the CEQA Guidelines, and meets the aforementioned conditions and will not cause a significant effect on the environment and is, therefore, categorically exempt from the provisions of CEQA;

SECTION 3: That in accordance with the findings as set forth in Chapter 20.550.060 of the Stanton Municipal Code:

- A. The proposed use is consistent with the General Plan, including Community Development Goal LU-1.1, to create an economic and fiscal balance of residential, commercial, and industrial uses.

The proposed project will allow for a major utility service facility which would provide local and regional ancillary services to the electric grid to benefit the residents of the City of Stanton (City) and adjacent cities. The project is located within the industrial zone and has been designed to be consistent with the existing adjacent use, the Stanton Energy Reliability Center (SERC). The use is consistent and compatible with the industrial surrounding uses and would be compatible with the abutting nonconforming residential as the facility will be completely adequately screened and buffered.

- B. The proposed use is allowed within the applicable zone and complies with all other provisions of this Zoning Code and the Municipal Code.

A major utility facility is permitted in the IG (Industrial General) zone subject to a Conditional Use Permit approval. As proposed, the project meets all applicable requirements of the Stanton Municipal Code.

- C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

The property is located in the IG (Industrial General) zone and is surrounded by industrial uses and existing nonconforming residential uses on the northwest side of the entrance at the corner of Pacific Street and Fern Avenue. The facility was designed to appear as a warehouse building to fully screen the battery storage equipment and is consistent with the design of the surrounding buildings. Thus, the proposed use will be compatible to the atmosphere for the industrial zone and surrounding uses.

- D. The site is physically suitable in terms of: its design, location, shape, size, and operating characteristics of the proposed use; the provision of public and emergency vehicle access; public protection services; the provision of utilities; and served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The site is located in the IG (Industrial General) Zone and is accessed by Pacific Street and Fern Avenue. The facility is unmanned and designed for remote operations, with occasional routine maintenance visits. The site will have very limited activity and will generate little to no impact on traffic. Adequate access for emergency vehicles is along the corner of Pacific Street and Fern Avenue, via a 20-foot-wide access road which continues inside the project and through to the adjacent SERC facility. All entrances will be secured with gates and have a Stanton and Orange County Fire Authority (OCFA) required lock box. The unmanned facility, which is low intensity in nature, with minimal activity is not anticipated to adversely affect the public convenience, health, interest, safety or general welfare.

- E. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

All operations will be conducted within a fully screened enclosure. The project is required all to obtain all necessary permits from the City's Building Division who enforces local, State and Federal laws to protect the public safety and general welfare of Stanton and the Orange County Fire Authority. The Building Division administers and enforces compliance with the provisions of the Stanton Municipal Code (SMC) to protect life and property from fire hazards. The unmanned facility, which is low intensity in nature with minimal activity is not anticipated to adversely affect the public convenience, health, interest, safety or general welfare.

- F. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit or Minor Use Permit.

SECTION 4: That in accordance with the findings as set forth in Chapter 20.530.050 of the Stanton Municipal Code, the proposed development is:

- A. Allowed within the subject zone.

The project sites, 8230 Pacific Street and 10680 Fern Avenue, are located in the Industrial General (IG) Zone. Major Utility Facilities are a permitted use, subject to a Conditional Use Permit, in the IG Zone (SMC Section 20. 20.220.010). Therefore, the project is allowed within the subject zone.

- B. Designed so that:

1. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property.

All operations will be conducted with the walls of the proposed enclosure. The project has been conditioned to obtain all required permits from the City's Building Division who enforces local, State and Federal laws to protect the public safety and general welfare of Stanton. The Building Division administers and enforces compliance with the provisions of the Stanton Municipal Code (SMC) to protect life and property. Furthermore, staff has added conditions that the applicant must obtain the any approval required by Orange County Fire Authority (OCFA).

2. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments.

The proposed structure is designed and will be constructed with corrugated metal panels painted beige tones with blue trim and false windows to resemble a warehouse building. This design and materials match the adjacent SERC facility and are similar to and compatible with the surrounding industrial uses. Therefore, the project is consistent and compatible with adjacent developments.

3. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.

The proposed structure will be constructed of corrugated metal panels to resemble a warehouse. These materials match the adjacent utility facility. Elevations visible the public right-of-way will be compatible with the surrounding industrial uses. Therefore, the project is consistent and compatible with adjacent developments.

4. The project's site plan and design is consistent with the City's Design Standards and Guidelines, if any.

The project is not subject to City's Design Guidelines, however, the project was designed to be architecturally integrated with surrounding uses and meets all site development standards.

C. Designed to address the following criteria, as applicable:

1. Compliant with this Chapter, this Zoning Code, Municipal Code Title 16 (Buildings and Construction), and all other applicable City regulations and policies.

The project is compliant with the SMC Zoning Code, Municipal Code Title 16 and all other applicable City regulations in that it meets all site development standards. Additionally, the project is designed to be architecturally compatible and consistent to adjacent properties. Security measures including new perimeter walls and gates designed to secure the site. Therefore, the project meets applicable land use and development standards.

2. Efficient site layout and designs.

The site is designed with adequate access, to comply with zone setback requirements, and meets all applicable site development standards. Therefore, the project is designed efficiently and adequately.

3. Adequate yards, spaces, walls, and fences, parking, loading and landscaping that fit in with neighboring properties and developments.

The proposed project intends to use provide new landscaping along the frontage of the 8230 Pacific Street, softening the proposed industrial metal warehouse-like exterior.

4. Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed development.

The operations of this facility will be completely unmanned and would not require any additional parking. Adequate access for emergency vehicles is along the corner of Pacific Street and Fern Avenue. The applicant has also secured an access agreement with the adjacent major utility service facility, allowing for staff access the facility and temporary park any maintenance vehicle.

5. Compatible and appropriate scale to neighboring properties and developments.

The new building has a proposed height of 25 feet, which is below the maximum allowed height in the Industrial General zone. The construction and improvements proposed at the project site are consistent with the existing industrial uses. In addition, the project is set back 20 feet from the front property line, that area will also be landscaped in order to soften the visual impact of the development. Therefore, the proposed project would not have a substantial adverse effect on the visual character of the area.

6. Efficient and safe public access (both pedestrian and vehicular) and parking.

Adequate access for emergency vehicles is along the corner of Pacific Street and Fern Avenue, via a 20-foot-wide access road which continues inside the project and through to the adjacent SERC facility. All entrances will be secured with gates and have a Stanton and Orange County Fire Authority (OCFA) - required lock box.

7. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design.

The construction and improvements proposed at the project site are consistent with the existing industrial uses. The project is consistent with the required 20-foot setback for the designated zone and the other development in the vicinity. Therefore, the proposed project would not have a substantial adverse effect on the visual character of the area.

8. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land.

The construction and improvements proposed at the project site are consistent with the existing industrial uses. The sites' topography is generally flat thus appropriate for the proposed use.

9. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site.

The project has been designed to give the appearance of a warehouse from the public right-of-way. The project creates a compatible facility to the existing industrial uses. Additionally, the project uses similar design style as an adjacent facility project, establishing architectural ties to the existing surroundings.

10. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.

The project has been designed to give the appearance of a corrugate meal warehouse. The architecture consistent with and compatible to surrounding industrial uses.

11. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition.

The building will be designed to be consistent with the adjacent utility facility, SERC building. Additionally, site improvements are proposed to the Pacific Street frontage thus improving the appearance of the neighborhood and softening the industrial visual impact.

12. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures.

The proposed building will be constructed with 25-foot corrugated metal walls, painted in beige tones with blue trim and includes painted false windows on the elevations visible from the public right-of-way. This is the similar color palate as the adjacent SERC building and compatible with adjacent industrial buildings.

13. Appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties.

The building is an unmanned facility which will be enclosed with gate Lighting has been conditioned and shall consist of one small down light at each external door of the building.

14. Compatible in scale and aesthetic treatment of proposed structures with public areas.

The project site incorporates structures that are compatible in scale and of similar material to the adjacent utility facility and surrounding development.

15. Appropriate open space and use of water-efficient landscaping.

The proposed project will install water efficient landscaping along the Pacific Street frontage. The unmanned facility operations would occur solely within the walls of roofless structure are not anticipated to need or generate water use.

16. Consistent with the General Plan and any applicable Specific Plan. (Ord. 1017, 2013)

The project is consistent with the General Plan and IG (Industrial General) zone which permits a major utility facility subject to approval of a Site Plan and Design Review. The project meets all site development standards and will not have a significant impact on the environment.

SECTION 5: That based upon the above findings, the Planning Commission hereby approves an Amendment to Conditional Use Permit No. C19-07 for a major utility service facility at 8230 Pacific Street, Conditional Use Permit No. C22-04 to allow an expansion of the use to a portion of the adjacent property at 10680 Fern Avenue and Site Plan and Design Review No. SPDR22-819 to allow construction of the major utility service and expansion in the IG (industrial general) zone, subject to the following Conditions:

A. That all conditions of the Planning Division be met, including, but not limited to, the following:

1. The approval of this request and conditions herein supersede the conditions set forth in Resolution No. 2513.
2. The cooperative agreement between the City of Stanton and Stanton Energy Holdco LLC signed and dated February 12, 2020 shall be upheld with this approval.
3. The proposed project shall be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution of Approval. Any significant modifications to the project shall require Planning Commission approval.
4. All battery energy storage systems shall be completely screened from the public right-of-way.
5. All operations and equipment shall be consistent with the Environmental Documentation prepared by Ramboll, dated December 2019.
6. Construction-related trucks shall not park, idle, or stage along Fern Avenue and Pacific Street.
7. The project shall comply with the noise findings set forth in the modeling conducted by Ramboll, dated December 2019.
8. All project construction shall only occur between the hours of 7am and 8pm weekdays and Saturdays.
9. Construction equipment shall be required by regulation to use low sulfur content fuel to minimize potential odors.
10. All new fences, gates, and/or walls shall not exceed the allowed maximum height of 8 feet.

11. The total height of the proposed structure/walls shall not exceed 25 feet. The total structure/wall height shall be inclusive of any combination of fire walls and metal corrugated walls (e.g. 15-foot corrugated metal wall atop a 10-foot firewall). In any instance the design of the walls cannot be achieved as shown in the depicted elevations, the applicant shall redesign the structure and shall require a modification for review and approval by the Planning Commission.
 12. A final landscape plan consistent with the conceptual landscape plan provided to the Planning Commission shall be submitted for the review and approval of the Community Development Director prior to the issuance of any building permit.
 - A. The landscaping plan shall include all plan materials, species, sizes, irrigation, Water Efficient Ordinance requirements.
 - B. All trees shall have a minimum trunk height of 10-feet at the time of installation.
 - C. All landscaping shall be installed prior to building permit final. Upon final inspection, staff may require replacement and/or addition of landscaping materials to ensure high quality planting and spread.
 13. Graffiti on the property shall be removed at the property owner's expense within 24 hours.
 14. The applicant(s)/owner(s) shall agree and consent in writing within 30 days to the conditions of approval as adopted by the Planning Commission. In addition, the applicant(s)/owner(s) shall record the conditions of approval in the Office of the County Recorders. Proof of recordation shall be provided to the Planning Division prior to final of the building permit.
 15. In accordance with policies adopted by the City, the applicant(s)/owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigations/inspections, which result in a finding of violation of any applicable laws and/or conditions of approval. The applicant/owner shall have 30 days from the date of receipt of invoices to make payment to the City of Stanton.
 16. As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and fully co-operate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.
- C. That all requirements of the Engineering Division be met, including, but not limited to, the following:**

General Requirements

1. That prior to the start of any work, a grading plan for on-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule.
2. That prior to the start of any off-site work, if any, an improvement plan for off-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule. Off-site improvement plans may be incorporated in the grading plan.
3. That prior to the start of any work in the City's public right-of-way, if any, a separate encroachment permit shall be obtained from the Public Works Department. All work shall be done in accordance with City of Stanton Standard Plans, Orange County Public Works Standard Plans, the Standard Plans for Public Works Construction, or Orange County Sanitation District standard plans.
4. That all required geotechnical testing services required for improvements in the public right-of-way, if any, will be based on time and materials, to be invoiced at the completion of the project. These fees are in addition to any other fees paid to the City. These fees must be paid in full prior to release of any bonds.
5. That prior to the issuance of a grading permit or an encroachment permit, a grading bond (surety), letter of credit, or cash deposit (collectively known as "work guarantee device") shall be posted with the City in an amount and type sufficient to cover the cost of off-site and on-site work in an amount specified by the City Engineer. The work guarantee device shall not be released until all on-site and off-site improvement work is completed to the satisfaction of the City Engineer and as-built drawings are reviewed and approved by the City Engineer.
6. That perimeter fencing shall be installed during construction that has green screen material or approved equal. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
7. That prior to the demolition of any existing on-site improvements, a demolition plan shall be submitted and approved by the City Engineer, and a grading permit shall be obtained in addition to any building permits required prior to demolition of any existing structures. The demolition plan shall include an erosion control plan.
8. That grading and improvements shall be in accordance with the City's grading manual and grading code and to the satisfaction of the City Engineer. Any work outside of the project boundaries will require easements or right-of-way entry letters from adjacent property owners.
9. That the applicant and his/her contractor shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during

the construction of the project. This document is available for downloading from www.h2oc.org.

10. That the applicant shall install new sidewalk fronting Pacific Street in accordance with current American Disabilities Act (ADA) standards, City of Stanton Standard Plans, Orange County Public Works Standard Plans and the Standard Plans for Public Works Construction.
11. That all structural pavement sections, including all new and reconstructed parking lots and drive aisles, shall be submitted to and approved by the City Engineer. The soils engineer shall submit pavement section recommendations based on "R" Value analysis of the subgrade soils, and approved City traffic indices.
12. That handicap access ramps must be installed and/or retrofitted in accordance with current American Disabilities Act (ADA) standards throughout the project. Access ramps shall be provided at all intersections and driveways.
13. All existing improvements (sidewalk, curb & gutter, driveways, and street paving) on Pacific Street and Fern Avenue along the project frontage which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer and/or Senior Public Works Inspector. When reconstructing sidewalk, curb & gutter, and driveways, restoration shall at a minimum be joint-to-joint.
14. That no construction related trucks, materials or equipment shall be stored on public streets.
15. That hours of work in the public right-of-way including demolition and construction shall be Monday through Thursday, 7:30 am to 4:30 pm, with no work performed on Fridays, weekends or holidays unless otherwise approved by the City Engineer/Senior Public Works Inspector and additional inspection fees paid.
16. That grading and improvement plans shall be prepared and submitted to the City Engineer for approval. Plans shall be 24" X 36", ink on mylar, with elevations to nearest 0.01 foot, and scaled at 1" = 10'. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
17. That prior to the issuance of a building permit, pad certification by the project civil engineer and project geotechnical engineer is required and a building pad compaction report must be submitted to and approved by the City Engineer. Separate review fees may apply.
18. That the maintenance of any landscaping between the curb and the right-of-way line of any street abutting the parcel shall be the responsibility of the owner of that parcel unless a recognized association or district has assumed responsibility for said maintenance.

19. That no above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.
20. That prior to the issuance of a final certificate of occupancy, no aerial utilities shall exist within the property boundaries. All connections shall be undergrounded, which will require coordination with the applicable utility companies.
21. That any above ground valve assemblies or back-flow devices shall be placed on private property and an easement dedicated to the water district.
22. That if any cuts are required in the pavement on Pacific Street or Fern Avenue, the applicant shall restore the street per the City's standard trench detail except that the "T" cap shall consist of the full width paving of Court Avenue from curb to curb for the length of the project frontage.

Environmental Program Requirements

23. That prior to the issuance of a grading permit, the applicant shall submit a Non-Priority or Preliminary and a Final water quality management plan (WQMP) incorporating best management practices (BMPs) in conformance with the requirements of the MS4 Permit issued to the City by the Santa Ana Regional Water Quality Control Board. This Permit requires the project to be classified as a priority development project which requires source control BMPs to be proposed, installed, and implemented prior to the issuance of a certificate of occupancy. The applicant is advised there are additional plan check fees for the review of these documents. Treatment control devices will not be permitted in the public right-of-way. The applicant/owner will be responsible for the costs of the construction or installation and maintenance of any BMPs. Construction of these BMPs shall be permitted under a grading plan and grading permit. The review of the conceptual grading plan and the tentative tract map do not constitute approval of the design of these BMPs, if applicable.
24. That all roof drains shall be routed to a landscaped area or an on-site structural treatment BMP prior to draining into the City storm drain system.
25. That prior to the issuance of a grading permit, the applicant shall identify in the WQMP the parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the project and a funding mechanism for operation and maintenance.
26. That prior to the issuance of a certificate of occupancy permit, the applicant/owner shall furnish a recorded copy of the City's Water Quality Best Management Practices Implementation Agreement. The Agreement outlines post-construction maintenance requirements for on-site water quality related best management practices that will be required to be implemented by the owner, and all subsequent owners. The text of this Agreement shall not be modified except as determined by the City Manager, City Attorney, or City Engineer.

27. That prior to the issuance of any precise grading permit, the applicant shall provide plans and supporting documentation for the review and approval of the City Engineer showing that areas requiring regular washing/cleaning (including dumpster areas) are isolated from the storm drain system. No discharge from such areas shall be allowed into the storm drains.
28. That prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the State of California incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES, and shall obtain a Waste Discharge Identification Number (WDID) and provide the WDID to the City, if applicable.
29. That prior to the issuance of a grading permit, the applicant shall provide for review and approval by the City Engineer a trash and recycling plan detailing the expected trash, recyclable materials, and organic waste from the project. The applicant shall comply with the requirements of AB1826 and SB1383, mandatory commercial organics recycling (food waste), and AB341, mandatory commercial recycling. City staff notes the conceptual plans submitted to Planning shows three carts being stored outside of each condominium, on the side of each condo. The plan can confirm this will be the arrangement for complying with SB 1383, AB 1826, and AB 341.

D. That all requirements of the Orange County Fire Authority be met, including but not limited, the following:

1. Plans shall be submitted to the Orange County Fire Authority and shall including the following:
 - a. Each battery storage area will need separate plans due to the separate addresses.
 - b. A description of how this project will interface with existing power plant and SCE
 - c. Separate Fire Master plans PR 145
 - d. Separate Battery Systems plans PR 375
 - e. Separate Hazard Mitigation Analyses w/ Heat Flux Calculations PR 928
 - f. Separate Special Extinguishing PR 365
 - g. Thermal or sound walls may be required

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on October 19, 2022 by the following vote, to wit:

AYES:	COMMISSIONERS:	_____
NOES:	COMMISSIONERS:	_____
ABSENT:	COMMISSIONERS:	_____
ABSTAIN:	COMMISSIONERS:	_____

Elizabeth Ash, Chairman
Stanton Planning Commission

Jennifer Lilley, AICP
Community & Economic Development Director