

Exhibit A – Conditions of Approval
Tentative Parcel Map No. 82709
Development Plan Approval Case No. 964
9883 GREENLEAF AVENUE
CENTERPOINT PROPERTIES

TENTATIVE PARCEL MAP CASE NO. 82709

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562-868-0511 x7451)

3. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
4. The Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
5. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
6. Tentative Parcel Map No. 82709 shall expire 24 months after Planning Commission approval, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 82709 shall not be effective until such time that a final map is recorded.

7. The "Subdivider" agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

DEVELOPMENT PLAN APPROVAL CASE NO. 964

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562-868-0511 x7545)**

STREETS

1. That the applicant shall pay a flat fee of \$131,644.00 to reconstruct/resurface the existing street frontage to centerline for Los Nietos Road and Greenleaf Avenue.
2. The applicant shall pay the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Los Nietos Road at Greenleaf Avenue as determined by the City Engineer and Fire Chief.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Los Nietos Road and Greenleaf Avenue street frontages. Dedicated easements shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$2,200 to install (11) new signs.
6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
7. That the applicant shall design and construct A.D.A. compliant access ramp and associated sidewalk improvements with black truncated domes to be constructed at north west corner of Los Nietos Road and Greenleaf Avenue per Standard Plan A88A. Construction shall be paid for by the owner/ developer.

8. That common driveways shall not be allowed unless approved by the City Engineer.
9. That applicant shall construct all driveway approaches, curb, & gutter per city standard plan R-6.4C along Greenleaf Avenue and Santa Fe Springs Road. Proposed driveways shall be located/constructed to clear existing fire hydrants, street lights, SCE Poles, water meters, pull boxes, crosswalks etc. The applicant shall remove all existing driveways and construct curb & gutter per city standard plan R-7.
10. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding all overhead existing utilities on private property.

CITY UTILITIES

11. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications Los Nietos Road and Greenleaf Avenue. Storm drain plans shall be approved by the City Engineer.
12. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
13. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
14. All buildings shall be connected to the sanitary sewers.
15. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
16. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
17. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed

water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

18. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEEES

19. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
20. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

22. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
23. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
24. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
25. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project

and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Raúl Díaz 562-906-3813)

26. The applicant shall comply with the applicable Fire Safety conditions defined in the 2004 Adopted Specific Plan for the Development of the Waste Disposal, Inc. Site or any amendment thereof.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):

(Contact: Tom Hall 562-868-0511 x3715)

27. The applicant shall comply with the applicable environmental conditions defined in the 2004 Adopted Specific Plan for the Development of the Waste Disposal, Inc. Site or any amendment thereof, with the exception of the soil cleanup standards (Appendix I) which are no longer applicable.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562-868-0511 x3335)

28. The applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
29. The applicant shall provide an emergency phone number and a contact for the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
30. In order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain

the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

31. All tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading.
32. Trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
33. Off-street parking areas shall not be reduced or encroached upon at any time.
34. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
35. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. **DO NOT PAINT NUMBERS ON THE BUILDING.**
36. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
37. All construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left visible from public view.
38. The property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
39. The property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisles shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.

40. All parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.
41. The fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions. The fence along the adjacent school may be subject to full screening if items are visible from the school grounds.

WASTE MANAGEMENT:

(Contact: Wayne Morrell 562-868-0511 x7362)

42. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
43. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
44. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562-868-0511 x7451)

45. Within the first 5 years following completion of the warehouse shell building, in the event that a tenant of the property proposes to operate trucks with transport refrigeration units (TRUs), the developer/owner shall submit additional technical information (i.e., air quality/greenhouse gas emissions modeling, health risk assessment) to the City of Santa Fe Springs as they may reasonably require. The City shall use this additional technical information to determine whether substantial evidence exists that additional air quality, greenhouse gas, and/or health risk impacts would occur beyond those disclosed in the adopted Mitigated Negative Declaration (and related technical studies) for the Greenleaf Business Center Project (State Clearinghouse No. 2019119061), and whether such impacts warrant further environmental analysis under the California Environmental Quality Act and the adoption of additional feasible mitigation measures.
46. The developer shall provide the City of Santa Fe Springs with a good faith estimate of the total daily and A.M. and P.M. peak hour traffic trips to be generated by tenant(s) intending to lease the building within the first 5 years following completion

of the warehouse shell building. If such estimated traffic trips exceed the quantity of trips disclosed in the "Traffic Impact Analysis for the Greenleaf Business Center Project" dated September 24, 2019 (the "TIA"), the developer shall submit additional information as the City may reasonably require. The City shall use this additional information to determine whether substantial evidence exists that additional traffic impacts would occur beyond those disclosed in the Traffic Impact Analysis for the Greenleaf Business Center Project, and whether such impacts warrant the adoption of additional feasible mitigation measures.

47. Prior to the issuance of any building permit for the subject development, the Developer/Applicant shall provide the City's Planning and Development Department with a copy of the US EPA's written approval of the Project's proposed building and related improvements.
48. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
49. The subject property is located within the "Methane Zone". As such, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of the building construction plans. Said indication shall be clearly printed with a minimum 20 point front size.
50. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development. The Mitigation Monitoring and Reporting Program is listed as an attachment in Resolution No. 152-2020.
51. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. On-going monitoring shall be reported to the City every six (6) months.
52. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have

discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum height of two (2) feet from the ground to the bottom of the valve shut off wheel.

53. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
54. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from an adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
55. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
56. Applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
57. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
58. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding,

removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

59. The electrical plans, which show the location of electrical transformer(s), shall be subject to approval by the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of "Landscaping Around Commercial Pad-mounted Transformers" guidelines is available at the Planning Department.
60. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
61. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
62. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
63. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
64. A sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*)
65. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenleaf Avenue, Santa Fe Springs Road, or Los Nietos Road, use streets as a staging area, or to back up onto the street from the subject property.
66. The proposed building shall be constructed of quality materials. Any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

67. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
68. Prior to issuance of demolition, grading or building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it will comply with all terms, conditions and restrictions that pertain to and protect the remedy that the U.S. EPA has approved to address any and all contamination on or under any land or structure affected by this approval and issuance of related building permits (Environmental Remedy Conditions). The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
 - d. United States Environmental Protection Agency (US EPA)/Qualified Environmental Professional Approvals:
 1. Prior to and as a condition of the City's issuance of any demolition permit for the Project, Applicant shall provide the

Planning Department either: (i) a copy of the US EPA's written approval of Applicant's demolition plans for which the permit is sought, or (ii) a copy of a written determination by a person who qualifies as an environmental professional under US EPA's standards in 40 CFR Section 312.10(b) (Qualified Environmental Professional) that such demolition plans comply with the Environmental Remedy Conditions.

2. Prior to and as a condition of the City's issuance of any grading permit for the Project, Applicant shall provide the Planning Department either: (i) a copy of the US EPA's written approval of Applicant's grading plans for which the permit is sought, or (ii) a copy of a written determination by a Qualified Environmental Professional that such grading plans comply with the Environmental Remedy Conditions.
 3. Prior to and as a condition of the City's issuance of any building permit for any Project improvement, Applicant shall provide the Planning Department either: (i) a copy of the US EPA's written approval of Applicant's plans for any Project improvement for which the permit is sought, or (ii) a copy of a written determination by a Qualified Environmental Professional that such plans comply with the Environmental Remedy Conditions.
69. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Business License Clerk at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
70. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
71. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

72. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
73. All loading and unloading shall occur within the interior of the building. Parking by trucks, cars or any other type of vehicles would compromise the width of the fire line. Should the width of fire line be compromised, the owner shall, within 60 days upon receipt of notice from the Planning Department, frame-in the door. This process requires plans to be submitted for approval to the Building Division and Planning Department.
74. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
75. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
76. Applicant shall clarify on the construction drawings that all roof drains facing streets shall be provided along the interior walls and not along the exterior of the building.
77. All other requirements of the City's Zoning Ordinance, WDI Specific Plan, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
78. Applicant, CenterPoint Properties, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
79. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

80. A sign shall be posted at the proposed Greenleaf Avenue project driveway: "No Large Truck Access." The location of the sign shall be approved by the Planning Department and Public Works Department prior to installation. The sign shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
81. Signs shall be posted at the Los Nietos Road and Santa Fe Springs Road project driveways (facing internally) advising operators of large trucks to avoid travelling on Greenleaf Avenue. The location of the sign shall be approved by the Planning Department and Public Works Department prior to installation. The signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.