

CITY OF FOUNTAIN VALLEY
DEVELOPMENT REVIEW PUBLIC HEARING

March 6, 2023

9:00.a.m.

City Hall, Council Chambers
10200 Slater Avenue

AGENDA

1. Development Plan Review No. 22-01

Petition submitted by FAM Vans for the remodel and development of a four story, 287,240 square foot building for a vans/auto dealership that will include vehicle sales, offices, service, parts, a body shop, a spray booth, and a truck wash area at the rear of the property with a second, third, and fourth level deck for vehicle storage and display located at 10870 Kalama River. CEQA Compliance: The request is exempt from environmental review pursuant to CEQA Guidelines Section 15332.



Request for Development Plan Review Action

TO: Community Development Director

DATE: March 6, 2023

FROM: Principal Planner, Steven Ayers

SUBJECT: DEVELOPMENT PLAN REVIEW (DPR) 22-01 – FAM VANS

Location: 10870 Kalama River Avenue
A 2.26-acre (98,543 square foot) property
APN 156-164-07

Zoning: SP – Specific Plan

General Plan: Specific Plan Area

Project Applicant: David Bailey
23183 La Cadena Dr. #101
Laguna Hills, CA 92653

Property Owner: Fam Vans
10870 Kalama River Avenue
Fountain Valley, CA 92708

Proposal

FAM Vans has submitted a request for the remodel and development of a four story, 287,240 square foot building for a van/auto dealership. The building will include vehicle sales, offices, service, parts, a body shop, a spray booth, and a truck wash area at the rear of the property with a second, third, and fourth level roof deck for vehicle storage and display (“Project”).

Fam Vans received approval for a three story 210,835 square foot development on the same site on July 21, 2021 but has since decided to add an additional story.

Code Requirement

Pursuant to Section 2.0.5.C.1.c of the Crossings Specific Plan (CSP), a Development Plan Review Hearing shall be required for any project within the Plan area for new development that includes primary and accessory structures. Vehicle sales requires the approval of a Conditional Use Permit (CUP) in the Workplace Gateway District, however, vehicle sales has been an approved use at this location through CUP No. 1386 since 1997. Since there is no proposed change in use, modifications to the existing CUP are not required. Additionally, deviation requests greater than twenty percent (20%) of any single standard, or requests that deviate from a code requirement, must be considered by the Planning Commission through a Variance.

The CSP also notes that expansions to buildings that exceed 20% of the building area require the approval of a Development Plan Review before the Director. Since the previous approval was for a 210,835 square foot building, the proposed building at 287,240 exceeds 20% of the approved square footage (42,167 square feet) by 34,238 square feet.

Discussion:

FAM Vans has submitted a request for the remodel and development of a four story, 287,240 square foot building for a van/auto dealership (Attachment #1).

FAM Vans is a family owned business and Orange County's leading commercial van and truck dealership specializing in work vans and trucks, passenger vans, handicap access vans, utility trucks, box trucks, dump trucks, and contractor body trucks. In 2003, FAM Vans opened in Fountain Valley at the Project location on Kalama River. Due to business changes and expansion, service, parts, and vehicle sales were scattered around to different locations over the years. FAM Vans is now looking to consolidate its operations into one physical location with the proposed Project (Attachment #2).

The front portion of the existing 1-story building and site improvements will remain, including two vehicular access points, a front surface parking lot, an unchanged front setback to the face of the proposed building from the front property line, with a proposed remodel and construction at the back portion of the property/building and above the 1-story front portion of the building.

The front portion of the existing 1-story building will remain with a 75'2" setback from the front property line. Within that front setback, the project will provide the required 5-foot landscape setback along the front property line, two rows of customer parking, a 25-foot wide drive-aisle, parking lot landscaping, and Americans with Disabilities Act (ADA) access from the public right-of-way to the building. Two street ingress/egress access points will remain off of Kalama River that will provide both customer access as well as entry and exit points for fire access around the perimeter of the Project and below the second and third levels of the building. A 5'0" jog will be provided along the front elevation of the building to comply with CSP Section 2.3.4 (Building Massing – Building Massing Primary Volume Proportions) which states the maximum building length along the street frontage (Kalama River) is 2.5 times the height of the Project. With a proposed 47-foot building height, the maximum building massing length is 117.5 feet wide. The code standard allows two primary volume massings, but the maximum length of each is 117.5 with an offset that is at least 5% of the width of the largest horizontal façade. The project will provide two primary volume massings – one with a length of 51'6" and the other with a length of 88'10" with an offset of 5 feet, thus exceeding the minimum offset of 4'5".

Behind the proposed two primary volume massings, the project will include the main public entrance to the business and a new 3-story vaulted sales area and office area facing Kalama River. The first floor will contain primarily a retail sales area with an employee break room, restrooms, and stairs/elevator access to the other stories. The second floor facing Kalama River will include a vaulted sales area over the 1st floor, a board room, and spare parts storage. The third floor facing Kalama River will include staff offices, a meeting room, kitchen and restrooms.

Located behind the sales and office area facing Kalama River, the Project will include a new service, parts, truck wash, spray booth, employee parking, and covered vehicle display area on

the first floor of the Project, employee parking and vehicle storage, display, and inventory warehouse area on the second and third levels of the structure, and a rooftop vehicle display are on the fourth floor. The proposed vehicle display areas will be visible from the 405 freeway.

Architecturally, the Project will provide a glass front with dark gray painted vertical and horizontal columns. Vehicular access will be provided along the west, south, and east sides of the building under the 2nd, 3rd, and rooftop vehicle storage and display levels behind roll up and sliding security gates. Access to those levels will be provided along the east and south sides via a vehicular ramp that will be built with a zero setback to the side property line. The front, sides, and rear of the building will be white painted concrete with dark gray textured block horizontal fencing, and vertical columns matching the front of the building. Along the rear, the Project will provide freeway visible display areas on the second and third levels. The fourth level will provide an open-air vehicle display area with more vehicle inventory.

The Project will exceed the required 4,670 square feet of landscaping per the FVCSP by providing 8,556 square feet of landscaping. Although the Project will nearly double the amount of required landscaping, the project has been conditioned to provide landscaping along Kalama River to meet requirements of the CSP by providing landscaping at the ends of parking lanes and a landscape finger per every 10 parking stalls (Attachment #3 Conditions of Approval).

The Project is located within the Workplace Gateway District of the CSP and will comply with the following development standards found in CSP Section 2.1.5 outlined in Table 1: Standards Compliance below.

Table 1: Standards Compliance

Standard	Required	Provided
Use	Vehicle sales	Vehicle sales
Height	4 stories maximum	4 stories
Front Setback	Min 10 feet	75'2"
Side Setback (both sides)	0 feet	0 feet
Rear Setback	Min 10 feet	10 feet
Frontage Coverage on Ellis Avenue	N/A – no minimum setback on Kalama River	N/A
Build to Corner at Ellis Avenue and Pacific Street	N/A – Project not located on a corner	N/A
Street Improvements	Required	New sidewalk with pedestrian lighting along Kalama River
Maximum Block Size	3,000 feet	211 feet
Minimum Publicly Accessible Open Space	Required for Workplace Gateway if Project over 4 acres	N/A - Project is 2.26 acres
Setback Area Landscaping – Front	1 tree / 40 feet = 5 trees	5 trees
Setback Area Landscaping – Rear	1 tree / 40 feet = 6 trees	13 trees
Parking Lot Type	Surface lot-side	Front surface lot (Variance 337 approved 7/28/21)

Parking	138 parking stalls	138 customer / employee / service parking with 310 display parking stalls
Street Façade Top along Kalama River	Required – Horizontal Articulation	Complies with articulation along Kalama River
Street façade wall composition along Kalama River	Required – 20% window openings	Complies with nearly 100% window openings
Façade Base and Top	Required – integral color/material change of base and top	Complies – Horizontal column at entrance and top of building
Rooftop Screening	Required – minimum 10' rooftop equipment setback with screening 2.8.1.B.6	Conditioned to comply
Signage Regulations	Required – 1 sign/frontage with sq. ft. at 1.5 times frontage	Subject to separate administrative sign review

Traffic Analysis

After agreeing upon a scope of work with the City’s Traffic Engineer, the applicant submitted a Traffic Study, prepared by MAT Engineering, to analyze forecast traffic conditions associated with the Project. The study evaluates:

- Forecast level of service (LOS) operations of the study area and the potential effect of the project trips on the surrounding circulation system based on the City of Fountain Valley and California Department of Transportation (Caltrans) adopted and established requirements; and
- The proposed project’s potential Vehicle Miles Traveled (VMT) impacts as required by the California Environmental Quality Act (CEQA) and the City of Fountain Valley adopted and established thresholds and requirements.

Based on the City of Fountain Valley criteria and ICU analysis methodology, all study area intersections operate at an acceptable level of service (LOS D or better) during the peak hours for all of the analysis scenarios, with the exception of the I-405 Southbound Ramps / Euclid Street - Ellis Avenue study intersection which operates at LOS E during the AM peak hour for all of the analysis scenarios.

It should be noted, Caltrans is currently completing construction of improvements, including addition and implementation of a channelized free right-turn lane at the westbound Euclid Street approach of the I-405 Southbound Ramps/Euclid Street – Ellis Avenue study intersection.

The I-405 Southbound Ramps/Euclid Street - Ellis Avenue study intersection study intersection is expected to operate at an acceptable level of service (LOS D or better) for all of the analysis scenarios after completion of the ongoing Caltrans improvement at this intersection.

Hence, based on the City of Fountain Valley criteria, no additional improvements are required by the proposed project at the study intersections for the analysis scenarios evaluated as part of the traffic study. Although no additional improvements are required, the City Engineer reviewed the Project and determined that a traffic impact fee will be assessed per the recently approved Resolution No. 9778 that adopted the 2020-2021 Comprehensive Use Fee Schedule. Per the updated fees, the Traffic Impact Fee will be \$225,877.90.

The Project was also screened from the requirement for a Vehicle Miles Traveled (VMT) analysis and is presumed to have a less than significant transportation impact. The Project is located within a Transit Priority Area that is defined as a project that is within a half mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. Per the City's TIA Guidelines for land use projects in CEQA, this screening shall not be appropriate if the Project includes any of the following:

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The proposed project has a FAR of 0.751. The Project requires 138 parking stalls per the CSP and provides exactly 138 stalls for customers, employees, and service parking. Therefore, the Project does not include more parking than required by the FVCSP. Per SCAG's Sustainable Communities Strategy Technical Report adopted September 3, 2020, the Project will meet several strategies. The Project will focus growth near destinations and mobility options by emphasizing land use patterns that facilitate multimodal access to work, educational, and other destinations. Also, the Project will help plan for growth near transit investments and support implementation of first/last mile strategies. First/last mile is an essential concept for transit agencies to improve access to and from transit for a wider breadth of people will ultimately lead to a better catchment for transit ridership. In addition to requiring the installation of a pedestrian sidewalk with pedestrian lighting along the frontage of the Project, the Project will be assessed a traffic impact fee of \$225,877.90 to help improve traffic impacts in the area leading to an eventual improvement of access to public transit along the high transit corridor of Euclid Street. The Project does not proposed the removal or replacement of housing units.

Findings for DPR 22-01

Per Section 2.0.5.A, The Planning Director has the authority to approve, conditionally approve, or deny a Development Plan, and to refer an application to the Planning Commission if determined to be necessary. In order to approve a Development Plan Review application, the Planning Director shall make the following findings.

1. The project is consistent with the City's General Plan and all applicable requirements of the Fountain Valley City Code.

The proposed Project is consistent with the City's General Plan and the CSP. This site is an existing vehicle sales dealership and the new building will be for the same use and purpose. The Project will maintain and enhance high quality development by encouraging variety, quality, consistency and innovation in land use practice and will promote quality commercial development (Goal 2.1 and Policies 2.1.1 and 2.1.3). Additionally, the Project will capture value by planning the district to anticipate significant workplace, retail, and housing trends and capture value in the present and future marketplace while allowing transition over time in relation to market realities (CSP 1.1 Community Objective #2).

Moreover, the proposed architecture of the Project will comply with CSP requirements by providing a glass front with dark gray painted vertical and horizontal columns. Vehicular access will be provided along the west, south, and east sides of the building under the 2nd, 3rd, and rooftop vehicle storage and display levels behind roll up and sliding security gates. Access to those levels will be provided along the east and south sides via a vehicular ramp that will be built with a zero setback to the side property line. The front, sides, and rear of the building will be white painted concrete with dark gray textured block horizontal fencing, and vertical columns matching the front of the building. Along the rear, the Project will provide freeway visible display areas on the second and third levels. The fourth level will provide an open air vehicle display area with more vehicle inventory.

2. The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood.

The proposed Project will not be detrimental to the general welfare of the persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood. The proposed Project and scope of work will increase property value and be an improved asset to the area.

The proposed Project will replace an older, tilt-up industrial building with a distinctively designed building that will enhance the adjacent property values and provide new improvements to the neighborhood such as street landscaping, pedestrian scale lighting, and a pedestrian sidewalk that will help contribute to safer and more enjoyable pedestrian circulation.

3. The project will not adversely affect the Circulation Plan of this Specific Plan.

The proposed Project will not adversely affect the circulation plan of the CSP. The project is in full compliance of the required streetscape and sidewalk improvements, which will help to improve the pedestrian circulation plan of the existing neighborhood. The project includes the addition of a five-foot wide sidewalk along Kalama River Avenue complete with pedestrian lighting. A traffic fee will be assessed to offset, and go towards meeting other traffic and circulation requirements of the CSP.

4. The project complies with the applicable provisions of the Crossings Specific Plan and other applicable regulations.

The Project complies with the applicable provisions of the CSP. The CSP does not specifically address a 4-story auto dealership but does allow vehicle sales in the Workplace Gateway

District of the CSP with a Conditional Use Permit. The proposed use will simply be an expansion of the existing auto sales and service facility that currently operates under the approval of a Conditional Use Permit.

With the Planning Commission's approval of Variance 337 on July 28, 2021, the proposed development complies with all applicable provisions of the CSP as noted in this staff report. The variance allows for the use of the existing front parking lot for the site due the unique site location, existing conditions, and type of business that will continue to operate on the property. Also, the project is designed to meet the requirements of state and local building, energy and development codes.

Architecturally, the proposed Project will comply with CSP requirements by providing a glass front with dark gray painted vertical and horizontal columns. Vehicular access will be provided along the west, south, and east sides of the building under the 2nd, 3rd, and rooftop vehicle storage and display levels behind roll up and sliding security gates. Access to those levels will be provided along the east and south sides via a vehicular ramp that will be built with a zero setback to the side property line. The front, sides, and rear of the building will be white painted concrete with dark gray textured block horizontal fencing, and vertical columns matching the front of the building. Along the rear, the Project will provide freeway visible display areas on the second and third levels. The fourth level will provide an open air vehicle display area with more vehicle inventory.

With Conditions of Approval outlined in Attachment #3 to this Staff Report, staff supports the applicant's request.

Environmental Clearance:

The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures and can be determined categorically exempt pursuant to Class 32 (Section 15332 – In-Fill Developments) of the California Environmental Quality Act (CEQA) Guidelines.

Class 32 allows for in-fill developments where:

- (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; and
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; and
- (c) The project site has no value as habitat for endangered, rare or threatened species; and
- (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 Project is consistent with the General Plan as well as the CSP. The Project occurs within the City of Fountain Valley, is on a site that is 2.26 acres in area, and is surrounded by urban uses. The project site has no value as a habitat for endangered, rare, or threatened species as is noted in the EIR for the CSP that was certified by City Council on January 23, 2018

(<https://www.fountainvalley.org/1278/Fountain-Valley-Crossings>). Approval of the Project will not significantly affect traffic, noise, air quality, or water quality as the proposed use will not change but will merely allow more storage of inventory on site with a taller building. The project will be required to meet AQMD air quality standards as well as the requirements of the Water Quality Management Plan (WQMP) to help prevent runoff into the sewer system. Lastly, the Project site will be adequately served by all required utilities and public services and any impacts will be offset by the impact fees the applicant will pay if the Project is approved.

Notice Furnished:

Due notice of the public hearing on March 6, 2023, conducted in the City Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code. Public hearing notices were mailed to all property owners and commercial tenants within 500 feet of the subject property. The item was published in the Fountain Valley View and notices were posted at City Hall and the Recreation Center.

Alternatives:

1. Recommend approval of a Notice of Exemption in accordance with the CEQA and approve Development Review 22-01 per the Conditions of Approval outlined in Attachment #3 of this Staff Report.
2. Deny the request.
3. Continue this request for additional information.

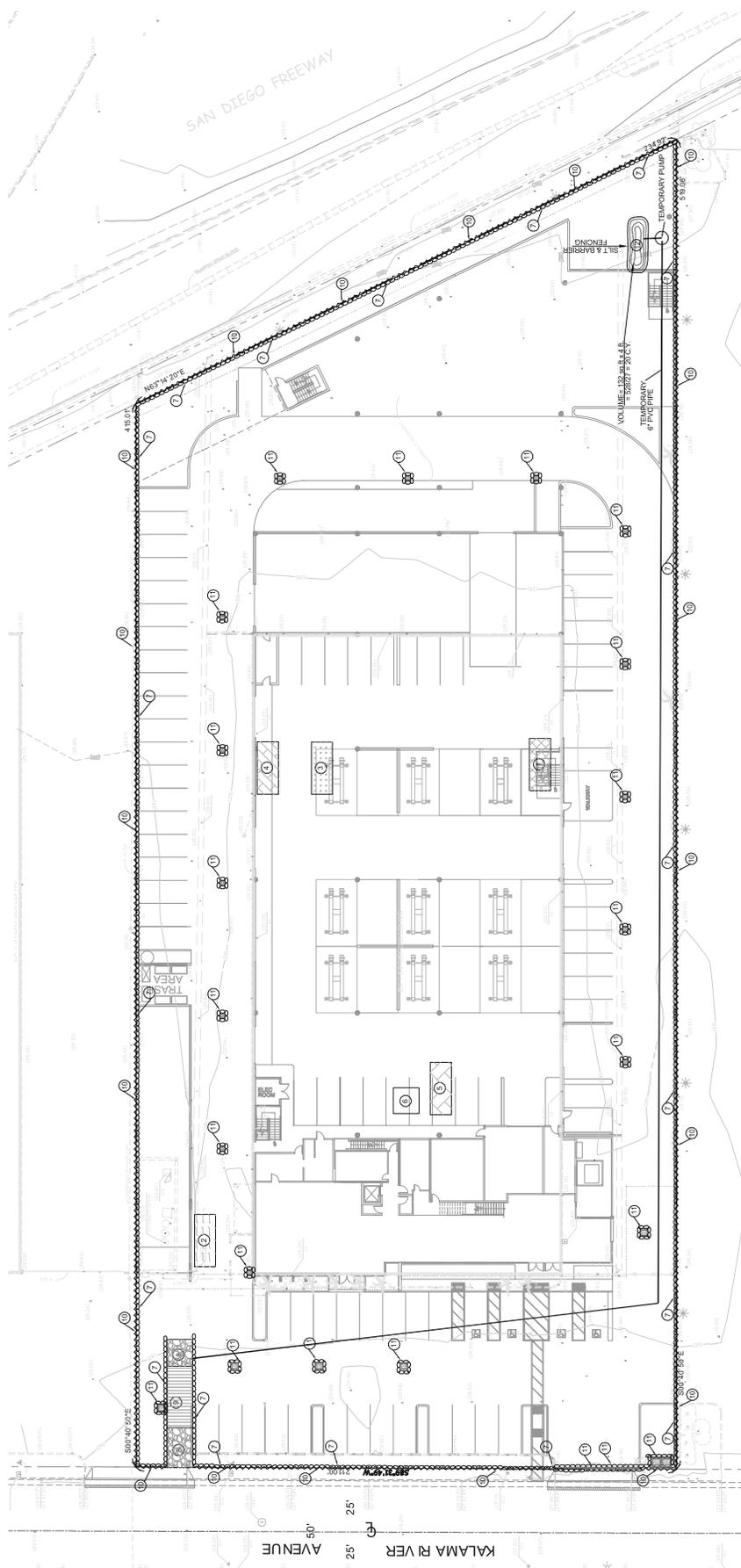
Recommended Action:

Staff recommends that the Community Development Director select Alternative #1: Approve a Notice of Exemption in accordance with the CEQA and approve Development Review 22-01 per the Conditions of Approval outlined in Attachment #3 of this Staff Report.

Prepared By: Steven Ayers, Principal Planner

- Attachments
1. Project Plans
 2. Project Description Letter
 3. Conditions of Approval for DPR 22-01
 4. Notice of Exemption

EROSION AND SEDIMENT CONTROL PLAN



- DESIGNATED BMPs:**
- 1. STAGING AREA FOR BMPs NS-4, NS-9 & NS-10.
 - 2. CONCRETE WASHOUT FACILITIES FOR BMP WM-4 & WM-6.
 - 3. HAZARDOUS WASTE MANAGEMENT.
 - 4. WM-4, SOLID WASTE MANAGEMENT.
 - 5. WM-5, MATERIAL DELIVERY & STORAGE.
 - 6. WM-6, SANITARY SPECIFIC WASTE MANAGEMENT.
 - 7. SE-8, SANDBAG BARRIER, TYPICAL.
 - 8. TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT.
 - 9. TC-3, ENTRANCE OUTLET TIRE WASH.
 - 10. SF-1, SILT FENCE.
 - 11. SF-10, STORM DRAIN INLET PROTECTION.
 - 12. SE-2, SEDIMENT BASIN.

BENCHMARK:
 BM-D
 ELEVATION: 30.460
 DATE OF RECORD: NVD (1989)
 DATUM: NAD 83
 DESCRIBED BY: OCS 2002 - FOUND 3.34" COB ALUMINUM BENCHMARK DISK STAMPED "F-41-89"
 LOCATION: THE BENCHMARK IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF ELDON STREET AND 52 FT. VALBERT AVENUE, 87.7 FT. EASTERN OF THE CENTERLINE OF ELDON STREET AND 52 FT. WESTERN OF THE CENTERLINE OF VALBERT AVENUE, AS SHOWN ON THE RECORDS.

OWNER:
 AHMED ELKAYAL
 1807 IRVINE BLVD
 IRVINE, CA 92614
 TEL: 714.493-2948

SOILS ENGINEER:
 GEORGE INC
 5 HODGENVILLE
 IRVINE, CA 92614
 TEL: 714.493-2948
 PROJECT: KALAMA-2-01
 DATE: JULY 28, 2020

LEGAL DESCRIPTION:
 BEING A SURVEY OF PARCEL 4, OF PARCEL MAP IN THE CITY OF FOUNTAIN VALLEY, ORNMA AS PER MAP FILED IN BOOK 39 PAGE 18, COUNTY RECORDS OF SAID COUNTY.

APN#: 156-164-07

OWNER:
 AHMED ELKAYAL
 1807 IRVINE BLVD
 IRVINE, CA 92614
 TEL: 714.493-2948

GRAPHIC SCALE
 20 0 10 20 40 80
 (IN FEET)
 1 inch = 20 ft.

TRITECH ENGINEERING ASSOCIATES
 13311 SAN GABRIEL BLVD
 SUITE 100
 IRVINE, CA 92618
 TEL: (949) 570-1918
 EMAIL: info@tritech-engineer.com

SUBDIVISION LAND SURVEY & DESIGN

CITY OF FOUNTAIN VALLEY

APPROVED BY:
 DATE: 09/26/2022
 DATE: 09/26/2022

EROSION AND SEDIMENT CONTROL PLAN

APN# 156-164-07

DIGALERT
 DIAL TOLL FREE 811
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

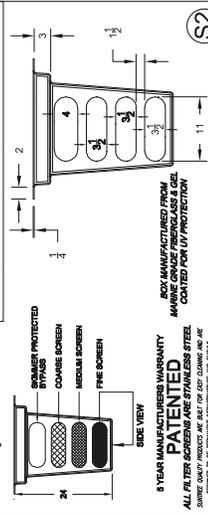
WATER QUALITY MANAGEMENT PLAN (FOR REFERENCE ONLY)

Part # GSB-24-24-24

Flow Specifications		
Description of filter opening	Percent Open Area	Flow Capacity (Cubic Feet per Second)
Skimmer	100%	162.3
Cospar Screen	62%	143.5
Medium Screen stainless steel	56%	143.5
Fine screen stainless steel	68%	156.1
TOTAL		505.4

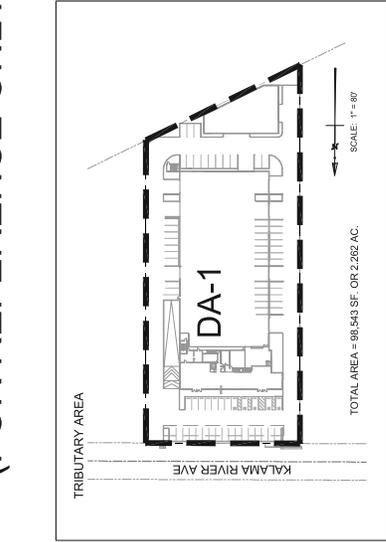
THROAT FLOW RATE	TREATED FLOW RATE
100-14.4 cfs	Total: 14.0 cfs

FLOW RATES BASED ON UNRESTRICTED OPENINGS



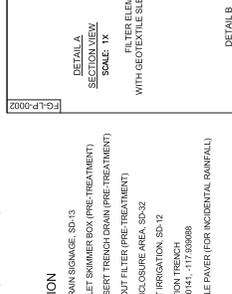
6 YEAR MANUFACTURER WARRANTY
PATENTED
ALL FILTER SCREENS ARE STAINLESS STEEL
CONFORMS TO ALL APPLICABLE CODES AND STANDARDS

DATE: 08/20/04 SCALE: 1/8" = 1'-0"
 DRAFTER: N.R. UNITS: INCHES



- (S1) STORM DRAIN STENCIL DETAIL**
- POLLUTANTS OF CONCERN:
- ① SUSPENDED SOLIDS
 - ② NUTRIENTS
 - ③ HEAVY METALS
 - ④ PATHOGENS (BACTERIA/VIRUS)
 - ⑤ OIL AND GREASE
 - ⑥ TOXIC ORGANIC COMPOUNDS
 - ⑦ TRASH AND DEBRIS

- ABBREVIATION**
- ① STORM DRAIN SIZING, SD-13
 - ② GRATE INLET SKIMMER BOX (PRE-TREATMENT)
 - ③ FILTER INSERT TRENCH DRAIN (PRE-TREATMENT)
 - ④ DOWNSPOUT FILTER (PRE-TREATMENT)
 - ⑤ TRASH ENCLOSURE AREA, SD-32
 - ⑥ EFFICIENT IRRIGATION, SD-12
 - ⑦ PAVEMENT TRENCH, OPS-33/70/41 - 117/90/88
 - ⑧ PERMEABLE PAVEMENT (FOR INCIDENTAL RAINFALL)



(S2) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S3) SPECIFIER CHART

MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S4) BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type

MODEL #S BC-DFA, BC-DPB, BC-DP

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

TREATMENT FLOW RATE: 1.25 CFS

BYPASS FLOW RATE: 1.25 CFS



(S7) INLET TRENCH WITH 36" DIA STORAGE PIPE DETAIL

FOR REFERENCE ONLY



(S8) PERMEABLE PAVEMENT

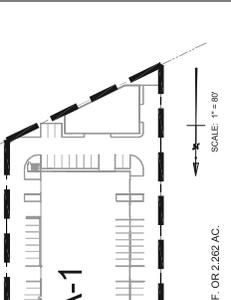
FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S1) STORM DRAIN STENCIL DETAIL

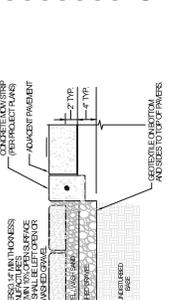
FOR REFERENCE ONLY



(S2) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S3) SPECIFIER CHART

MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S4) BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type

MODEL #S BC-DFA, BC-DPB, BC-DP

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

TREATMENT FLOW RATE: 1.25 CFS

BYPASS FLOW RATE: 1.25 CFS



(S7) INLET TRENCH WITH 36" DIA STORAGE PIPE DETAIL

FOR REFERENCE ONLY



(S8) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

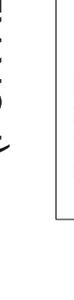
FOR REFERENCE ONLY



(S9) SPECIFIER CHART

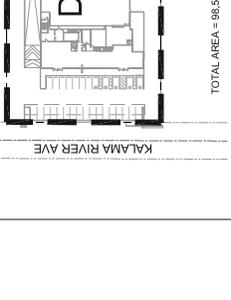
MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S1) STORM DRAIN STENCIL DETAIL

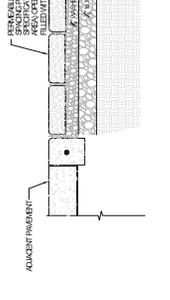
FOR REFERENCE ONLY



(S2) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S3) SPECIFIER CHART

MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S4) BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type

MODEL #S BC-DFA, BC-DPB, BC-DP

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

TREATMENT FLOW RATE: 1.25 CFS

BYPASS FLOW RATE: 1.25 CFS



(S7) INLET TRENCH WITH 36" DIA STORAGE PIPE DETAIL

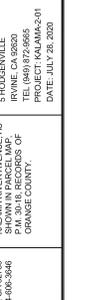
FOR REFERENCE ONLY



(S8) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

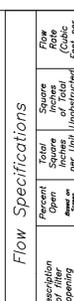
FOR REFERENCE ONLY



(S9) SPECIFIER CHART

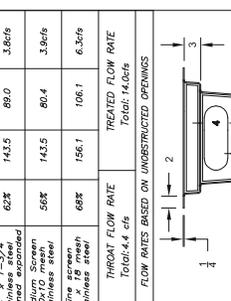
MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S1) STORM DRAIN STENCIL DETAIL

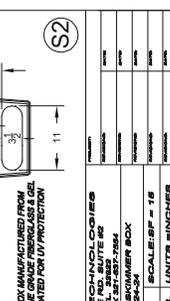
FOR REFERENCE ONLY



(S2) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

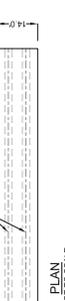
FOR REFERENCE ONLY



(S3) SPECIFIER CHART

MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S4) BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type

MODEL #S BC-DFA, BC-DPB, BC-DP

FOR HOUSING ADAPTER

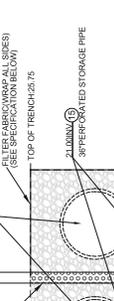
FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

TREATMENT FLOW RATE: 1.25 CFS

BYPASS FLOW RATE: 1.25 CFS



(S7) INLET TRENCH WITH 36" DIA STORAGE PIPE DETAIL

FOR REFERENCE ONLY



(S8) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S9) SPECIFIER CHART

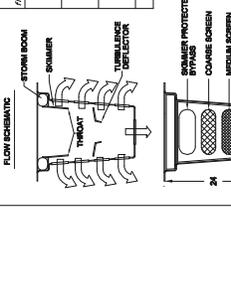
MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S1) STORM DRAIN STENCIL DETAIL

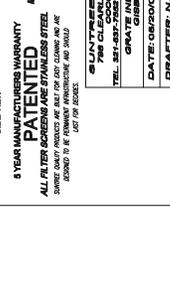
FOR REFERENCE ONLY



(S2) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S3) SPECIFIER CHART

MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S4) BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type

MODEL #S BC-DFA, BC-DPB, BC-DP

FOR HOUSING ADAPTER

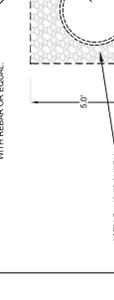
FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

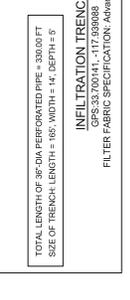
TREATMENT FLOW RATE: 1.25 CFS

BYPASS FLOW RATE: 1.25 CFS



(S7) INLET TRENCH WITH 36" DIA STORAGE PIPE DETAIL

FOR REFERENCE ONLY



(S8) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S9) SPECIFIER CHART

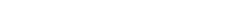
MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S1) STORM DRAIN STENCIL DETAIL

FOR REFERENCE ONLY



(S2) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S3) SPECIFIER CHART

MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL BYPASS FLOW CAPACITY (GALLONS PER SECOND)
FC-1000S	PIPE - 4"	4.0	4.5	0.2	0.1	0.1	0.1
FC-1000S	PIPE - 6"	6.0	6.5	0.4	0.2	0.2	0.2
FC-1000S	PIPE - 8"	8.0	8.5	0.7	0.3	0.3	0.3
FC-1000S	PIPE - 10"	10.0	10.5	1.0	0.5	0.5	0.5

USE FC-1000S FOR ALL APPLICATIONS.



(S4) BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type

MODEL #S BC-DFA, BC-DPB, BC-DP

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

FOR HOUSING ADAPTER

TREATMENT FLOW RATE: 1.25 CFS

BYPASS FLOW RATE: 1.25 CFS



(S7) INLET TRENCH WITH 36" DIA STORAGE PIPE DETAIL

FOR REFERENCE ONLY



(S8) PERMEABLE PAVEMENT

FOR INCIDENTAL RAINFALL

FOR REFERENCE ONLY



(S9) SPECIFIER CHART

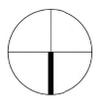
MODEL	FILTER TYPE	MINIMUM TRENCH WIDTH (1/2" MINIMUM)	MINIMUM TRENCH DEPTH (1/2" MINIMUM)	MINIMUM STORAGE CAPACITY (CUBIC FEET)	MINIMUM FLOW CAPACITY (GALLONS PER SECOND)	TOTAL BYPASS FLOW CAPACITY (CUBIC FEET)	TOTAL
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10870 KALAMA RIVER AVE
FOUNTAIN VALLEY, CA 92708



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FIRST FLOOR PLAN

A2.0
OF



FIRST FLOOR PLAN

SCALE 1/16"=1'-0"



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FOUNTAIN VALLEY, CA 92708

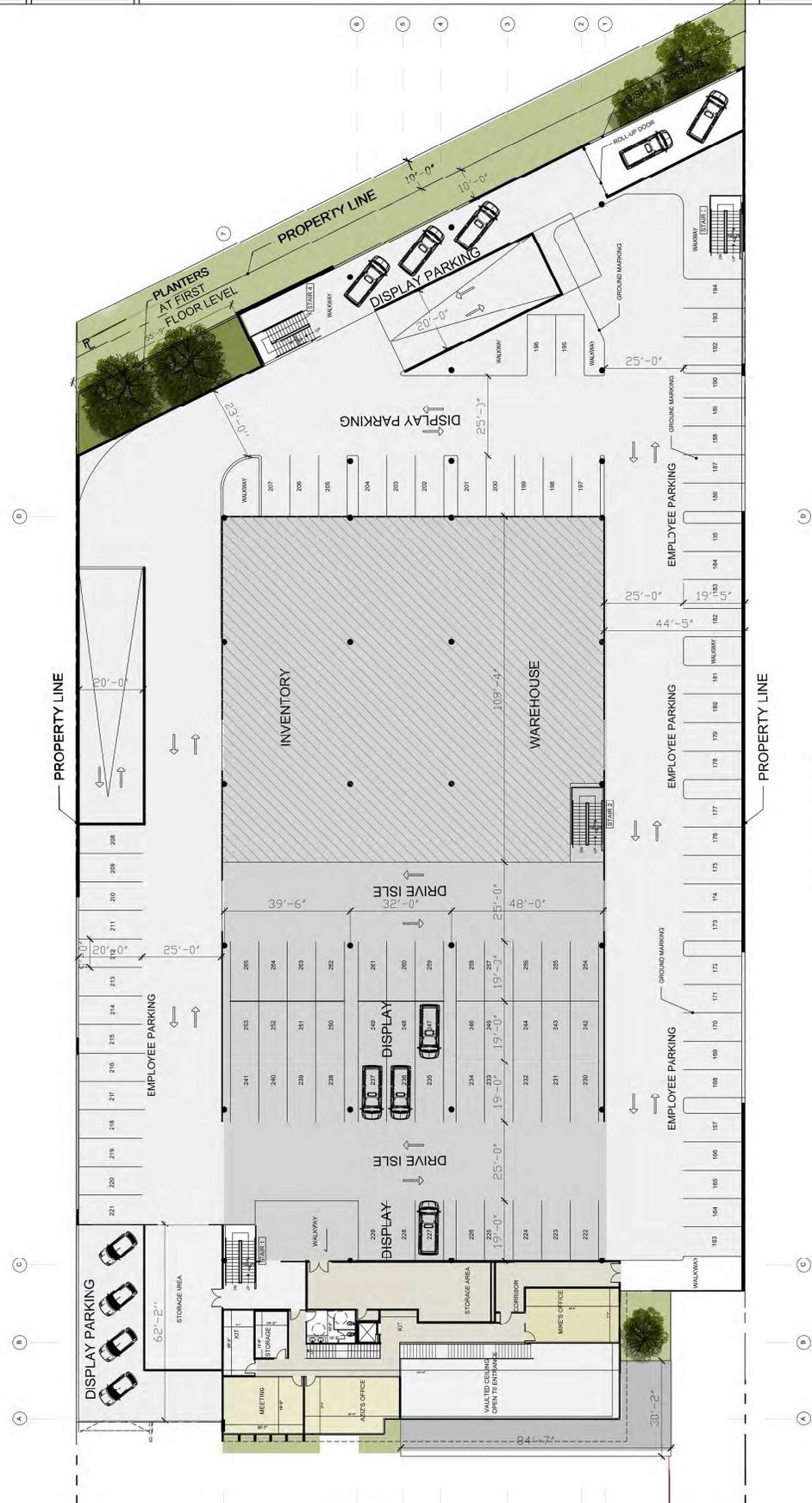


PRINTED



THIRD FLOOR PLAN

A4.0
SHEET OF



THIRD FLOOR PLAN

SCALE 1/16"=1'-0"



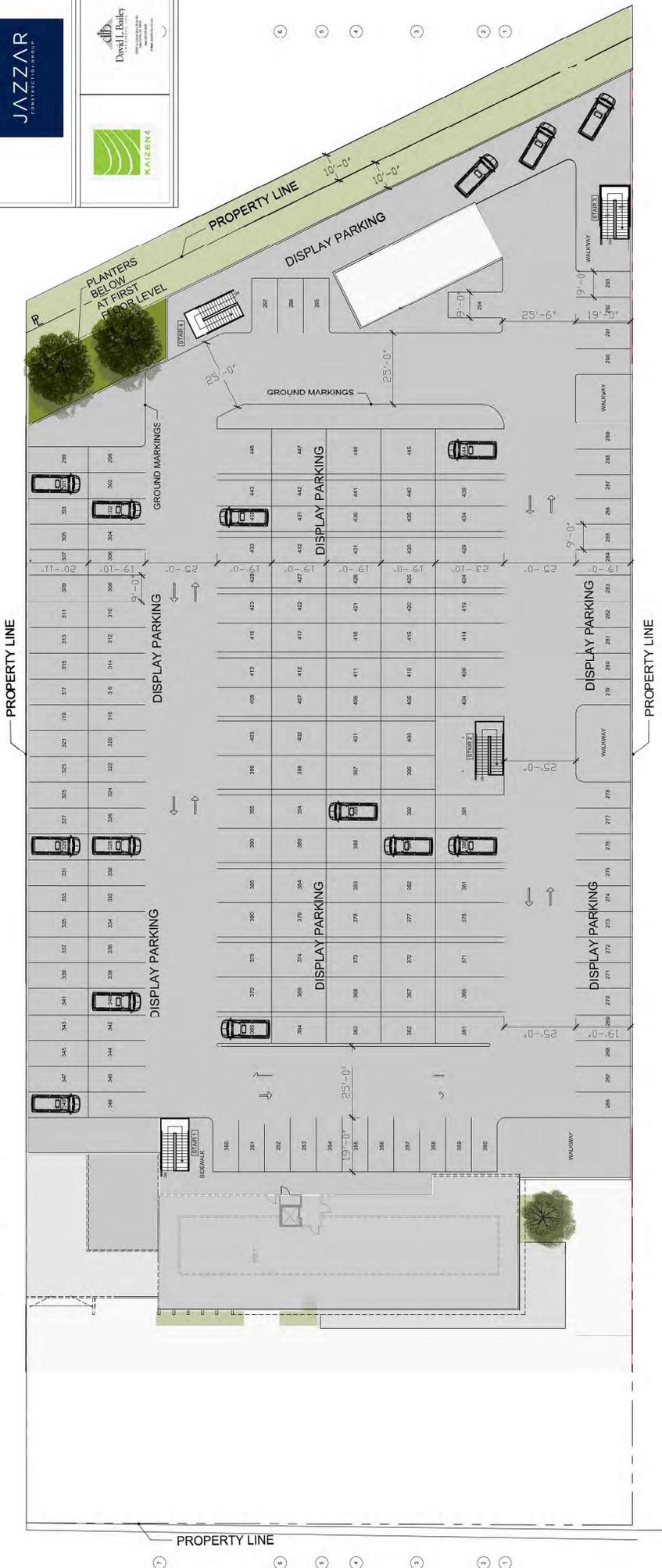
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FOUNTAIN VALLEY, CA 92708

JAZZAR
ARCHITECTURAL FIRM, INC.



6
5
4
3
2
1

1



PRINTED

4TH FLOOR PLAN

A5.0

SHEET OF

FOURTH FLOOR/ROOF DECK PLAN
SCALE 1/16"=1'-0"



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FOUNTAIN VALLEY, CA 92708



djb
David J. Bailey
Principal Architect
ARCHITECT

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A06
SHEET OF

ISO SITE PLAN





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FOUNTAIN VALLEY, CA 92708

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CONSTRUCTION GROUP



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PERPECTIVES

A07

SHEET OF



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PERPECTIVES	A08
	SHEET OF



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PERPECTIVES

A09
SHEET OF



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A10
SHEET OF



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PERPECTIVES

A11
SHEET OF



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JAZZAR
CONSTRUCTION GROUP



David L. Bailey
PROJECT MANAGER
DAVID@JAZZARCONSTRUCTION.COM
408.412.1111



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PERPECTIVES

A12
SHEET OF



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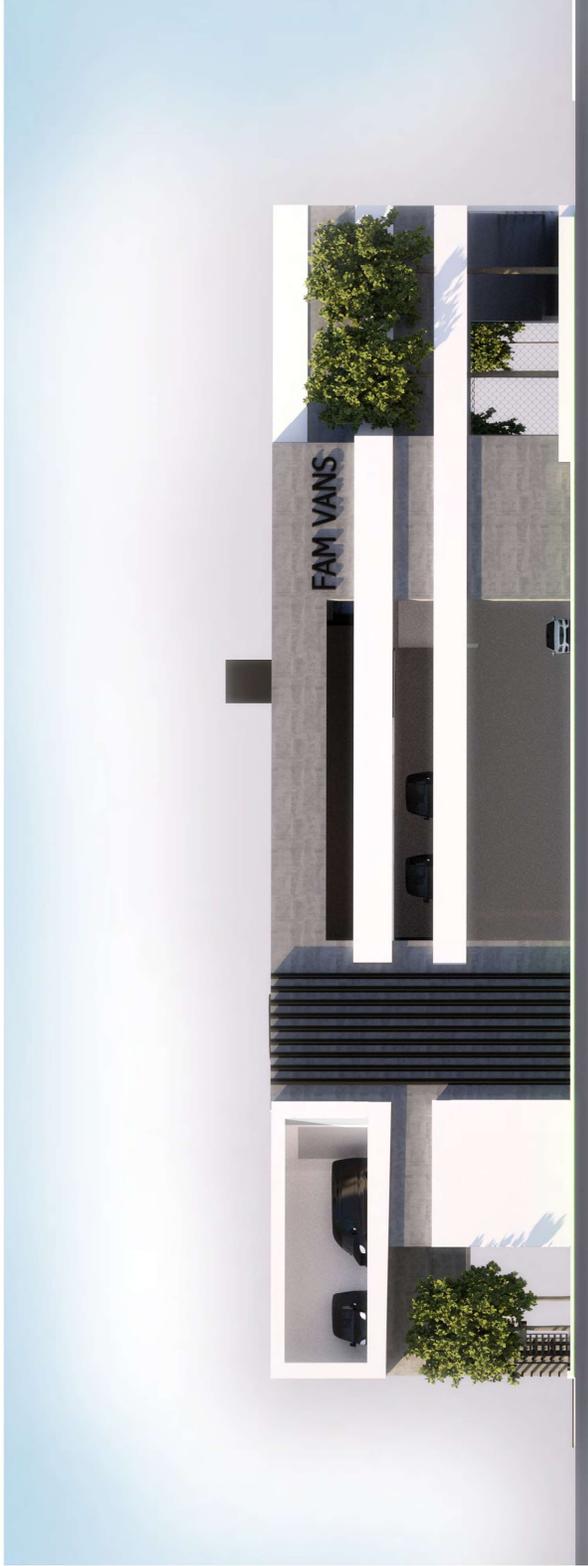
David L. Bailey
Principal Architect
DAVID L. BAILEY ARCHITECTS
10870 KALAMA RIVER AVE.
FOUNTAIN VALLEY, CA 92708

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PERPECTIVES

A13
SHEET OF





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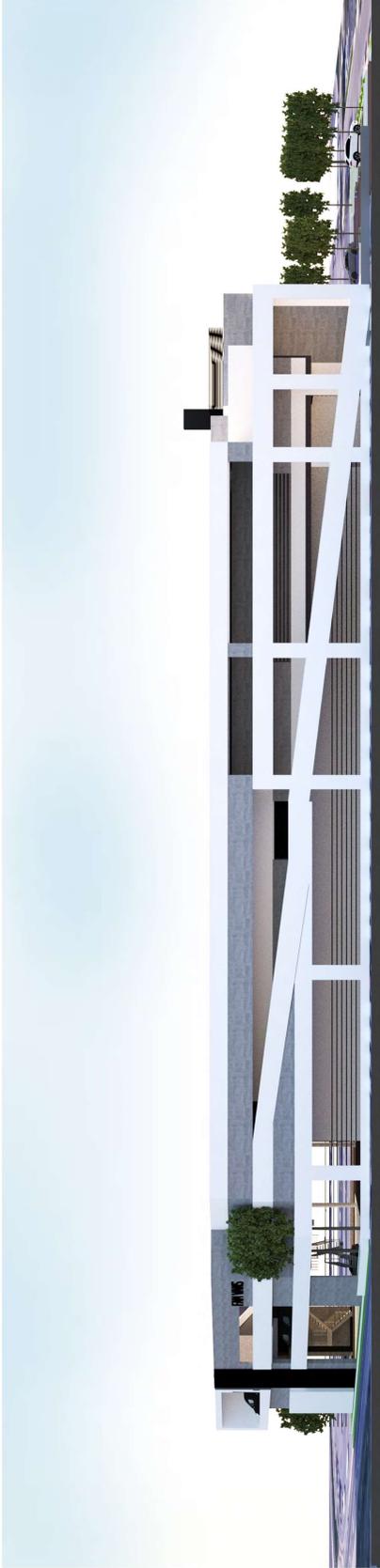
David L. Bailey
Principal/Architect
DAVID L. BAILEY ARCHITECTURE

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PERSPECTIVES

A14
SHEET OF

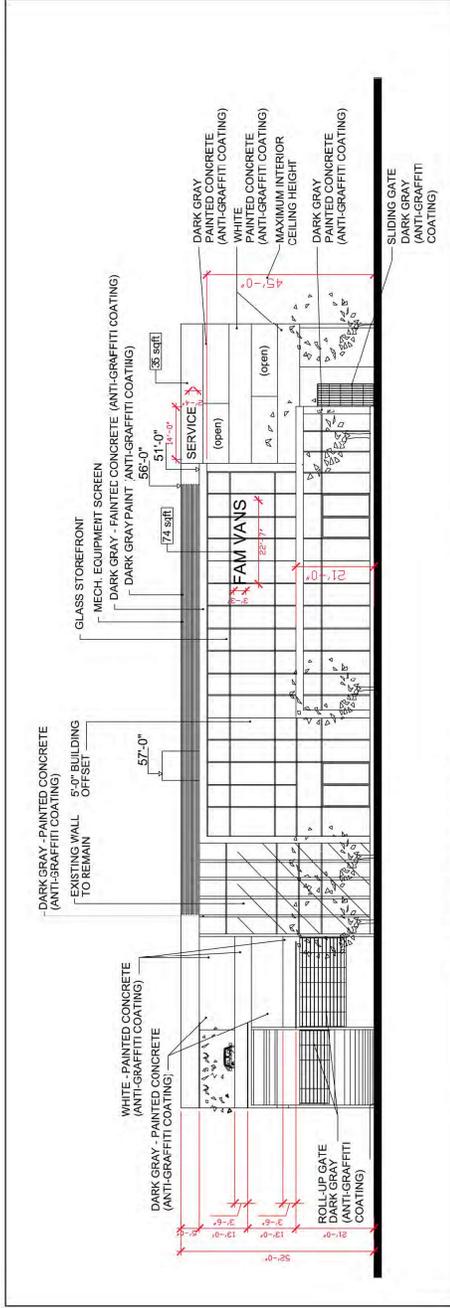




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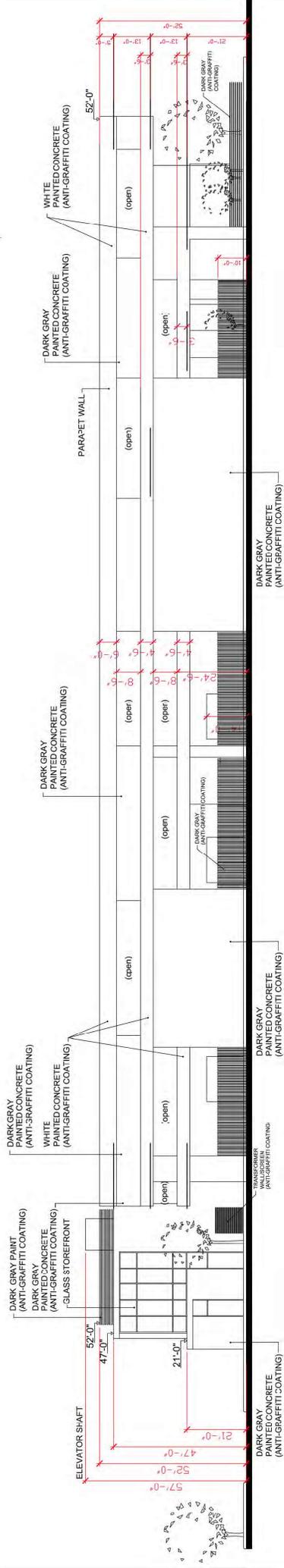


David J. Bailey
ARCHITECT
1885 California Blvd. Ste. 101
Fountain Valley, CA 92708
414.444.4444
www.djbbailey.com



FRONT ELEVATION - E2

SCALE 1/16"=1'-0"



SIDE ELEVATION - E1

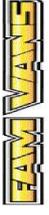
SCALE 1/16"=1'-0"



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ELEVATIONS

A15
SHEET OF



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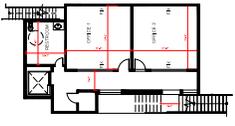


David L. Bailey
ARCHITECTURAL FIRM
10000 BELL STREET, SUITE 100
FONTSVILLE, CA 94539
TEL: 925.438.1000
WWW.DLBALBAILEY.COM

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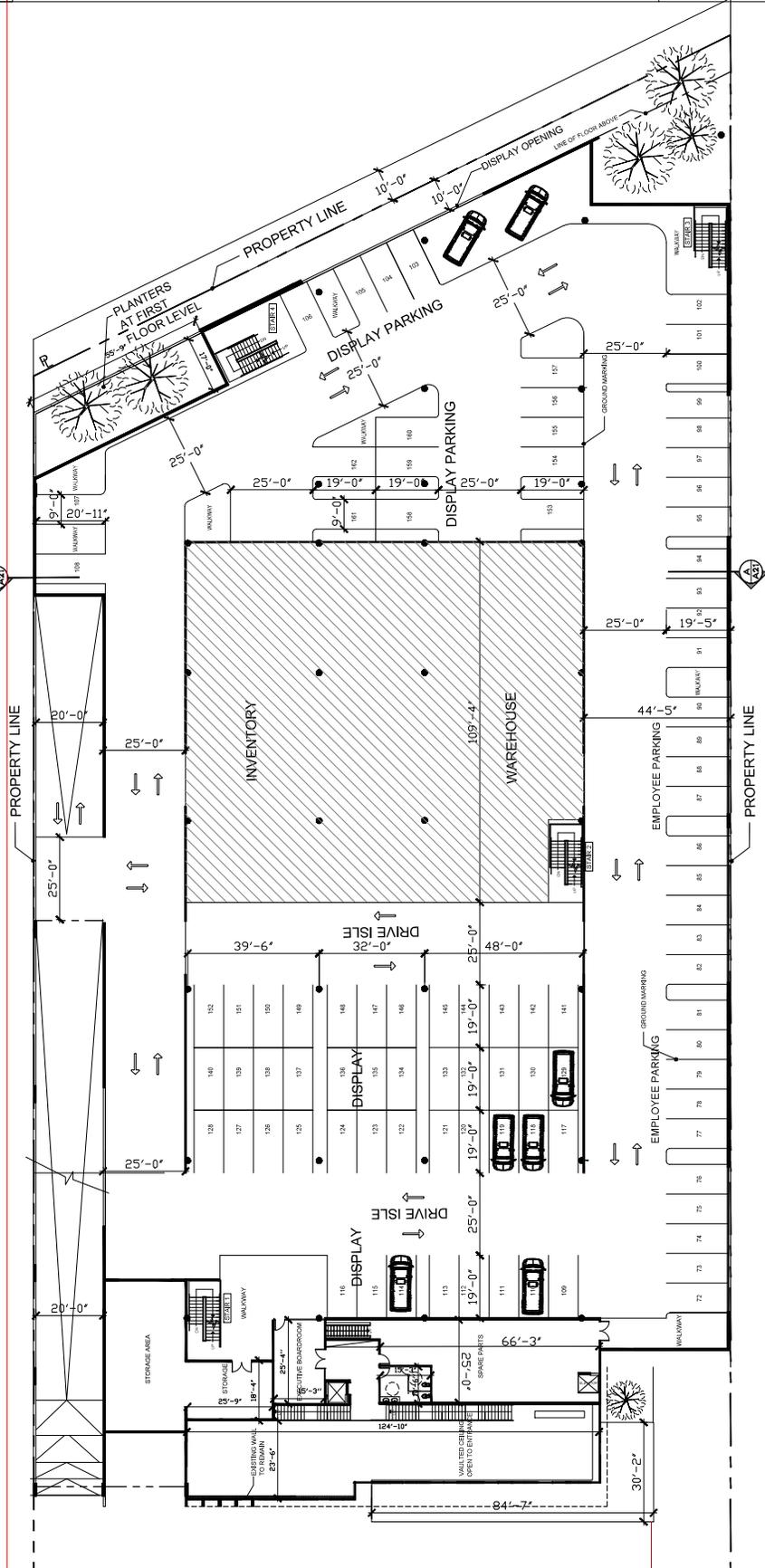
A3.0
SHEET 03

SECOND FLOOR PLAN

MEZZANINE FLOOR PLAN

SCALE 1/16"=1'-0"



SECOND FLOOR PLAN

SCALE 1/16"=1'-0"

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Energy Solutions Group, Inc.
Mechanical Electrical &
Plumbing Engineering Services
(949) 842-0225 | www.mepusa.com
A Division of Energy Services Group, Inc.



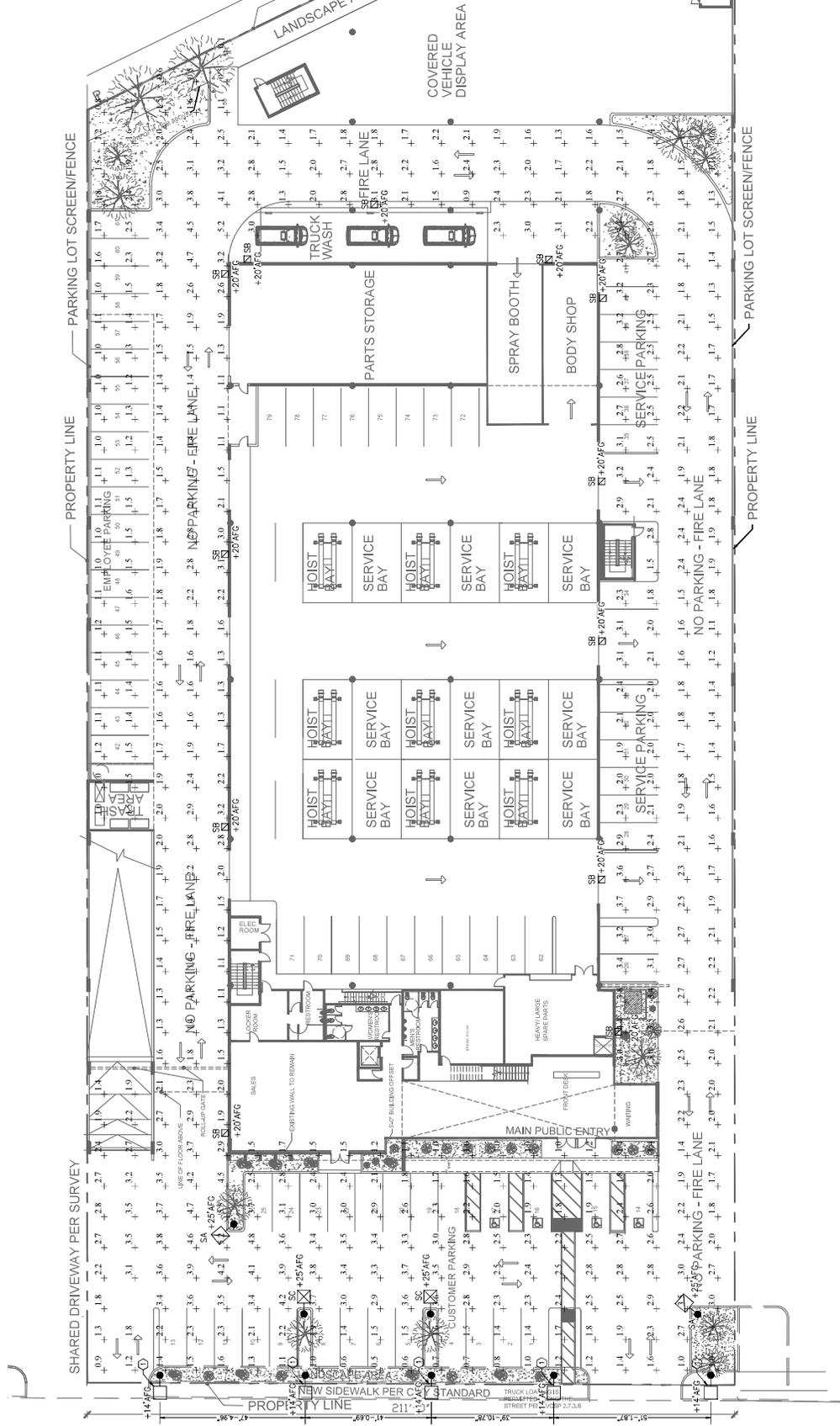
E1.0
OF
ELECTRICAL SITE LIGHTING
PHOTOMETRIC PLAN

ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN 1
1'-0" = 1/8"

Symbol	Label	Quantity	Notes	Manufacturer	Notes	Notes	Notes	Notes
●	SA	1	SA	SA	SA	SA	SA	SA
□	SB	12	SB	SB	SB	SB	SB	SB
●	SC	2	SC	SC	SC	SC	SC	SC

PLAN NOTES
 ○ PUBLIC WORKS TO DETERMINE EXACT LIGHTING FIXTURE TYPE, WATTAGE, KELVIN TEMPERATURE, MINIMUM FOOT CANDLE REQUIREMENTS ETC.

Symbol	Label	Quantity	Notes
○	SA	1	SA
□	SB	12	SB
●	SC	2	SC



SHARED DRIVEWAY PER SURVEY
 PROPERTY LINE
 LANDSCAPE AREA
 COVERED VEHICLE DISPLAY AREA
 PROPERTY LINE
 PARKING LOT SCREENFENCE
 PROPERTY LINE
 PARKING LOT SCREENFENCE

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FOUNTAIN VALLEY, CA 92708

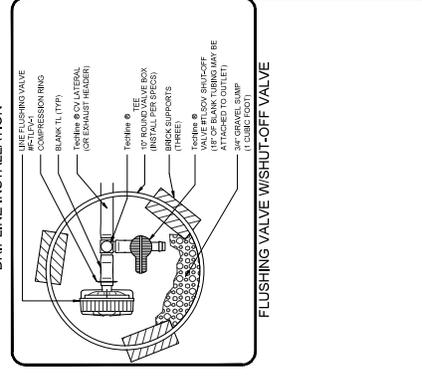
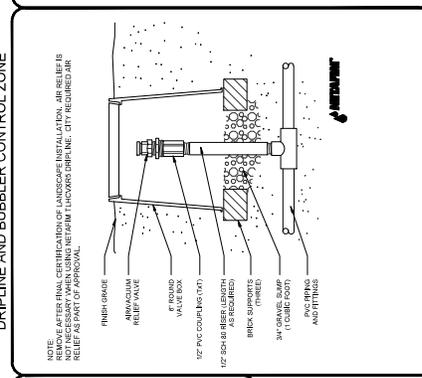
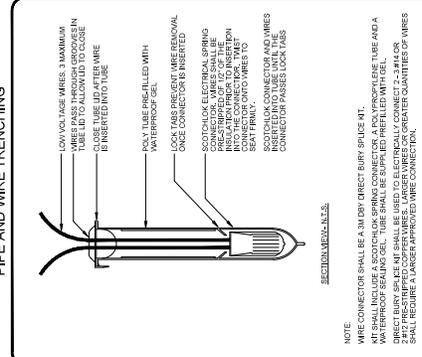
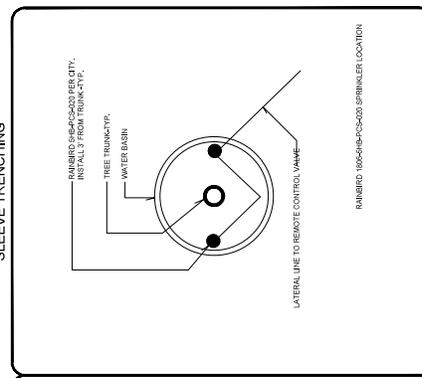
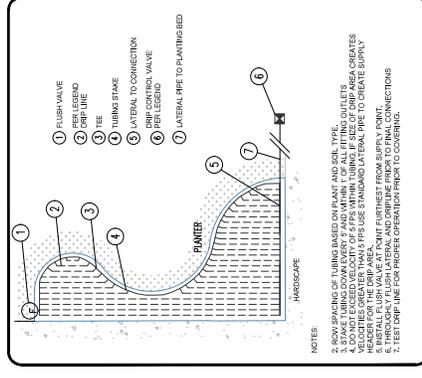
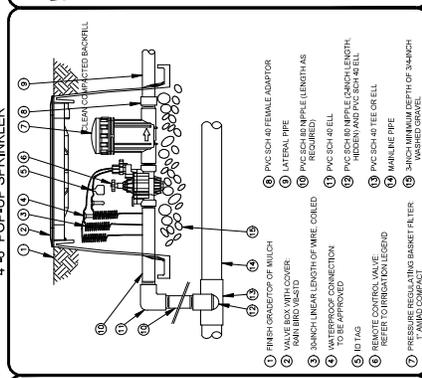
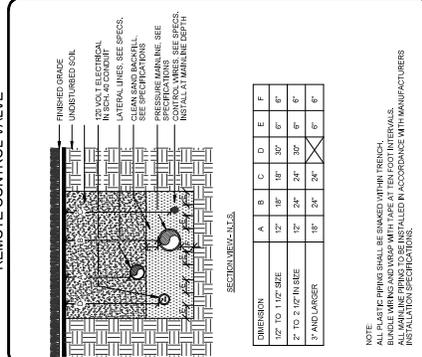
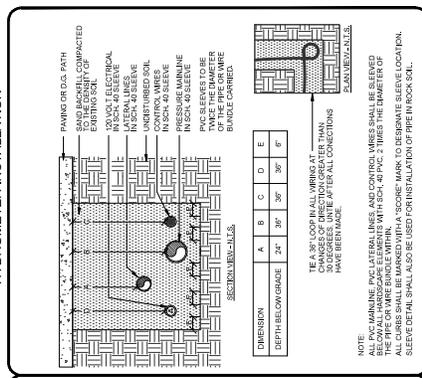
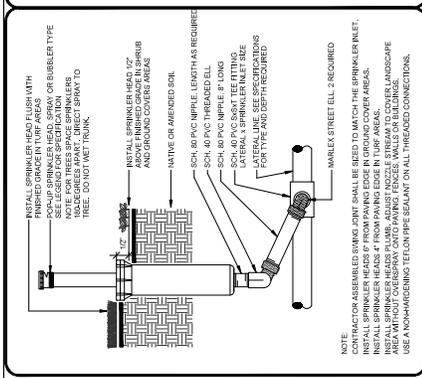
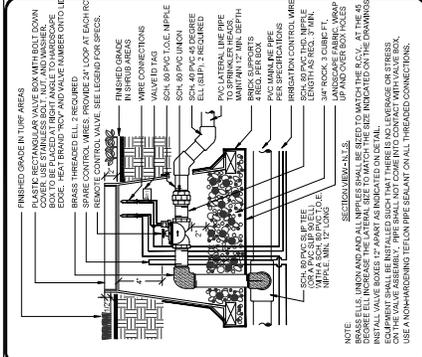
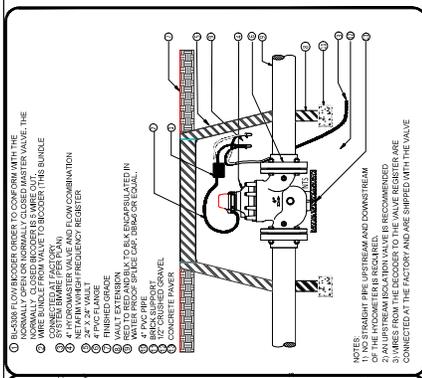


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28/NOV/2022

00DEC2022
L1.02
SHEET OF

IRRIGATION DETAILS

PCT-10 LAYOUT AT TREES



WIRE CONNECTOR

COMBINATION AIR/VACUUM RELIEF

DRIPLINE LAYOUT AT TREES



10870 Kalama River Ave.
Fountain Valley, CA 92708
714-274-1144
contact@famvans.com

Company Profile

FAM Vans is Orange County's leading commercial van and truck dealership. Specializing in work vans and trucks, we also carry passenger vans, handicap access vans, utility trucks, box trucks between 10 and 26 feet, dump trucks, plumber, and contractor bodies. FAM Vans has a fully staffed service department and parts store.

FAM Vans, a family-owned business, was started by three brothers Fred, Aziz & Mike (hence the name FAM Vans). Starting from their home garage the brothers quickly found a niche in used commercial vans and opened their first location in Santa Ana with a 3000 Sq. ft. warehouse. FAM Vans moved 7 times in their first 10 years, always increasing in size and at one time having 2 locations in two different cities.

In 2003, with steady growth and a profitable business, they ultimately found a new home in Fountain Valley right off the 405 freeway at the Euclid exit. They vacated the two locations in Costa Mesa and Santa Ana and moved into one 34,000 Sq. ft. warehouse including office space on Kalama River Avenue. FAM Vans ran its Sales, Service and Parts division from this location.

[Figure 1. FAM Vans, Fountain Valley, CA]



As the business has continued to grow, more space was needed and over the years we have acquired 2 additional locations with Sales, Service and Parts divisions in 3 different locations. The original Fountain Valley location is again becoming too small. The company is also seeing logistic problems with having their divisions spread across three separate locations.

FAM Vans began exploring its options for consolidating its operations into one physical location, Sales, Service and Parts all under one roof. This culminated in the idea of on-site expansion by building upwards, above and around the existing facility with a new parking facility built above the existing warehouse and remodeling the entire front office. This will consist of the following:

BUILDING AREA DATA:

OCCUPANCY CLASSIFICATIONS:

FIRST FLOOR AREA:

RETAIL SPACE	2,014 SF
OFFICE AREA	3,893 SF
LOCKER AREA	279 SF
PARTS AREA	652 SF
RESTROOM AREA	762 SF
COVERED VEHICLE DISPLAY AREA	40,358 SF
SPRAY SOOTH, BODY SHOP, PARTS STORAGE	
HOIST, & SERVICE BAY AREA	28,490 SF
SERVICE WRITE UP AREA	298 SF
BREAK ROOM AREA	510 SF

TOTAL: 77,256 SF

SECOND FLOOR AREA:

PARTS AREA	1,667 SF
BOARDROOM, STAIRS, BATHROOM AREA	1,072 SF
OFFICE MEZZANINE LEVEL	1,166 SF
COVERED VEHICLE DISPLAY AREA	49,211 SF
STORAG-E AREA	1,661 SF
VEHICLE INVENTORY/WAREHOUSE	12,976 SF
RAMP AREA	2,158 SF

TOTAL: 69,911 SF

THIRD FLOOR AREA:

OFFICE AREA	3,206 SF
STORAGE AREA	2,335 SF
COVERED VEHICLE DISPLAY AREA	52,271 SF
VEHICLE INVENTORY/WAREHOUSE	12,976 SF
RAMP AREA	1,246 SF

TOTAL: 72,034 SF

FORTH FLOOR AREA:

VEHICLE DISPLAY	68,039 SF
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TOTAL: 68,039 SF

GRAND TOTAL: 287,240 SF

We have been in planning for 2 years due to Covid delays and planning check changes. We hope to have final plans set for year ending 2022 and to begin demolition and construction January of 2023. Due to the construction, we will have to move our sales department but will retain both service and parts in their respective locations. We are looking for parking / display space that can accommodate about 200 units for sale, we do not require large offices and can use temporary mobile offices, we will have a sales and office crew of 12 employees total.

[Figure 3-4. FAM Vans design of a new structure]





FAM Vans has been in business for over 28 years, growing and expanding all while building a very loyal customer base. Proudly serving Orange County but also bringing in customers from all over Southern and Northern California, and even neighboring states.

Expected Hours

Monday to Friday: 8am to 6pm

Saturday and Sunday: 9am to 4pm

As it started, FAM Vans is still a family-owned and operated company, a family growing larger with each new employee and each new customer.

FAM VANS

10870 Kalama River Ave.

Fountain Valley, CA 92708

www.famvans.com

ATTACHMENT 3

CONDITIONS OF APPROVAL

Development Plan Review 22-01

FAM Vans
10870 Kalama River
Crossings Specific Plan (CSP)

The following Conditions of Approval [COA] apply to this project. The COA's are specific conditions applicable to the proposed project. The property owner is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, permittee expressly accepts and agrees to comply with the following Conditions of Approval of this Permit:

Planning Department Conditions Unique to this Project

1. The site plans, elevation plans, floor plans, landscape plans, perspective plans, etc. dated submitted 2/9/23 (attached as Attachment # 1 to the staff report for this project), have been reviewed and approved by the Community Development Director on March 6, 2023.
2. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. If required by the Fire Department, signs indicating the occupant load shall be posted in a conspicuous place near the main entrance and must be posted prior to final inspection and prior to issuance of a certificate of occupancy.
3. Signs for the business shall comply with the sign regulations of the Crossings Specific Plan.
4. The windows of the business shall be free of any obstruction, tinting, or painting, except for window signage as permitted by the Crossings Specific Plan and Fountain Valley Sign Code.
5. The property owner shall install signage near the trash dumpster prohibiting trash dumping during the hours of 10:00 p.m. – 7:00 a.m. compliant with FVMC 6.28.050. Said signage shall be installed prior to certificate of occupancy of the building.
6. To prevent scavenging, illegal dumping, and to contribute to the general cleanliness of the property, the project shall provide a refuse containment area with a screened and securable gate. Also, exterior signage shall be provided outside of the trash enclosure prohibiting the scavenging of any material from the trash dumpster. Any refuse containment area and signage shall be included in the applicant's plan check submittal to the Building Department and shall be installed prior to issuance of certificate of occupancy of the building.
7. Trash enclosure areas shall be enclosed by six-foot high masonry walls with steel gates. A concrete apron equal to the width of the gate and outward from the enclosure a minimum of six feet shall be provided. The director may require the provision of a roof structure over the enclosure to obstruct visibility of the enclosure from above if necessary.

8. Trash enclosure areas shall be well lit with a minimum one footcandle. Compliance with this condition of approval shall be provided upon building plan check for the trash enclosure and on the electrical plans for the Project.
9. Signs shall be conspicuously posted on each storage area giving instructions on the use of the recycling bins and containers. Each sign shall not exceed four square feet in area and shall be posted on the exterior of the storage area, adjacent to the access point.
10. Rooftop equipment such as mechanical equipment or large receiving dishes shall be set back a minimum of ten (10) feet from building façade walls, screened on all sides, and integrated into the overall building design.
11. Clear glass shall be used and reflective glass should not be used at vision panels. If tinted glazing is used, light tints and green, gray or blue hues should be used.
12. An anti-graffiti coating shall be applied at the ground floor level and wherever exposed façade surfaces may be accessible from upper floors through wall openings.
13. To maintain the cleanliness of the property, the property owner shall be responsible for maintaining the area adjacent to their premises over which they have control free of litter.
14. The colors, materials and facades of the building shall not be changed without approval by the Community Development Director and/or the Planning Commission.
15. Live Entertainment or "Accessory Entertainment Uses" as defined in the Fountain Valley Municipal Code shall be prohibited.
16. Per FVCSP 3.2.3.2.c, pedestrian scale street lighting is required along sidewalks. FVCSP 3.2.3.2.c states, "Decorative pedestrian-scale street lighting shall be provided along the sidewalk at a maximum spacing of ninety (90) feet on-center and staggered in relation to the street lights on the sidewalk across the street. Light source should be located twelve to fourteen (12-14) feet above finished grade." Proposed pedestrian lighting shall be consistent with Public Works standards for pedestrian lighting in the FVCSP and shall be installed within the public right of way.
17. Per FVCSP 2.7.4.B and FVMC 21.20.040.d.2.B, a curbed four foot wide (interior dimension) landscape finger with a 5-gallon minimum tree shall be installed on the east side of parking stall #12, on the west side of parking stall #13, and halfway between parking stall #'s 13-23 as shown on Sheet T1.0 and A2.0.
18. Per FVCSP 2.7.3.D.3, the ADA pathway from the public right of way to the building shall be a minimum five feet wide.
19. Per FVMC 21.20.050.b.1.D, Trees in landscape planters less than ten feet in width or located closer than five feet from a permanent structure shall be provided with root barriers.
20. Per FVCSP 2.6.7.B, landscape irrigation should utilize recycled water systems to the extent feasible through City, business, and property owner participation in the Green Acres Project (GAP) run by the Orange County Water District (OCWD). The GAP pipeline is located along Ward Street with a very short extension spur along Talbert Avenue. Prospective users should contact OCWD or water retailer for connection feasibility and potential reimbursement programs for capital investment costs.
21. Per FVCSP 2.6.7, screening walls should be constructed of materials that are compatible with the architecture and character of the site. Both side property lines fences must meet this requirement.
22. Development Plan Review 22-01 shall adhere to all Mitigation Measures outlined in the Mitigation Monitoring and Reporting Program for the FVCSP EIR.

23. The operator shall not display vehicles for sale in the front parking lot located off Kalama River between the street and the building. The front parking lot shall be open for customer parking only.
24. All display and employee parking stalls outlined on the floorplans dated 2/9/23 and attached as Attachment #1 to the staff report for this project shall be used for employee parking or for automobiles that are for display or for sale only. These parking stalls shall not be utilized for storage of materials, parts, or dilapidated automobiles.
25. All customer, service, employee, and display parking stalls on site shall be at least 9 feet wide and 19 feet deep. All drive-aisles and areas behind parking stalls must be at least 25 feet wide.
26. Stacked parking stalls shall be used for display parking only.

Planning Department Standard Conditions

27. Development Plan Review 22-01 shall be approved and in effect for a period of 24 months from the original date of approval by the Community Development Director and/or Planning Commission. If no development has commenced at the end of this 24-month time period, project approval shall expire and be determined void. A one-year extension may be granted at the discretion of the Community Development Director. A request for an extension of time should be made in writing by the applicant thirty (30) days prior to the expiration date. The site plan, floor plans, elevations, and landscape plans submitted shall be marked "Exhibit A" and made part of this application approval and cannot be modified without prior approval by either the Community Development Director or Planning Commission.

Date of Project Approval: March 6, 2023

Date of Project Expiration: March 6, 2025

28. This conditions of approval is not effective unless it is signed by the applicant indicating and acknowledging his/her understanding of the conditions imposed herein. The failure of the applicant to sign this permit in no way shall be deemed to confer any greater rights than are contained in this permit.
29. By signing and accepting this conditions of approval, the applicant accepts the benefits conferred by the permit subject to the conditions imposed therein. By accepting the right to operate pursuant to the permit, the applicant waives all rights to challenge any condition imposed as unfair or unreasonable.
30. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence. The applicant shall provide a copy of conditions of approval to each manager and to all employees.
31. The applicant shall comply with all federal, state, and local laws. Violations of any of those laws in connection with the use will be cause for revocation of this permit.
32. Violation of any condition of approval shall be a misdemeanor.
33. Applicant shall comply with FVMC 21.24.110(27) which prohibits vehicle signs for the principal purpose of advertising a business.

34. No satellite dishes greater than 2.2 meters shall be installed on the subject property without approval of the Planning Commission.
35. The colors, materials and facades of the building shall be as approved by the Community Development Director. No changes to the colors or materials shall occur without approval by the Community Development Director. Changes that the Community Development Director deems to vary significantly from the originally approved design shall be subject to the review requirements of the FVCSP.
36. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be internal to the building and shall not be visible from public view.
37. Refuse containment areas shall be provided with a screened and securable gate compliant with the FVCSP, Fountain Valley Municipal Code, and Rainbow Disposal specs.
38. The exterior lighting shall be scheduled to direct the light downward away from adjacent properties. If needed, light shielding may be installed to prevent light spillage onto adjacent properties. No additional exterior lighting is to be added unless a photometric study concludes the added lighting will have zero lighting shed impact on adjacent properties.
39. The applicant shall provide signing on the trash enclosure prohibiting the salvage of any material from the trash dumpsters.
40. There shall be no trash dumping from the facility between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.
41. Street and unit numbers are to be maintained in such a manner as to be plainly visible, shall not be hidden from view by trees, shrubs, bushes, etc., and other obstructions on the property. Street numbers shall be located and be a minimum size so that they are clearly visible from the street and be maintained on the front and rear doors. All numbers shall not be less than 6 in. in height and 2 in. in stroke and be of contrasting color from the background.
42. The petitioner shall be responsible for maintaining their area, and the area adjacent to which they have control, free of litter.
43. There shall be no storage of boats, trailers, campers, or the like on the premises unless as inventory to be sold.
44. Complete landscape plans shall be submitted to the Planning and Building Department. The landscape plans shall comply with the Fountain Valley Water Efficient Landscape Ordinance.
45. The petitioner shall be responsible for maintaining the premises free of graffiti.
46. All automatic fire sprinkler riser piping and components shall be contained within the interior of the building with adequate accessibility for service and maintenance. Final installation shall be subject to Fire Department approval.
47. The conditions herein contained shall run with the property and shall be binding on the applicant, and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.

Building Department

48. Install, maintain and provide for all California Disabled Access compliance per the California Building Code and the Division of State Architect. No encroachment into the disabled path of travel is allowed under any condition with the exception of emergency

vehicles and personnel.

49. Projects must comply with the California Code of Regulations, Title 24; Fountain Valley Ordinances, and California law in effect at the time of plan submittal.

Public Works Department

50. Grant no easement over any portion of this improvement between the time of approval of the tentative improvement and the time of final approval of the improvement, except as required by the City Engineer.
51. All public improvements, including but not limited to, streets, sewer, water, storm drain, traffic systems, traffic control, and street repairs shall be constructed in accordance with the most recent edition of the City of Fountain Valley Public Works Standard plans.
52. Provide improvement plans as prepared by a Registered Civil Engineer for all improvements. The plans shall be 24 in. by 36 in. mylar with an appropriate engineering scale (1"=10', 1"=20', 1"=40'). The plans shall include, but not be limited to, paving, sidewalk, curb, gutter, street lighting and all underground utilities. Underground utilities shall include, but not be limited to: electrical, communications, street lighting, gas, sewer, water and appropriate storm drain facilities. The design, layout and location of the gas, electrical, communications and street lighting shall be in accordance with the requirements of the respective utility company.
53. The developer shall provide complete "as-built" plans on 24"x36" of the appropriate scale mylar and electronic format AutoCad, latest version, in accordance with City standards prior to Public Works approval to release utilities and certificate of occupancy.
54. Prior to securing permits, complete landscaping plans prepared and signed by a California licensed landscape architect shall be approved by the Public Works and Community Development Directors. The plans shall be on 24"x36" mylar with a scale to be consistent with the site plans.
 - a. Prior to the issuance of the Certificate of Occupancy, developer shall provide a certificate of substantial completion signed and sealed by the licensed landscape architect of record confirming the landscaping and irrigation system have been installed per approved plans.
55. Without credit, provide for street improvements including, but not limited to, curbs, gutters, street paving, traffic control devices, ADA accessible driveway approaches, ADA curb ramps, and sidewalks within the public right-of-way.
56. Provide street lighting facilities as recommended by the City Engineer and in accordance with City standards.
57. All public streets shall have a structural section in accordance with the approved soil report, City standards and to the satisfaction of the City Engineer.
58. Provide sanitary sewer facilities as required with the City's Sewer Master Plan and to the satisfaction of the City Engineer.
59. Dedicate a 15 ft. waterline easement to the City of Fountain Valley for the full length of all public waterline facilities located within private property.
60. Install a reduced pressure principle device on the domestic water supply line to the buildings as required by the City Engineer.
61. Install approved backflow devices for irrigation systems as required by the City Engineer.
62. When building is required to be fire sprinklered, the developer shall install a double check

- detector check valve assembly as required by the Fire Marshal and City Engineer.
63. Provide a comprehensive traffic study, as prepared by a Registered Traffic Engineer, showing trip generation for the new development and the impact on the adjacent arterial highways created by this development in conjunction with the existing developments. This report shall include the recommended traffic mitigation measures.
 64. All vehicular access shall conform to the City of Fountain Valley standard plans and specifications and shall be subject to final approval of the City Engineer.
 65. Provide a drawing with a turning template overlay to verify that the intended truck path can be accommodated.
 66. Developer shall prepare for City a preliminary Water Quality Management Plan for new development and significant redevelopment projects that meet one or more of the following criteria:
 - a. All significant redevelopment projects, where significant redevelopment is defined as projects that include the addition or replacement of 5,000 square feet or more of impervious surface on a developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety. Where redevelopment results in the addition or replacement of less than fifty percent of the impervious surfaces of a previously existing developed site, and the existing development was not subject to WQMP requirements, the numeric sizing criteria discussed below applies only to the addition or replacement, and not to the entire developed site. Where redevelopment results in the addition or replacement of more than fifty percent of the impervious surfaces of a previously existing developed site, the numeric sizing criteria applies to the entire development.
 - b. New development projects that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial, industrial, residential housing subdivisions (i.e., detached single family home subdivisions, multi-family attached subdivisions (town homes), condominiums, apartments, etc.), mixed-use, and public projects. This category includes development projects on public or private land, which fall under the planning and building authority of the permittees.
 - c. Automotive repair shops (with SIC codes 5013, 5014, 5541, 7532-7534, 7536-7539).
 - d. Restaurants where the land area of development is 5,000 square feet or more.
 - e. All hillside developments on 5,000 square feet or more, which are located on areas with known erosive soil conditions or where the natural slope is twenty-five percent or more.
 - f. Developments of 2,500 square feet of impervious surface or more, adjacent to (within 200 feet) or discharging directly⁵¹ into environmentally sensitive areas, such as areas designated in the Ocean Plan as Areas of Special Biological Significance or waterbodies listed on the CWA Section 303(d) list of impaired waters.
 - g. Parking lots of 5,000 square feet or more of impervious surface exposed to storm water.
Parking lot is defined as a land area or facility for the temporary storage of motor vehicles.
 - h. Streets, roads, highways and freeways of 5,000 square feet or more of paved surface

- shall incorporate USEPA guidance, “Managing Wet Weather with Green Infrastructure: Green Streets” in a manner consistent with the maximum extent practicable standard. This category includes any paved surface used for the transportation of automobiles, trucks, motorcycles and other vehicles and excludes any routine road maintenance activities where the footprint is not changed.
- i. Retail gasoline outlets of 5,000 or more square feet with a projected average daily traffic of 100 or more vehicles per day.
 - j. Emergency and public safety projects in any of the above-listed categories may be excluded if the delay caused due the requirement for a WQMP compromises public safety, public health and/or environmental protection.
67. An approved WQMP is required prior to the City issuing a grading or building permit. Each successor of the business or property is responsible for compliance with the WQMP.
 68. Comply with the applicable provision of City ordinances concerning payment of fees or assessments, zoning regulations and subdivision development. All fees and assessments must be paid prior to the approval of the improvement plans and issuance of any permits.
 69. Project needs to be in compliance with State Water Board trash provision requirements.
 70. All washing of vehicles is to occur in the truck wash; no other washing outside of the rack is permitted.
 71. Operations and maintenance of the existing clarifier is to be submitted to the City annually as part of the WQMP and the City’s NPDES permit compliance.
 72. Per the 2020-2021 Comprehensive User Fee Schedule (Resolution No. 9778), the developer shall pay a Traffic Impact Fee in the amount of \$0.88 per square foot of commercial space, \$0.68 per square foot of office space, and \$0.36 per square foot of industrial space. **Fee is estimated to be \$225,877.90.**
 73. Pay a Drainage Annexation Fee in the amount of \$3,195.86 per gross acre of new development in accordance with Title 13 of the FVMC. In the event that this fee has not been paid with previous development activity, the developer shall be responsible for payment of the fee applied to the gross acreage of the entire property.
 74. Pay a Sewer Connection Fee in accordance with the City’s Sewer Master Plan and Title 14 the FVMC. In the event that this fee has not been paid with previous development activity, the developer shall be responsible for payment of the fee applied to the gross acreage of the entire property.
 75. Driveway approaches to the property will need to be replaced per City Std. plan 206 and as noted on the submitted plan.
 76. Applicant shall install a new Double Check Detector Assembly (DCDA).

Fire Department

77. Code. Group M, B, and S-1 occupancies shall comply with 2019 California Fire Code (CFC), 2019 California Building Code (CBC), and current Fountain Valley Municipal Code (FVMC).
78. Automatic Fire Sprinkler Systems. An automatic fire sprinkler system shall be provided in accordance with the 2019 California Building Code and for the following:
 - (a) Notwithstanding any provision in Section 903.2 of the CFC and Section 903.2 of the CBC, approved automatic fire sprinklers shall be installed and maintained in accordance with N.F.P.A., Standard 13, when total square footage equals three thousand five hundred (3,500) square feet or more throughout all buildings as set forth.

(b) Any existing building shall retrofit with automatic fire sprinklers when one of the following occurs:

1. When a structure exceeds three thousand five hundred square feet or additions or tenant improvements are made which exceed thirty percent of the original building square footage.
79. Premise Identification. Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. CFC 505.1
 80. Portable Fire Extinguishers. Provide one 2A10BC State Fire Marshal tagged fire extinguisher for every 3000 square feet of floor area. Travel distance not to exceed 75 feet. CFC 906.3
 81. Knox Box. Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. CFC 506.1
 82. Motor Fuel – Dispensing Facilities and Repair Garages. Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages shall be in accordance with the 2013 *California Fire Code* chapter 23 and the *California Building Code*, *California Plumbing Code* and *California Mechanical Code*. Such operations shall include both those that are accessible to the public and private operations. CFC 2301.1
 83. Application of Flammable Finishes. The application of flammable finishes by means of spray apparatus, dipping or immersing articles or materials, utilizing powder spray guns, electrostatic powder spray guns, fluidized beds or electrostatic beds, floor surfacing or finishing operations in areas exceeding 350 square feet, and flammable finishes consisting of dual-component coatings when applied by brush or roller in quantities exceeding 1 gallon shall comply with the requirements of the 2013 *California Fire Code* Chapter 24. CFC 2401.1
 84. Hazardous Materials. All businesses storing or handling hazardous materials in quantities exceeding 55 gallons, 200 cu. Ft. or 500 lbs. shall file a hazardous materials Business Emergency plan with the Fire Department. Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and Title 19, Division 2, Chapter 4.
 85. General. Fire Safety during construction shall comply with Chapter 33 of the 2019 California Fire Code as well as the following:
 86. Access for Fire Fighting. Provide Fire Department access roads prior to the start of combustible construction. Roads shall be installed to Fire Department and Public Works standards. CFC 3310
 87. Fire Hydrants. Hydrants shall be installed in accordance with The Fire Code official approval and City Engineer prior to start of any combustible construction. Additional fire hydrant may be required. CFC 3310
 88. Portable Fire Extinguishers. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:
 1. At each stairway on all floor levels where combustible materials have

- accumulated.
2. In every storage and construction shed.
 3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids. CFC 3315.1
89. Hazardous Materials. There shall be no hazardous storage where the aggregate quantity exceeds the exempt amounts set forth in the California Fire Code. All storage, dispensing, use and handling of hazardous materials shall be in accordance with Chapter 50 of the 2019 California Fire Code.
 90. Building exhaust/ventilation systems shall comply with Chapter 4 and 5 of the CBC 2019 Edition and all other requirements of the CBC.
 91. FVFD will require a deferred submittal for the fire protection and construction of an approved paint spray booth.
 92. A dust collection system will be required for automobile body work modifications.
 93. An approved plan-permit form AQMD will be required.
 94. Deferred submittals for the following items to be submitted to FVFD – Fire Sprinklers (standpipes), fire main underground, fire alarm, other fire protections systems as required by CFC.
 95. The “spray booth” room on the first floor will require deferred submittals from both the Fountain Valley Building Department and the Fire Department for an approved spray booth. FVFD will require a deferred submittal for the booth and the fire protection system for the booth. AQMD approval will be required as well. The state CERS program will require an update 30 days after final inspection for any additional hazardous materials added to Fam Vans inventory. Additional FVFD operational permits will be implemented after final inspection and Certificate of Occupancy has been issued.
 96. The addition of an additional floor will impact the fire sprinkler design and will require a standpipe within the stairwells. This will be reviewed during the plan check process by the C-16 contractor submittal.
 97. Building exhaust/ventilation systems shall comply with Chapter 4 and 5 of the CBC 2019 Edition and all other requirements of the CBC.

Police Department

98. Install and maintain in working order security cameras around the premises. Surveillance cameras shall be installed in parking lots and structures, and should cover as much area as possible. In structures, they should be placed at entrances and exits as well as interior areas, especially at elevator waiting areas and stairwells. Cameras shall record 24 hours a day and 7 days a week with clear signs indicating these operations. These cameras should include, but are not limited to, visual coverage of the areas available to the public on the inside of the business, as well as the parking area in front of the business, and the structure area. These cameras will have high resolution and low-light capability. Video from all cameras will be recorded and made available to the Police Department upon request. A video camera plan shall be included in the applicant’s plan check submittal to the Building Department and security cameras shall be installed prior to issuance of certificate of occupancy.
99. An alarm system shall be installed and be of a type that sounds a signal when it is

activated.

100. Parking structure stairwells, elevators, and waiting areas should be designed to allow pedestrians to be seen from the outside of these structures and for pedestrians to see out.

PASSED, APPROVED AND ADOPTED THIS 6TH DAY OF MARCH, 2023

Community Development Director

BY SIGNING THIS PERMIT, THE PERMITTEE ACKNOWLEDGES ALL OF THE CONDITIONS IMPOSED AND ACCEPTS THIS PERMIT SUBJECT TO THOSE CONDITIONS AND WITH THE FULL AWARENESS OF THE PROVISIONS OF CHAPTER 2.0.5 OF THE FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN.

BY SIGNING THIS RESOLUTION, THE APPLICANT ACKNOWLEDGES ACCEPTANCE OF THE BENEFITS OF THE **DEVELOPMENT PLAN REVIEW** AND AGREES TO WAIVE ANY RIGHT TO LATER CHALLENGE ANY CONDITION(S) IMPOSED AS UNFAIR, UNNECESSARY, OR UNREASONABLE.

Date

Applicant Sign/Print

CITY OF FOUNTAIN VALLEY
Planning Department
10200 Slater Avenue, Fountain Valley, CA 92708
714-593-4425 – fountainvalley.org

Notice of Exemption

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

FROM: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

County Clerk
County of Orange
12 Civic Center Plaza
Santa Ana, CA 92701

Project Title: FAM Vans - Development Plan Review 22-01

Project Location/Address: 10870 Kalama River

Project Activity/Description: Petition submitted by FAM Vans for the remodel and development of a 4-story, 287,240 sf building for a vans/auto dealership and located at 10870 Kalama River.

Public Agency Approving Project: **City of Fountain Valley, Orange County, California**

Project Applicant: David Bailey

Project Applicant's Address: 23183 La Cadena Drive #101 Laguna Hills, CA 92653 Phone Number: 949-573-1050

Exempt Status: (check one):

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

Reasons why project is exempt: Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, which allows for in-fill developments where the project is consistent with the General Plan and policies, the site has no value as habitat for endangered species, will not result in significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all utilities and public services. The project will allow for the remodel and development of an existing building into a 4-story 287,240 vans/auto dealership (the same use that exists on-site today) at 10870 Kalama River.

Lead Agency
Contact Person: Steven Ayers, Principal Planner Contact Phone: 714-593-4431

If filed by applicant:

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

Signature:  Date: 3/6/23 Title: Principal Planner

Signed by Lead Agency Signed by Applicant